



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

FDR **RECEIVED**

Data Relative to Subject Property: _____

Date: _____

FOR OFFICE USE ONLY
SEP 11 2023
REC'D

Location address: 5829 Joyce Way

Zoning District: R-1ac(A)

Lot No.: _____ Block No.: 5610

Acreage: 0.8250

Census Tract: 206

Street Frontage (in Feet): 1) 158'

2) _____

3) _____

4) _____

5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Rahm-Falk Family Trust

Applicant: Charles H Rahm

Telephone: 214-236-8078

Mailing Address: 5829 Joyce Way

Zip Code: 75225

E-mail Address: charlesrahm@icloud.com

Represented by: same

Telephone: _____

Mailing Address: _____

Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance or Special Exception of approx 0.76' of west property line setback of 10' per Sec 51A-4.402 Minimum Side Yard, (b) Side Yard Provisions for residential Districts; Zone R-1ac(A) 4.402 Min Side Yard (1) Single Family Structure Per Sec 51A-4.402 (b)(1): Our eastern side yard exceeds 50' to property line and per (b)(1)(A) our western neighbor's structure exceeds 10' to line

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:

Per the previously cited rule, we meet the conditions allowing the zoning commission to approve the plan as drawn. The purpose of the garage extension is to shelter, provide security, and declutter the driveway of vehicles. The continuation to the existing garage western wall on one plane will provide more usable interior space.

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

Charles H Rahm

(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:

Charles H Rahm

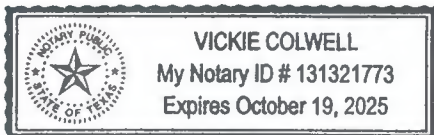
(Affiant/Applicant's signature)

Subscribed and sworn to before me this

11th day of September, 2023

Vickie Colwell

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 Charles Rahm

did submit a request for (1) a variance to the side yard setback regulations
at 5829 Joyce Way

BDA223-103. Application of Charles Rahm for a variance to the side yard setback regulations at 5829 JOYCE WAY. This property is more fully described as Block 5610, and is zoned R-1ac(A), which requires a side yard setback of 10 feet. The applicant proposes to construct and/or maintain a single family residential structure and provide a 9-foot side yard setback, which will require a 1-foot variance to the side yard setback regulations.

Sincerely,



Andrew Espinoza, CBO, MCP, CFM, CCEA



AFFIDAVIT

Appeal number: BDA 223-103

I, Cynthia S Falk, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 5829 Joyce Way, Dallas, TX 75225
(Address of property as stated on application)

Authorize: Charles H Rahm
(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: Home is deeded Rahm-Falk Family Trust. Charles H. Rahm is my husband and is representing us asking for a 0.76' variance of the western property line for our garage expansion.

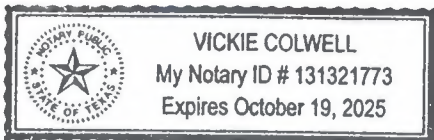
Cynthia S. Falk
Print name of property owner or registered agent

Cynthia S. Falk
Signature of property owner or registered agent

agent Date 09/11/2023

Before me, the undersigned, on this day personally appeared Cynthia S. Falk

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 11th day of September, 2023



Commission expires on 10.19.25

SHIPPED DATE: 6-20-94 RECEIVED DATE: 9-16-94

CITY OF DALLAS PLAT BOOKS

ANNEXED APRIL 16, 1945 ORD. NO. PRESTON HOLLOW SURVEY JOHN HOWELL ABST. 580

ADDITION _____

BLOCKS 5610-5611-5612-5613

SCALE 100 FT. EQUALS 1 INCH

PHA 11-19-86

SCHOOL DIST. DALLAS

FILED 4-24-45 8608 LUPTON AVENUE LOT 1 BLK. 5613
FILED 10-28-86 5608 LUPTON AVE. ADDN. LOT 9 BLK. 5613



BDA 223-103

5829 JOYCE WAY, DALLAS

Search result

Base Zoning

Zone District	R-1ac(A)
PD Number	
CD Number	
Common Name	
Case Number	Transition
Council Date	7/17/1989
Ordinance Number	19455
Resolution Number	870470

Zoom to

1 of 2

CHP

SUP
29

60 m
200 ft

BDA223-103

SHIPPED DATE: 6-20-94 RECEIVED DATE: 9-16-96

CITY OF DALLAS PLAT BOOKS

ANNEXED APRIL 16, 1945 ORD. NO. PRESTON HOLLOW ADDITION
SURVEY JOHN HOWELL ABST. 580

SCALE 100 FT. EQUALS 1 INCH PHA II-19-86

BLOCKS 5610-5611-5612-5613

SCHOOL DIST. DALLAS

FILED 6-24-86 5808 LUPTON AVENUE LOT 1 BLK. 5613
FILED 10-28-86 5808 LUPTON AVE. ADDN. LOT 9 BLK. 5613

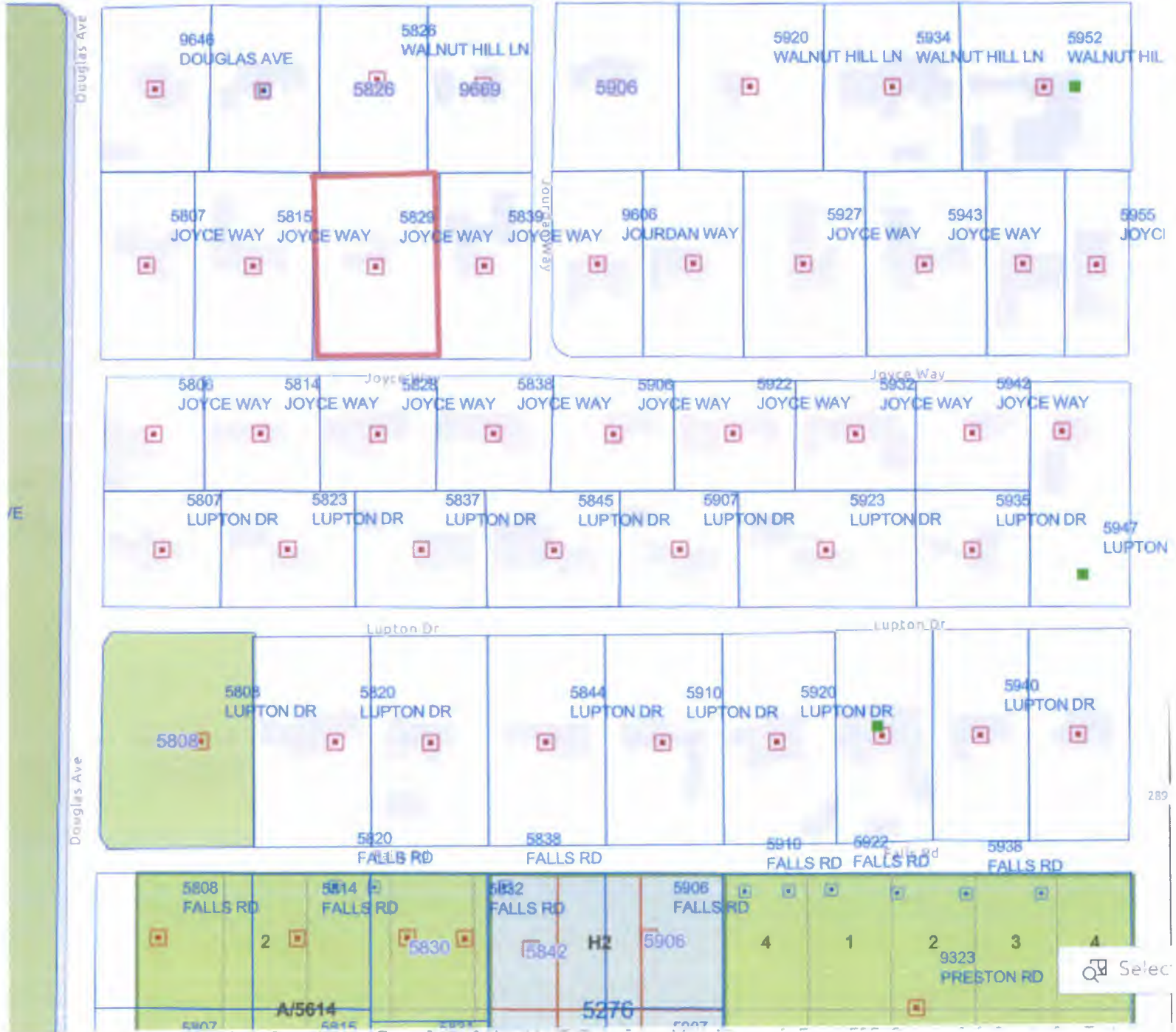


BD223-103

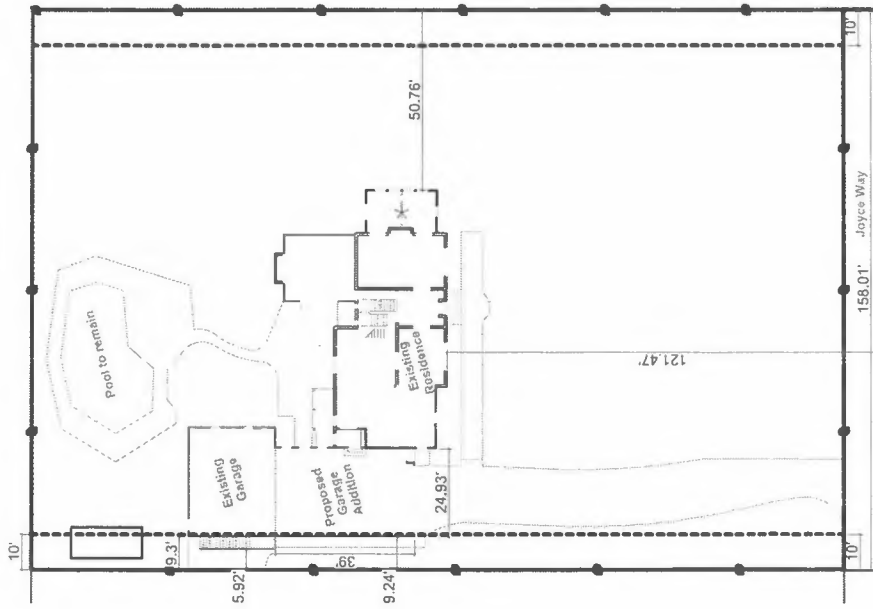


Hill Ln

Hill Ln



BDA223-103



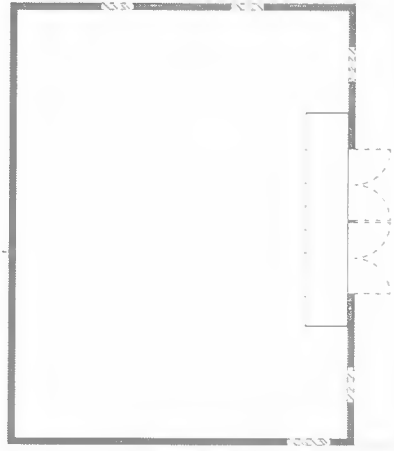
1 Site Plan

ISSUE	DATE	REMARKS



Architects/Engineers
 Mrs. and Mrs. Charles Rubin & Clyde Falk
 2521 Joyce Way, Falls Church, Va. 22045
 Site Plan
 A1.03

BDA 223-103



1 2nd Floor Demo

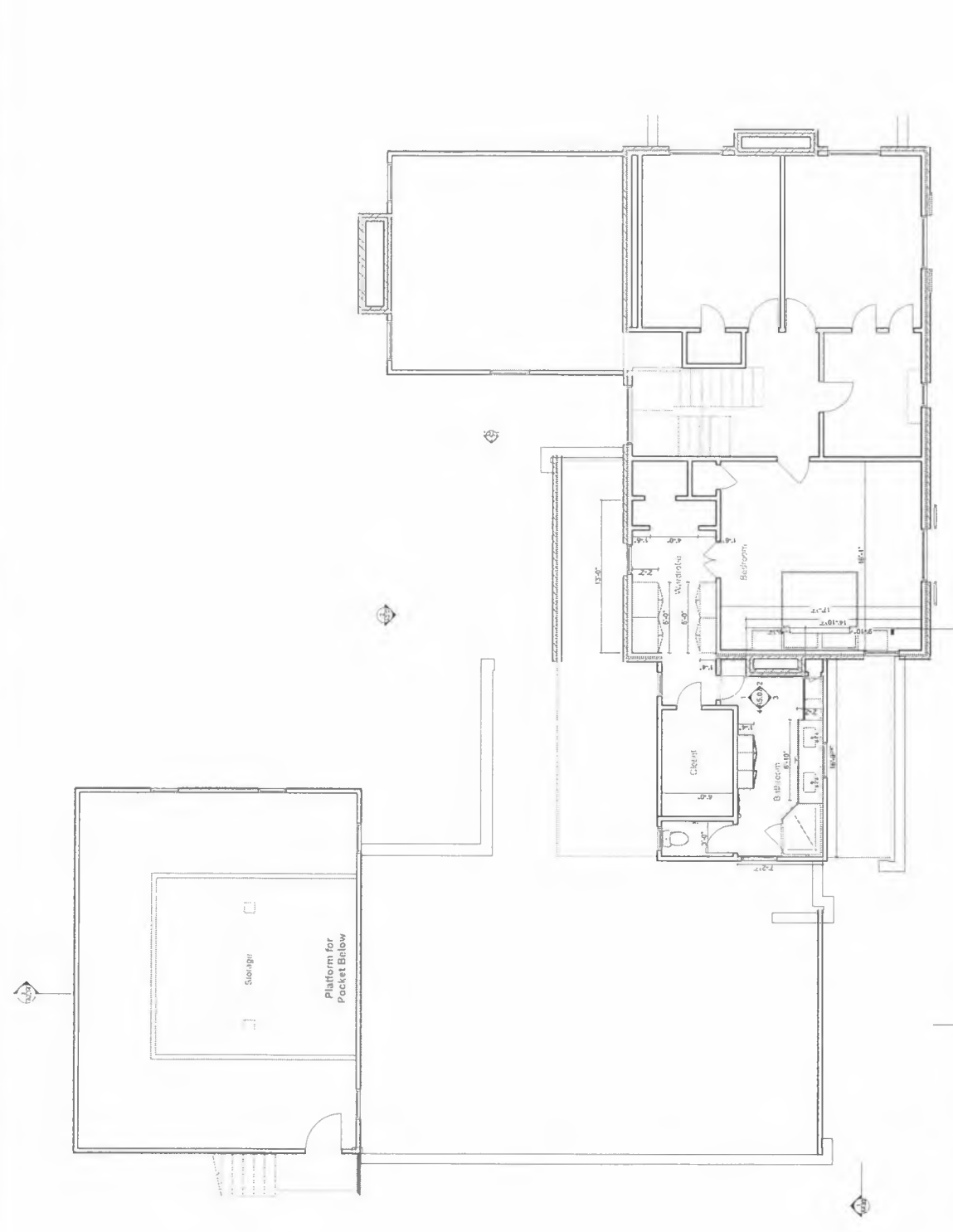
ISSUE	DATE	REMARKS



ADDRESS: 11111 N. W. 11th St., Doral, FL 33126
 PHONE: 305.555.1234
 PROJECT: 2022-10-14

Architectural Firm Name:
 Mr. and Mrs. Charles Rahn & Cindy Falk
 2022-10-14
 A2.02

BDA223-103



1 Proposed 2nd Floor

ISSUE DATE REMARKS
 Mr. and Mrs. Charles Rubin & Circle Family
 2431 Joyce Way, Dallas, Texas 75225
 PROJECT ARCHITECT/BY: J.S.P.

A2.12

and Base Plan

BDA223-103