



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 245-018

Data Relative to Subject Property: \_\_\_\_\_ Date: \_\_\_\_\_



Location address: 11224 Russwood Cir Dallas, TX 75229 Zoning District: BASE ZONING - RESIDENTIAL

Lot No.: 16 Block No.: 1/6389 Acreage: 0.5 Census Tract: \_\_\_\_\_

Street Frontage (in Feet): 1) 142 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): William & Nancy Callan

Applicant: Marcelo Barron Telephone: (817) 233 5500

Mailing Address: 702 Houston St Fort Worth TX Zip Code: 76102

E-mail Address: barronservices2005@outlook.com

Represented by: Alan Nino Telephone: 214 952 5812

Mailing Address: 2101 Parker Rd Wylie TX Zip Code: 75098

E-mail Address: alan@keanelandscaping.com

Affirm that an appeal has been made for a Variance X, or Special Exception \_\_\_\_\_ of Porte of cochiere at 11224 Russwood Cir Dallas, TX 75229 / VARIANCE OF 13'-3" TO FRONT YARD SETBACK (M.B.)

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:  
We think the porte of cochiere front setback will have not negative impact in the overall neighborhood appearance . Also similar structures are existing in near houses

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

### Affidavit

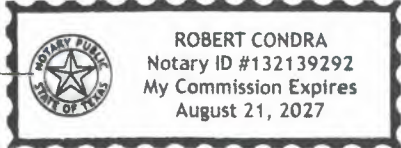
Before me the undersigned on this day personally appeared Marcelo Barron  
(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: Marcelo Barron Marcelo Barron  
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 18 day of October, 2024

[Signature]  
Notary Public in and for Dallas County, Texas





CITY OF DALLAS  
AFFIDAVIT

Appeal number: BDA 24032T/083 245-018

I, William Callan, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 11224 Russwood Circle Dallas, TX 75229  
(Address of property as stated on application)

Authorize: Marcello Berman  
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

Variance (specify below)

Special Exception (specify below)

Other Appeal (specify below)

Specify: 13' 3" to front yard set back

William Callan  
Print name of property owner or registered agent

W.C. Callan  
Signature of property owner or registered agent

agent Date 11/14/24

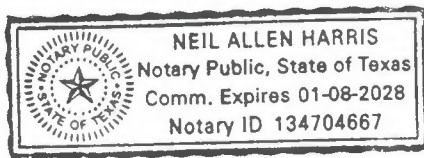
Before me, the undersigned, on this day personally appeared

Neil Allen Harris

Who on his/her oath certifies that the above statements are true and correct to his/her best

knowledge. Subscribed and sworn to before me this 14 day of

November, 2024



[Signature]  
Notary Public for Dallas County,  
Texas

Commission expires on  
1/8/28



CITY OF DALLAS  
AFFIDAVIT

Appeal number: BDA 2403271003 245-018

I, William Callan, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 11224 Russwood Circle Dallas, TX 75229  
(Address of property as stated on application)

Authorize: Marcello Barron  
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

Variance (specify below)

Special Exception (specify below)

Other Appeal (specify below)

Specify: 13' 3" to front yard setback

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Print name of property owner or registered agent

W.W. Callan III  
Signature of property owner or registered agent

agent Date 11/14/24

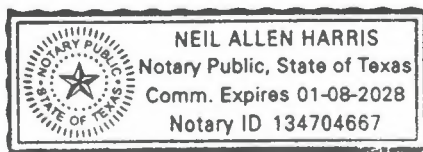
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November, 2024



[Signature]  
Notary Public for Dallas County,  
Texas

Commission expires on  
1/8/28



SHIPPED DATE: 4-7-76  
 RECEIVED DATE: 10-12-76  
 ANNEXED MAY 23, 1950 ORD. NO. 4785  
 SURVEY JOHN W. SMITH ABST. 1336

CITY OF DALLAS PLAT BOOKS

ADDITION RUSSWOOD ACRES 7 TH. INST. 2ND. SEC.(PT.)

1 THRU 4  
BLOCKS 6388 & 6389 & 6389 (PART)

SCALE 100 FT. EQUALS 1 INCH

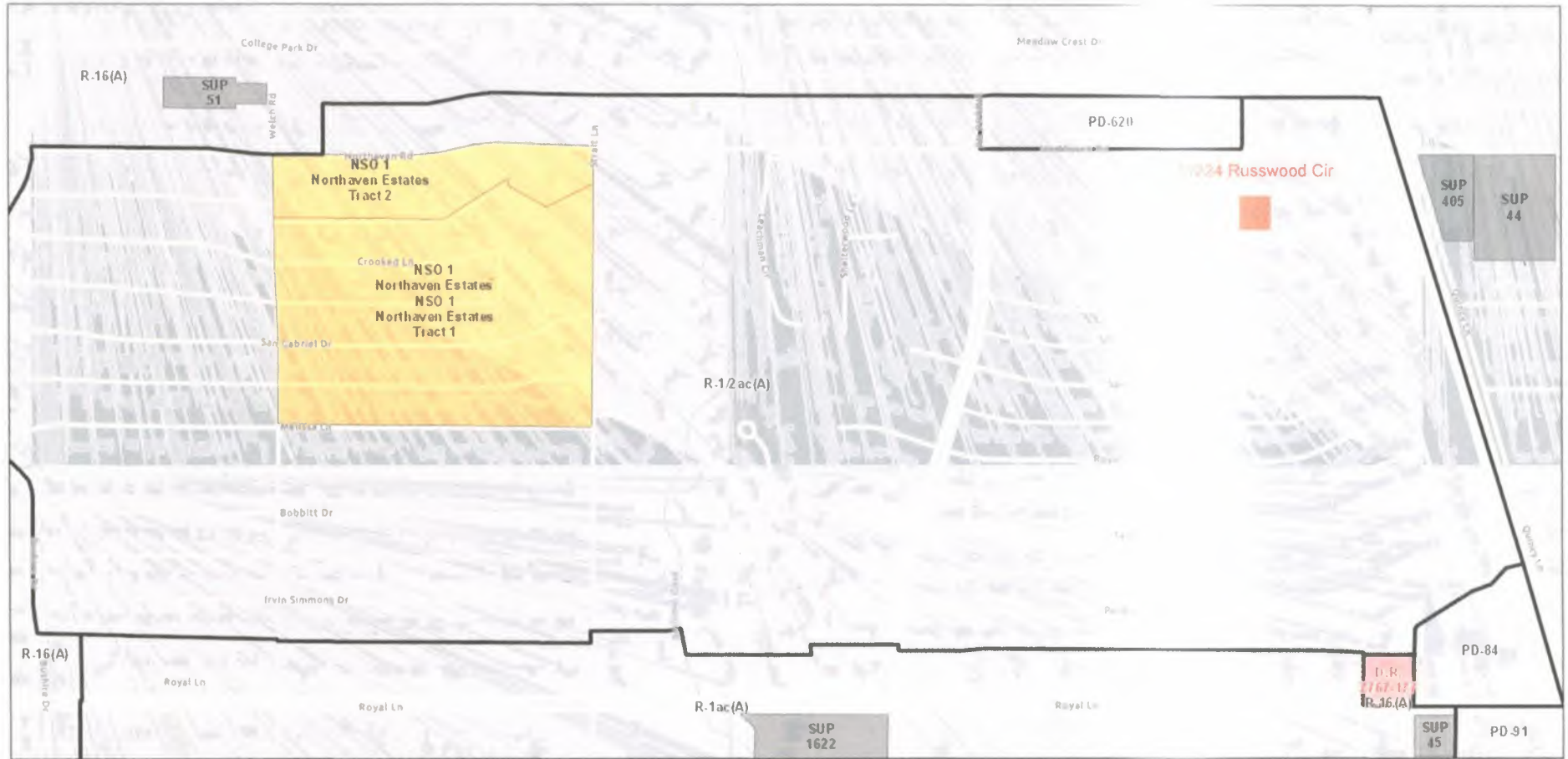
SCHOOL DISTRICT DALLAS

REG. 12-23-60  
BLK. 1/6389 LOTS 21 THRU 27 FILED: 4-10-68

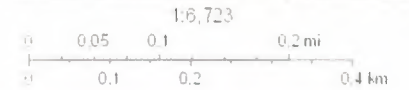


BDA245-018

# 11224 Russwood - zoning map



10/10/2024, 9:18:00 AM



*BDA245-018*



3741 HOLLEY RIDGE WAY  
MCKINNEY, TEXAS 75071  
Ph. (469) 793-2172

May 18<sup>th</sup>, 2024

Marcelo Barron  
Barron Services LLC  
702 Houston St. #150  
Fort Worth, TX 76102

Re: 11224 Ruswood Cir  
Dallas, TX 75229  
Existing footings revision for columns on pergola

To Whom It May Concern:

Per your request, a representative of our firm has inspected the current footings on the pergola at the above referenced address. The purpose of our review was to determine the structural adequacy of the footings and make a detail based on the load's requirements.

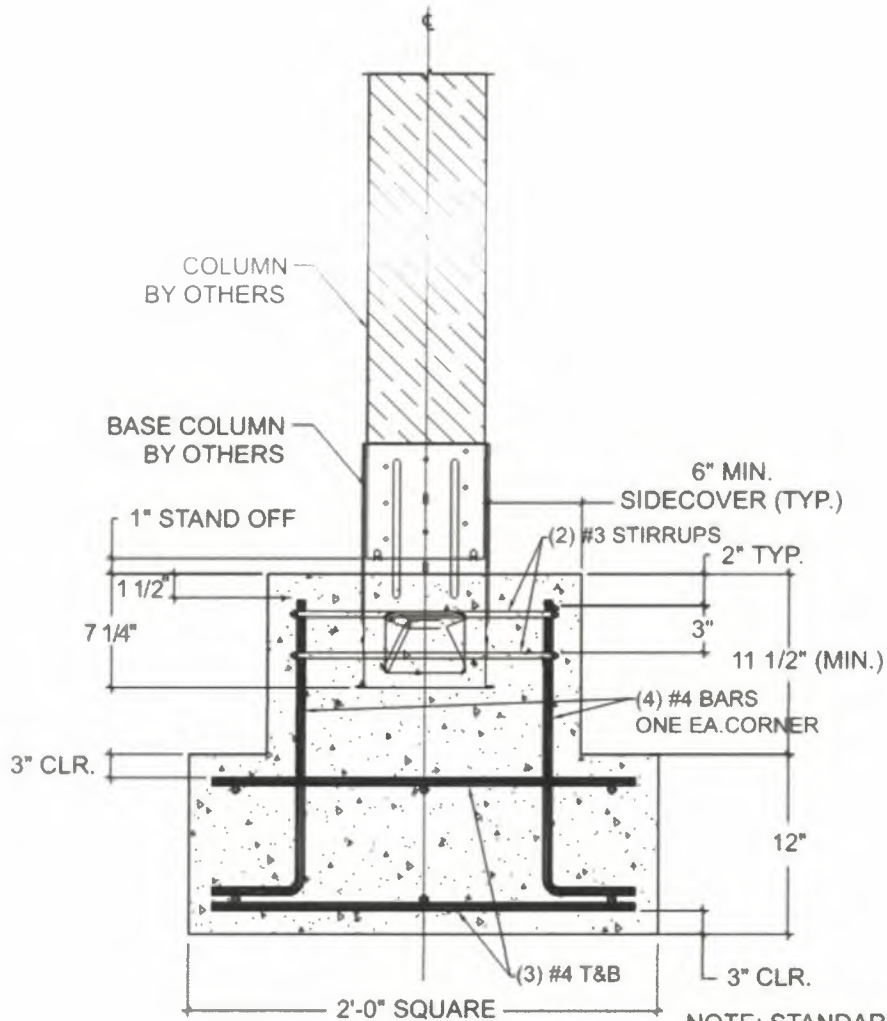
Our site observations have determined that the current footings do not meet the structural requirements for load capacities and sizes necessary for the installed pergola. A revision has been made, and we are attaching the updated details, which should be implemented on site.

Please do not hesitate to call us if we can be of further assistance. We appreciate the opportunity to be of service.

BDA 215-018



3741 HOLLEY RIDGE WAY  
MCKINNEY, TEXAS 75071  
Ph. (469) 793-2172



**MPB88Z - REINFORCED  
CONCRETE FOOTING**

NOTE: STANDARD HOOK  
GEOMETRY IN ACCORDANCE  
WITH ACI 318 UNLESS NOTED  
OTHERWISE.

Respectfully,

Arturo Bonilla, P.E.



BDA245-018



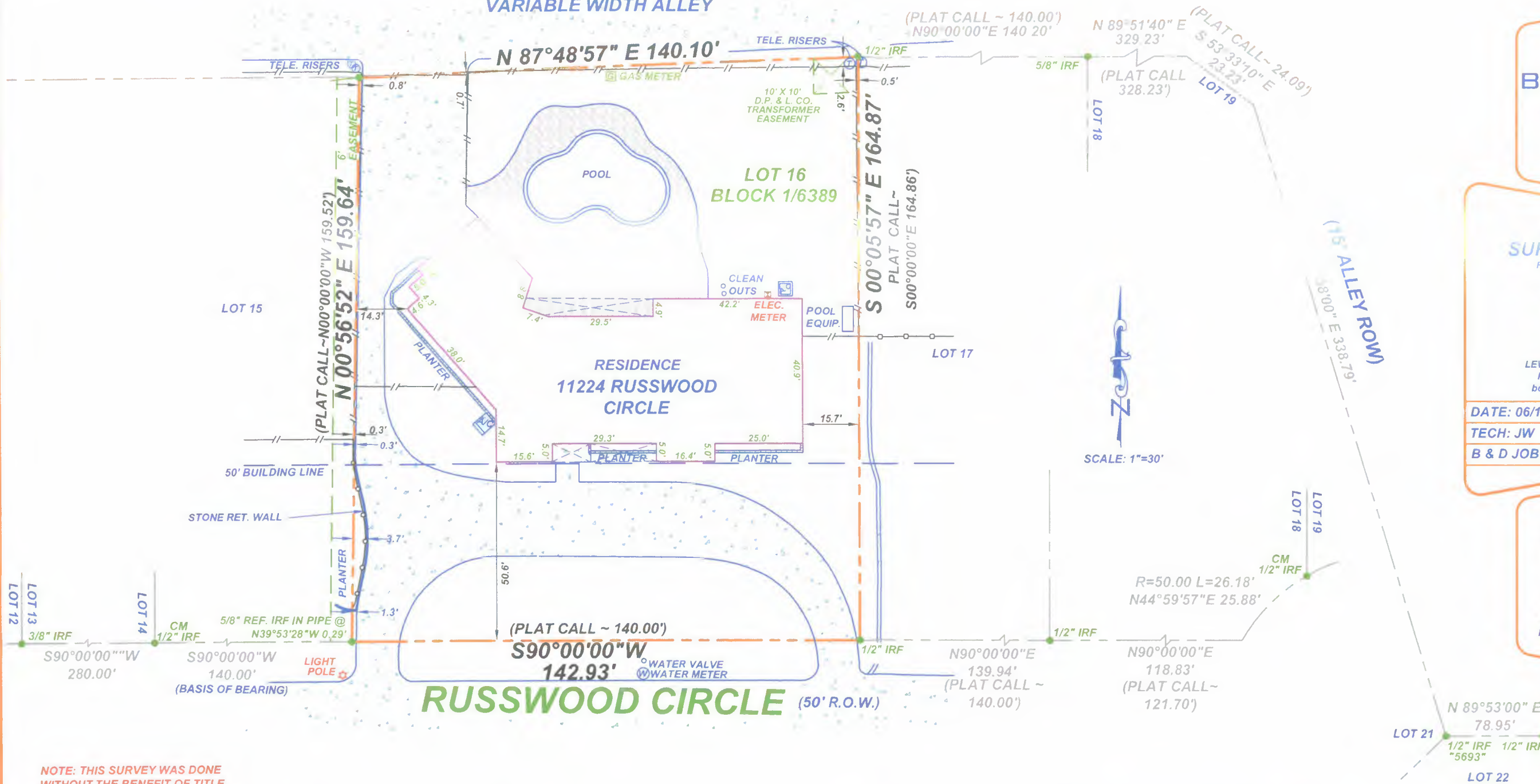








**VARIABLE WIDTH ALLEY**



**BOUNDARY SURVEY**

**B & D SURVEYING, INC.**  
FIRM NO 101247-00



P.O. BOX 293264  
LEWISVILLE, TEXAS 75029  
PHONE: 972-221-2838  
bd@bandsurveying.com

DATE: 06/19/2023  
TECH: JW  
B & D JOB #: 23060100



*Michael R. Doyle*  
FIELD SURVEY DATE: 06/14/2023  
THIS SURVEY IS VALID ONLY WITH THE ORIGINAL SIGNED HARD COPIES.

PARKER KEANE  
KEANE LANDSCAPE &  
NORTH TEXAS TREES  
2101 PARKER ROAD  
WYLIE, TX 75098  
PH: 214-668-1971

GF#: N/A



**BDA245-01B**

**NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF TITLE COMMITMENT; THEREFORE, NO SEARCH OF RECORDED EASEMENTS WAS PERFORMED.**

**PROPERTY DESCRIPTION**  
11224 RUSSWOOD CIRCLE, LOT 16, BLOCK 1/6389, RUSSWOOD ACRES, SECOND INSTALLMENT, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 44, PAGE 139, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

**SURVEYORS CERTIFICATION**  
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS AND EASEMENTS OF RIGHT-OF-WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

**FLOOD STATEMENT**  
THE PROPERTY DESCRIBED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48113C0190K PRESENT EFFECTIVE DATE OF MAP JULY 7, 2014, HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHADED).

- GENERAL NOTES**
- 1.) THE BASIS OF BEARING FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED PLAT.
  - 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.
  - 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER, IF ANY, LISTED HEREON.
  - 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. B & D SURVEYING, INC MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
  - 5.) BEFORE STARTING ANY CONSTRUCTION, CALL DIGTESS TO LOCATE ANY POSSIBLE UNDERGROUND LINES. \*CALL 811 BEFORE YOU DIG, ITS THE LAW.\*
  - 6.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. B & D SURVEYING, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.

**LEGEND**

CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	WIRE FENCE
PATTERNED STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF(S) = IRON ROD FOUND (SET)
	IPF = IRON PIPE FOUND
	FD = FOUND MON. (AS DESCRIBED)
	W/YC = WITH YELLOW CAP
	WFPC = WOOD FENCE POST COR



# 11224 Russwood Cir Dallas, TX 75229

## DESCRIPTION

AS BUILT DRAWINGS AN TO EXISTING PORTE COCHERE TO COMPLY WITH CITY OF DALLAS BUILDING REGULATIONS

PORTE COCHERE = 20 FT X 20 FT = 400 SQ FT

BARRON SERVICES LLC  
600 W 6th St. Suite 400  
Fort Worth, TX 76102  
(817) 233 5500  
barronservices2005@outlook.com  
www.barronservices.net

### SHEET INDEX

Sheet Number	Sheet Name
000	COVER
100	SITE PLAN - AS BUILT
101	FLOOR PLAN - AS BUILT
102	ROOF PLAN - AS BUILT
103	ELEVATIONS - AS BUILT
104	RCP - AS BUILT

ZONING : R-1/2 AC (A)

PROJECT: 20 FT X 20 FT PORTE COCHERE  
CONTACT: PARKER KEANE  
ADDRESS: 11224 RUSSWOOD CIR  
DALLAS, TX. 75229

### REVISIONS

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### DATE

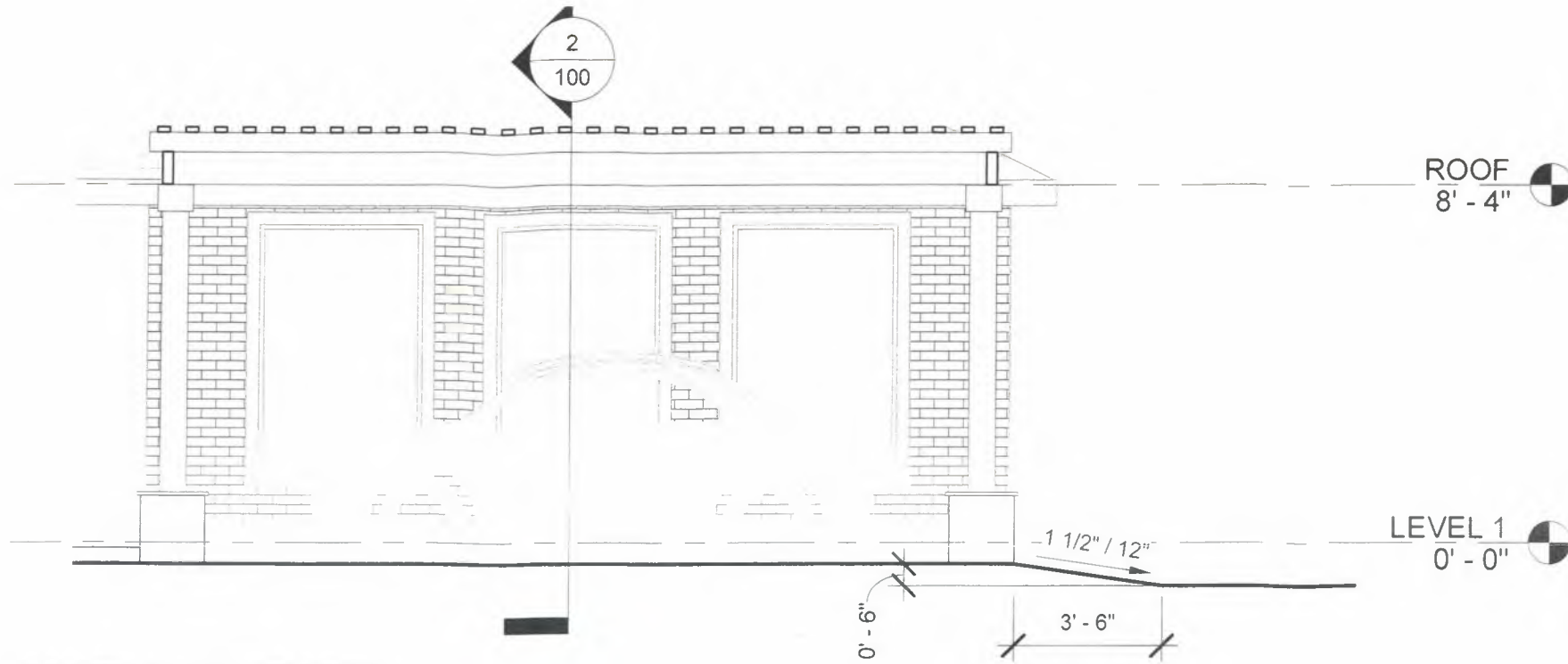
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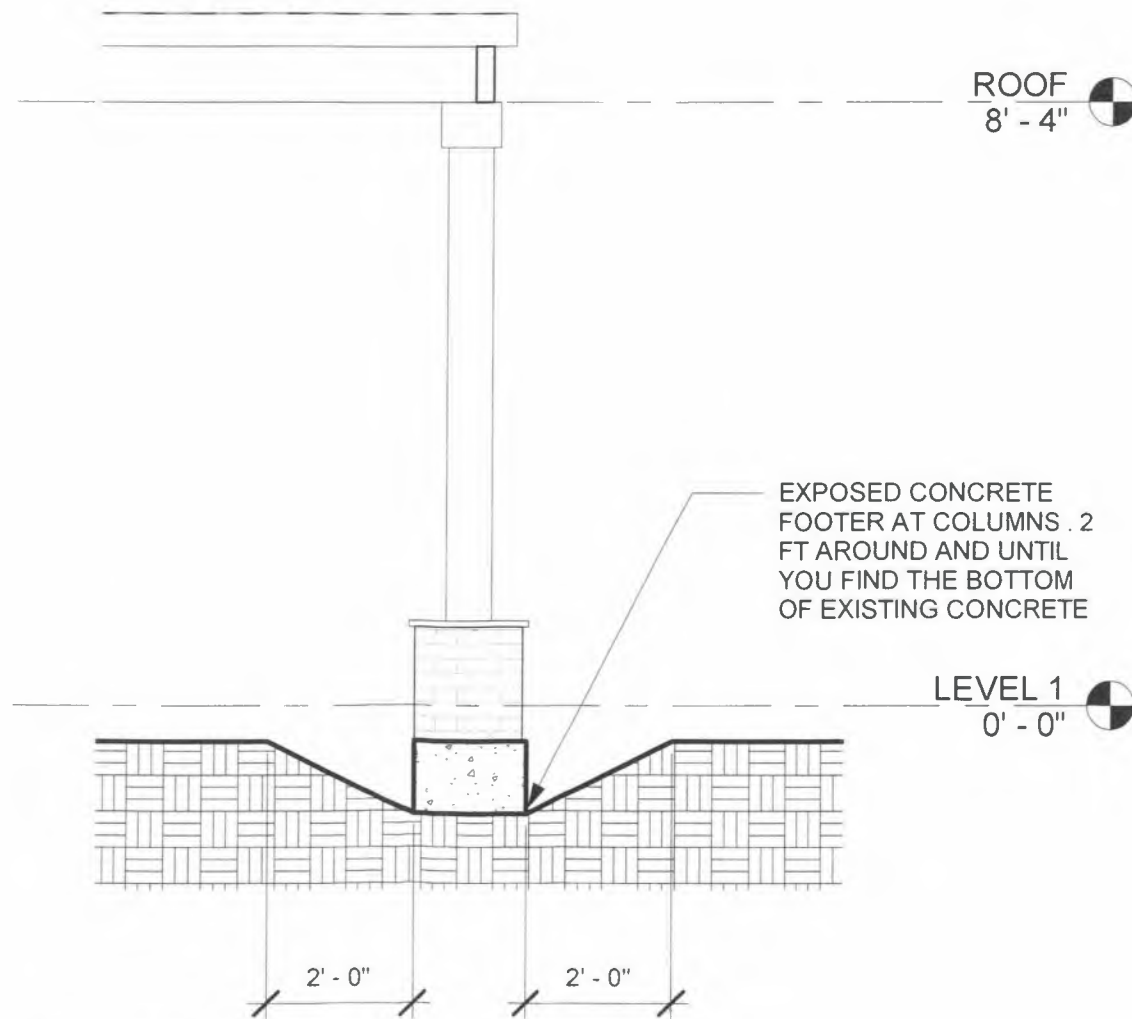
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### SHEET

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1 DRIVEWAY MODIFICATION  
1/4" = 1'-0"



2 CONCRETE FOOTER EXCAVATION  
3/8" = 1'-0"

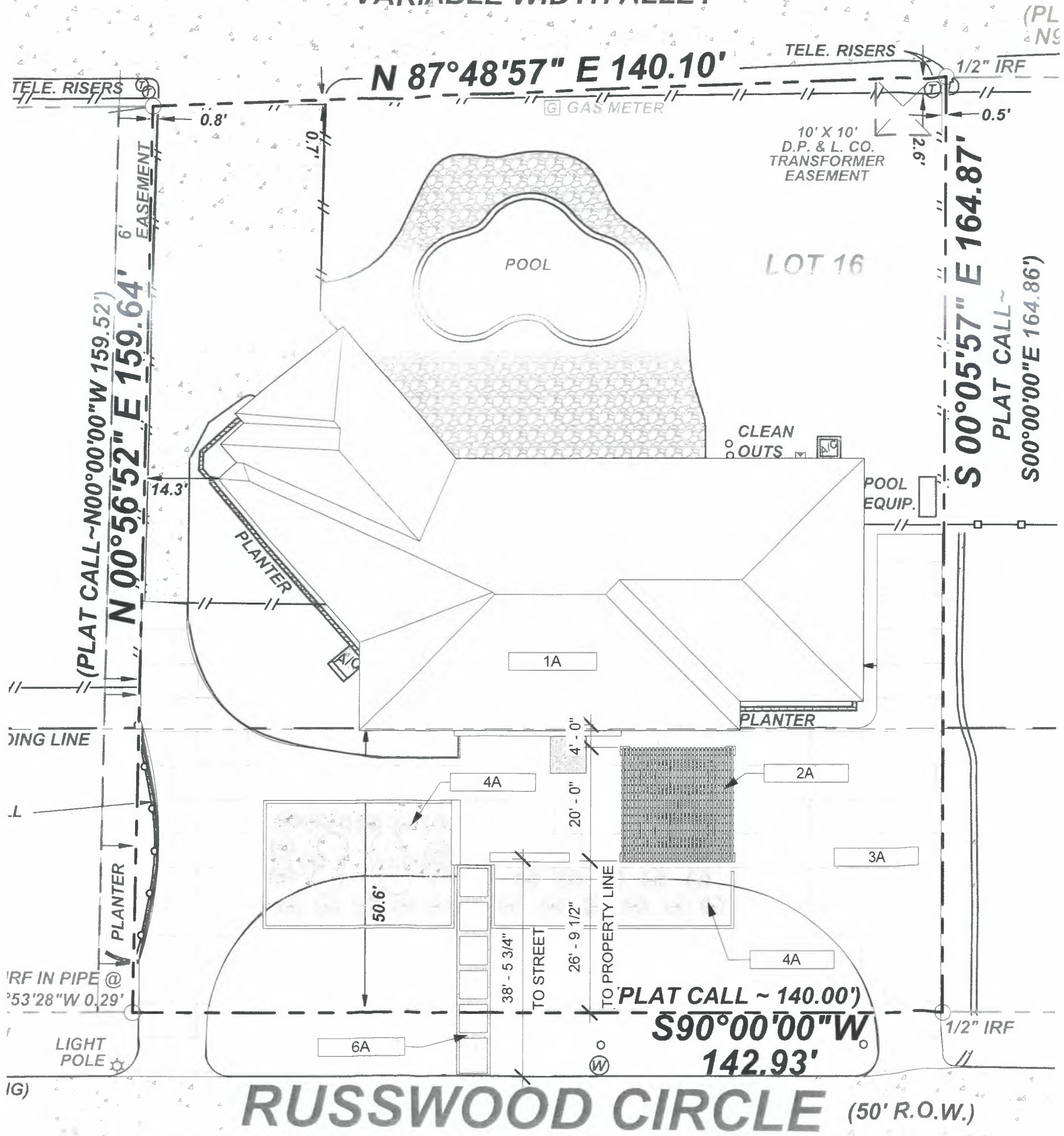


Know what's below.  
Call before you dig.



VICINITY MAP

**VARIABLE WIDTH ALLEY**



FLOOR PLAN - KEYNOTES	
NUMBER	DESCRIPTION
1A	EXISTING HOUSE
2A	EXISTING 20 FT X 20 FT PORTE COCHERE - WOOD FRAME WITH STONE COLUMNS
3A	EXISTING DRIVEWAY - NATURAL STONE PAVERS
4A	EXISTING LANDSCAPE
6A	EXISTING WALKWAY

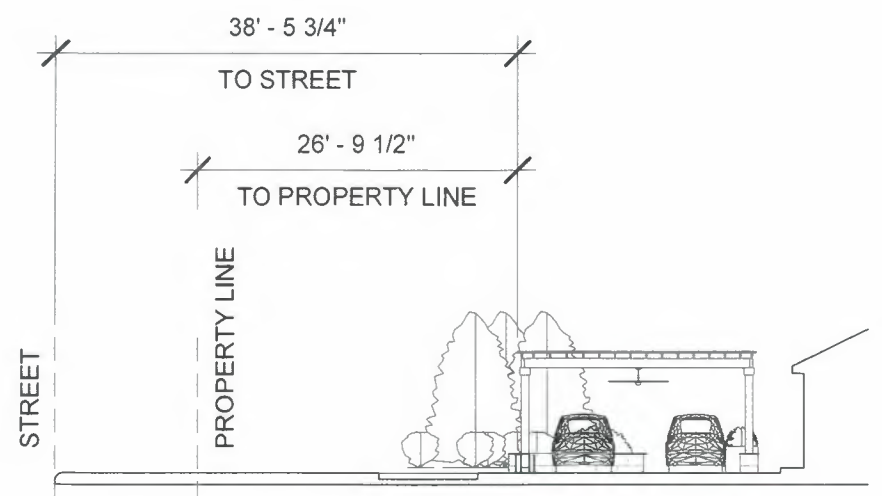
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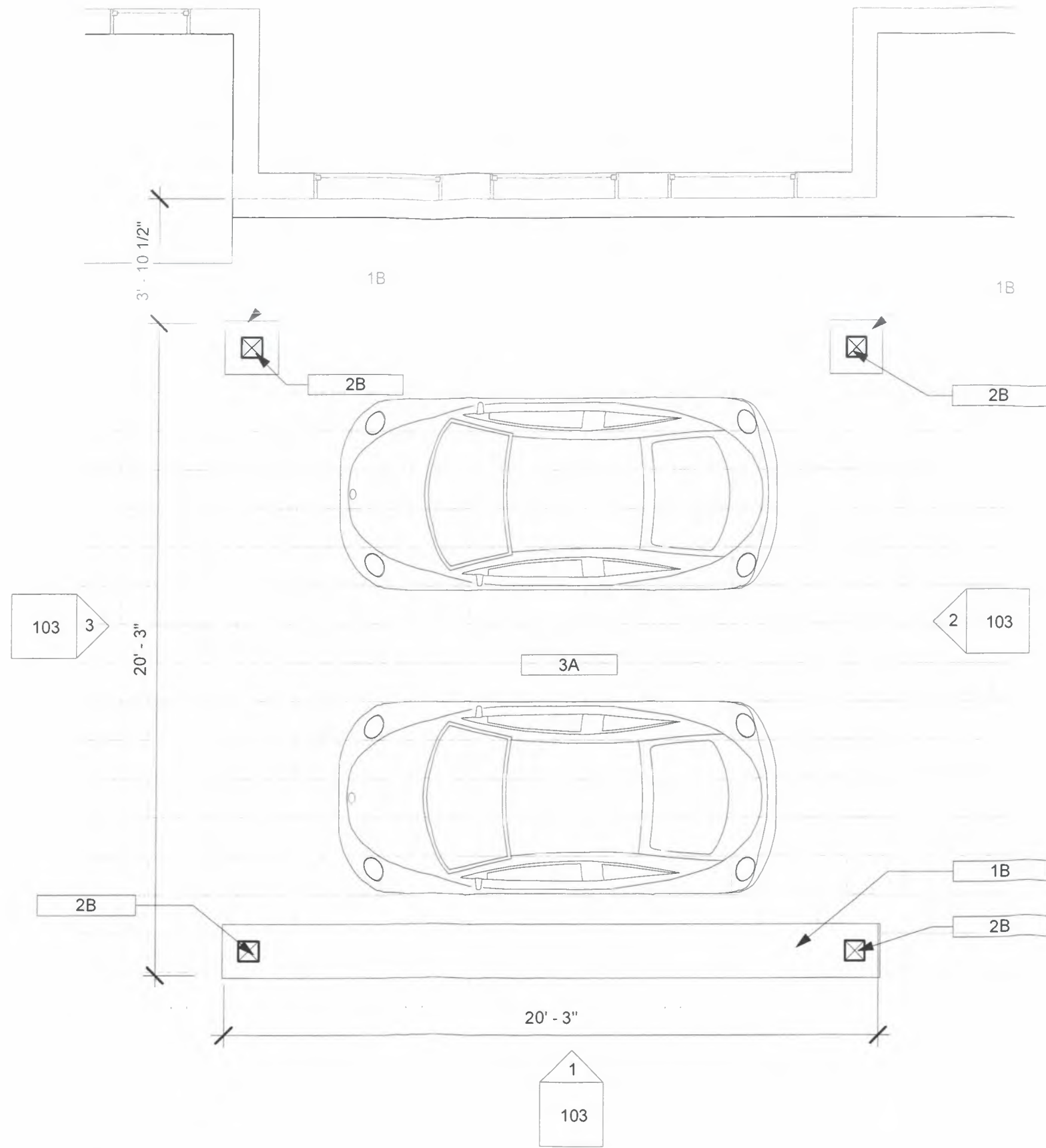


**2** TYPICAL SECTION  
 1/16" = 1'-0"

**BDA245-018**

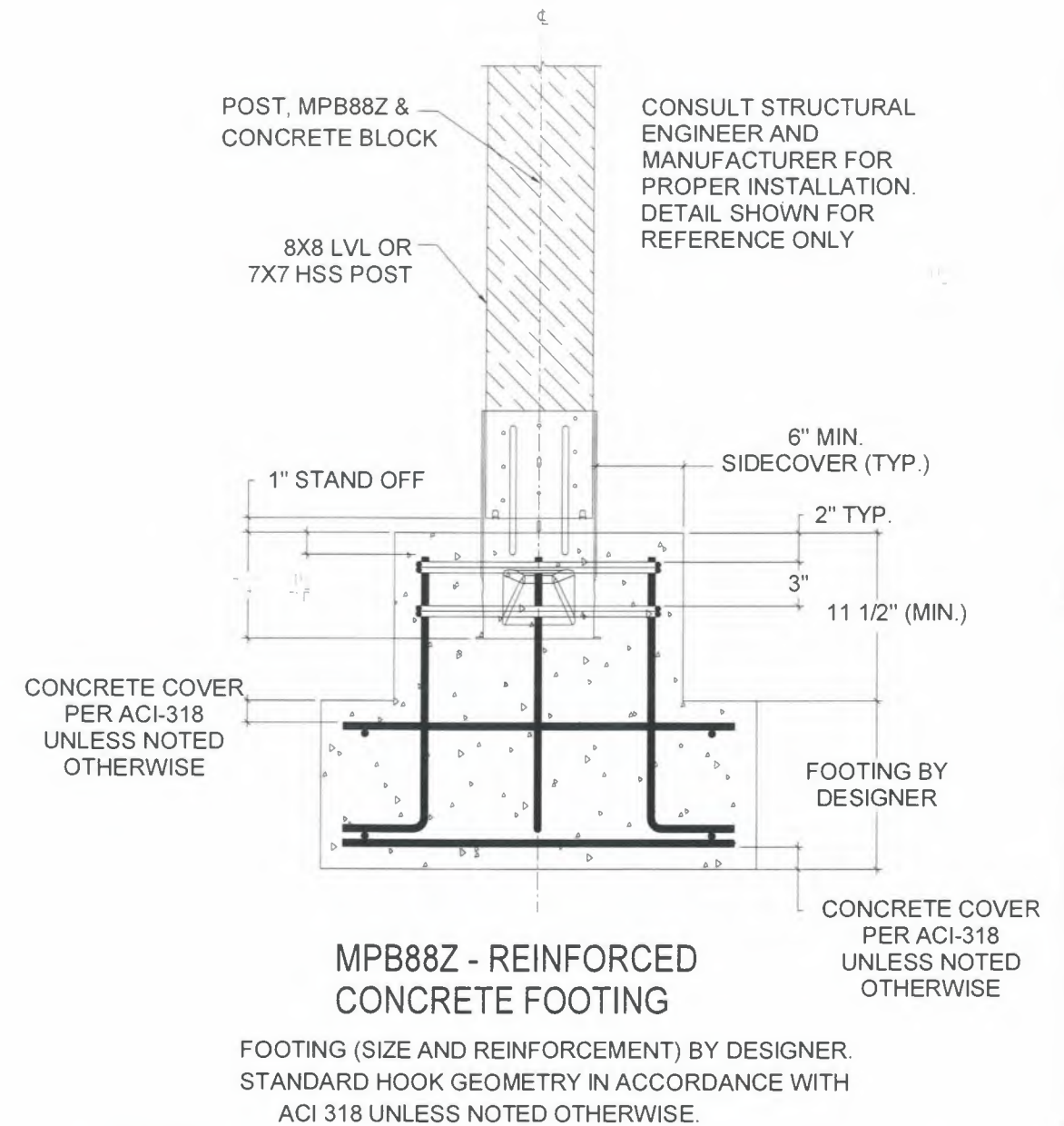
**1** SITE PLAN  
 1" = 20'-0"





1 LEVEL 1 - PLAN  
1/4" = 1'-0"

FLOOR PLAN - KEYNOTES	
NUMBER	DESCRIPTION
1A	EXISTING HOUSE
2A	EXISTING 20 FT X 20 FT PORTE COCHERE - WOOD FRAME WITH STONE COLUMNS
3A	EXISTING DRIVEWAY - NATURAL STONE PAVERS
4A	EXISTING LANDSCAPE
6A	EXISTING WALKWAY



2 DETAIL - MPB88Z - INSTALLATION - SECTION  
1" = 1'-0"

BDA.245-018

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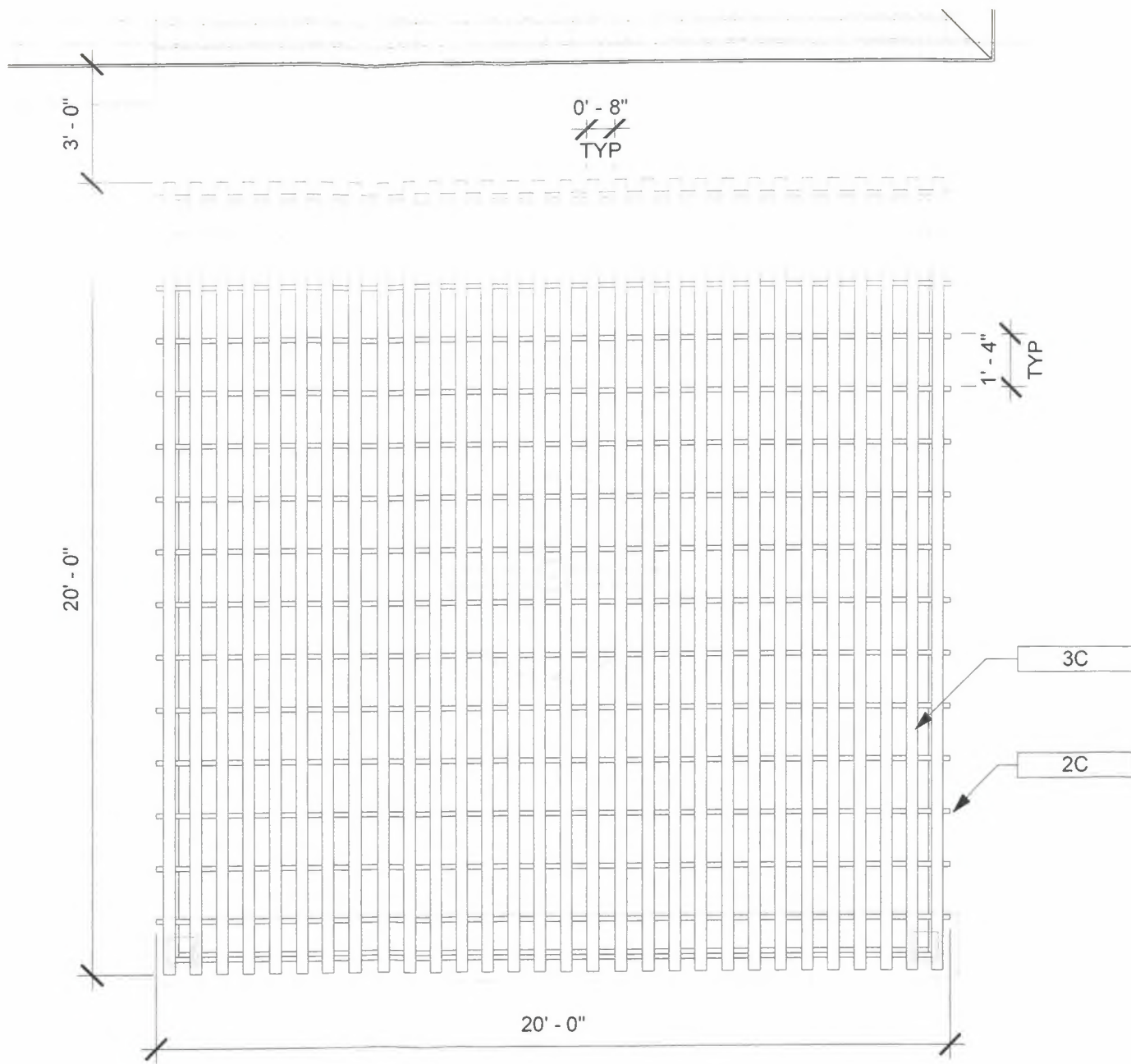
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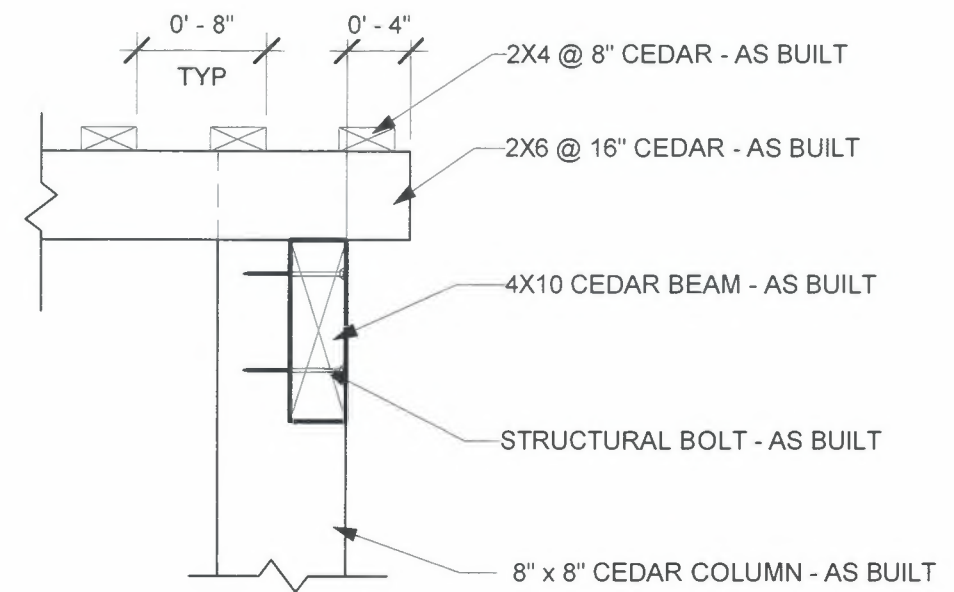
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1 ROOF - PLAN  
1/4" = 1'-0"

ROOF PLAN - KEYNOTES	
NUMBER	DESCRIPTION
1C	4X10 CEDAR BEAM - AS BUILT
2C	2X6 @ 16" CEDAR - AS BUILT
3C	2X4 @ 8" CEDAR - AS BUILT
4C	1X CEDAR WRAP - AS BUILT
5C	STRUCTURAL BOLT - AS BUILT



2 DETAIL - CONNECTION - 8X8 POST - 4X  
BEAM - STRUCTURAL BOLTS  
1" = 1'-0"

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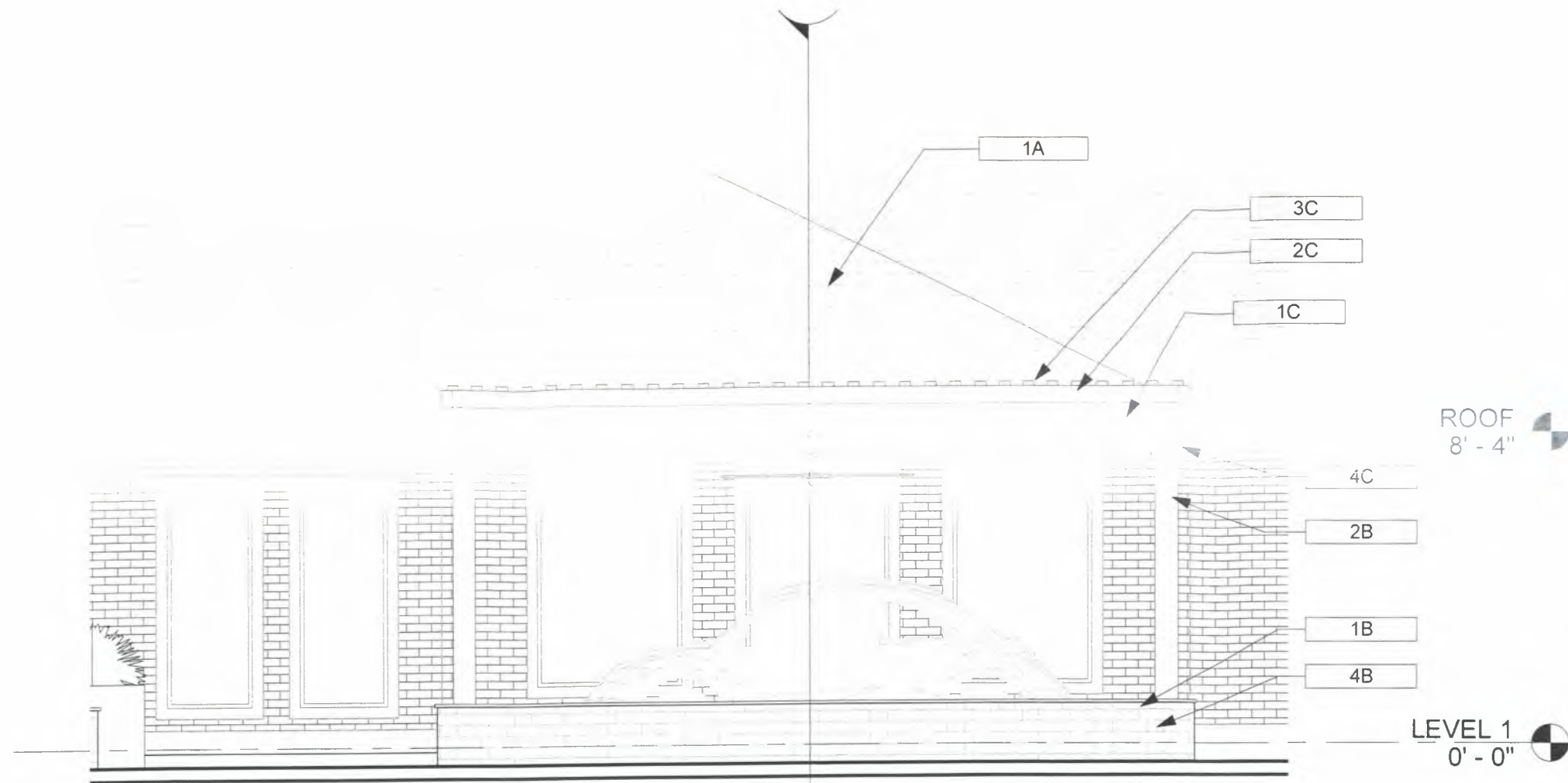
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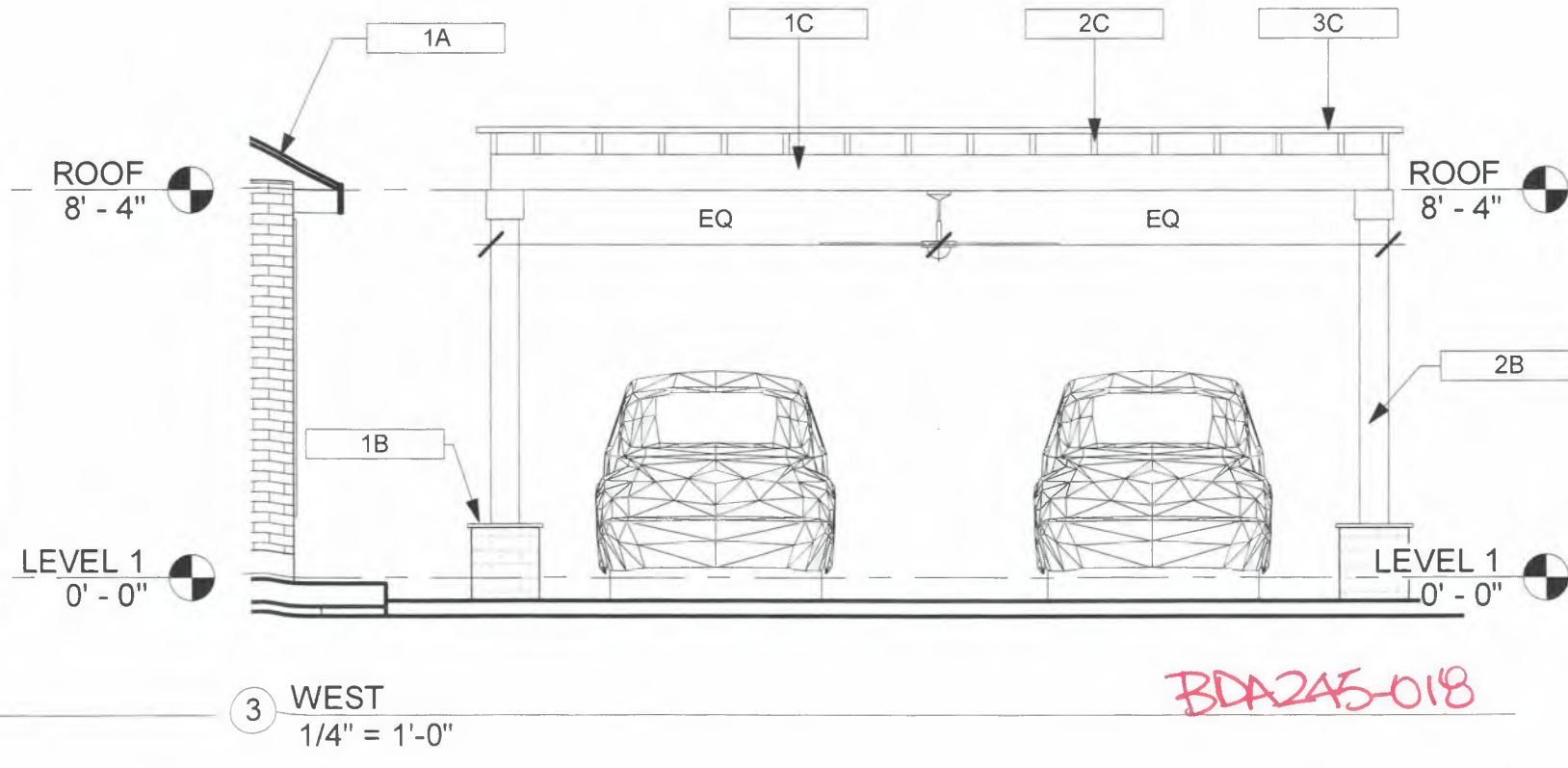
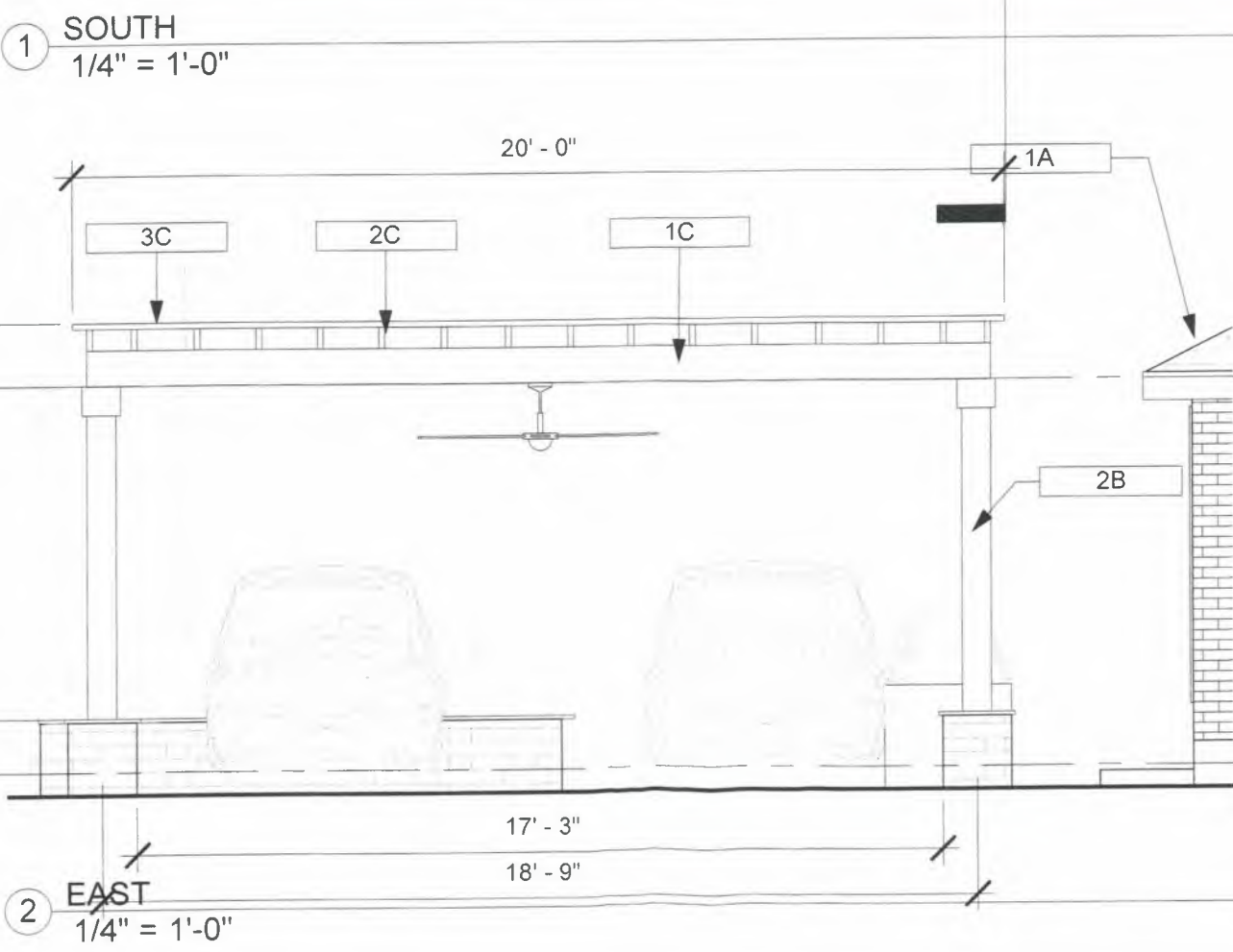
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BDA 245-018





ELEVATIONS - KEYNOTES	
NUMBER	DESCRIPTION
1A	EXISTING HOUSE
1B	1" NATURAL STONE COLUMN CAP
1C	4X10 CEDAR BEAM - AS BUILT
1D	48" OUTDOOR RATED CEILING FAN
2A	EXISTING 20 FT X 20 FT PORTE COCHERE - WOOD FRAME WITH STONE COLUMNS
2B	8" X 8" CEDAR COLUMN , STAINED
2C	2X6 @ 16" CEDAR - AS BUILT
3A	EXISTING DRIVEWAY - NATURAL STONE PAVERS
3C	2X4 @ 8" CEDAR - AS BUILT
4A	EXISTING LANDSCAPE
4B	4" NATURAL STONE VENEER
4C	1X CEDAR WRAP - AS BUILT
5C	STRUCTURAL BOLT - AS BUILT
6A	EXISTING WALKWAY



*BDA245-018*

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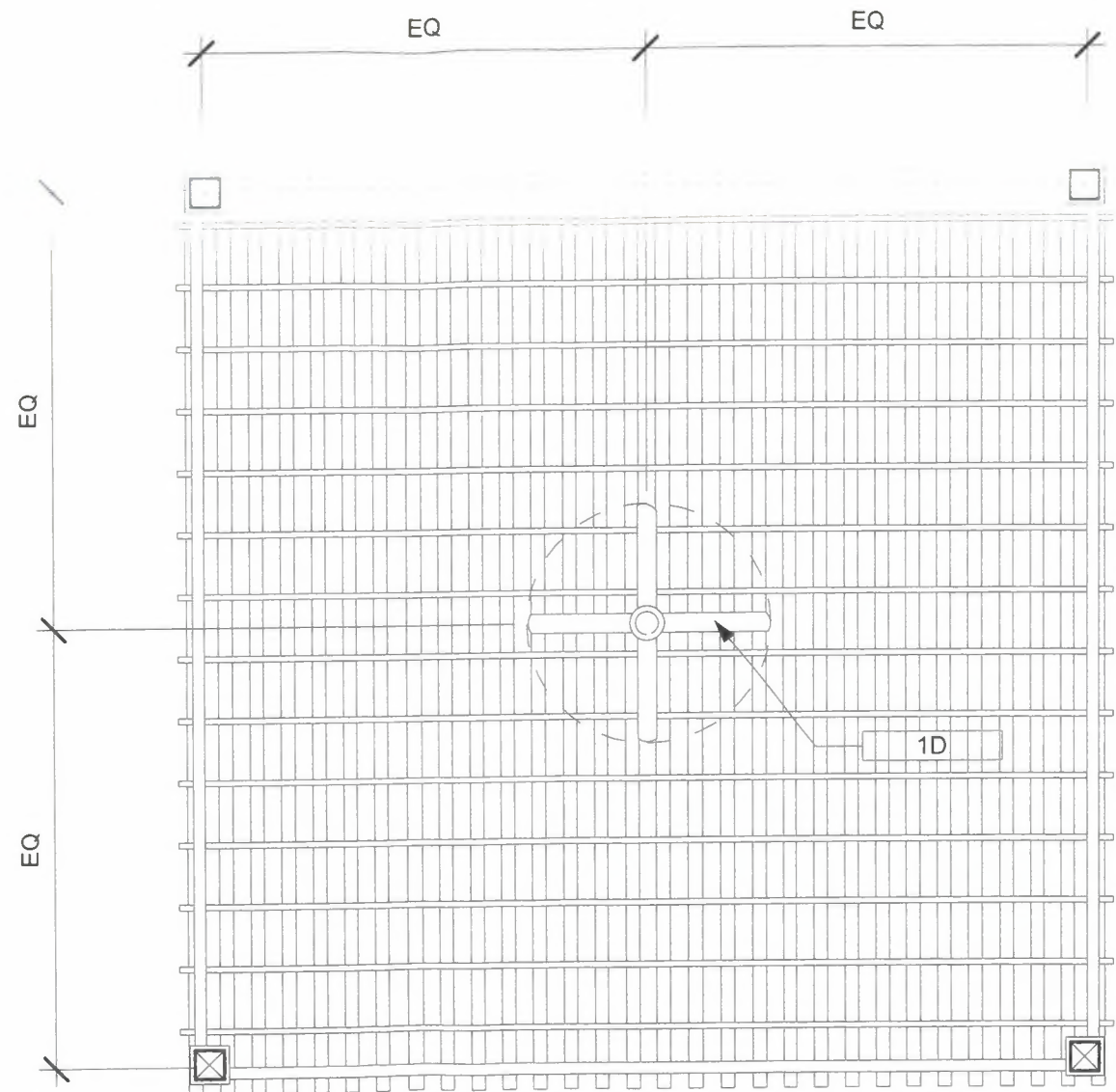
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① RCP - PLAN  
1/4" = 1'-0"

RCP PLAN - KEYNOTES	
NUMBER	DESCRIPTION
1D	48" OUTDOOR RATED CEILING FAN

GENERAL NOTES / ELECTRICAL	
1.	ELECTRICIAN TO HOLD A MASTER ELECTRICIAN LICENSE FROM TDLR (TEXAS DEPARTMENT OF LICENSING AND REGULATIONS)
2.	ELECTRICIAN TO REVIEW AND APPROVE REFLECTED CEILING PLAN PRIOR ANY WORK
3.	ELECTRICIAN TO HOLD A GENERAL LIABILITY INSURANCE
4.	ELECTRICIAN TO BE REGISTERED WITH THE RESPECTIVE CITY OR COUNTY OFFICE PRIOR ANY CONSTRUCTION

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BDA-245-018