

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-26-000024	Payment Due	04/07/2026

Application Name

Detailed Description

BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS

FILE NUMBER:

BOA-26-000024

BUILDING OFFICIAL'S REPORT: Application of BART PLASKOFF for (1) a variance to the maximum allowed lot coverage at 7807 MORTON ST. This property is more fully described as Block 2/4833 Lot 5, and is zoned PD-67, which has a maximum allowed lot coverage of 40 percent. The applicant proposes to construct and/or maintain a single-family residential structure which will require a variance to the maximum allowed lot coverage.

LOCATION:
7807 MORTON ST
APPLICANT:
BART PLASKOFF

REQUEST: (1) A request for a variance to the maximum allowed lot coverage

Assigned To Department	Assigned to Staff
Board of Adjustment	Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	In Review - Residential
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	.172

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	PD
Lot Number	5
Lot Size (Acres)	.172
Block Number	4833
Lot Size (Sq. Ft)	7500
How many streets about the property?	1
Land Use	personal

Is the property platted?	Yes
Status of Project	Existing
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	Yes
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	-
Case Number	Fee waiver
Are you applying for a fee waiver?	No
Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	Residential team

Custom Lists

Board of Adjustment Request

1

Type of Request	Variance
Request Description	Lot coverage
Application Type	Single Family/Duplex Variance or Special Exception

Case Information

1

Full Request	to construct and/or maintain a single-family residential structure which will require a variance to the maximum allowed lot coverage
Brief Request	variance to the maximum allowed lot coverage
Zoning Requirements	maximum allowed lot coverage of 40%
Relevant History	yes
BOA History	Yes
BOA History Details	BDA245-052-Fee waivr-denied

GIS Information

1

Census Tract Number	35.45
Council District	6

Street Frontage Information

Street Frontage	Front
Linear Feet (Sq. Ft)	50

Contact Information

Name	Organization Name	Contact Type	Phone
Bart Plaskoff		Applicant	4693745397
Email: bart@st-tx.com			
7807 MORTON ST, DALLAS, TEXAS 752094107			

Name	Organization Name	Contact Type	Phone
Bart Plaskoff	PLASKOFF BART DAVID	Property Owner	4693745397
Email: bart@st-tx.com			
7807 MORTON ST, DALLAS, TEXAS 752094107			

Name	Organization Name	Contact Type	Phone
Kyle Wojtowicz	S&S Outdoors	Authorized Agent	9036363800
Email: office@ssoutdoorstx.com			

Address

7807 MORTON ST, Dallas, TX 75209

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000034231000000							
0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	PLASKOFF BART DAVID	7807 MORTON ST, DALLAS, TEXAS 752094107	

Status History

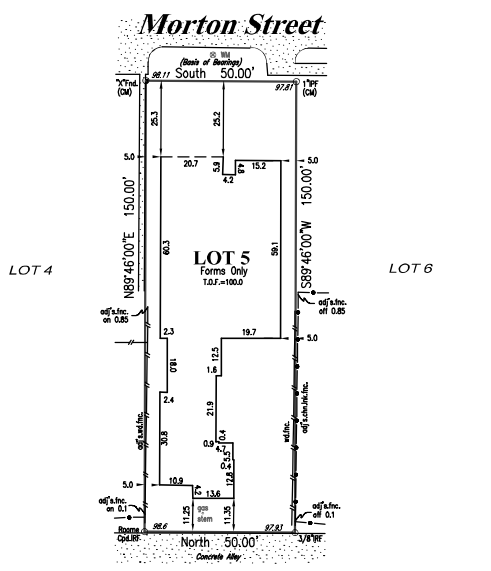
Status	Comment	Assigned Name	Status Date
Payment Due		Diana Barkume	04/08/2026

PROPERTY DESCRIPTION
 Address: 7807 Morton Street, Being Lot 5, in Block 2/4833,
 of Lovers Lane Heights Addition, an Addition to the City of
 Dallas, Dallas County, Texas, according to the Map/Plat
 thereof recorded in Volume 4, Page 6, of the Map Records,
 of Dallas County, Texas.



Roome
 Land Surveying
 2000 Avenue G, Suite 810
 Plano, Texas 75074
 Phone (972) 423-4372 / Fax (972) 423-7523
 www.roomesurveying.com / Firm No. 10013100

SCALE: 1" = 30'



NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) Drainage arrows, if shown, were determined by elevations shown hereon. (5) Subject property is affected by any & all notes, details, easements & other matters, that are shown on or as part of the recorded plat. (6) Survey performed without a title commitment. There may be easements, or other matters, not shown.

CERTIFICATION
 On the basis of my knowledge, information & belief, I certify to Hayes Signature Homes, LLC that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.



Date: 7/1/2022 Revised: _____ Job No. ES694081

LEGEND



S&S OUTDOORS LLC

The Plaskoff Residence
7807 Morton St
Dallas, TX 75209

Email:

soudoorsltx@gmail.com

Contact:

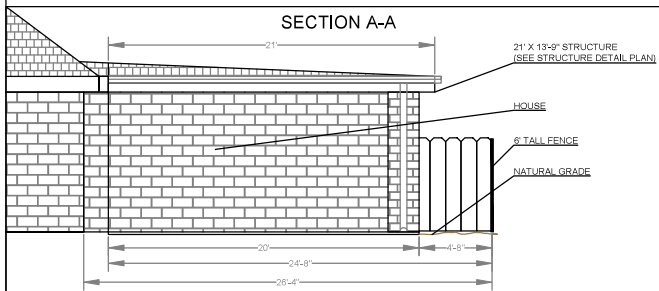
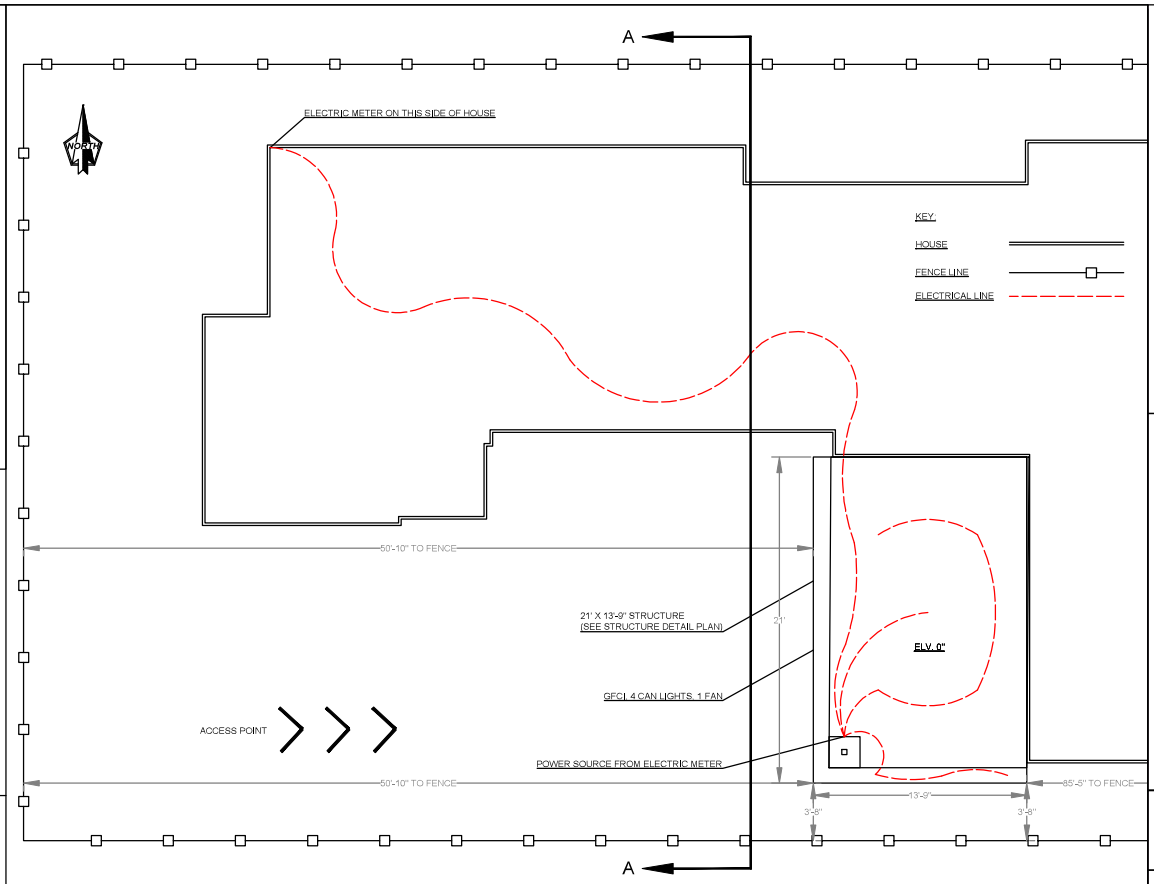
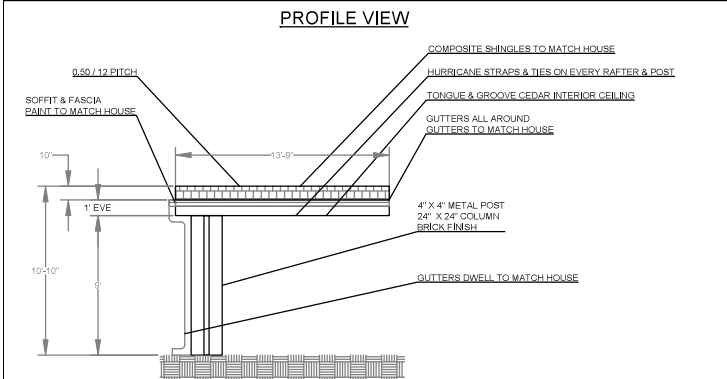
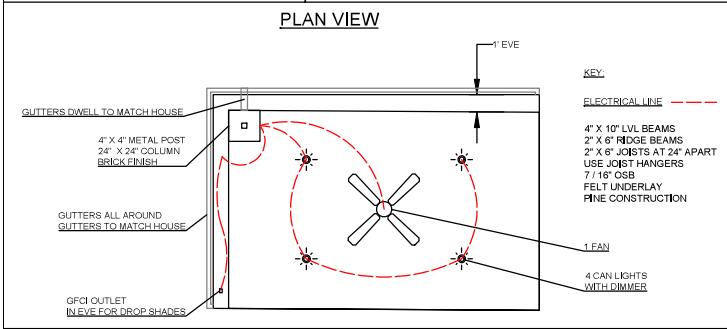
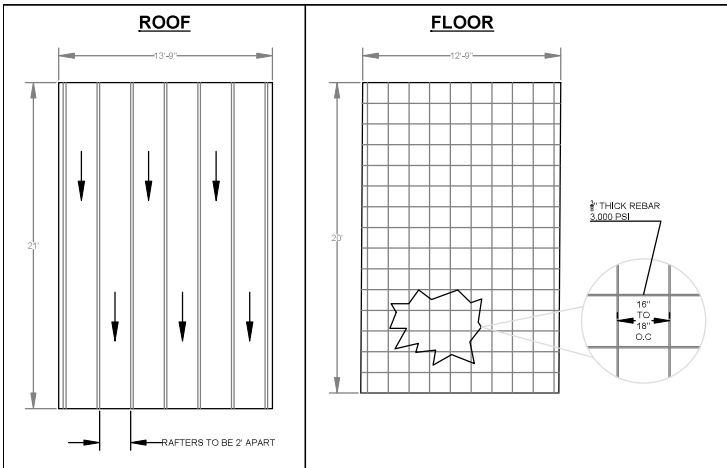
(915) 407-2014

Sales Contact:
Kyle Wojo
(915) 407-2014

Drafted By:
Jonathan Rocha

Project Detail
Scale 1/8" = 1'-0"

Page Number:
2





S & S OUTDOORS LLC

The Plaskoff Residence

Sales Contact:
Kyle Wojo
(915) 407-2014

Drafted By:
Jonathan Rocha

Survey
Scale 1" = 30'

Page Number:
3

ssoutdoorstx@gmail.com

Contact:
(915) 407-2014

7807 Morton St
Dallas, TX 75209

PROPERTY DESCRIPTION

Address: 7807 Morton Street, Being Lot 5, in Block 2/4833, of Lovers Lane Heights Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map/Plot thereof recorded in Volume 4, Page 6, of the Map Records, of Dallas County, Texas.



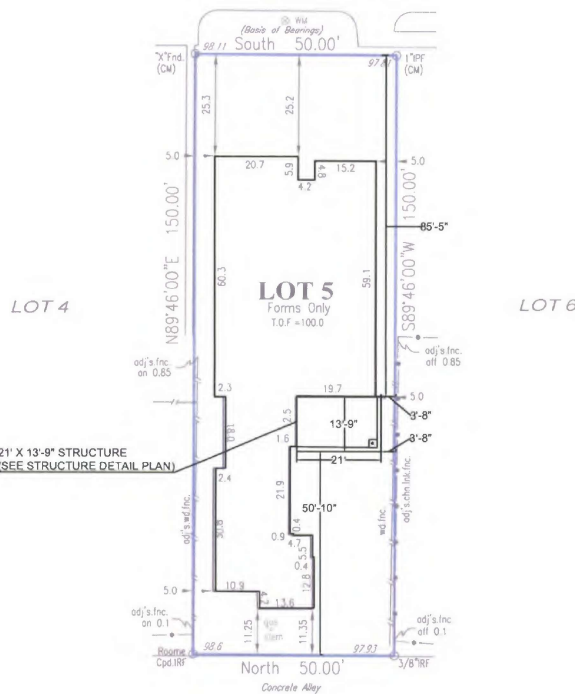
**Roome
Land Surveying**

2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomsurveying.com / Firm No. 10013100

SCALE: 1" = 30'



Morton Street

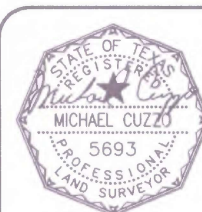


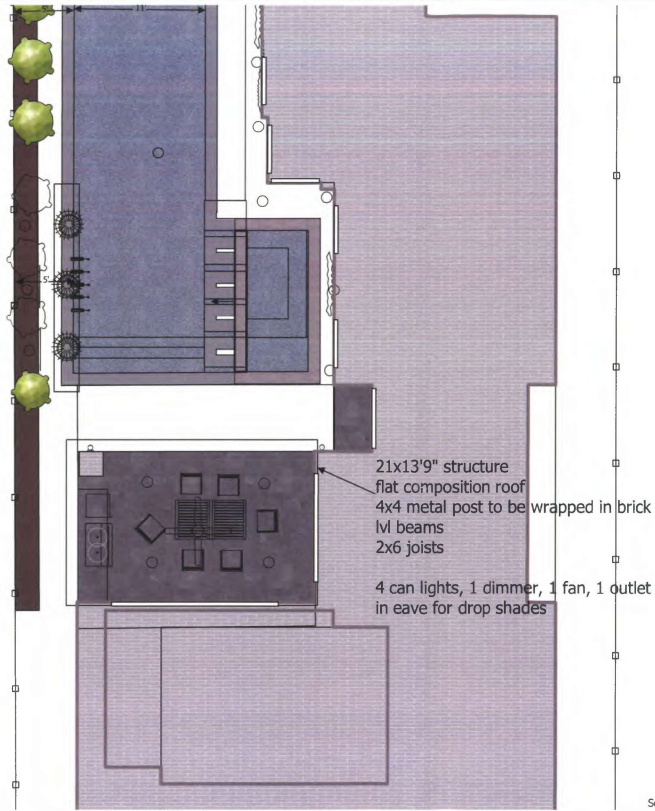
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CERTIFICATION

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Date: 7/1/2022 Revised: _____ Job No. ES694081



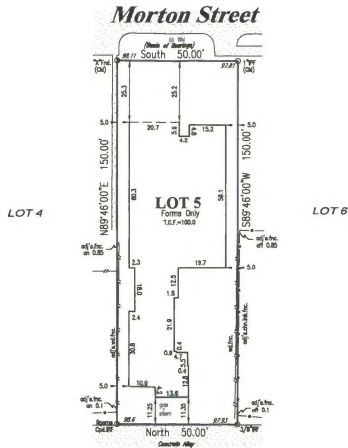


Project Name: Plaskoff _____
Client Name: _____
Client Email: _____
Client Phone: _____
Address: 7807 Morton St _____
City: Dallas _____
State/Province: TX _____
Zip/Postal Code: 75209 _____
Designer Name: _____

PROPERTY DESCRIPTION
 Address: 7807 Morton Street, Being Lot 5, in Block 2/4833, of Lower Lane Heights Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map/Plat thereof recorded in Volume 4, Page 6, of the Map Records, of Dallas County, Texas.

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Date: 7/1/2022 Revised: Job No. ES694081



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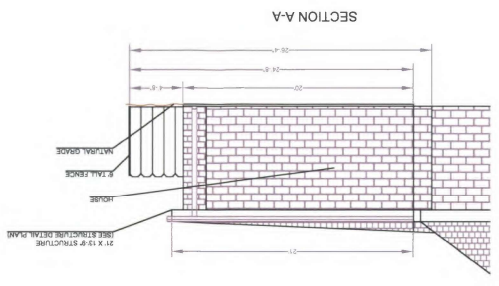
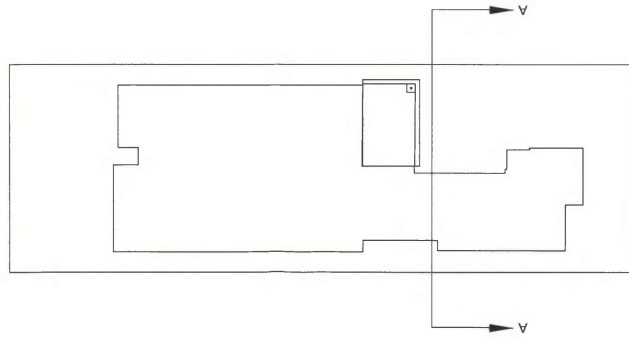


S & S OUTDOORS LLC
Contact:
(915) 407-2014
ssoutdoorsb@gmail.com

The Plaskoff Residence
7807 Morton St
Dallas, TX 75209

Sales Contact:
Kyle Wingo
(915) 407-2014
Drafted By:
Jonathan Rocha

Elevation Details
Scale $\frac{1}{4}'' = 1'-0''$
Page Number:
4





S&S OUTDOORS LLC

ssoudorstx@gmail.com
Contact: (915) 407-2014

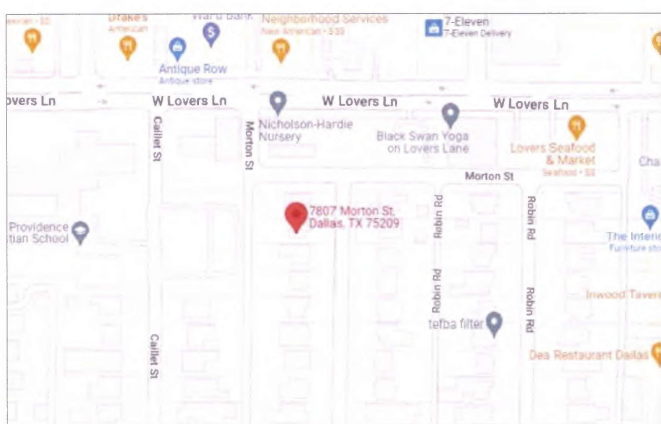
The Plaskoff Residence
7807 Morton St
Dallas, TX 75209

Sales Contact:
Kyle Wojc
(915) 407-2014

Drafted By:
Jonathan Rocha

Cover Page

Page Number:
1



REVISIONS / ADDITIONS

1. _____
2. _____
3. _____

SUPERINTENDENT NOTES:

TABLE OF CONTENTS:

- PAGE 1 COVER PAGE
- PAGE 2 PROJECT DETAIL
- PAGE 3 SURVEY
- PAGE 4 ELEVATION
- PAGE 5 STRUCTURE DETAIL



ssouldorstk@gmail.com

Contact: (915) 407-2014

S&S OUTDOORS LLC

The Plaskoff Residence
7807 Merton St
Dallas, TX 75209

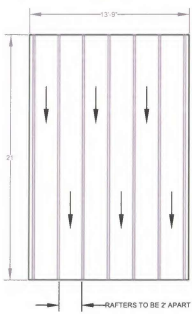
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Kyle Wojo
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Drafted By:
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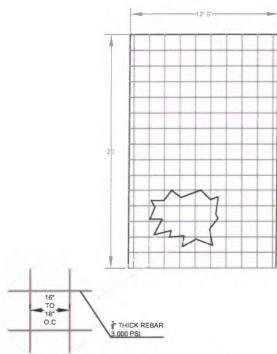
Structure Detail
Scale: 1/8" = 1'-0"
Page Number:
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PLAN VIEW

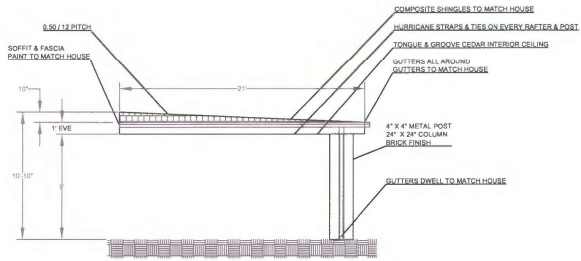
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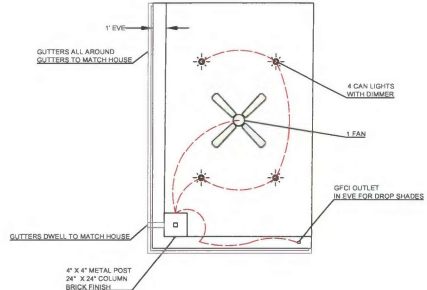
FLOOR



PROFILE VIEW



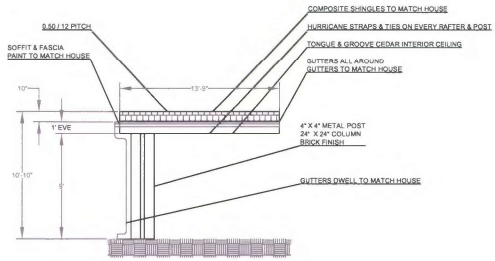
PLAN VIEW

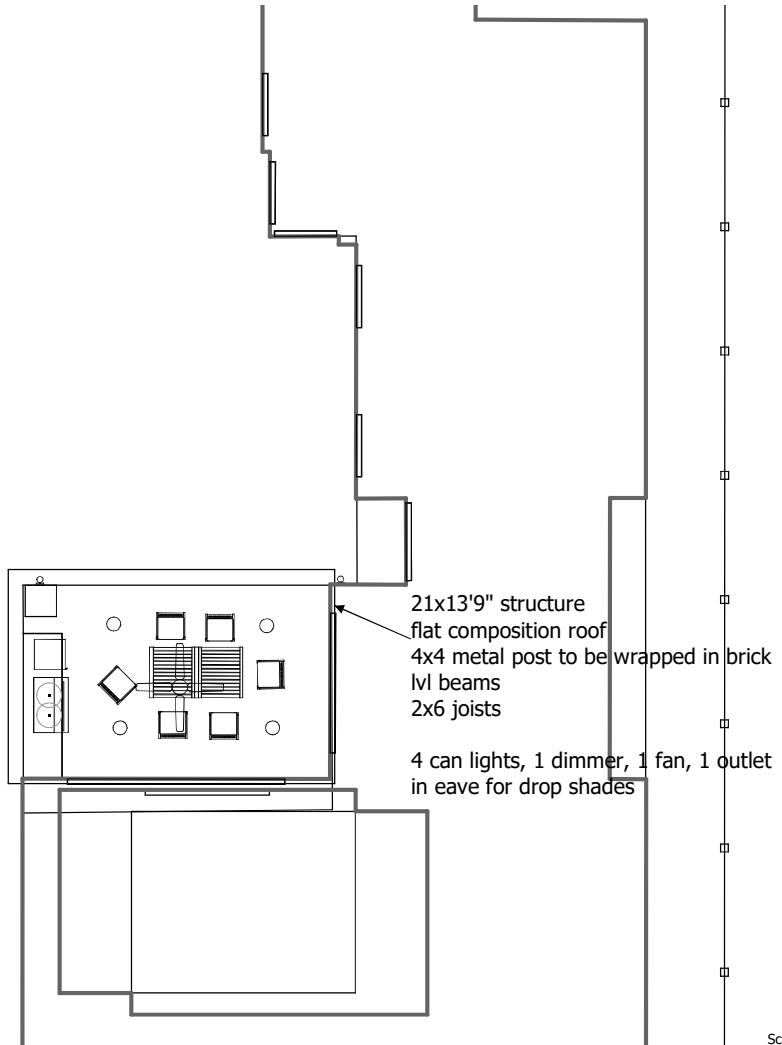


KEY:

ELECTRICAL LINE
4" X 10" LVL BEAMS
2" X 4" WOOD BEAMS
2" X 4" JOISTS AT 24" APART
USE JOIST HANGERS
7/16" OSB
FELT UNDERLAY
PINE CONSTRUCTION

PROFILE VIEW

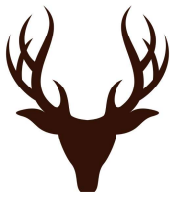




21x13'9" structure
 flat composition roof
 4x4 metal post to be wrapped in brick
 I/J beams
 2x6 joists

4 can lights, 1 dimmer, 1 fan, 1 outlet
 in eave for drop shades

Scale: 1/8" = 1 ft



Project Name: Plaskoff
 Client Name: _____
 Client Email: _____
 Client Phone: _____
 Address: 7807 Morton
 City: Dallas
 State/Province: TX
 Zip/Postal Code: 75209
 Designer Name: _____