



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

FOR OFFICE USE ONLY

Data Relative to Subject Property:

Date:

FOR OFFICE USE ONLY

Location address: 4503 Holland Avenue Zoning District: PD 193 Subdistric MF-2

Lot No.: Pt 14 Block No.: 4/2042 Acreage: 0.1262 Census Tract: 2020

Street Frontage (in Feet): 1) 50 2) 110 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Sabio Holdings, LLC

Applicant: Jennifer Hiromoto Telephone: 469-275-2414

Mailing Address: PO Box 38586 Dallas, TX Zip Code: 75238

E-mail Address: jennifer@buzzurbanplanning.com

Represented by: Jennifer Hiromoto Telephone: 469-275-2414

Mailing Address: PO Box 38586 Dallas, TX Zip Code: 75238

E-mail Address: jennifer@buzzurbanplanning.com

Affirm that an appeal has been made for a Variance ☒ or Special Exception ☐ of Front yard setback variance of 10 feet on the Prescott Avenue side of the property

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 are requesting a reduction in the required front yard setback from 15 feet to 5 feet. This request is based on the unique constraints of the property, as it is a corner lot with double frontage, which significantly limits the buildable area. Additionally, the proposed 5' setback aligns with the setback of the building site across the alley, ensuring consistency with the surrounding development pattern.

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 Jennifer Hiromoto

(Affiant/Applicant's name printed)

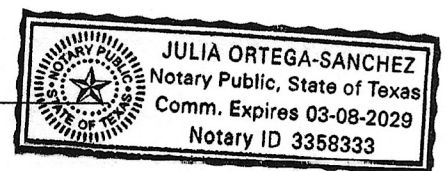
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted:

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 8 day of April 2025

Notary Public in and for Dallas County, Texas



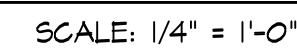


BRICK

AFF	ABOVE FINISHED FLOOR	CLNG	CEILING HEIGHT
FG	FIXED GLASS	HH	HEADER HEIGHT
P	PITCH	CSMT	CASEMENT
SRO	SHEET ROCK OPENING	GLD	GLASS DOOR
SGD	SLIDING GLASS DOOR	SH	SINGLE HUNG

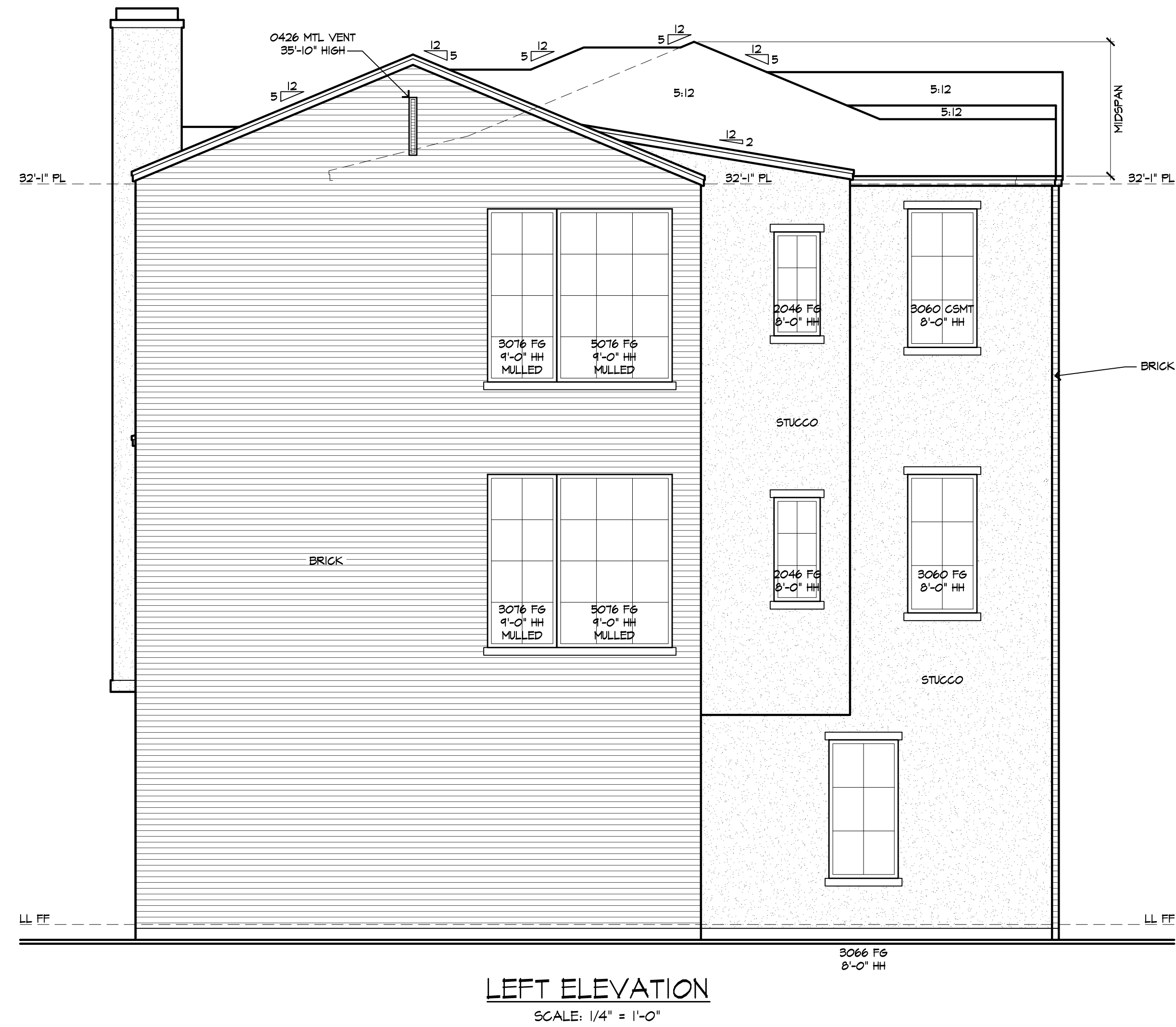
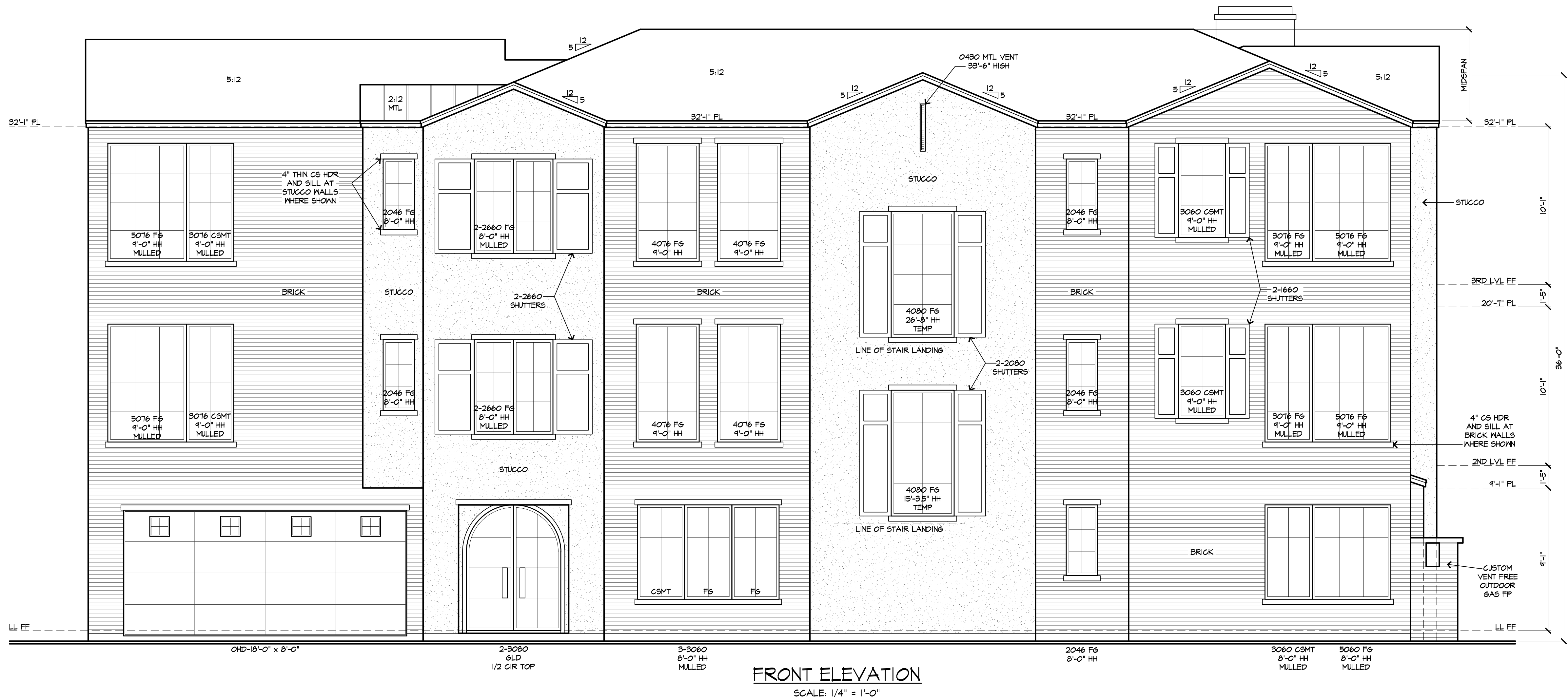
1. ALL LOWER LEVEL PLATE HEIGHTS TO BE 9'-11" UNLESS NOTED OTHERWISE
2. ALL SECOND LEVEL PLATE HEIGHTS TO BE 10'-11" UNLESS NOTED OTHERWISE
3. ALL THIRD LEVEL PLATE HEIGHTS TO BE 10'-11" UNLESS NOTED OTHERWISE
4. PLATE HEIGHTS BASED ON 1'-4" FLOOR SYSTEM PLUS 1" DECKING (VERIFY)
5. THESE PLANS ARE IN COMPLIANCE WITH 2021 IRC. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NATIONAL AND LOCAL BUILDING CODES

UNIT	A	B
LOWER LEVEL A/C	784	778 SQ FT
SECOND LEVEL A/C	1,400	1,445 SQ FT
THIRD LEVEL A/C	1,260	1,310 SQ FT
TOTAL A/C	3,444	3,533 SQ FT
AUTOS	482	533 SQ FT
COVERED OUTDOOR LIVING	206	149 SQ FT
COVERED ENTRY	35	50 SQ FT
TOTAL UNDER ROOF	4,172	4,265 SQ FT
PAD AREA	1,512	1,510 SQ FT

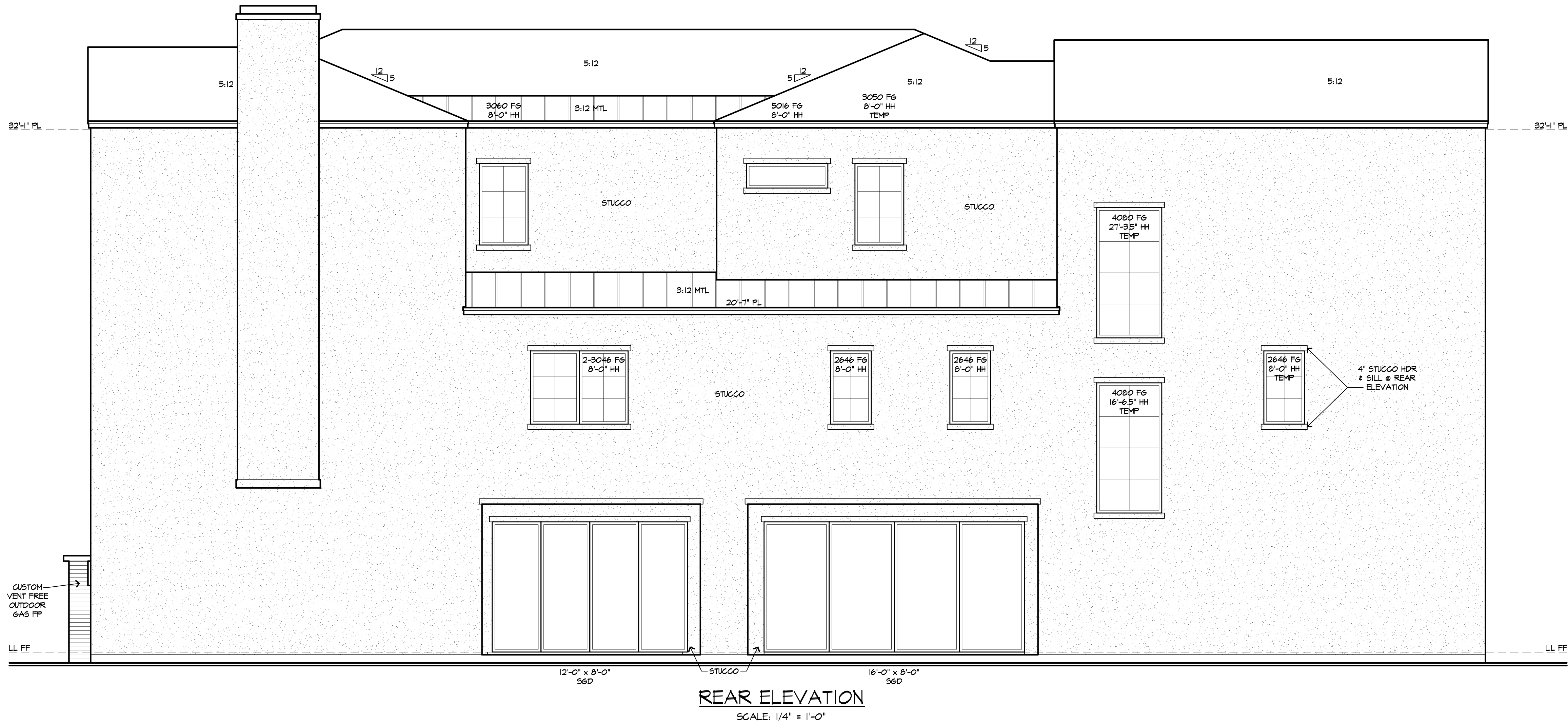


A CUSTOM DUPLEX PLAN FOR
AXIOM BUILDERS
4503 HOLLAND AVENUE
DALLAS, TX

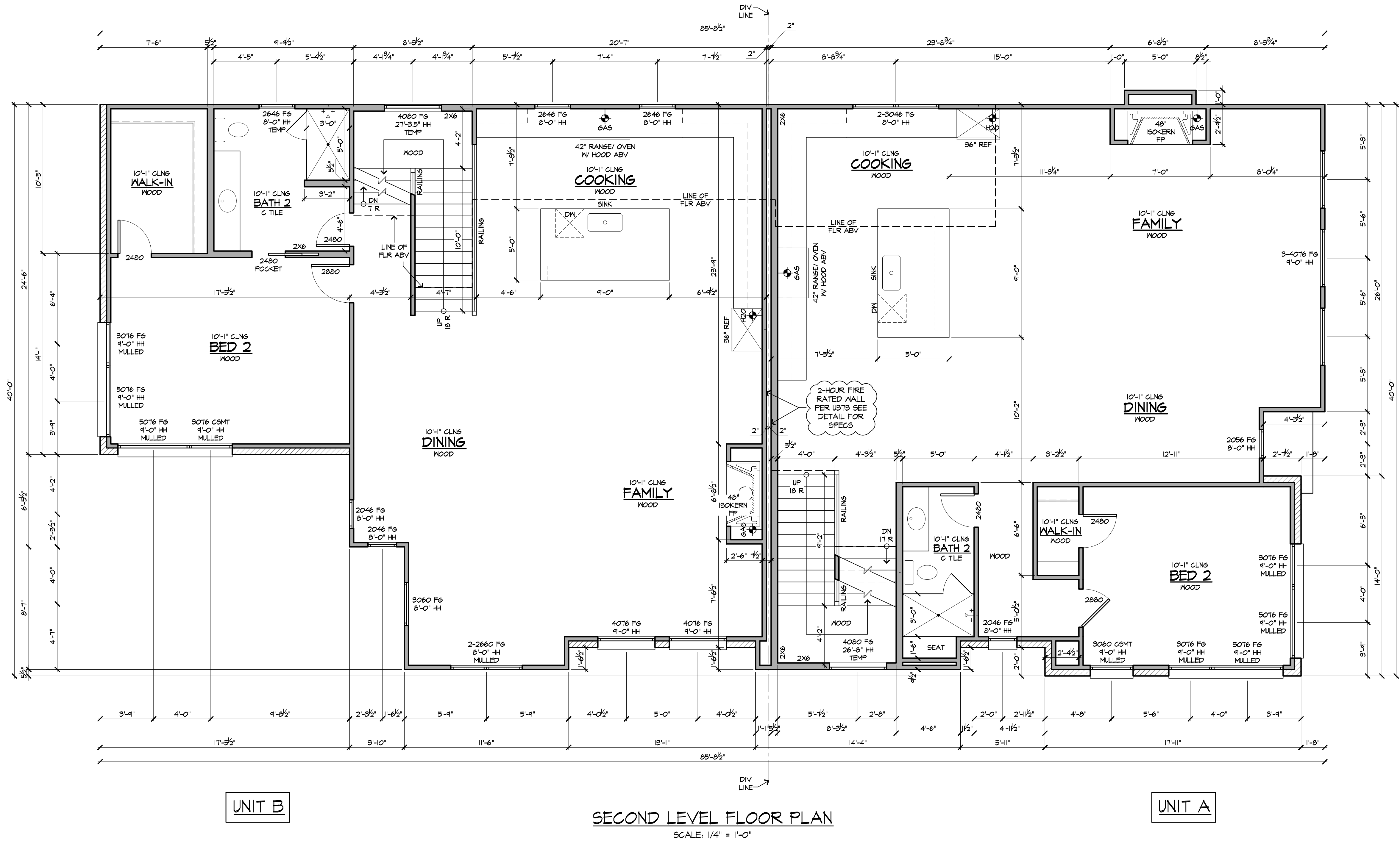
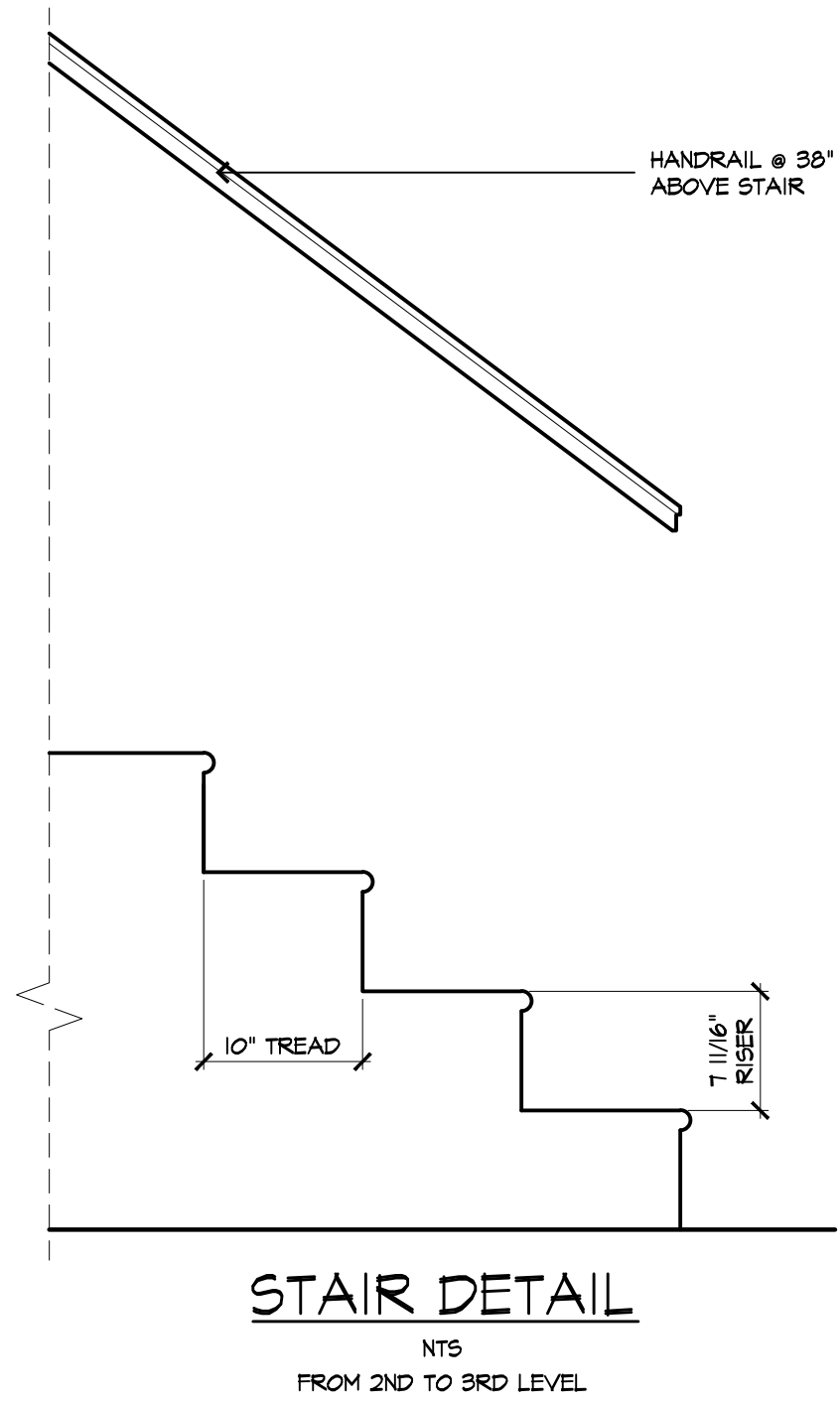
OF 9



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A CUSTOM DUPLEX PLAN FOR
AXIOM BUILDERS
4503 HOLLAND AVENUE
DALLAS, TX

24062

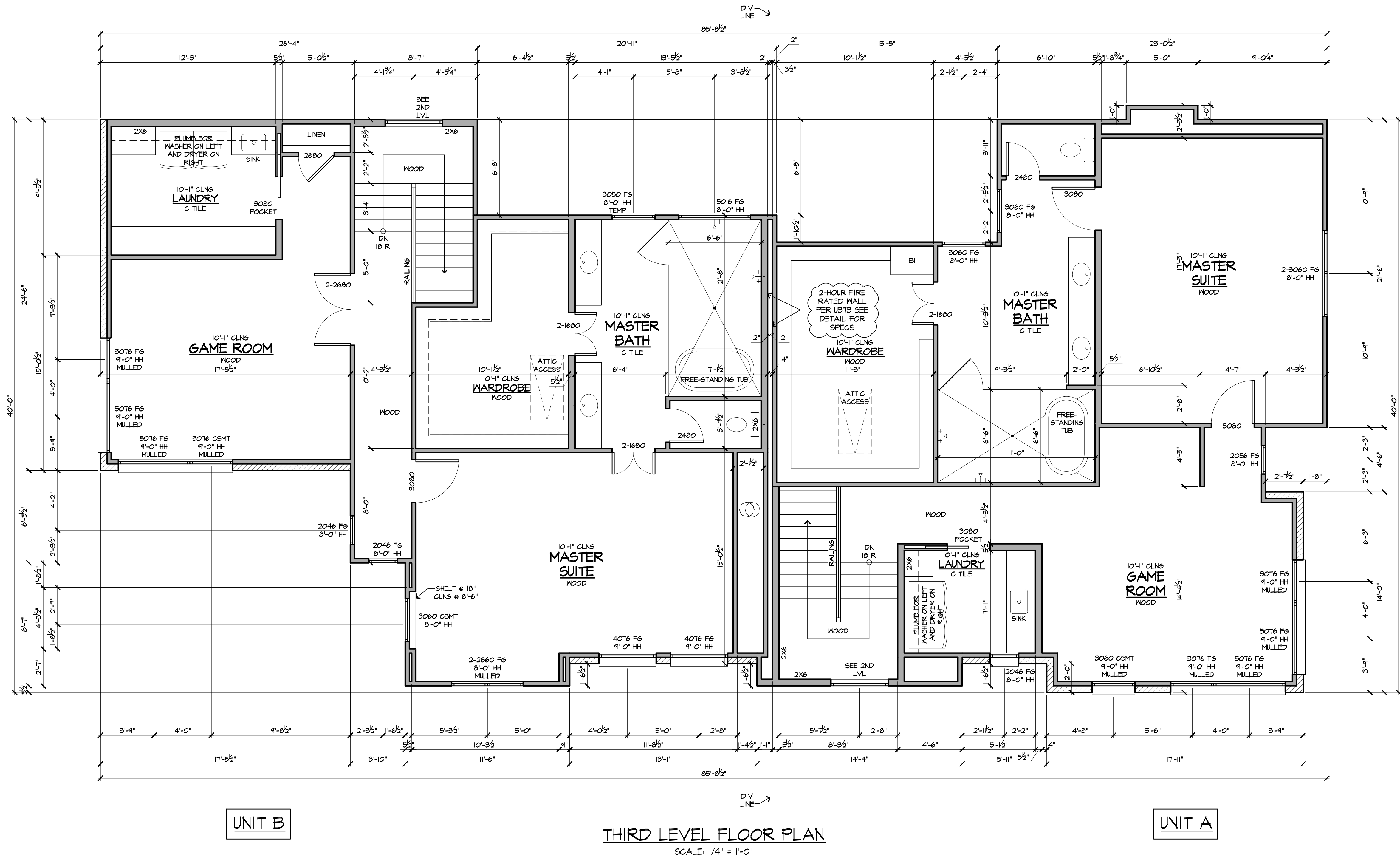
REVISED FINAL
3-24-25

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OF 9

COVERT+ASSOCIATES
RESIDENTIAL DESIGN

17810 DAVENPORT ROAD, SUITE 111 DALLAS, TEXAS 75252
972.783.4660 PLANS@COVERTANDASSOCIATES.COM

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A CUSTOM DUPLEX PLAN FOR
AXIOM BUILDERS
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