



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 2023-051 **FOR OFFICE USE ONLY**

Data Relative to Subject Property: _____ Date: **FOR OFFICE USE ONLY**

Location address: 5540 N. 40 PL, Dallas TX 75252 Zoning District: R-1/2 (R)

Lot No.: 123.29 Block No.: 8732 Acreage: 3.634 Census Tract: 8

Street Frontage (in Feet): 1) 230 2) _____ 3) _____ 4) _____ 5) _____

RECEIVED
SEP 11 2023
BY: _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Itamar David, Dana David

Applicant: Itamar David Telephone: 847-468-5803

Mailing Address: 5540 N 40 PL, DALLAS, TX Zip Code: 75252

E-mail Address: itamar.david@verizon.net

Represented by: Kim Camino Telephone: 469-733-0269

Mailing Address: 2101 Chatsworth Rd Zip Code: 75007

E-mail Address: assist.david@tutaimail.com

Affirm that an appeal has been made for a Variance or Special Exception of second meter to single family residence

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:

lazy river project requires 3 phase power

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

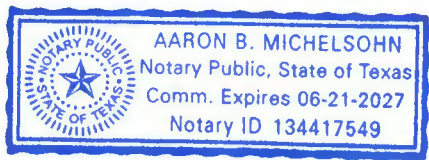
Before me the undersigned on this day personally appeared Itamar David
(Affiant/Applicant's name printed)

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 17th day of August 2023

Aaron B. Michelsohn
Notary Public in and for Dallas County, Texas



MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that ITAMAR DAVID

did submit a request (1) provide an additional electrical meter
at 5540 N FORTY PLACE

BDA223-094. Application of ITAMAR DAVID to (1) provide an additional electrical meter at 5540 NORTH FORTY PL. This property is more fully described as Block 8732, Tract 3.29 acre and is zoned R-1/2ac(A), which requires that a single family dwelling use in a single family district may be supplied by not more than one electrical utility service, and metered by not more than one electrical meter. The applicant proposes to construct and/or maintain a single family dwelling in a single family district and have more than one electrical utility service, or more than one electrical meter, which will require (1) a special exception to the single family zoning use regulations

Sincerely,


Andrew Espinoza, CBO, MCP, CFM, CCEA



Appeal number: BDA _____

I, Itamar David and Dana David, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 5540 N 40 PL, DALLAS, TX 75252
(Address of property as stated on application)

Authorize: Itamar David
(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: to add a second meter to single family residence

ITAMAR and Dana David
Print name of property owner or registered agent

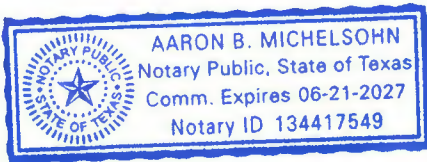
[Signature]
Signature of property owner or registered agent

Date 8-17-23

Before me, the undersigned, on this day personally appeared Itamar David

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 17th day of August 2023




[Signature]
Notary Public for Dallas County, Texas

Commission expires on 06-21-27

AFFIDAVIT OF DANA DAVID

1. My name is Dana David. I am over 18 years of age and am of sound mind and otherwise fully capable of making this Affidavit. I have personal knowledge of the facts attested in this statement, and I understand that I am making these statements under penalty of perjury. The statements made herein are true and correct.
2. I am one owner of the real property located at 5540 N. 40th Place, Dallas, TX 75252 (the "Property").
3. I make this affidavit in full support of all actions taken to date by the applicant, Itamar David, in furtherance of the application for Special Exception for a secondary electrical meter at the Property. Furthermore, I fully authorize Itamar David to continue acting on my behalf as applicant in pursuing the Special Exception for a secondary electrical meter at the Property.

Dated: 8/29/23




Dana David

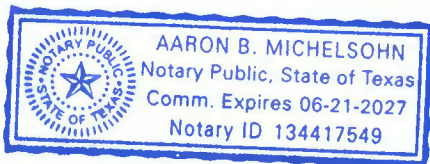
STATE OF TEXAS §
 §
COUNTY OF COLLIN §

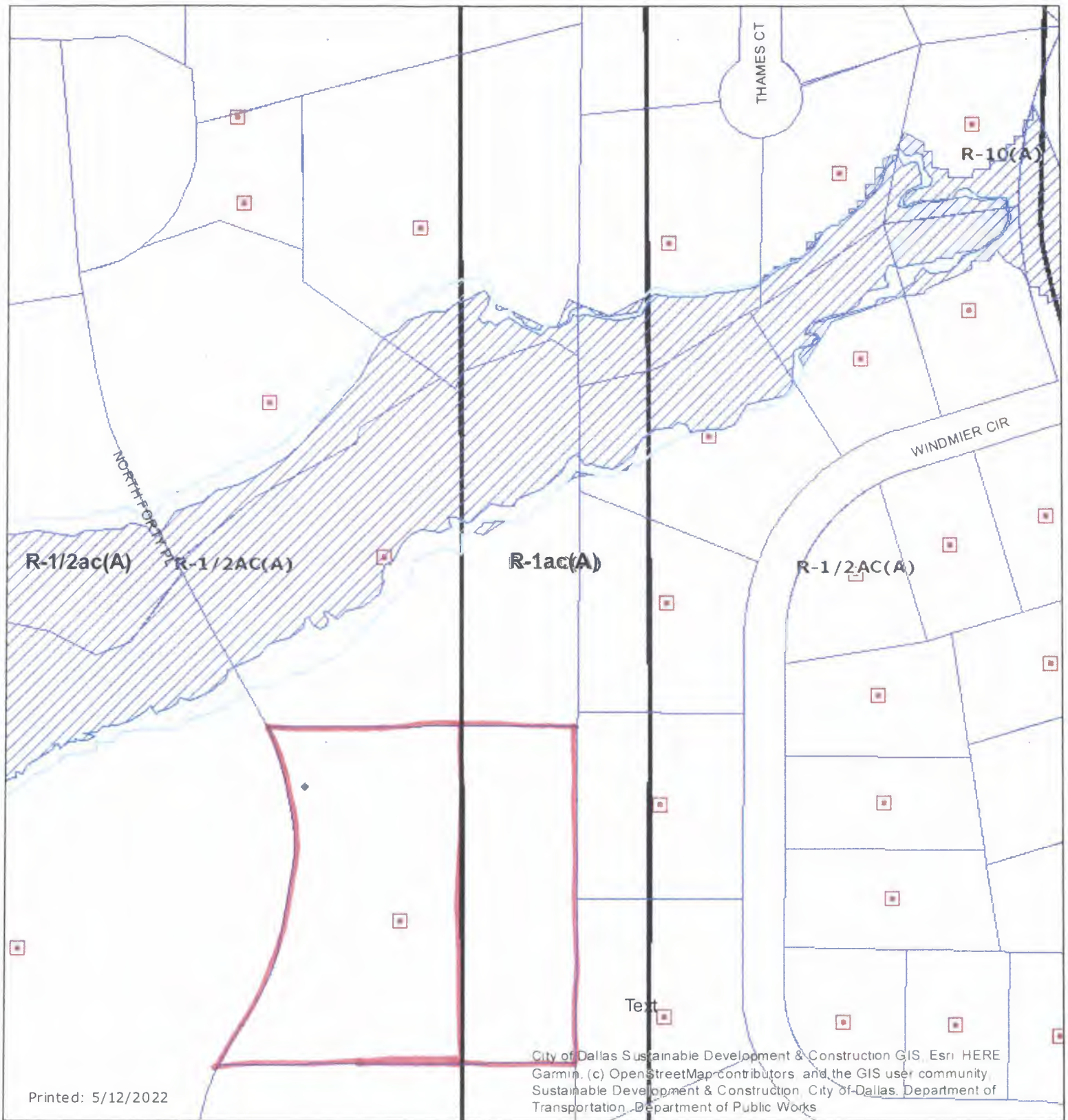
BEFORE ME, the undersigned authority, personally appeared Dana David, known to me through review of her driver's license who swore or affirmed to tell the truth and then made the above statements.

Dated: 8/29/23



Notary Public in and for the State of Texas





Printed: 5/12/2022

City of Dallas Sustainable Development & Construction GIS, Esri HERE
 Garmin, (c) OpenStreetMap contributors and the GIS user community,
 Sustainable Development & Construction, City of Dallas, Department of
 Transportation, Department of Public Works

- | | | |
|------------------------------------|-----------------------|----------------------------|
| Dallas Tax Parcels | Historic Subdistricts | PDI93 Oak Lawn |
| Floodplain | SUP | PDS Subdistricts |
| 0.2 PCT ANNUAL CHANCE FLOOD HAZARD | NSO Overlay | Height Map Overlay |
| 1 PCT ANNUAL CHANCE FLOOD HAZARD | NSO Subdistricts | Shop Front Overlay |
| Deed Restrictions | MD Overlay | Parking Management Overlay |
| Dry Overlay | CD Subdistricts | Base Zoning |
| D | PD Subdistricts | SPSD Overlay |
| D-1 | | |
| Historic Overlay | | |

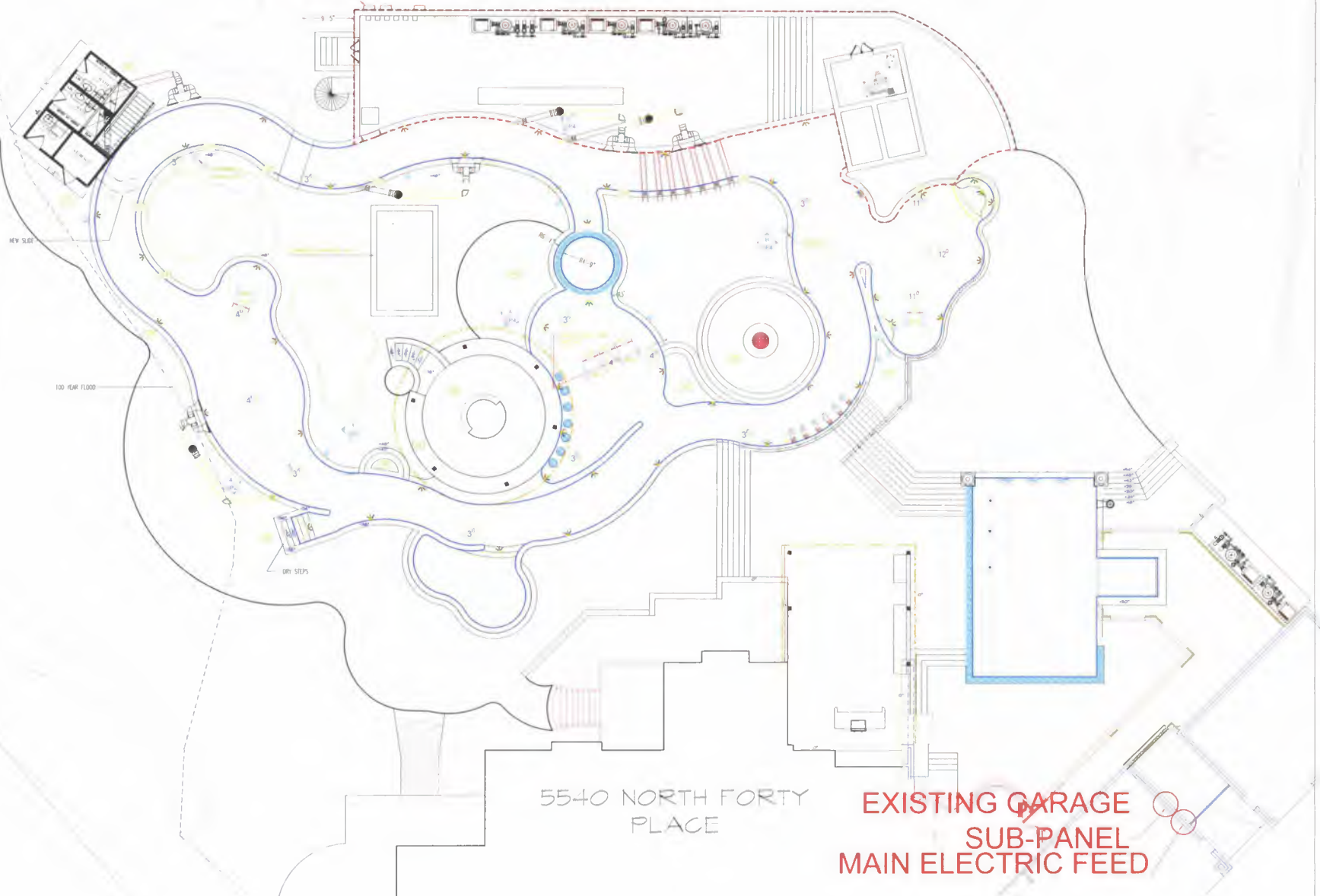
This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)



1:2,257

BDA223-09A

3PH METER BASE



5540 NORTH FORTY PLACE

EXISTING GARAGE
SUB-PANEL
MAIN ELECTRIC FEED

BDA223-09A