



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

RECEIVED

Case No.: BDA

245-051

FEB 27 2025

Data Relative to Subject Property:

Date:

BY:

Location address: 6617 Gaston Ave

Zoning District: Conservation District (CD #2)

Lot No.: 18 Block No.: L/2797 Acreage: 0.399 Census Tract: Country Club Estates

Street Frontage (in Feet): 1) 111.07' 2) 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Brandon S Luke & Janie E Gray

Applicant: Brandon Luke

Telephone: 972.369.4989

Mailing Address: 6617 Gaston Ave, Dallas, TX

Zip Code: 75214

E-mail Address: brandon@hattenluke.com

Represented by: Jay Peskuski

Telephone: 469.682.8956

Mailing Address: 2309 Albion Way, Forney, TX

Zip Code: 75126

E-mail Address: jp@jpdfirm.com

Affirm that an appeal has been made for a Variance or Special Exception of Required front yard setback. Requesting to maintain the existing front yard setback.

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:

Requesting to maintain the existing front yard setback in effort to create a more contributing structure. The residence is currently "non-contributing" to the Conservation District.

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

Brandon Luke

(Affiant/Applicant's name printed)

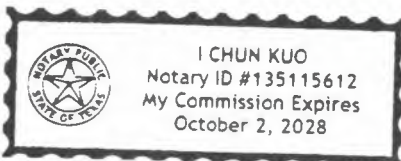
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted:

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 27 day of February, 2025

Notary Public in and for Dallas County, Texas




CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 245-051

I, Janie E Gray-Luke, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 6617 Gaston Ave
(Address of property as stated on application)

Authorize: Brandon Luke
(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: _____

Janie E Gray-Luke
Print name of property owner or registered agent

Janie E Luke
Signature of property owner or registered agent

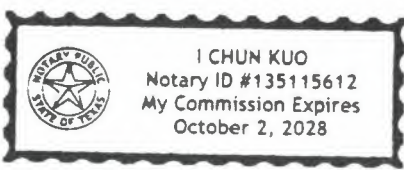
agent Date 2/27/25

Before me, the undersigned, on this day personally appeared Janie E. Gray-Luke

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

February, 2025



[Signature]
Notary Public for Dallas County,
Texas

Commission expires on
10/02/2025

105-

FIRST INSTALLMENT OF Country Club Estates

W.F. PEARSON-OWNER

DALLAS TRUST & SAVINGS BANK EXCLUSIVE AGENTS



BOA245-051

FILED FOR RECORD 8, 11, 22
VOLUME 2 PAGE 262

Map of the City of Dallas

2000 4012

SHIPPED
DATE: 10-2-96
ANNEXED NOVEMBER 26, 1929 ORD. NO.
SURVEY W. JAMES
E. BENNETT

RECEIVED
DATE: 12-2-96
ABST. 701
91

CITY OF DALLAS PLAT BOOKS

ADDITION COUNTRY CLUB ESTATES (PT)

J K L M
BLOCKS 2795, 2796, 2797, 2798

SCALE 100 FT. EQUALS 1 INCH

PHA 4-17-91

SCHOOL DISTRICT DALLAS

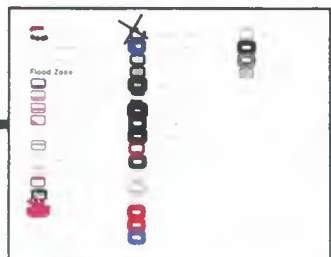
FILED 8-11-22



BDA245-051



1:2,400



Case ID: **BDA245-051**

Printed: 2/27/2025



TRADITIONAL/ECLECTIC (NON CONTRIBUTING)

EXISTING
NOT TO SCALE



SPANISH ECLECTIC (CONTRIBUTING)

NEW/PROPOSED
NOT TO SCALE

PROJECT NO.
6617

DATE:
2/21/2025

PDF

**PESKUSKI
DESIGN
FIRM**

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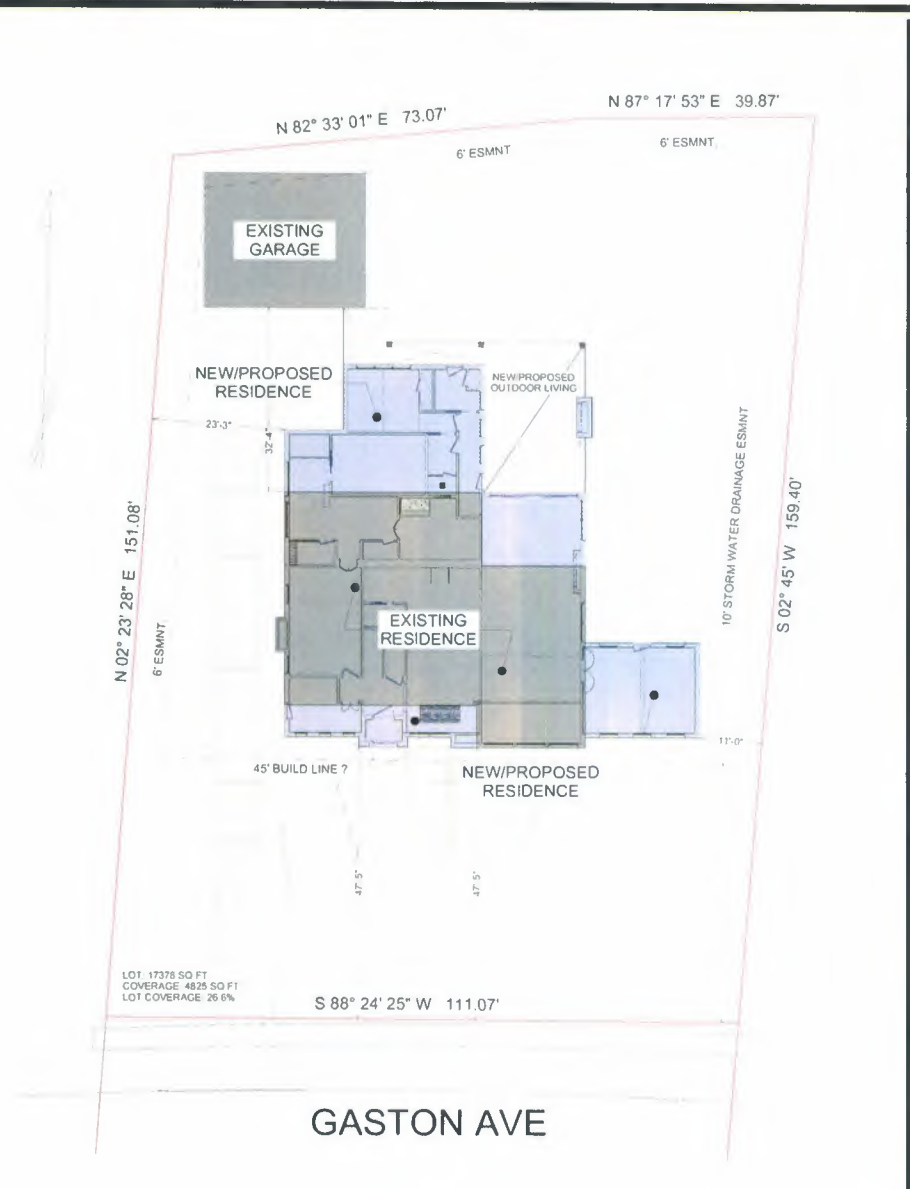
NO DESCRIPTION DATE

PROJECT INFO:
LUKE RESIDENCE
6617 GASTON AVENUE
LOT 18, BLOCK U/2797
DALLAS, TX

SHEET NO:

CS

BDA245-051



LOT 17378 SQ FT
 COVERAGE 48.25 SQ FT
 LOT COVERAGE 26.6%

GASTON AVE

7) ALL PLANT BEDS AND BEDDING AREAS TO BE IRRIGATED WITH DRIP EMITTERS
 8) 70% (OR GREATER) OF THE NON ROOF AREA OF THE LOT COVERED WITH VEGETATIVE LANDSCAPE OR PERMEABLE PAVING

SITE PLAN
 SCALE 1" = 10'

PROJECT NO.
 6617
 DATE:
 2/21/2025

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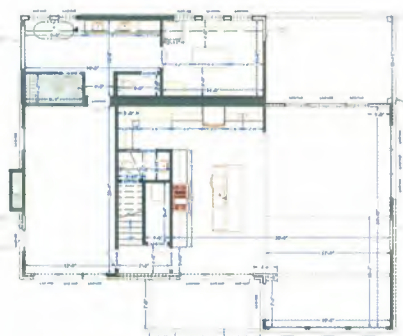
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PROJECT INFO:
 LUKE RESIDENCE
 6617 GASTON AVENUE
 LOT 18, BLOCK U/2797
 DALLAS, TX

SHEET NO:
A-0

BD245-051

SECOND FLOOR NOT CHANGED/MODIFIED



FIRST FLOOR

EXISTING

EXISTING

DIMENSIONAL FLOOR PLANS ON SHEET A-2

SECOND FLOOR NOT CHANGED/MODIFIED



SECOND FLOOR



FIRST FLOOR

DIMENSIONAL FLOOR PLANS ON SHEET A-2

NEW/PROPOSED

DIMENSIONAL FLOOR PLANS ON SHEET A-2

DIMENSIONAL FLOOR PLANS ON SHEET A-2

AREAS (SQ FT)

LIVING AREAS	
EXISTING	
EXISTING A/C (PER DCAD)	3004
NEW/ADDED	
1ST FLR ADDED A/C	1316
2ND FLR ADDED A/C	0
TOTAL A/C	4320
NON LIVING AREAS	
FRONT PORCH	34
OUTDOOR LIVING	482
BREEZEWAY	151

PROJECT OVERVIEW

SCALE: 1/8" = 1'



PROJECT NO.
6617
DATE:
2/21/2025

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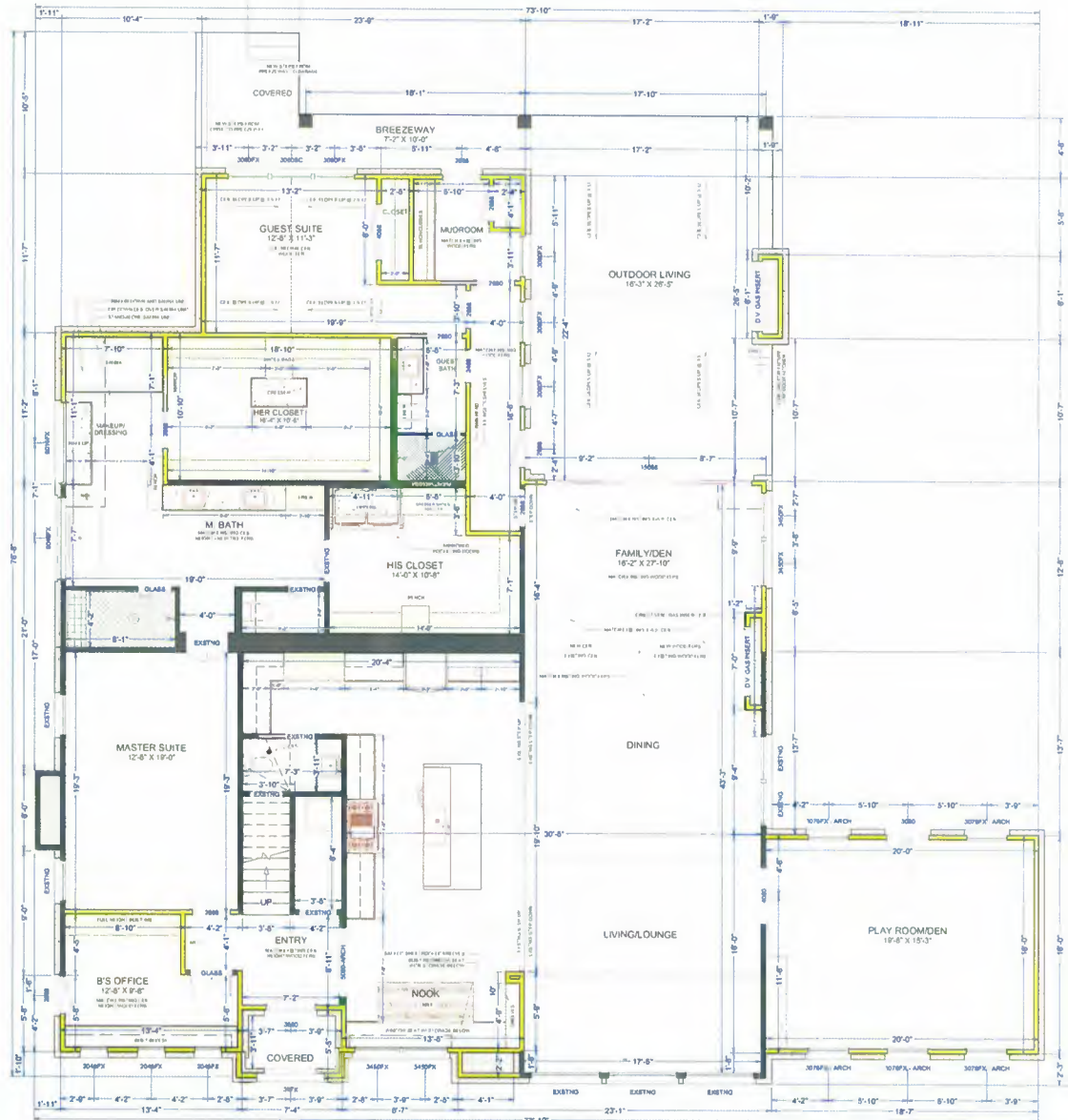
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PROJECT INFO:
LUKE RESIDENCE
6617 GASTON AVENUE
LOT 18, BLOCK U/2797
DALLAS, TX

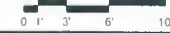
SHEET NO:

A-1

BDA24S-051



**FIRST FLOOR
PLAN**
SCALE: 1/4" = 1'



PROJECT NO.
6617
DATE:
2/21/2025

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PROJECT INFO:
LUKE RESIDENCE
6617 GASTON AVENUE
LOT 18, BLOCK U/2797
DALLAS, TX

SHEET NO:

A-2

BDA245-OS1

PROJECT NO.
6617
DATE:
2/21/2025

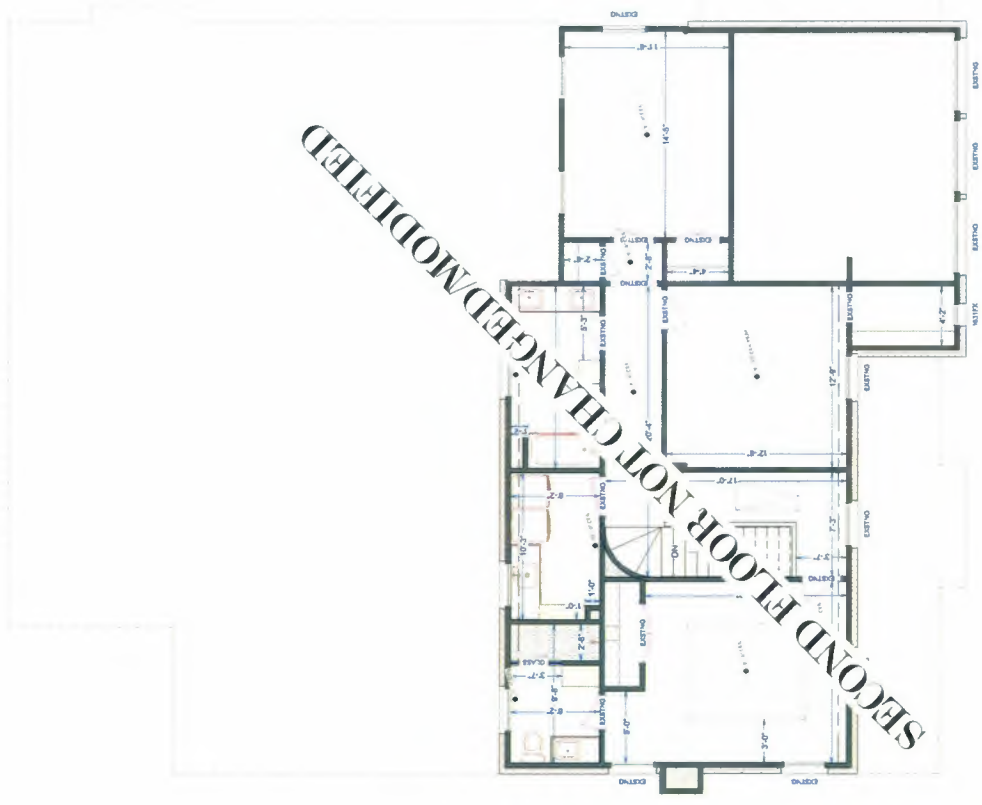
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NO. DESCRIPTION DATE

PROJECT INFO:
LUKE RESIDENCE
6617 GASTON AVENUE
LOT 18, BLOCK L/2797
DALLAS, TX

SHEET NO:
A-3

SECOND FLOOR
PLAN
SCALE: 1/4" = 1'



BDAS-OSI

PROJECT NO.
6617

DATE:
2/21/2025

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SCALE/DATE DATE

PROJECT INFO:
LUKE RESIDENCE
6617 GASTON AVENUE
LOT 18, BLOCK L/2797
DALLAS, TX

SHEET NO.:

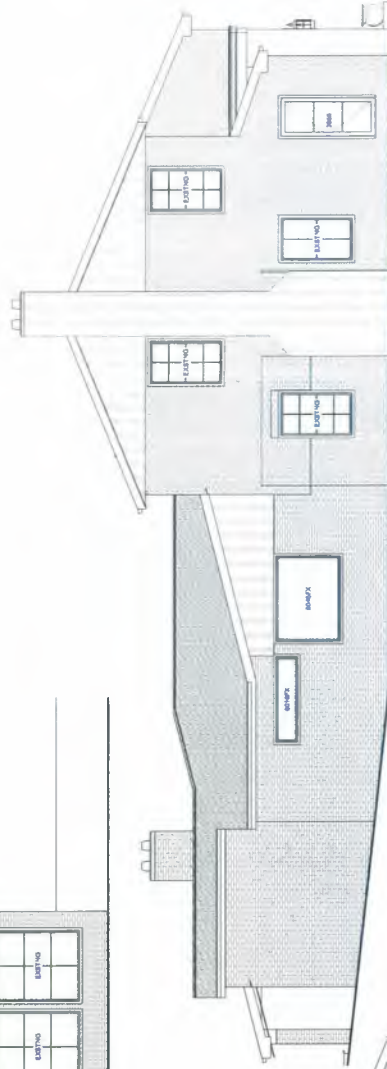
A-4



FRONT ELEVATION (NEW/PROPOSED)



FRONT ELEVATION (EXISTING)



LEFT ELEVATION (NEW/PROPOSED)



LEFT ELEVATION (EXISTING)

FRONT/LEFT ELEVATIONS

SCALE: 1/4" = 1'
0 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'

BD245-051



REAR ELEVATION (NEW/PROPOSED)



REAR ELEVATION (EXISTING)



RIGHT ELEVATION (NEW/PROPOSED)



RIGHT ELEVATION (EXISTING)

REAR/RIGHT ELEVATIONS

SCALE 1/4" = 1'



PROJECT NO.
6617
DATE:
2/21/2025

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PROJECT INFO:
LUKE RESIDENCE
6617 GASTON AVENUE
LOT 18, BLOCK U/2797
DALLAS, TX

SHEET NO.:

A-5

BDA245-051