



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

045-042

RECEIVED

Data Relative to Subject Property:

Date:

FOR OFFICE USE ONLY

REC'D

Location address: 4408 Gaston Avenue, Dallas 75246 Zoning District: PD 298, Subarea 13

Lot No.: 2 Block No.: 5/773 Acreage: 0.276 Census Tract: 15

Street Frontage (in Feet): 1) 65' 2) 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): 4408 Gaston, Limited Partnership

Applicant: Nathan Rylander Telephone: (972) 955-1067

Mailing Address: 4020 Reading Drive, Plano, Tx Zip Code: 75093

E-mail Address: nathan@reservecappartners.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 a reduction in the number of required parking spaces from 24 to 18 parking spaces in order to obtain a Certificate of Occupancy for a tenant. This is a 25% reduction

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:

Zoning ordinance requires 1 parking space per 200 SF for General Merchandise > 3500 SF, my 4800 SF building only has 18 parking spaces, not the required 24 parking spaces.

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 Nathan P. Rylander

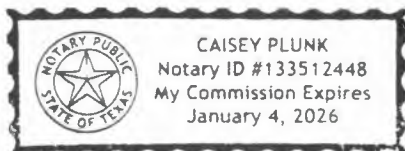
(Affiant/Applicant's name printed)

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 5th day of February, 2025



Notary Public in and for Dallas County, Texas

February 5, 2025

Board of Adjustment
City of Dallas
Dallas City Hall
1500 Marilla Street
Suite 5CN
Dallas, Texas 75201

RE: Parking Analysis for Parking Requirement Appeal for 4408 Gaston Avenue

Dear Board of Adjustment:

I own the property located at 4408 Gaston Avenue, Dallas, Texas 75246 under the legal entity of 4408 Gaston, Limited Partnership. The property is located in the Zoning District PD 298, Subarea 13 which allows for Office and Retail uses. I have signed a lease with a tenant that falls under the "General Merchandise or Food Store >3500 SF" which requires 1 parking space for every 200 SF. The building currently has 18 parking spaces.

TENANT DESCRIPTION: The name of the Tenant is ARA Guns and will retail firearms and firearm accessories. This is an allowable use in the zoning ordinance. While the store will employ 4 people, they intend to have 2 employees present at any given time. Hours of operation are 10am to 7pm, Sunday thru Saturday.

SPACE UTILIZATION: 4408 Gaston Avenue is a 4,800 SF building. The "back of house" storage, inventory, restrooms, office, and repair will occupy 2,000 SF. The retail showroom space will occupy 2,800 SF.

PARKING DEMAND: At Peak Parking Demand, the business owner expects to have as many as 14 patrons, each with their own vehicle (14 parking spaces), and expects each patron to shop/visit for an average of 30 minutes. During that period of time, there would also be two employees using 2 parking spaces.

PARKING AREA AVAILABLE: 4408 Gaston Avenue has 18 parking spaces on site, immediately in front of the building (see site plan provided). No offsite parking or street parking is available. There is no "city-owned" parking in the

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area, and all other parking is privately owned and unavailable for lease.

PARKING AT SIMILAR USES: There are not many firearm and firearm accessory independent retailers in Dallas, and most are in multi-tenant buildings; however, the following are details for the three most popular.

Ray's Hardware & Sporting Goods, 730 Singleton Blvd, is a 12,000 SF building with 40 parking spaces (1 space per 300 SF). At peak times, all the parking is utilized. Ray's is the only "stand alone" firearms independent retailer in a single-tenant building.

Jackson Armory, 3416 Rosedale, is a 1,346 SF building located in Snider Plaza, which has access to the Snider Plaza parking lot. At peak times, there are up to 6 patrons in the space.

McClelland Gun Shop, 1533 Centerville, occupies 3,000 SF of space in a 15,296 SF multi-tenant strip center that has a total of 72 parking spaces. At peak times, there are up to 8 patrons in the space.

Please do not hesitate to contact me at (972) 955-1067. I look forward to working with you.

Best Regards,



Nathan Rylander

General Partner,
4408 Gaston, Limited Partnership

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*** Each of the full-size scale drawings must also include one reduced 8½"x11" copy of the drawing. ***

11" X 17" is the minimum size that will be accepted for BDA cases. Larger sizes are preferred.

Submit appeals to: Diana Barkume/214-948-4364/BDAappintake@dallas.gov
Dallas City Hall, 1500 Marilla Street, 5CN

All appeals must be submitted in person and all required materials and drawings must be submitted at the time of filing the appeal. All fees must be paid at the time of filing the appeal.

Standard scales:

Architect scales use fractions and have the following dimensional relationships: 3/32 = 1 foot, 1/4 = 1 foot, 3/4 = 1 foot, 3/16 = 1 foot, 3/8 = 1 foot, 1 inch = 1 foot, 1/8 = 1 foot, 1/2 = 1 foot, 1 1/2 inches = 1 foot

Engineer scales have the following dimensional relationships: 1 inch = 10 feet, 1 inch = 20 feet, 1 inch = 30 feet, 1 inch = 40 feet, 1 inch = 50 feet, 1 inch = 60 feet

Parking analysis includes:

Address	Suite number	Use	Floor area	Parking ratio	Required parking	
4408 Gaston Ave		General Merchandise	3500	4800	1/200SF	24
					Total required parking for all uses	24
					Parking provided on site	18

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SHIPPED DATE: 5-2-94 RECEIVED DATE: 7-11-96

CITY OF DALLAS PLAT BOOKS

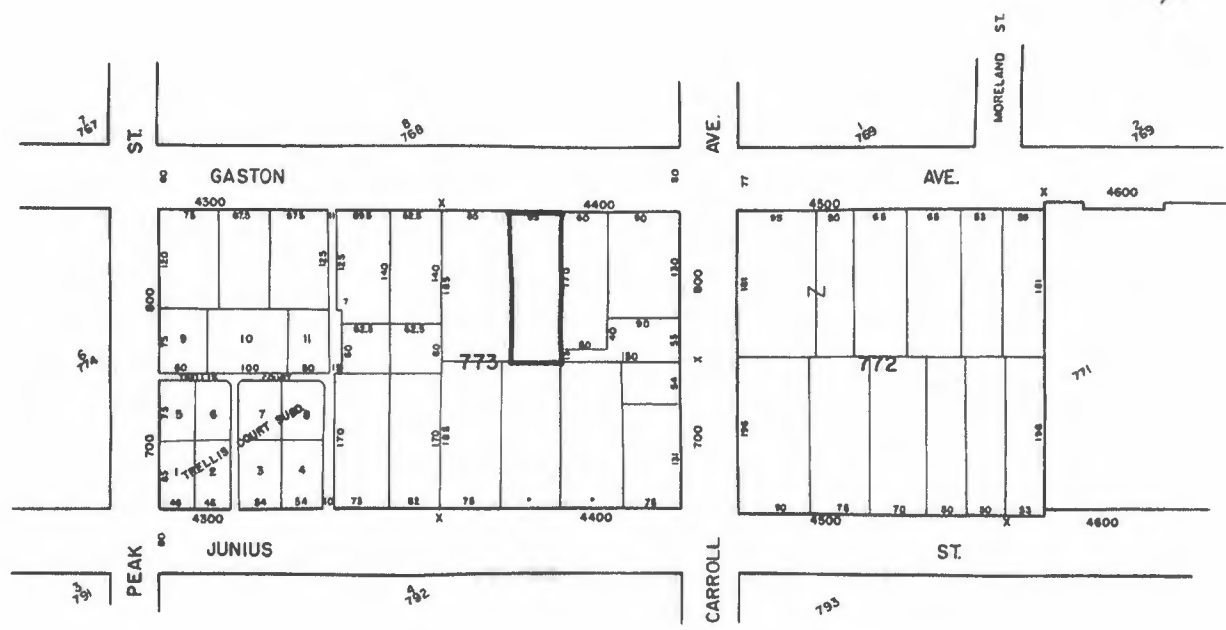
ANNEXED SURVEY: J. GRIGSBY
ORD. NO. ABST. 495

ADDITION

BLOCK# 772 & 773

SCHOOL DISTRICT DALLAS

SCALE 100 FT. EQUALS 1 INCH



TRUE AND CORRECT
COPY OF RECORD
ON FILE IN CITY
SURVEYOR'S OFFICE
BY: *E. J. Hoban*
DATE: 8-1-2025

Scanned with
CS CamScanner

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4408 GASTON AVENUE
DALLAS, TX 75246

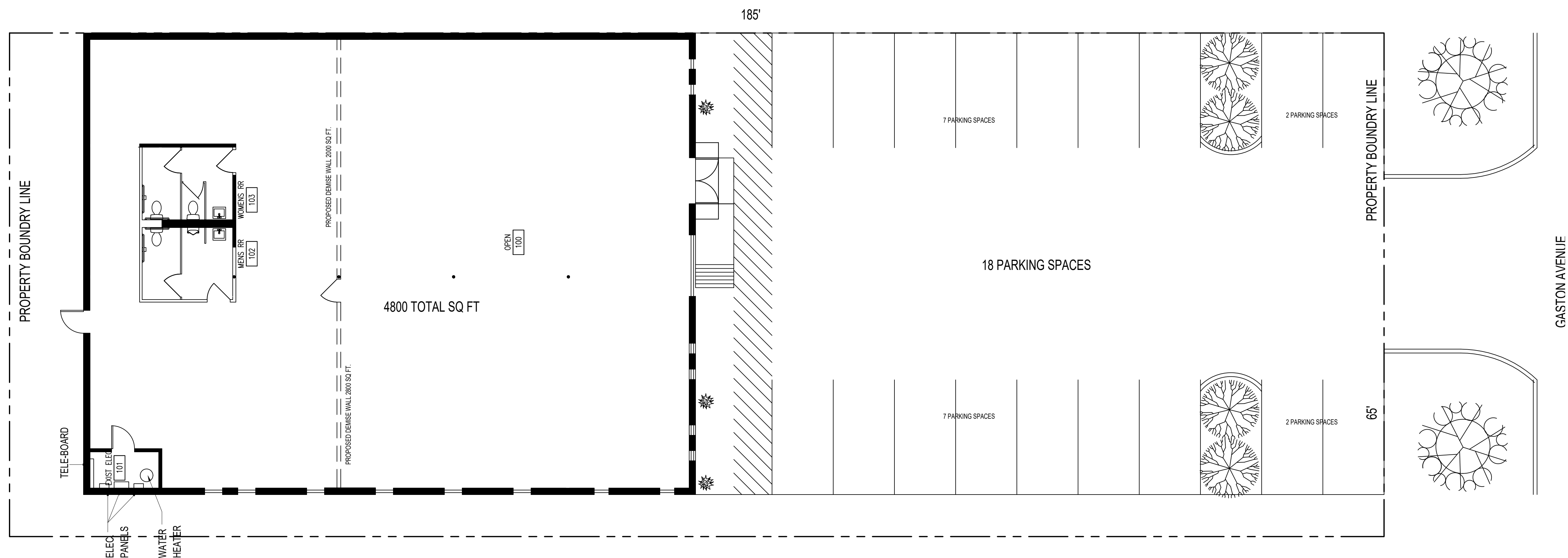
THE DRAWINGS AND WRITTEN MATERIAL, HEREIN CONSTITUTE ORIGINAL WORK OF THE LICENSED DESIGNER, AND AS INTELLECTUAL PROPERTY AND INSTRUMENTS OF SERVICE, ARE SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED, DISTRIBUTED, PUBLISHED OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGNER.

REVISION:

DRAWN BY: mlh
CHECKED: jh

ISSUE:

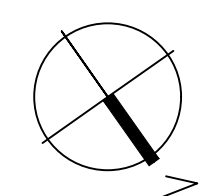
ninety 8 ninety 7, LLC
interior design | historic preservation
15428 PIONEER BLUFF TRAIL
FORT WORTH, TX 76262
P: 214-684-1292
MICHELLE L. HURST, RLD
REGISTERED INTERIOR
DESIGNER LICENSE # 98977
MLHURST@STUDIO98977.DESIGN
STUDIO 9897, DESIGN



Parking analysis includes:

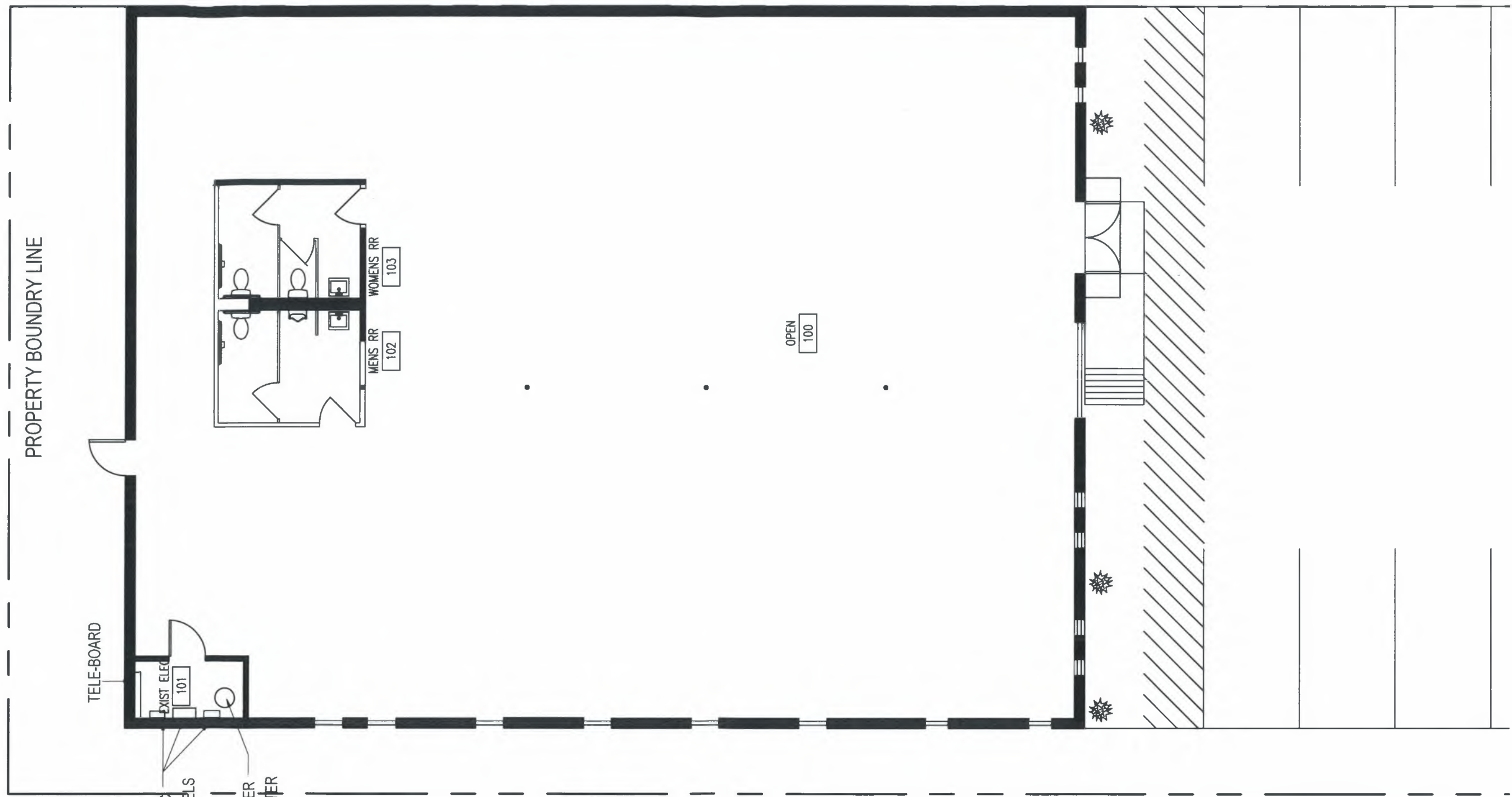
Address	Suite number	Use	Floor area	Parking ratio	Required parking
4408 Gaston Avenue		General Merchandise >3,500 SF	4,800 SF	1 space/200 SF	24
				Total required parking for all uses	24
				Parking provided on site	18

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



SITE PLAN

A-1.0



1 4408 GASTON AVE BUILDING
SCALE: 1/8" = 1'-0"

02 06 25

4408 GASTON

DALLAS, TX

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