



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245-019

RECEIVED

Data Relative to Subject Property: _____

Date: _____

FOR OFFICE USE

DEC 18 REC'D

Location address: 4533 IMAGE PL

Zoning District: R-7.5

BY: _____

Lot No.: 45 Block No.: H/6967 Acreage: 0.167 Census Tract: _____

Street Frontage (in Feet): 1) 60' 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): DUANGTA RATTANAKONE

Applicant: GINA RATTANAKONE

Telephone: (214) 406-0839

Mailing Address: 4533 IMAGE PL

Zip Code: 75211

E-mail Address: GINRATTANA2@GMAIL.COM

Represented by: _____

Telephone: _____

Mailing Address: _____

Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance or Special Exception of INSTALLATION OF A METAL CARPORT OVER PROPERTY'S FRONT GARAGE & DRIVEWAY. NEED YARD SETBACK AND LOT COVERAGE VARIANCE.

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:

Carport was built back in 2018 by contractors, who never informed us or ran permits for it. Lorenzo Villa, a senior plans examiner for residential, referred us here.

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 Gina Rattanakone

(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: [Signature]
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 8th day of November, 2024

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





CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 245-019

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

at: 4533 IMAGE PL, DALLAS, TX 75211
(Address of property as stated on application)

Authorize: Gina Rattanakone
(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)

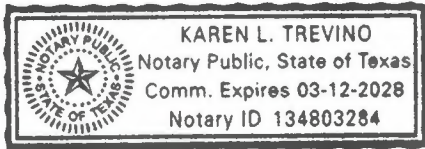
Specify: Installation of a metal carport over property's front garage and driveway. Need yard setback and lot coverage variance.

KHAMLA RATTANAKONE
Print name of property owner or registered agent
Date 11-27-2024

Khamla Rattanakone
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared

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 27th day of November, 2024



Commission expires on 03-12-2028



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 245-019

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

at: 4533 IMAGE PL, DALLAS, TX 75211
(Address of property as stated on application)

Authorize: GINA RATTANAKONE
(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: Installation of a metal carport over property's front garage and driveway. Need yard setback and lot coverage variance.

Douangta Rattanakone
Print name of property owner or registered agent

Douangta Rattanakone
Signature of property owner or registered agent

agent Date 11/08/2024

Before me, the undersigned, on this day personally appeared

Douangta Rattanakone

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 08th day of

November, 2024



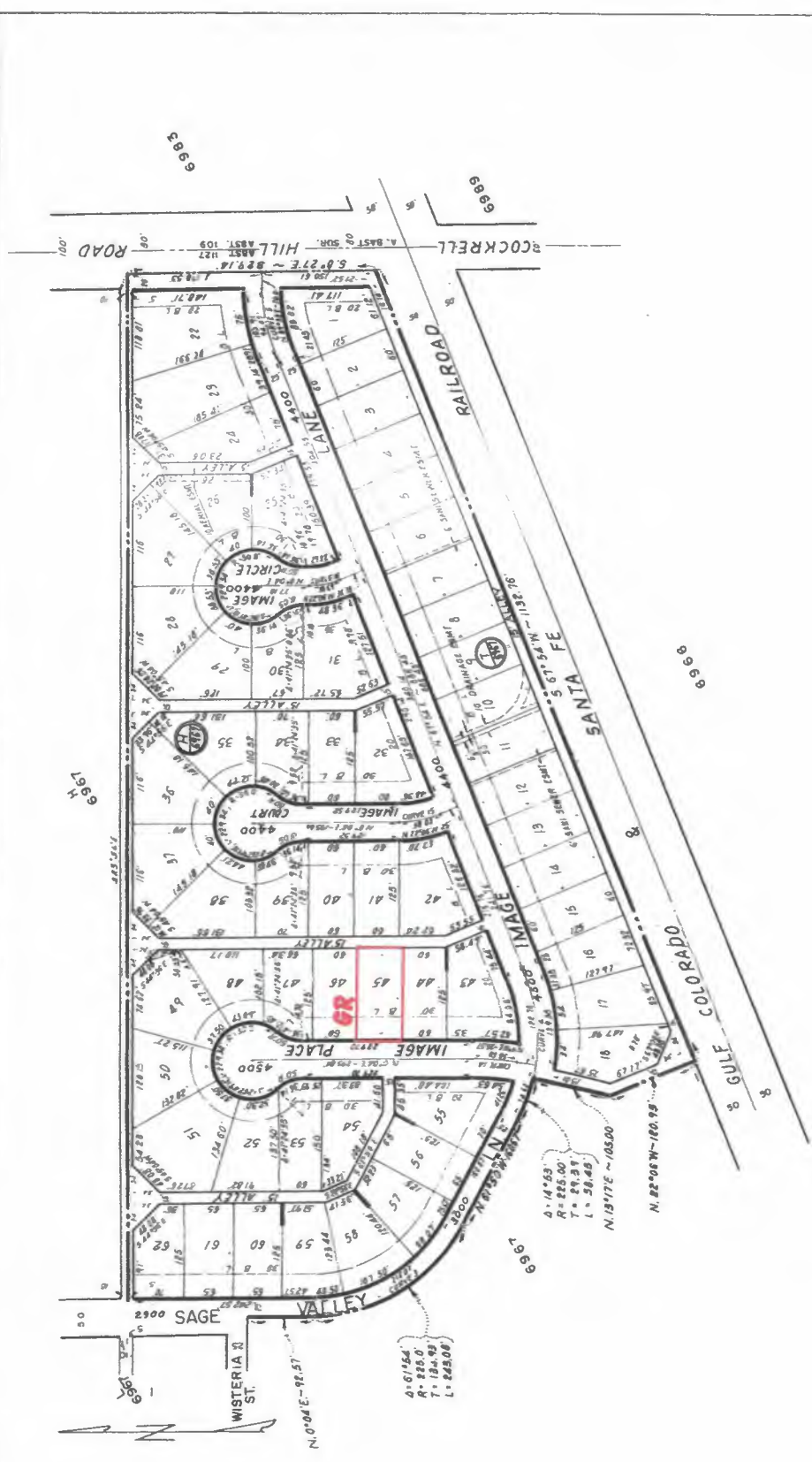
Christina Martinez
Notary Public for Dallas County,
Texas

Commission expires on _____

CITY OF DALLAS PLAT BOOKS
 WESTHAVEN FIFTH SECT. (PT)
 7179
 5486 (200' STRIP W. OF ADDITION
 HILL RD.)
 ORD. NO. 1127
 ABST. COCKRELL HILL RD.)
 DEC. 26, 1956
 ANNEXED JUNE 10, 1952
 SURVEY WM. PEARSON
 FILED: 6-27-53

H. T.
 BLOCKS 6967
 SCHOOL DISTRICT DALLAS

SCALE 100 FT. EQUALS 1 INCH



4	61' 54"	217.54'	61' 54"	217.54'
5	700.00'	240.00'	700.00'	240.00'
6	218.07'	270.00'	218.07'	270.00'
7	28.54790'	25.45490'	28.54790'	25.45490'
8	0.74324'	0.71889'	0.74324'	0.71889'
9	700.00'	240.00'	700.00'	240.00'
10	95.95'	117.87'	95.95'	117.87'
11	28.54790'	25.45490'	28.54790'	25.45490'
12	0.74324'	0.71889'	0.74324'	0.71889'
13	700.00'	240.00'	700.00'	240.00'
14	218.07'	270.00'	218.07'	270.00'
15	61' 54"	217.54'	61' 54"	217.54'
16	700.00'	240.00'	700.00'	240.00'
17	218.07'	270.00'	218.07'	270.00'
18	28.54790'	25.45490'	28.54790'	25.45490'
19	0.74324'	0.71889'	0.74324'	0.71889'
20	700.00'	240.00'	700.00'	240.00'
21	218.07'	270.00'	218.07'	270.00'
22	61' 54"	217.54'	61' 54"	217.54'
23	700.00'	240.00'	700.00'	240.00'
24	218.07'	270.00'	218.07'	270.00'
25	28.54790'	25.45490'	28.54790'	25.45490'
26	0.74324'	0.71889'	0.74324'	0.71889'
27	700.00'	240.00'	700.00'	240.00'
28	218.07'	270.00'	218.07'	270.00'
29	61' 54"	217.54'	61' 54"	217.54'
30	700.00'	240.00'	700.00'	240.00'
31	218.07'	270.00'	218.07'	270.00'
32	28.54790'	25.45490'	28.54790'	25.45490'
33	0.74324'	0.71889'	0.74324'	0.71889'
34	700.00'	240.00'	700.00'	240.00'
35	218.07'	270.00'	218.07'	270.00'
36	61' 54"	217.54'	61' 54"	217.54'
37	700.00'	240.00'	700.00'	240.00'
38	218.07'	270.00'	218.07'	270.00'
39	28.54790'	25.45490'	28.54790'	25.45490'
40	0.74324'	0.71889'	0.74324'	0.71889'
41	700.00'	240.00'	700.00'	240.00'
42	218.07'	270.00'	218.07'	270.00'
43	61' 54"	217.54'	61' 54"	217.54'
44	700.00'	240.00'	700.00'	240.00'
45	218.07'	270.00'	218.07'	270.00'
46	28.54790'	25.45490'	28.54790'	25.45490'
47	0.74324'	0.71889'	0.74324'	0.71889'
48	700.00'	240.00'	700.00'	240.00'
49	218.07'	270.00'	218.07'	270.00'
50	61' 54"	217.54'	61' 54"	217.54'
51	700.00'	240.00'	700.00'	240.00'
52	218.07'	270.00'	218.07'	270.00'
53	28.54790'	25.45490'	28.54790'	25.45490'
54	0.74324'	0.71889'	0.74324'	0.71889'
55	700.00'	240.00'	700.00'	240.00'
56	218.07'	270.00'	218.07'	270.00'
57	61' 54"	217.54'	61' 54"	217.54'
58	700.00'	240.00'	700.00'	240.00'
59	218.07'	270.00'	218.07'	270.00'
60	28.54790'	25.45490'	28.54790'	25.45490'
61	0.74324'	0.71889'	0.74324'	0.71889'
62	700.00'	240.00'	700.00'	240.00'

NOTE: DENOTES ANCHOR EASE.

BDA245-019

ArcGIS Web Map

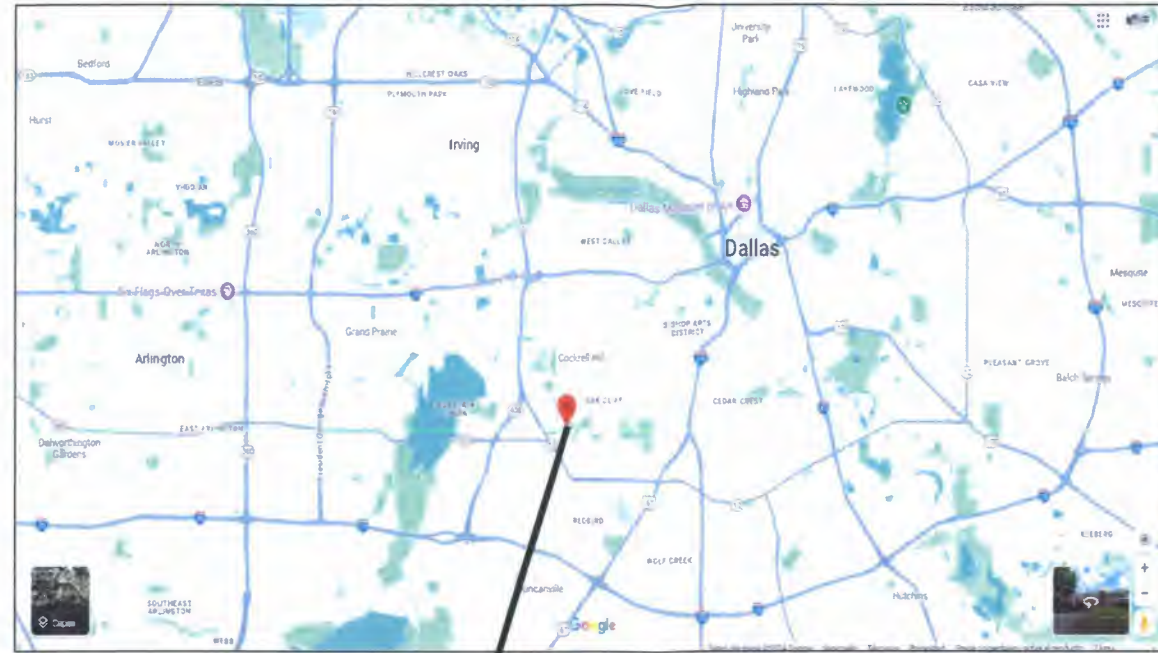


9/22/2024 1:08:17 AM

4533 FMAGE PL
DALLAS, TX 75211

BDA245-019

GENERAL NOTES



SITE LOCATION
VICINITY MAP

LEGEND:



-  (N) ADDITION AREA
-  (E) EXISTING HOUSE
-  (N) NEW GARAGE PROPOSED
-  DRIVE WAY

AREAS SUMMARY

(E) EXISTING LIVING AREA-:	2,306 S.F.
(E) EXISTING CARPORT AREA-:	600 S.F.
(N) ADDITION AREA - LEVEL 2-:	743 S.F.
(N) TOTAL LIVING AREA-:	3,379 S.F.

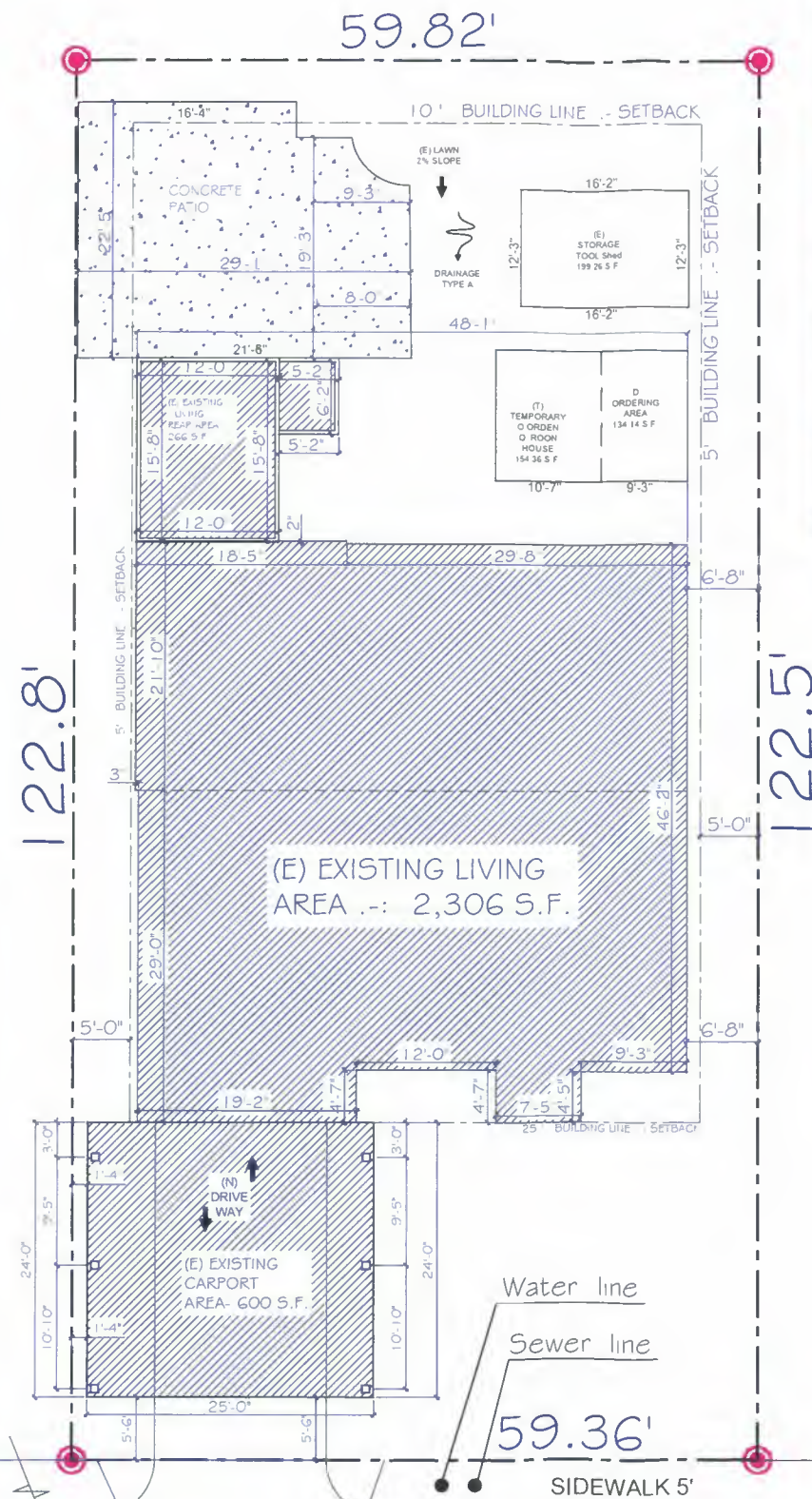


Image Pl

SITE PLAN

SCALE: 3/16" = 1'-0"

BDA245-019

PLANS AND PERMITS DALLAS

5430 Ibj Freeway,
Dallas, Texas,
75254.

J.lainez@sbcglobal.net
TELF: 214-2131418
972-3850736



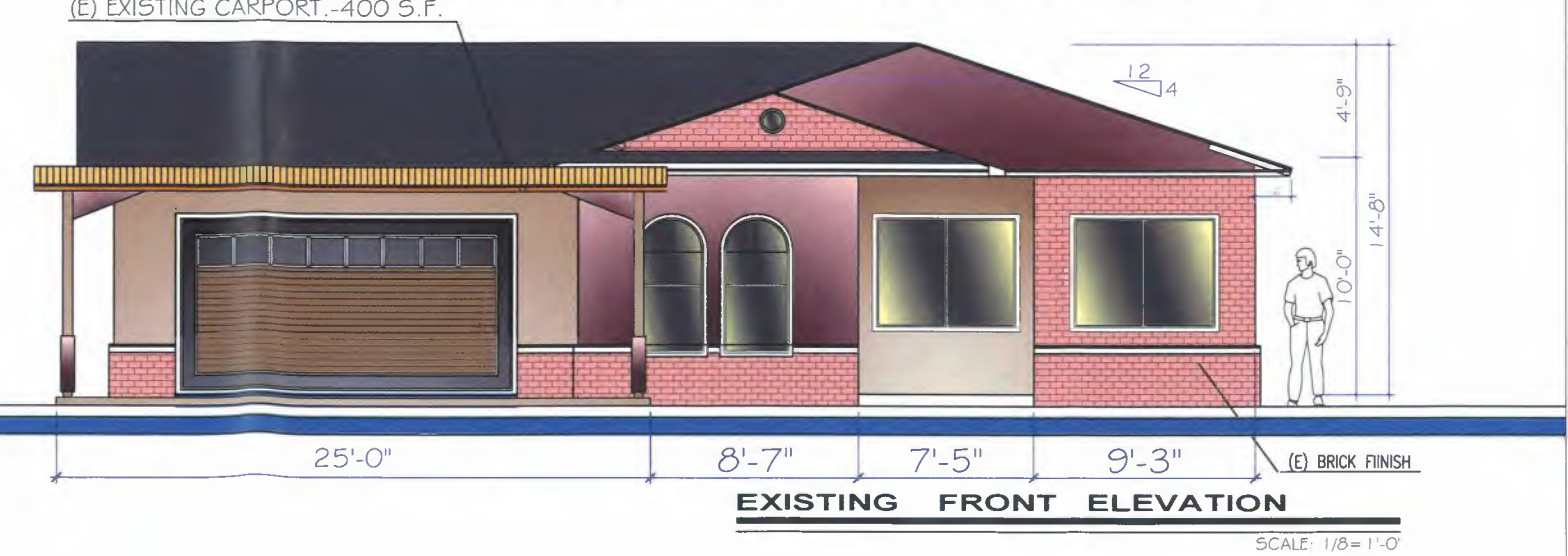
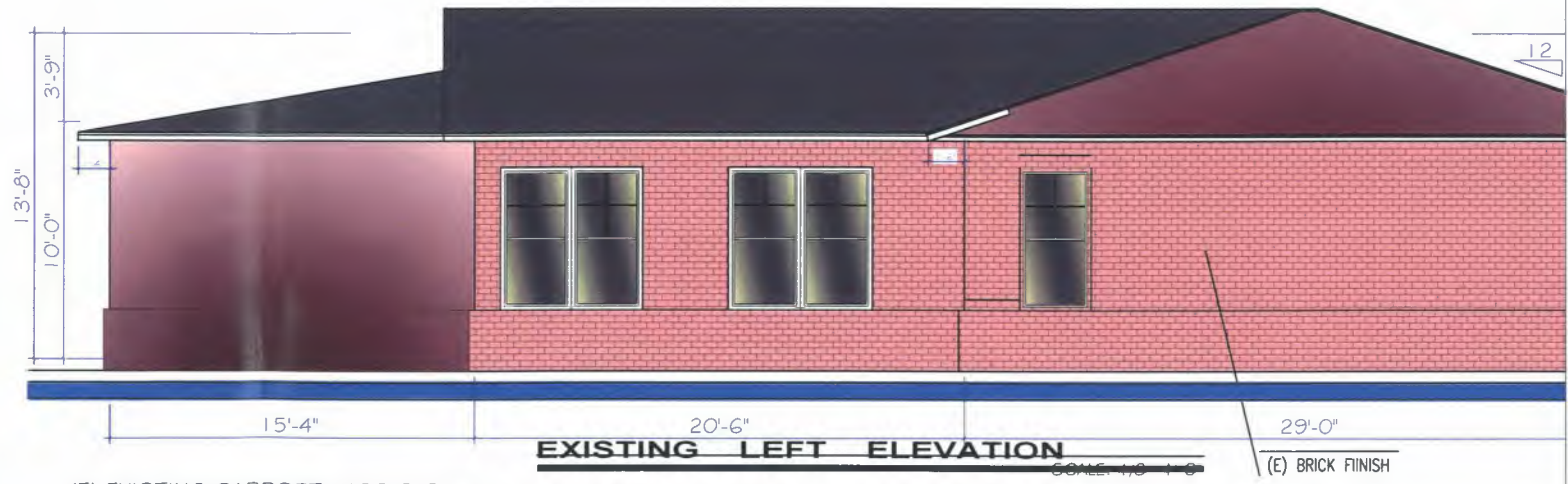
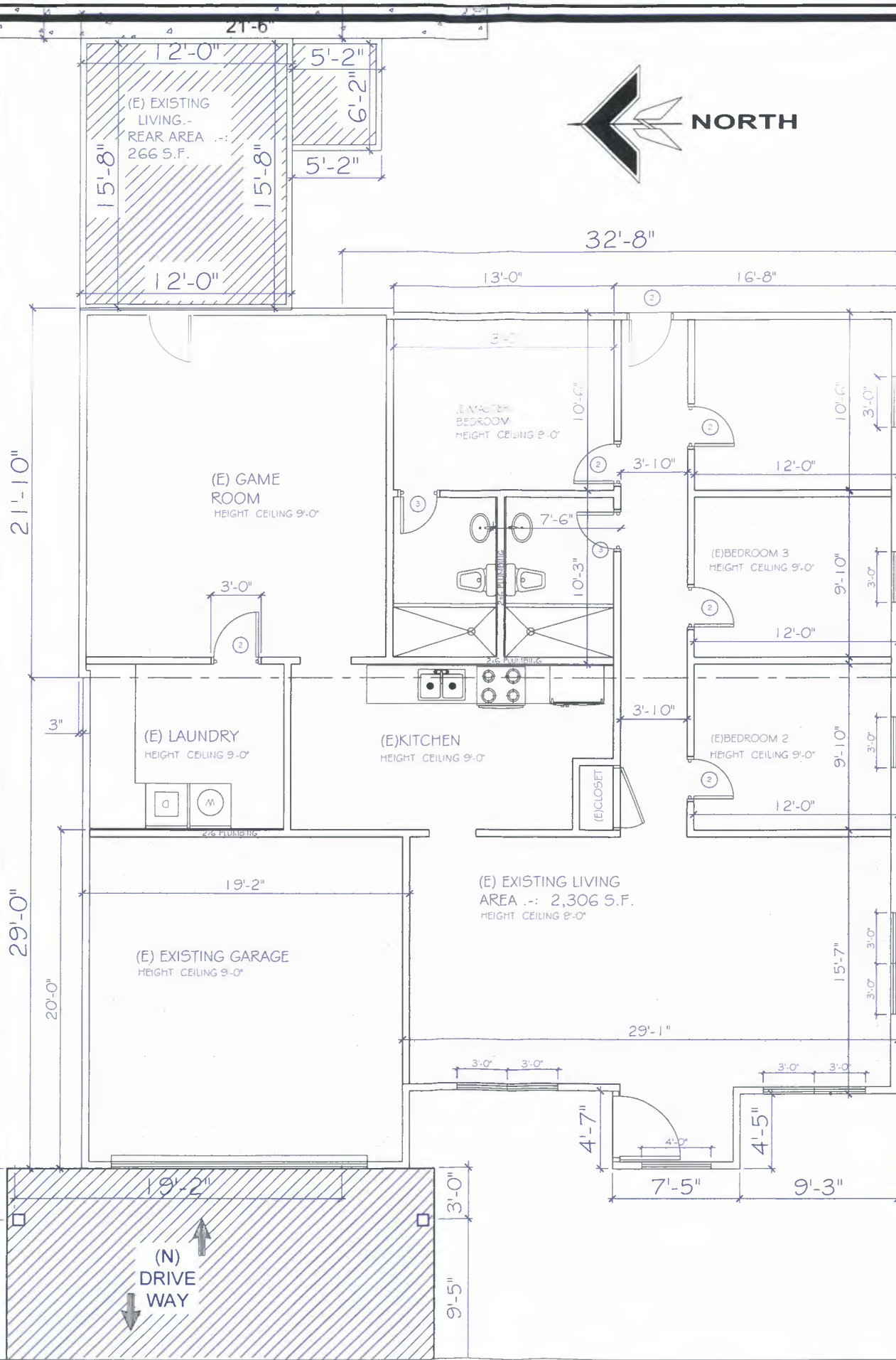
PLANS AND PERMITS DALLAS
5430 Ibj Freeway,
Dallas, Texas,
75254.
J.lainez@sbcglobal.net
TEL: 214-2131418
972-3850736



GENERAL NOTES

LEGEND:

- (E) REMODELING AREA
- (E) EXISTING HOUSE



BDA245-019

THIS PLAN AND SPECIFICATIONS SHALL BE CONSIDERED AS THE BASIS FOR THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL SURVEY DATA AND EXISTING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTED AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTED AGENCIES.



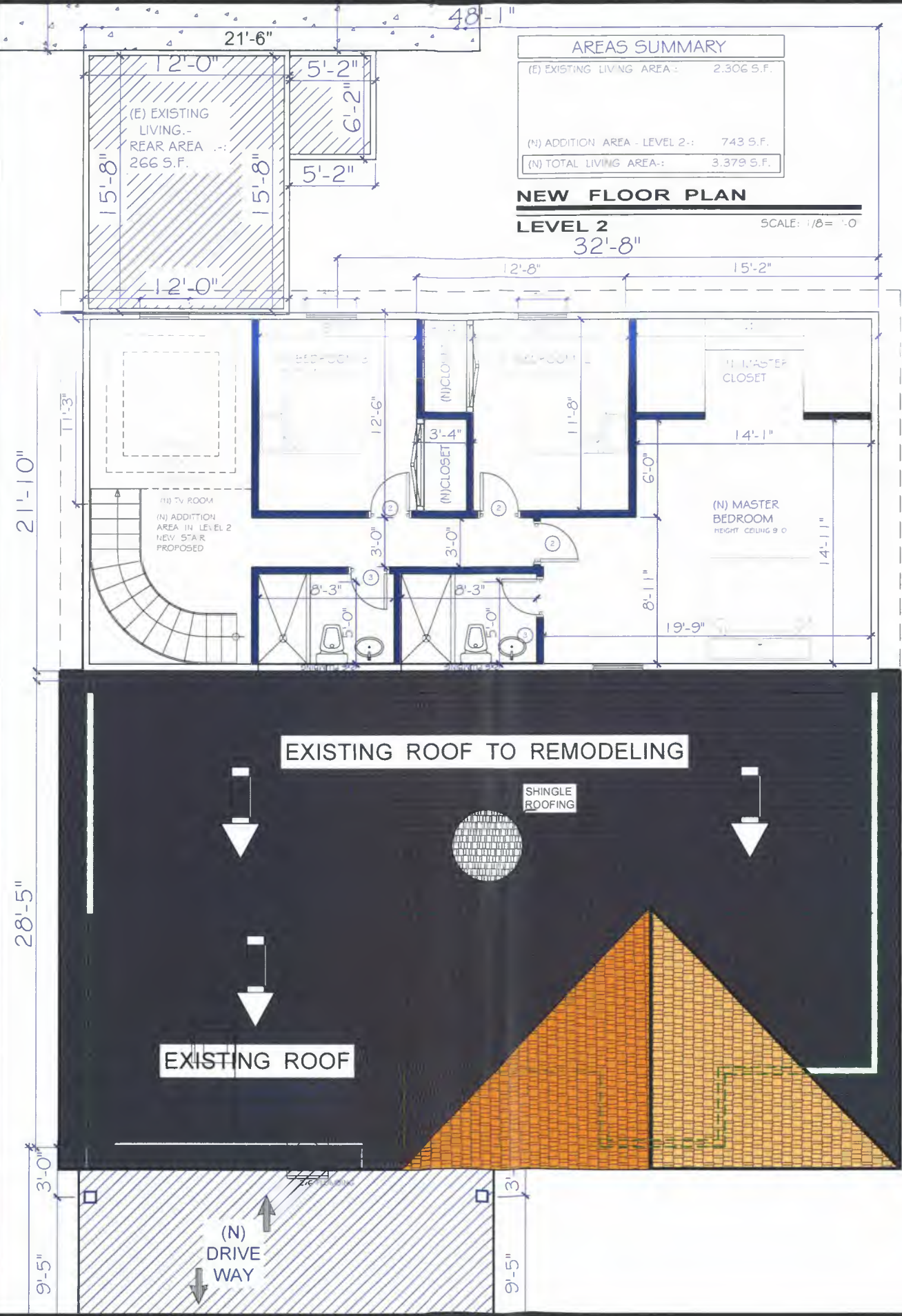
GENERAL NOTES

DOORS TAGS SCHEDULE

SIZE	MATERIAL	FRAME	U-FACTOR	S.H.G.C.	QTY.
30"x68" (36"x80")	SC WOOD	WOOD	0.50	----	0
28"x68" (32"x80")	SC WOOD	WOOD	0.50	0.30	4
26"x68" (30"x80")	SC WOOD	WOOD	0.50	----	3
TOTAL DOORS =					7

WINDOWS TAGS SCHEDULE

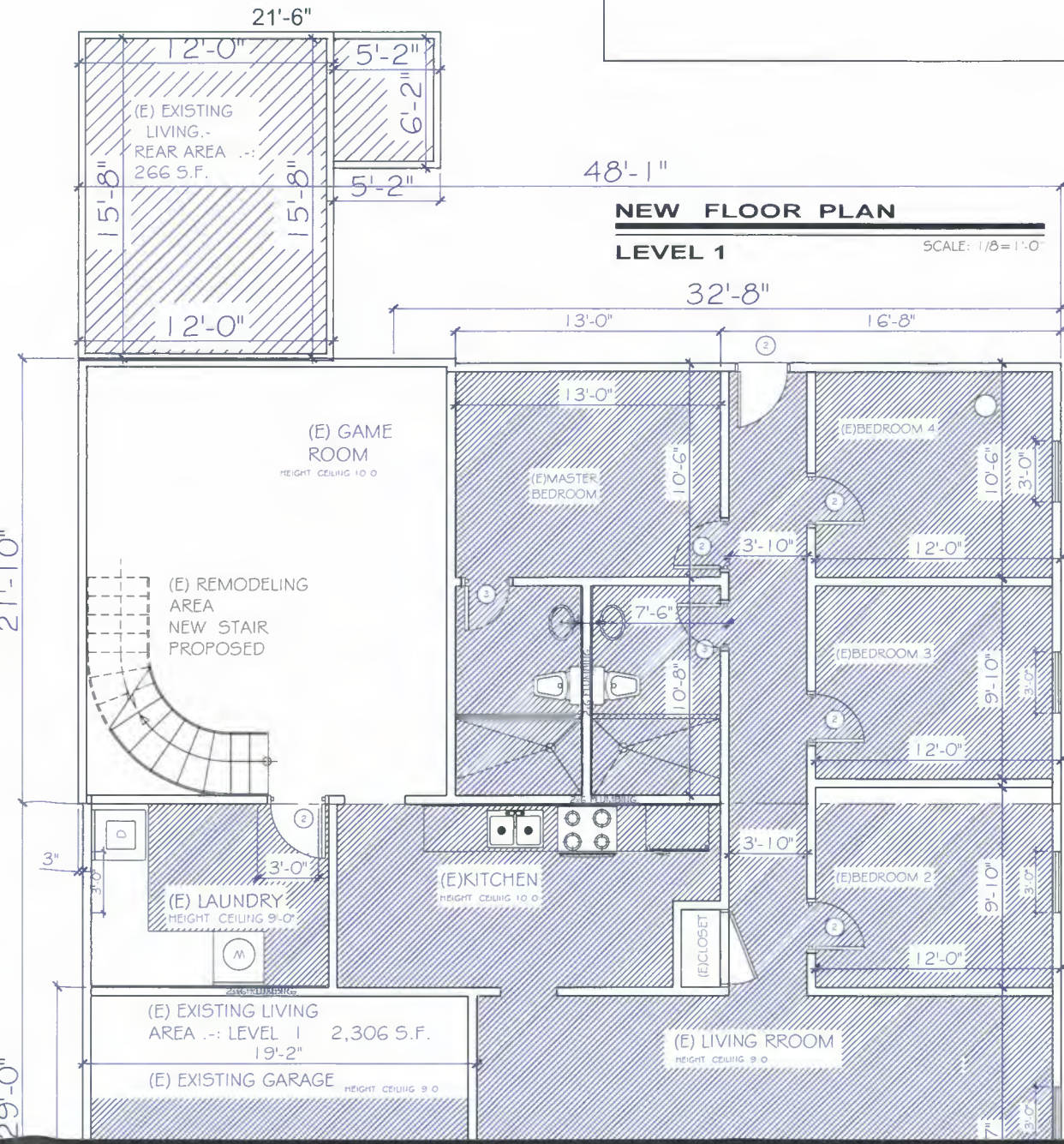
SIZE	MATERIAL	FRAME	REMARKS	U-FACTOR	S.H.G.C.	QTY.
30"x60" (36"x72")	VINYL	VINYL	SINGLE HUNG - LOWE	0.29	0.20	8
20"x20" (24"x24")	VINYL	VINYL	SINGLE HUNG - LOWE	0.29	0.20	2
TOTAL WINDOWS =					10	



LEGEND

- EXISTING WALLS TO BE REMAIN
- NEW WALLS
- EXISTING WALLS TO BE REMOVED
- (N) ADDITION AREA
- (N) REMODELING AREA
- (E) EXISTING HOUSE

NORTH

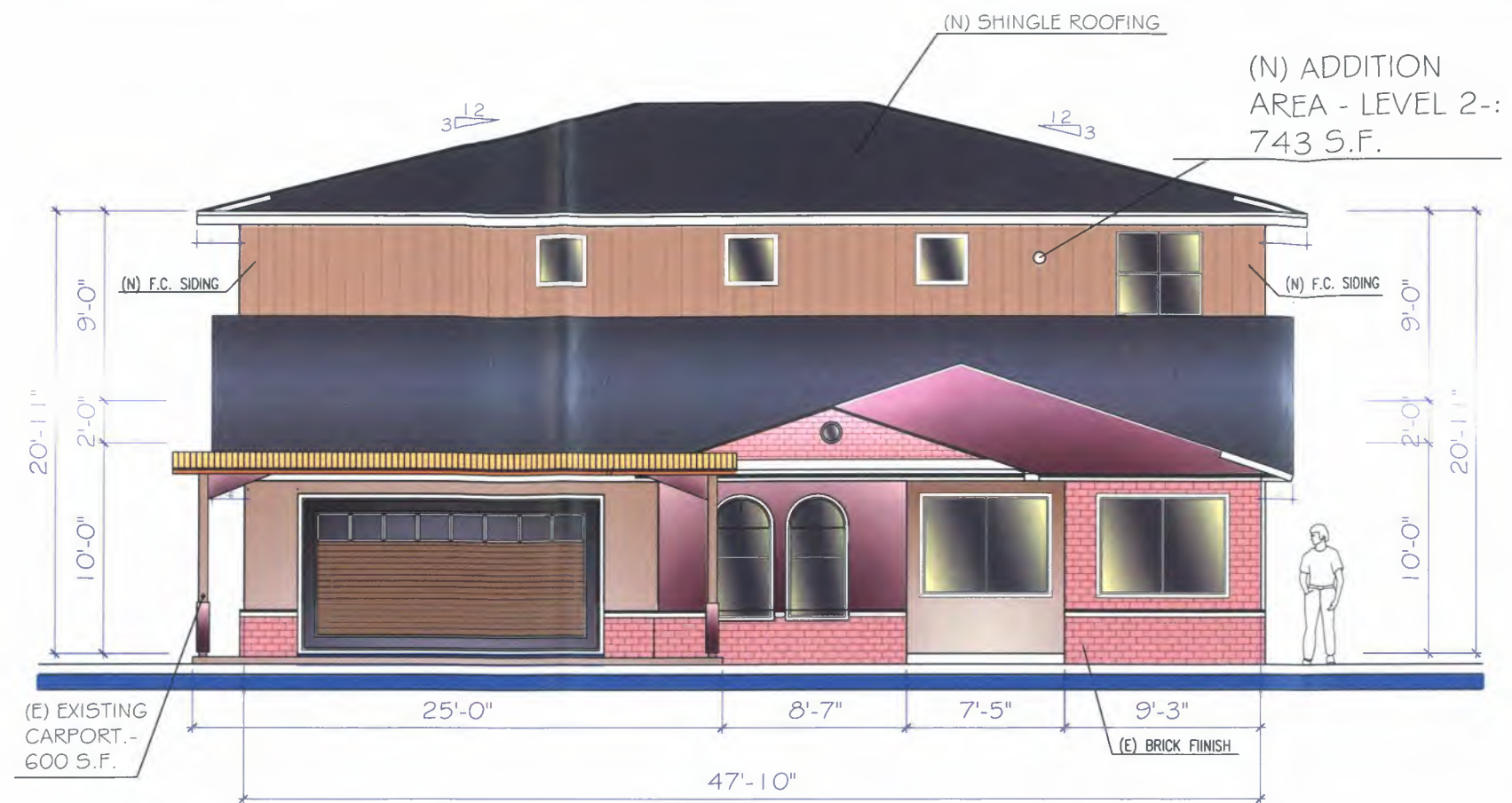


BDA245-019

THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND ADDRESS SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE USER OF THIS PLAN AGREES TO HOLD THE ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE ARCHITECT BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS PLAN. THE USER OF THIS PLAN AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE ARCHITECT BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS PLAN.

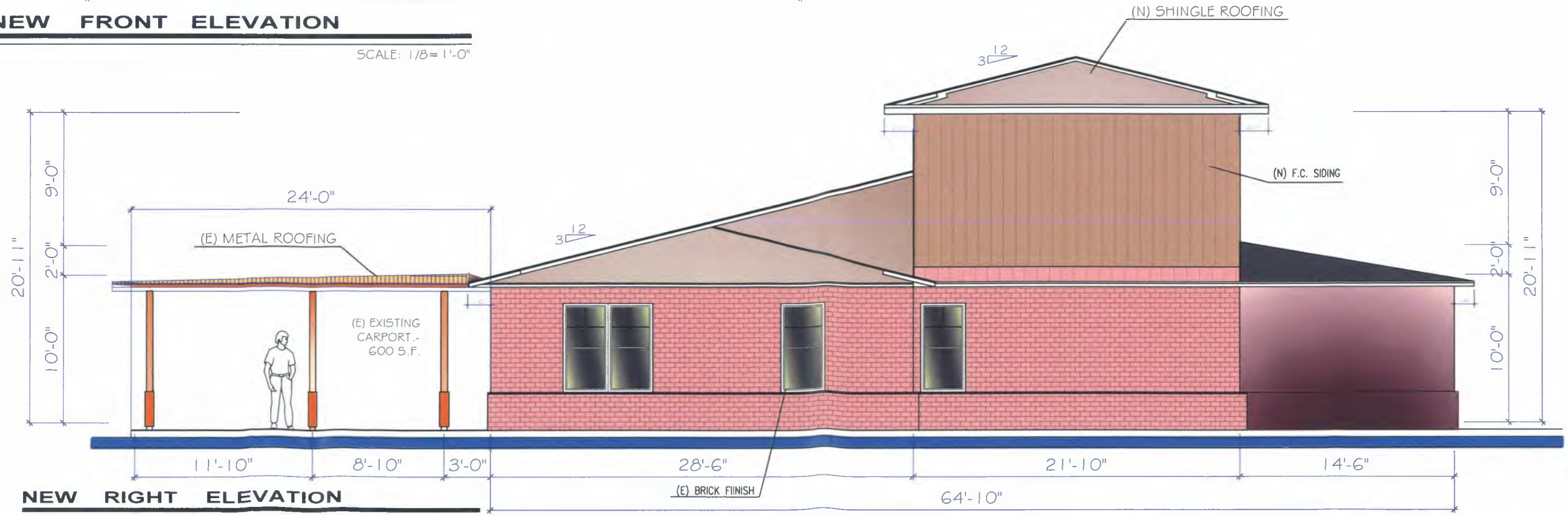


GENERAL NOTES



NEW FRONT ELEVATION

SCALE: 1/8" = 1'-0"



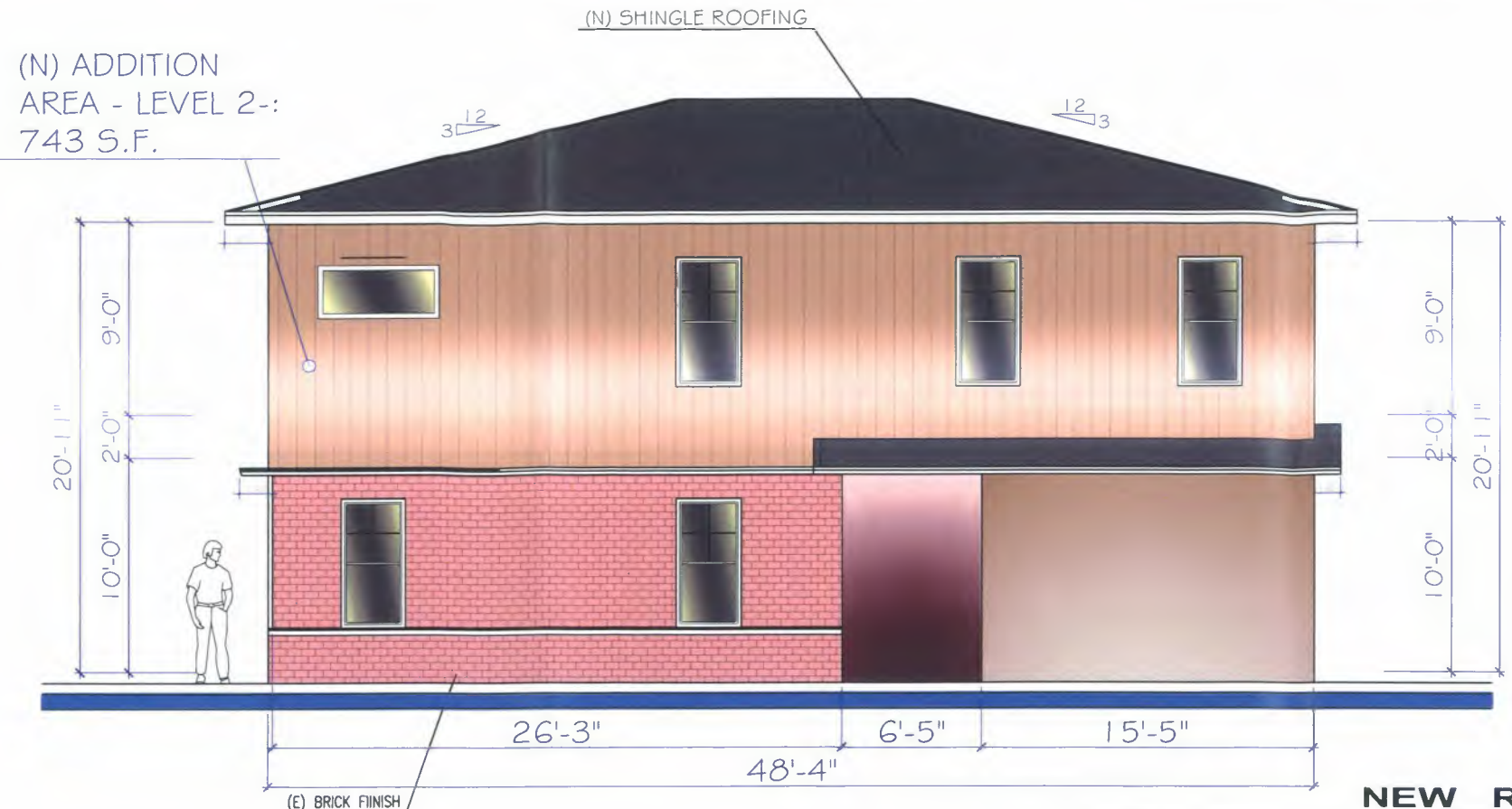
NEW RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

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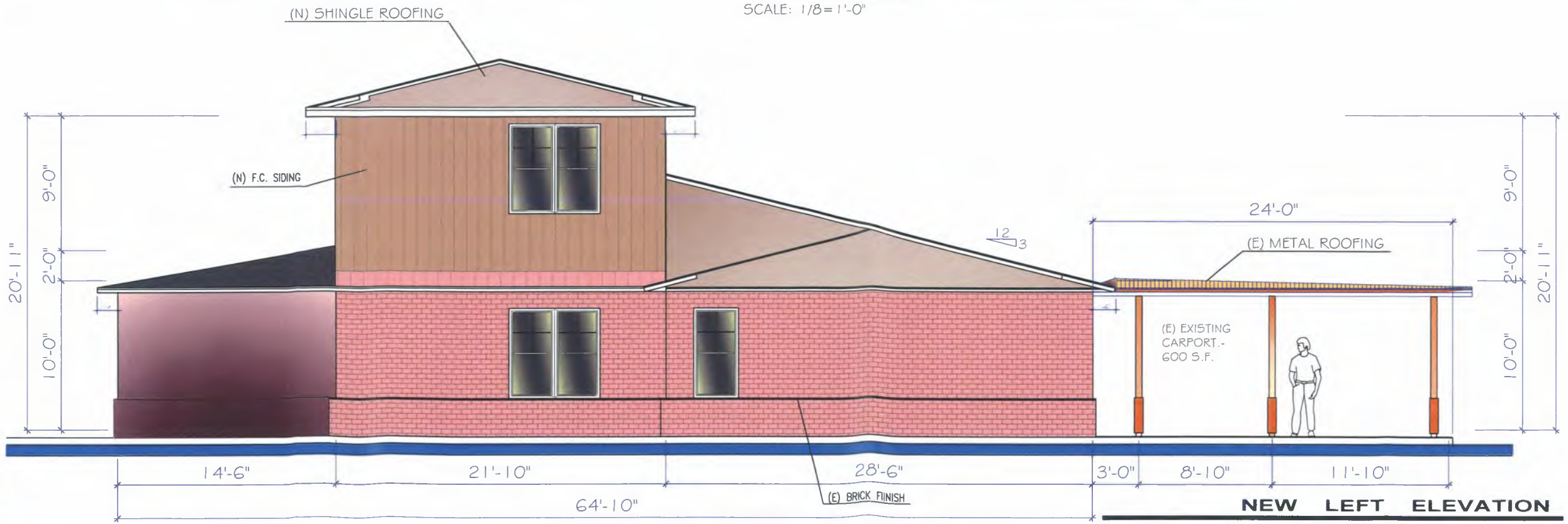


GENERAL NOTES



NEW REAR ELEVATION

SCALE: 1/8" = 1'-0"



NEW LEFT ELEVATION

SCALE: 1/8" = 1'-0"

BDA245-019