

City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

FOR OFFICE USE ONLY

Data Relative to Subject Property: Code Violation

Date: FOR OFFICE USE ONLY

Location address: 915 Monte Vista Dr

Zoning District: CDUTK1

Lot No.: 22 Block No.: 262226 Acreage: 0.16

Census Tract:

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

BY: [Signature]

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Michael Mendetta & Nikie Kiani

Applicant: Nikie Niboufar Kiani Telephone: 2029996619

Mailing Address: 915 Monte Vista Dr Dallas Zip Code: 75223

E-mail Address: nrkiani@yahoo.com

Represented by: NA Telephone: NA

Mailing Address: Zip Code:

E-mail Address: NA NA

Affirm that an appeal has been made for a Variance or Special Exception of painted brick. Appeal the decision of the building official

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:

The paint is difficult or impossible to remove without damaging the brick and the outcome will not look or be clean and uniform and appearing to the eye

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

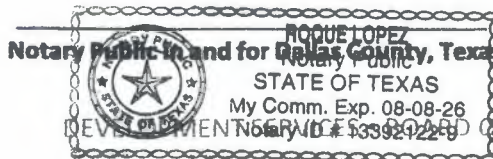
Before me the undersigned on this day personally appeared Nikie Kiani

(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: [Signature] (Affiant/Applicant's signature)

Subscribed and sworn to before me this 19th day of September, 2023



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 NIKIE KIANI

did submit a request to (1) appeal the decision of the administrative official
at 915 Monte Vista Dr.

BDA223-105. Application of NIKIE KIANI to appeal the decision of the administrative offic at 915 MONTE VISTA DR. This property is more fully described as Block 2/2226, Lot 22, and is zoned CD-6, which requires compliance with conservation district architectural standards. The applicant proposes to (1) appeal the decision of an administrative official ir the denial of a CD work certificate.

Sincerely,



Andrew Espinoza, CBO, MCP, CFM, CCEA



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 223-105

I, Michael Mendetta, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 915 Monte Vista Dr Dallas TX 75223
(Address of property as stated on application)

Authorize: Nikie Niloufar Kiani
(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)

NK Variance (specify below)
 Special Exception (specify below)

NK Other Appeal (specify below)

Specify: Painted Brick - Appeal decision of
the building official.

Michael Mendetta
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

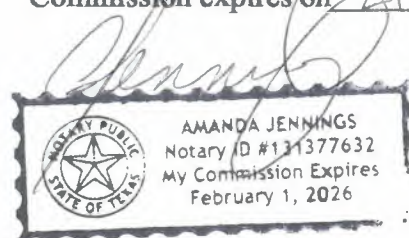
Date 9/18/2023

Before me, the undersigned, on this day personally appeared Michael Mendetta

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 18th day of September, 2023

Commission expires on 2/1/2026





CITY OF DALLAS

September 13, 2023

CERTIFIED MAIL NO. 70060810000355296105

Ms. Nikie Kiani
6915 La Marquet Dr
Dallas, TX 75248

RE: Denial of CD22071601 application to paint previously unpainted brick

Dear Ms. Kiani,

Your application to paint the previously unpainted brick has been denied based on the application and documentation provided. You may appeal this decision to the Board of Adjustment pursuant to Ordinance 26884(12). In considering the appeal, the sole issue before the Board of Adjustment is whether the Director erred in the decision to deny your application. The Board of Adjustment shall consider the standards that were required when the review was done. The board may not vary the provisions and intent of this ordinance unless the ordinance specifically provides for such a variance, per Ord. 26884(12)(e). The enclosed CD work certificate contains sections of the ordinance pertinent to the denial of your application.

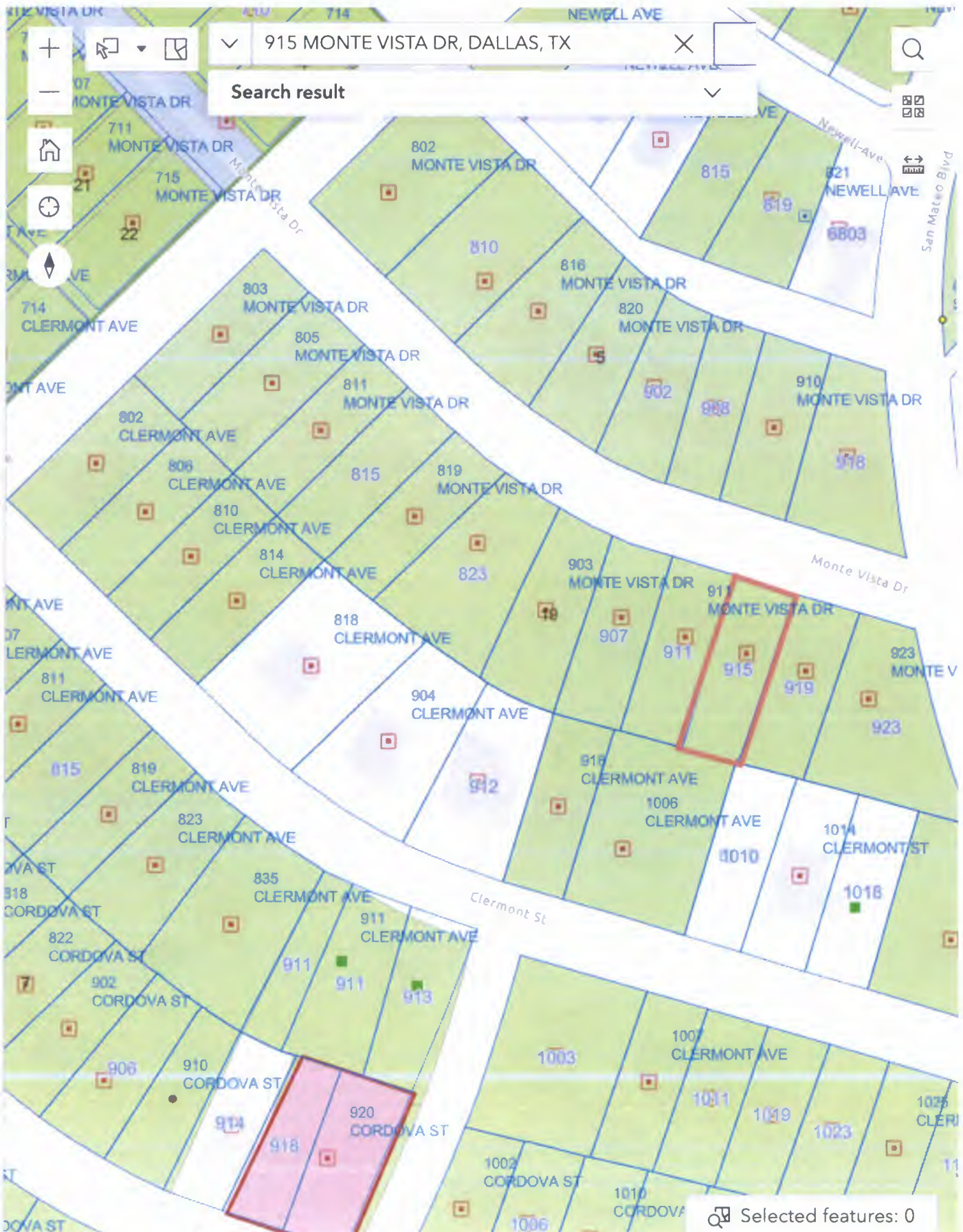
You have twenty (20) days from the date of the denial to file your appeal with the Board of Adjustment. Any questions related to an appeal should be directed to Nikki Dunn, Chief Planner for the Board of Adjustment, whose contact is (214)948-4366 or sheniqua.dunn@dallas.gov, or Diana Barkume, Senior Plans Examiner, at (214)942-4364 or diana.barkume@dallas.gov.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Trevor A. Brown'.

Trevor A. Brown
Chief Planner, Conservation Districts

Enclosure
CD Certificate of Denial



FILED: SEPTEMBER 9, 1924

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2718

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ABST. 1094
ABST. 999

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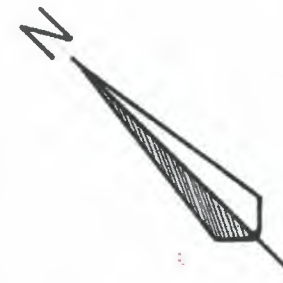
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ABST. 1094
ABST. 999



BDA 223-105