



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245-030 RECEIVED

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

Date: \_\_\_\_\_

FOR OFFICIAL USE ONLY  
REC'D

Location address: 5323 Miller Avenue

Zoning District: \_\_\_\_\_

CD 15

Lot No.: 23

Block No.: 12/19367

Acreage: 0.194

Census Tract: \_\_\_\_\_

Street Frontage (in Feet): 1) 50'

2) \_\_\_\_\_

3) \_\_\_\_\_

4) \_\_\_\_\_

5) \_\_\_\_\_

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Misty Price

Applicant: Cyril Pendergast / Z Construction

Telephone: \_\_\_\_\_

469-265-8942

Mailing Address: 612 Kelly Terrace

Zip Code: \_\_\_\_\_

76010

E-mail Address: cyrilpendergast@gmail.com

Represented by: n/a

Telephone: \_\_\_\_\_

n/a

Mailing Address: n/a

Zip Code: \_\_\_\_\_

n/a

E-mail Address: n/a

Affirm that an appeal has been made for a Varlance , or Special Exception , of 8'2" to the side yard setback currently governed by Ordinance 26391(4)(o)(3)(A) to accommodate a detached garage new addition.

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: Due to the placement of the existing detached structure, a guest house, new garage construction options are very limited, virtually impossible, to build to current setback codes. Our plan puts the detached garage in line with the guest house, which sits at the rear east portion of the property.

Our goal is to flow with the current property aesthetics with the driveway extension, carport and garage along the east property line (the guest house setback is 3'6").

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 \_\_\_\_\_

Cyril Pendergast

(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

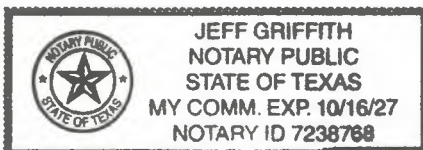
Respectfully submitted: \_\_\_\_\_

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 16 day of \_\_\_\_\_

Dec 2024

Notary Public in and for Dallas County, Texas





Appeal number: BDA 245-030

I, Misty Kay Price, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 5323 Miller Ave., Dallas, Texas 75206  
(Address of property as stated on application)

Authorize: Cyril Pendergast / Z Construction  
(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)

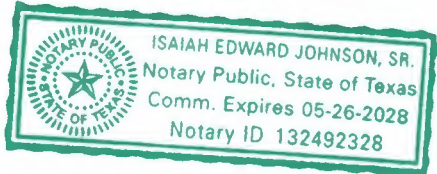
- Variance (specify below)
- Special Exception (specify below)
- Other Appeal (specify below)

Specify: Side yard setback variance to accommodate construction of new detached garage. Without a variance accommodation a large mature tree would have to be removed, which would alter landscaping aesthetics severely. Requesting a variance of 8'2" on the east side.

Misty Kay Price Misty Price  
 Print name of property owner or registered agent Signature of property owner or registered agent  
 agent Date November 12, 2024

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 12 day of November, 2024



Dallas  
Notary Public for Dallas County, Texas

Commission expires on 5-26-2028

# VICKERY PLACE



Being a subdivision of a tract of 170 acres out of the J.G. Hart Surv., conveyed to the Works-Coleman Land Co., by J.D. Caldwell and wife, Deed Recorded Vol. 494 Pg 21. And a tract of 23-18/100 acres out of the J.M. Patterson Surv conveyed to the Works-Coleman Land Co by Jas W. Sears, et al, by deed recorded in Vol. 493 page 572, Dallas Co Deed Records.

STATE OF TEXAS }  
COUNTY OF DALLAS } KNOW ALL MEN BY THESE PRESENTS:

That the Works-Coleman Land Company, a corporation of Dallas, Texas, acting by and through its duly authorized officers does hereby adopt the accompanying plat of Vickery Place, and does hereby dedicate the streets and alleys as shown thereon to the public use, reserving, however, to itself its successors and assigns, all right to the use of said streets and alleys for gas, water and sewer mains, and all electric lights, telephone and telegraph lines, and street and interurban railways and this company expressly reserves the right to grant the privilege to occupy said streets and alleys for each, any and all of said purposes to other persons or corporations upon such terms as it may deem proper.

Witness the hand and seal of said Works-Coleman Land Company, this the 3rd day of June, A.D. 1911.  
ATTEST: G.W. Works, Secretary. WORKS-COLEMAN LAND COMPANY  
By R. Vickery, President.

STATE OF TEXAS }  
COUNTY OF DALLAS }  
Before me, W.T. Savage, a Notary Public, in and for said County and State, personally came the Works-Coleman Land Company, a corporation, by R. Vickery, its President, known to me to be the person who, name is subscribed to the foregoing instrument as President, and he acknowledged the same to be the act of said corporation, and that he executed the same for the purposes and considerations therein expressed.

Given under my hand and official seal this the 3rd day of June, A.D. 1911.  
W. T. Savage, Notary Public, Dallas County, Texas.

Filed June 8th, 1911 at 5:20 o'clock P. M.  
Recorded June 14th, 1911 at 10:30 o'clock P.M.  
J. E. Record, County Clerk  
By T. B. Kendall, Deputy.



BDA245-030

4	5	6	7	8	9	10
4						1490

17	16	15	14	13	12	11
						149

*oulevard*

27	28	29	30	31	32	33
50	50	50	50	50	50	144



*Goodwin*

160	2	3	4	5	6	7	8	9	10	11	12	13	14
				5									

28	27	26	25	24	23	22	21	20	19	18	17	16	15
170													

*Vickery*

170	1	2	3	4	5	6	7	8	9	10	11	12	13	14
							12							

28	27	26	25	24	23	22	21	20	19	18	17	16	15
160													

*Miller*

160	2	3	4	5	6	7	8	9	10	11	12	13	14
							14						

28	27	26	25	24	23	22	21	20	19	18	17	16	15
156													

1	2	3	4	5	6	7	8	9	10
							6		

30	29	28	27	26	25	24	23	22	21

1	2	3	4	5	6	7	8	9	10
						11			

30	29	28	27	26	25	24	23	22	21

1	2	3	4	5	6	7	8	9	10
							15		

30	29	28	27	26	25	24	23	22	21

BOA245-030

SHIPPED  
DATE: 5-2-96 RECEIVED  
DATE: 7-11-96

# CITY OF DALLAS PLAT BOOKS

ANNEXED \_\_\_\_\_ ORD. NO. \_\_\_\_\_

ADDITION PT. OF VICKERY PLACE \_\_\_\_\_

BLOCKS 1934-1937 \_\_\_\_\_

SURVEY J. HART  
J. W. SMITH ABST. 578  
1334

SCALE 100 FT. EQUALS 1 INCH

SCHOOL DISTRICT DALLAS \_\_\_\_\_

16



BOA245-030

# ArcGIS Web Map



11/20/2024 9:16 43 AM



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

BDA245-030



FRONT VIEW



BACK VIEW





BACK SIDE VIEW WITH CURRENT GATE



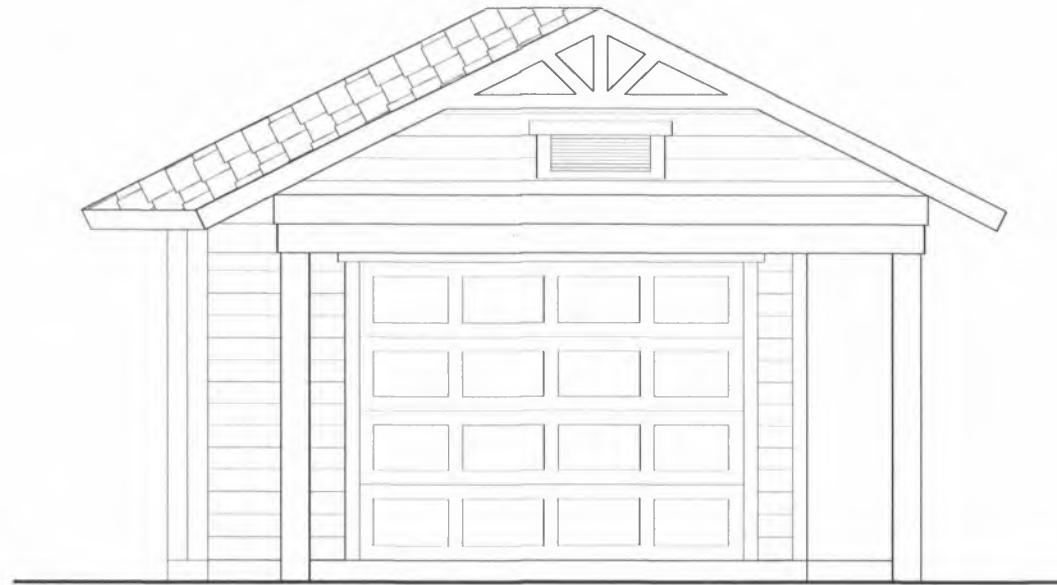
SIDE VIEW WITH CURRENT DRIVEWAY



PROJECT SITE

# PRICE RESIDENCE GARAGE ADDITION

5323 MILLER AVENUE  
DALLAS, TEXAS 75206



## DRAWING INDEX

A0.0 | COVER SHEET

A1.0 | PRICE RESIDENCE SITE PLAN

A2.0 | PRICE RESIDENCE FOUNDATION & FLOOR PLAN

A3.0 | PRICE RESIDENCE ROOF PLAN

A4.0 | PRICE RESIDENCE ELEVATIONS

FOR THE MESSAGE OF THE  
CROSS IS FOOLISH TO THOSE  
WHO ARE PERISHING, BUT TO  
US WHO ARE BEING SAVED, IT  
IS THE POWER OF GOD.  
1 CORINTHIANS 1:18

PRICE RESIDENCE GARAGE ADDITION  
DALLAS, TEXAS

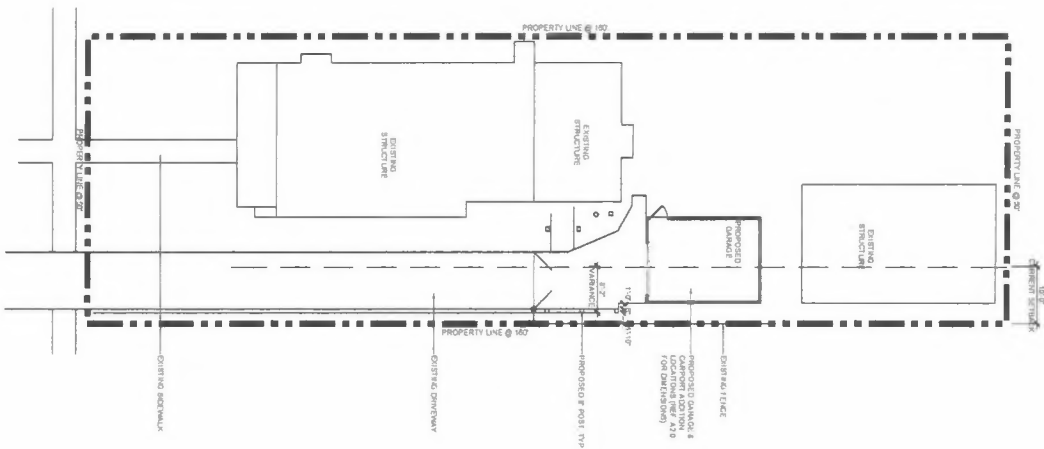
DRAWING ISSUED FOR  
PERMIT

SHEET NUMBER

A0.0

COVER SHEET

BDA245-030



MILLER AVENUE



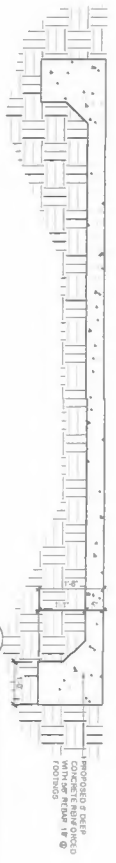
01 PRICE RESIDENCE SITE PLAN  
SCALE: 1" = 10' 0"

PRICE RESIDENCE GARAGE ADDITION  
DALLAS, TEXAS

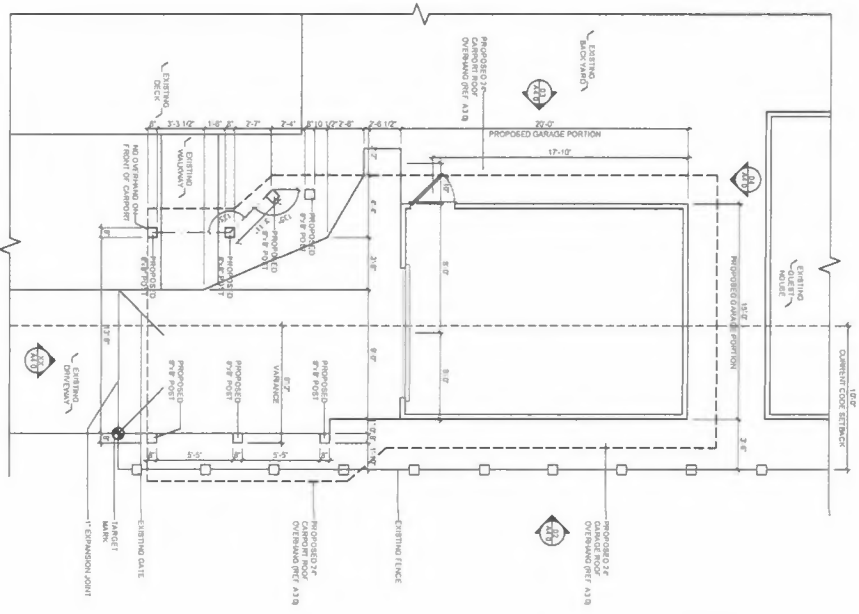
DOCUMENT NUMBER FOR PERMIT  
PROJECT NUMBER  
**A1.0**  
SITE PLAN

FOR THE MESSAGE OF THE CROSS IS FOOLISH TO THOSE WHO ARE PERISHING, BUT TO US WHO ARE BEING SAVED, IT IS THE POWER OF GOD 1 CORINTHIANS 1:18

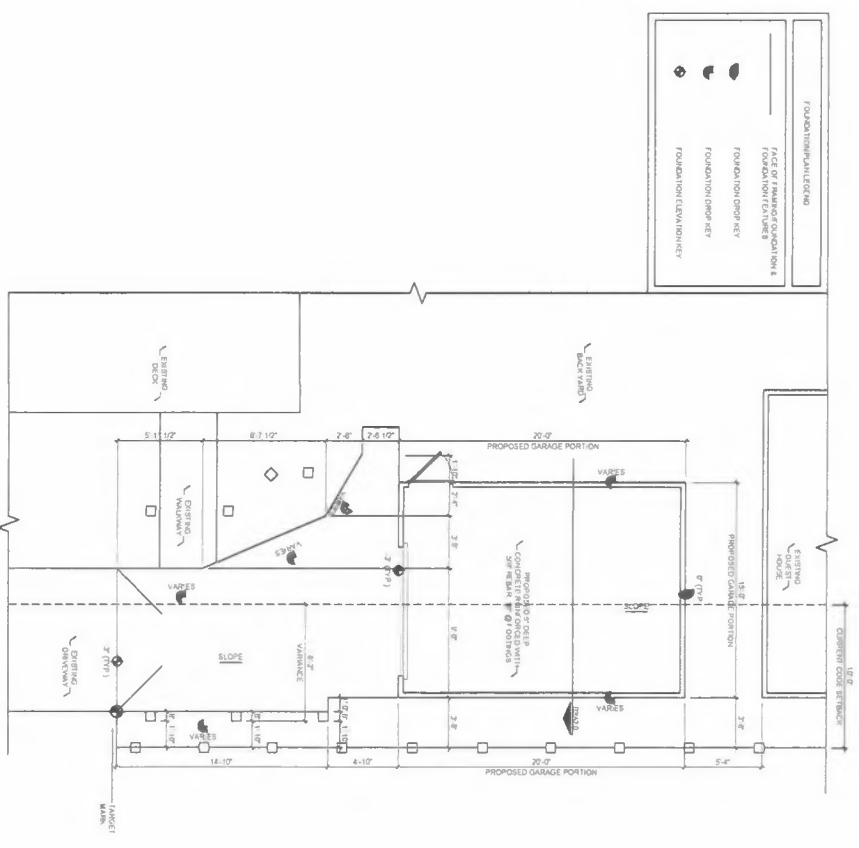
BOADAS-030



02 FOUNDATION SECTION  
SCALE 3/4" = 1'-0"



02 PRICE RESIDENCE FLOOR PLAN  
SCALE 1/4" = 1'-0"



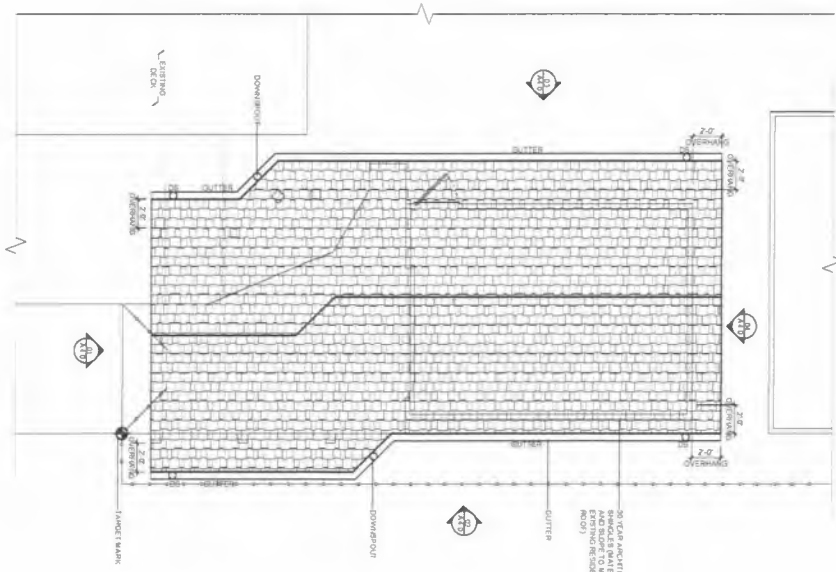
01 PRICE RESIDENCE FOUNDATION PLAN  
SCALE 1/4" = 1'-0"

BDA 245-030

FOUNDATION/  
FLOOR PLAN  
A2.0  
DATE: 04/27/23  
SUBMITTED UNDER FOR  
PERMIT

PRICE RESIDENCE GARAGE ADDITION  
DALLAS, TEXAS

FOR THE MESSAGE OF THE  
CROSS IS FOOLISH, TO THOSE  
WHO ARE PERISHING, BUT TO  
US WHO ARE BEING SAVED, IT  
IS THE POWER OF GOD  
1 CORINTHIANS 1:18



30 YEARS ARCHITECTURAL  
 30 YEARS PERMITS  
 30 YEARS OF SERVICE  
 ADDING TO YOUR  
 EXISTING RESIDENCE

01 PRICE RESIDENCE GARAGE ROOF PLAN  
 SCALE 1/4" = 1'-0"

BDA 2145-030

BOARD OF EXAMINERS  
 PERMIT  
 SHEET NUMBER  
**A3.0**  
 ROOF PLAN

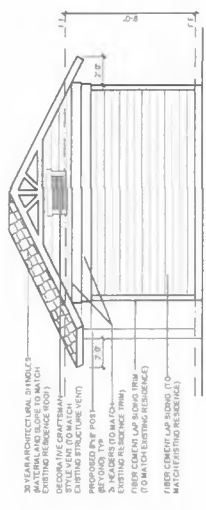
PRICE RESIDENCE GARAGE ADDITION  
 DALLAS, TEXAS

FOR THE MESSAGE OF THE  
 CROSS IS FOOLISH TO THOSE  
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 US WHO ARE BEING SAVED, IT  
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 1 CORINTHIANS 1:18

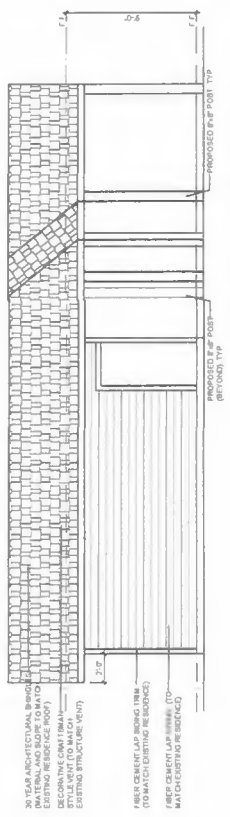
FOR THE MESSAGE OF THE  
 CROSS IS FOULISH TO THOSE  
 WHO ARE PERISHING, BUT TO  
 US WHO ARE BEING SAVED, IT  
 IS THE POWER OF GOD  
 1 CORINTHIANS 1:18

PRICE RESIDENCE GARAGE ADDITION  
 DALLAS, TEXAS

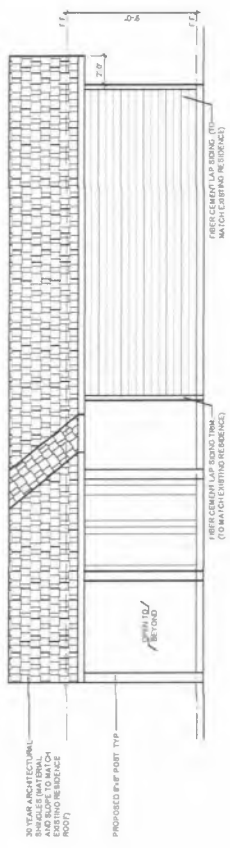
APPROVED FILE # 10  
 PERMIT  
 TEST NUMBER  
**A4.0**  
 ELEVATIONS



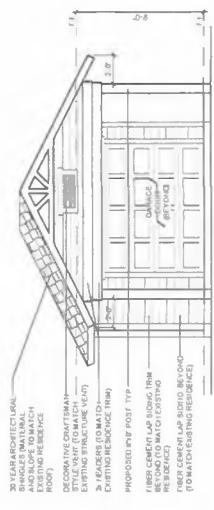
04 PRICE RESIDENCE SOUTH ELEVATION  
 SCALE 1/4" = 1'-0"



03 PRICE RESIDENCE WEST ELEVATION  
 SCALE 1/4" = 1'-0"



02 PRICE RESIDENCE EAST ELEVATION  
 SCALE 1/4" = 1'-0"



01 PRICE RESIDENCE NORTH ELEVATION  
 SCALE 1/4" = 1'-0"

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