



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 223-1018 **FOR OFFICE USE ONLY RECEIVED**

Data Relative to Subject Property: CD Review Code Violation Date: CO-11 **FOR OFFICE USE ONLY REC'D**

Location address: 5924 McCOMMAS BLVD Zoning District: M STREETS EAST CONSERVATION DISTRICT

Lot No.: 11+12 Block No.: A/2876 Acreage: 8,712 ^{±200} sqft. Census Tract: 0002.02

Street Frontage (in Feet): 1) 58 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): ELIZABETH RENE BELL

Applicant: ELIZABETH RENE BELL Telephone: 214-577-9668

Mailing Address: 5924 McCOMMAS BLVD Zip Code: 75206

E-mail Address: ELIZABETHRBELL21@GMAIL.COM

Represented by: MYSELF Telephone: 214-577-9668

Mailing Address: 5924 McCOMMAS BLVD Zip Code: 75206

E-mail Address: ELIZABETHRBELL21@GMAIL.COM

Affirm that an appeal has been made for a Variance or Special Exception of THE FRONT YARD SETBACK of 8'4", PROVIDING A 29.11" SETBACK.

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:
PLEASE SEE ATTACHED "APPLICATION APPEAL REASONS"

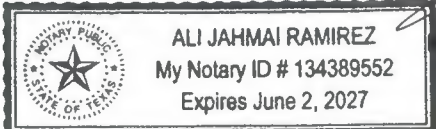
Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared ELIZABETH BELL
 (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: Elizabeth Bell
 (Affiant/Applicant's signature)

Subscribed and sworn to before me this 20 day of September, 2023



[Signature]
 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 Elizabeth Bell

did submit a request for (1) a variance to the front yard setback regulations
at 5924 McCommas

BDA223-106. Application of Elizabeth Bell for (1) a variance to the front yard setback regulations at 5924 MCCOMMAS BLVD. This property is more fully described as Block A/2876, part of lots 11 and 12, and is zoned CD-11, which requires a front yard setback of 38-feet. The applicant proposes to construct and/or maintain a single family residential structure and provide a 29-foot 11-inch front yard setback measured at the foundation, which will require an (1) 8-foot 1-inch variance to the front yard setback regulation.

Sincerely,

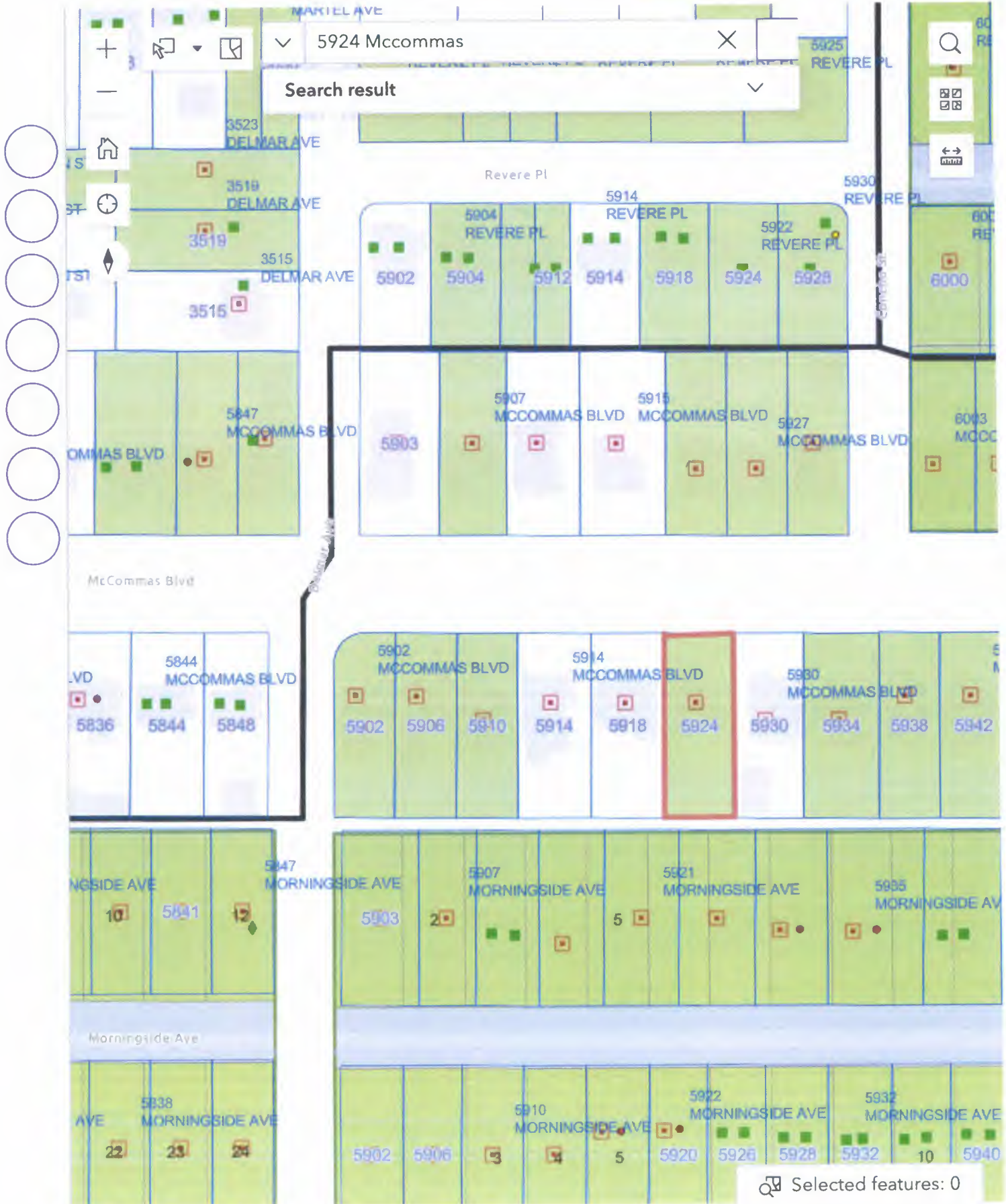


Andrew Espinoza, CBO, MCP, CFM, CCEA

Application Appeal Reasons

1. The variance granted will not be contrary to the public interest; an enforcement of the zoning ordinance would result in unnecessary hardship.
2. The porch does not adversely affect neighboring properties*
3. The front set back on the west side of the property (existing) is 32.2', which is less than the setback of the new porch, which is 32.3'. In other words, the porch does not extend past the previously built section of the house.

*See attached list of signatures from neighbors



BJA223-104

SHIPPED DATE: 5-9-90 RECEIVED DATE: 7-11-90

CITY OF DALLAS PLAT BOOKS

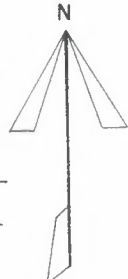
ANNEXED SURVEY: A. MCCOMAS
ORD. NO.:
ABST.: 911

ADDITION:

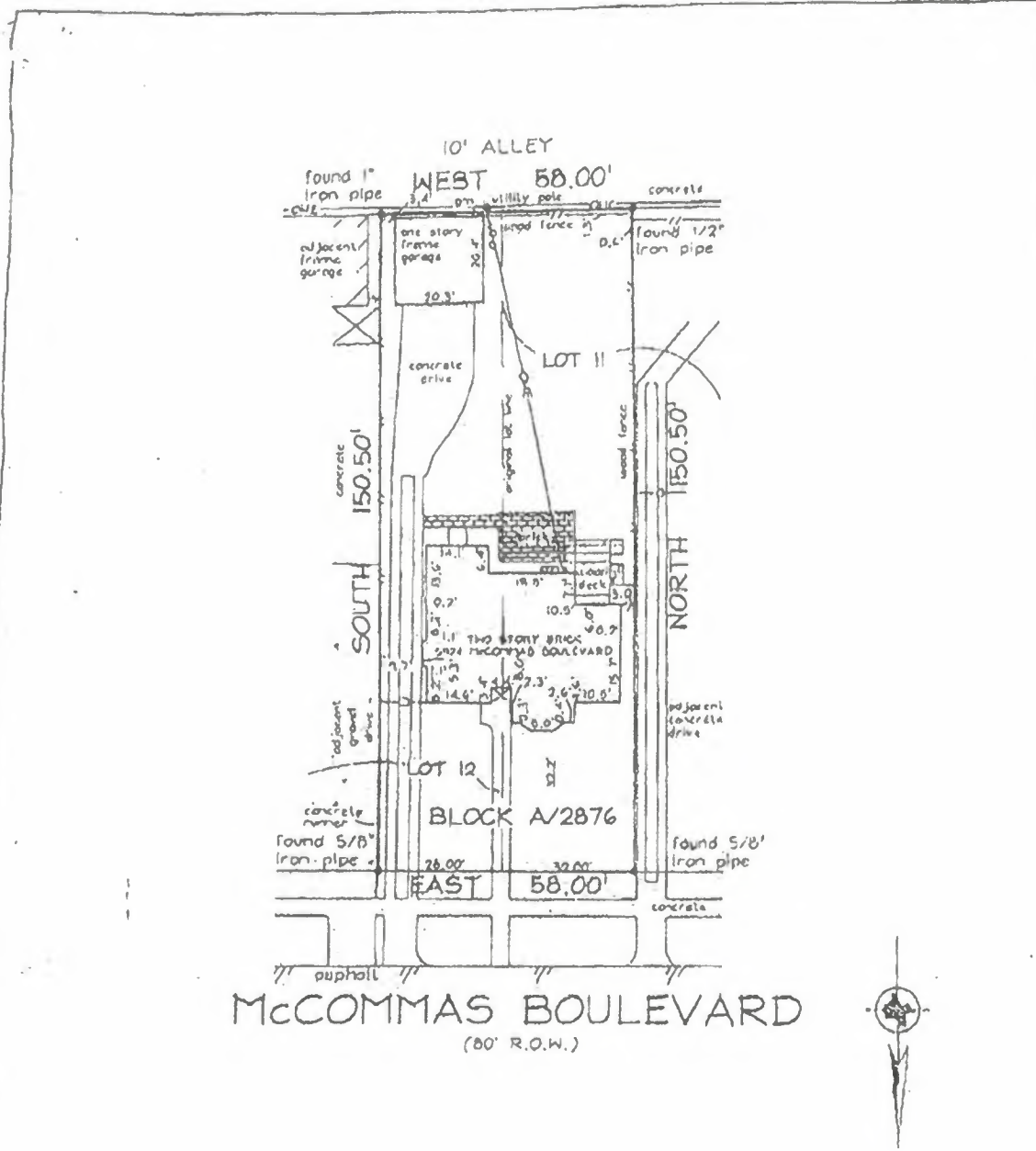
BLOCKS: A 2876 TO B-1 2883, 2884, 2885
SCHOOL DISTRICT: DALLAS

SCALE 100 FT. EQUALS 1 INCH

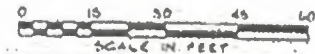
Filed: 5-10-11 BLK 2885 V.C. McCULLOUGH ADD.
Filed: 3-5-21 BLK 2884 BOMARS' MCCOMMAS PLACE
Filed: 4-7-58 BLK 2884 O.W. SMITH SUB.



BDA223-106



NOTES:
 BEARINGS ARE ASSUMED.
 THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.



THIS IS TO CERTIFY that on this date a survey was made on the ground, under my direction and supervision of the property located at 5824 McCOMMAS BOULEVARD, and being the East 30 feet of Lot 11 and the West 28 feet of Lot 12, Block A/2876 of ALTADENA ADDITION, an Addition to the City of DALLAS, DALLAS County, Texas, according to the Plat thereof recorded in Volume 4, Page 288, Map Records, DALLAS County, Texas.

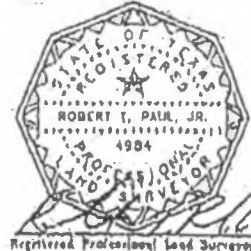
There are no visible conflicts or protrusions, except as shown.

The subject property does not lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "C" Rating as shown by Map No. 480171-0095 C, dated MARCH 10, 1983. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This Survey is not to be used for construction purposes and is for the exclusive use of the herein named purchaser, mortgage company, and title company, only and this survey is made pursuant to that one certain title commitment under the OP number shown hereon, provided by the title company named hereon.

ACCEPTED BY: Elizabeth Rene Bell DATE: 6-29-2020

DATE: 11/08/00
 DATE FIELD: 11/08/00
 REVISED:
 JOB NO: 100-7028 TECH: RB
 MAPSCO NO: 30-P FIELD: SP

AMERICAN TITLE COMPANY
 OP NO. 2000 SL 697014-K



BDA223-1106

By signing below, I/we have no objection to the porch at 5924 McCommas Blvd. and believe it enhances the appearance of the house and neighborhood.

Name: <u>Angela Marshall</u>	Signature: <u><i>Angela Marshall</i></u> <small>Angela Marshall (Sep 20, 2023 10:01 CDT)</small>	Address: <u>5918 McCommas Blvd</u>
Name: <u>Leigh Anne Mann</u>	Signature: <u><i>Leigh Anne Mann</i></u> <small>Leigh Anne Mann (Sep 20, 2023 10:07 CDT)</small>	Address: <u>5923 McCommas Blvd</u>
Name: <u>Lauren Turner</u>	Signature: <u><i>Lauren Turner</i></u> <small>Lauren Turner (Sep 20, 2023 11:38 CDT)</small>	Address: <u>5915 McCommas Blvd</u>
Name: <u>Neil Turner</u>	Signature: <u><i>NT</i></u> <small>Neil Turner (Sep 20, 2023 12:07 CDT)</small>	Address: <u>5915 mcommas blvd</u>
Name: <u>MICHAEL ZINN</u>	Signature: <u><i>wlw</i></u> <small>MICHAEL ZINN (Sep 21, 2023 09:45 GMT+2)</small>	Address: <u>5930 McCommas Blvd</u>

BDA223-106

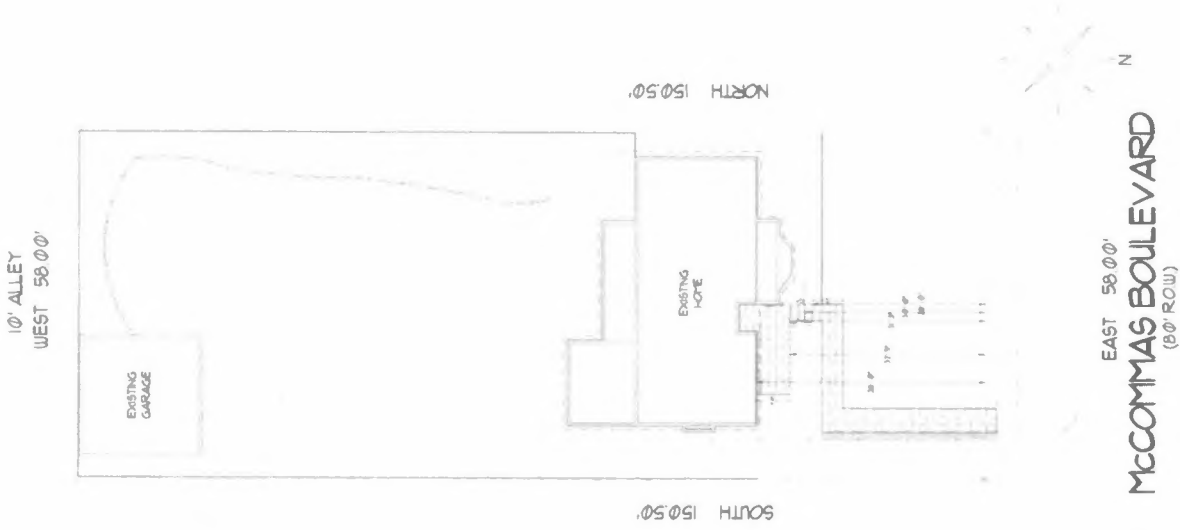
BDA223-104

Revision #: 10/10/2023

Scale: 1" = 20'

Landscape Plan: Elizabeth Bell

Landscape Design by: Carlos Gil
The Plant Concierna LLC



EAST 58.00'
McCOMMAS BOULEVARD
(80' ROW)

10' ALLEY
WEST 50.00'

NORTH 150.50'

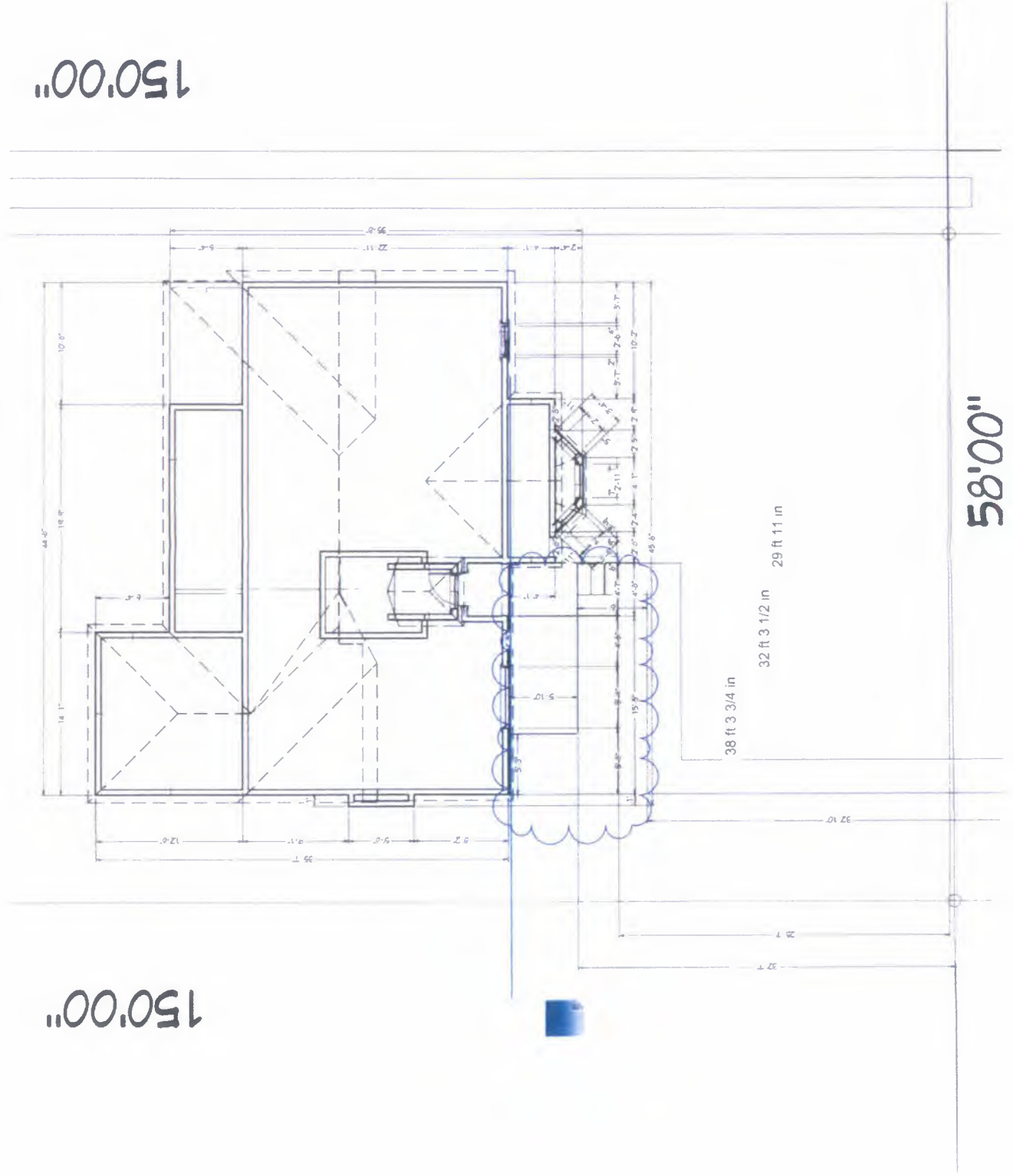
SOUTH 150.50'

EXISTING
GARAGE

EXISTING
HOME

150'00"

150'00"



SCALE:
 1/8" = 1'-0"

A-0

BDA 223-104

58'00"

38 ft 3 3/4 in

32 ft 3 1/2 in

29 ft 11 in

37

37

37 10





A-1

Elevation 2
 SCALE: 1/4" = 1'-0"

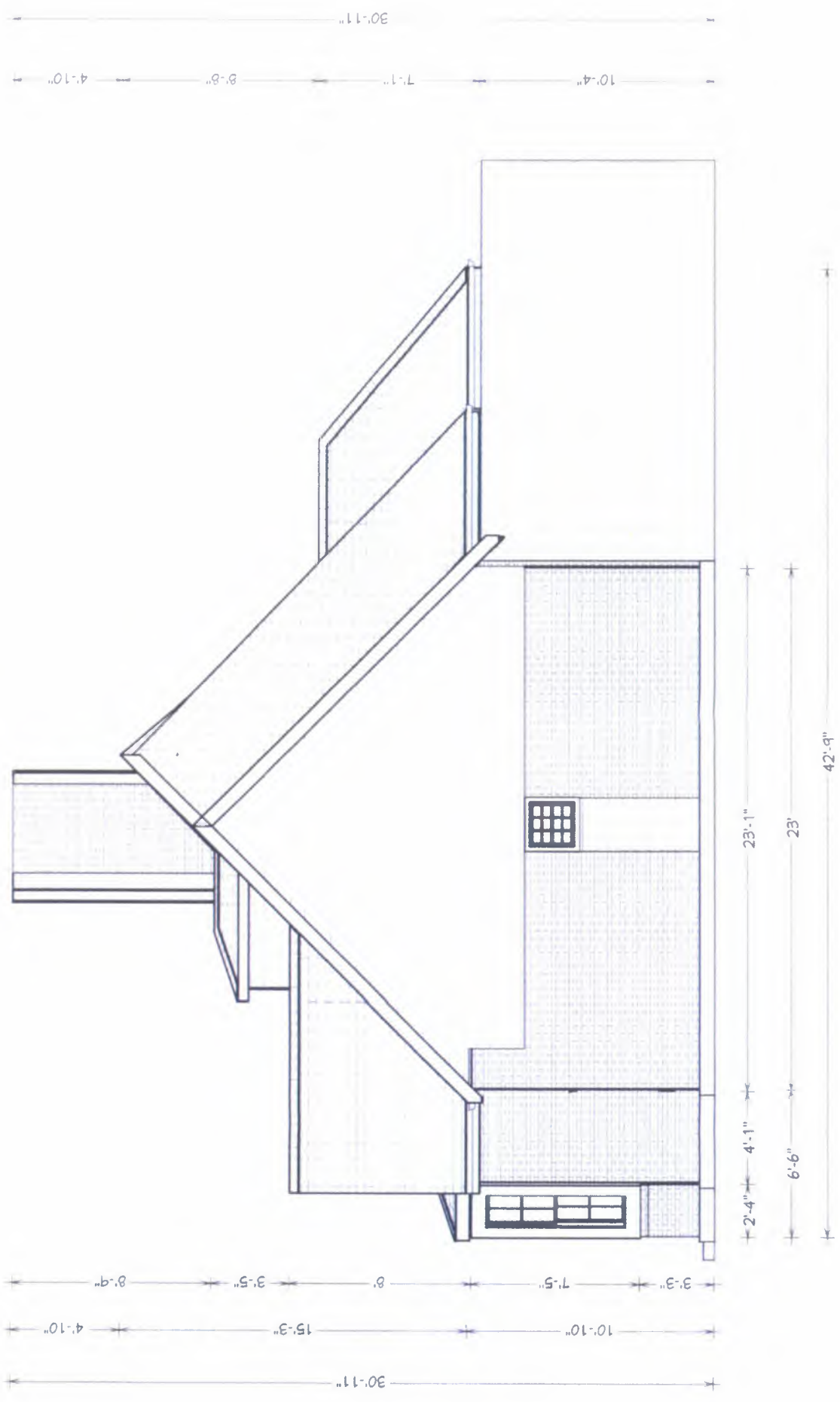
BA223-104



Elevation 3 SCALE: 1/4" = 1'-0"

A-2

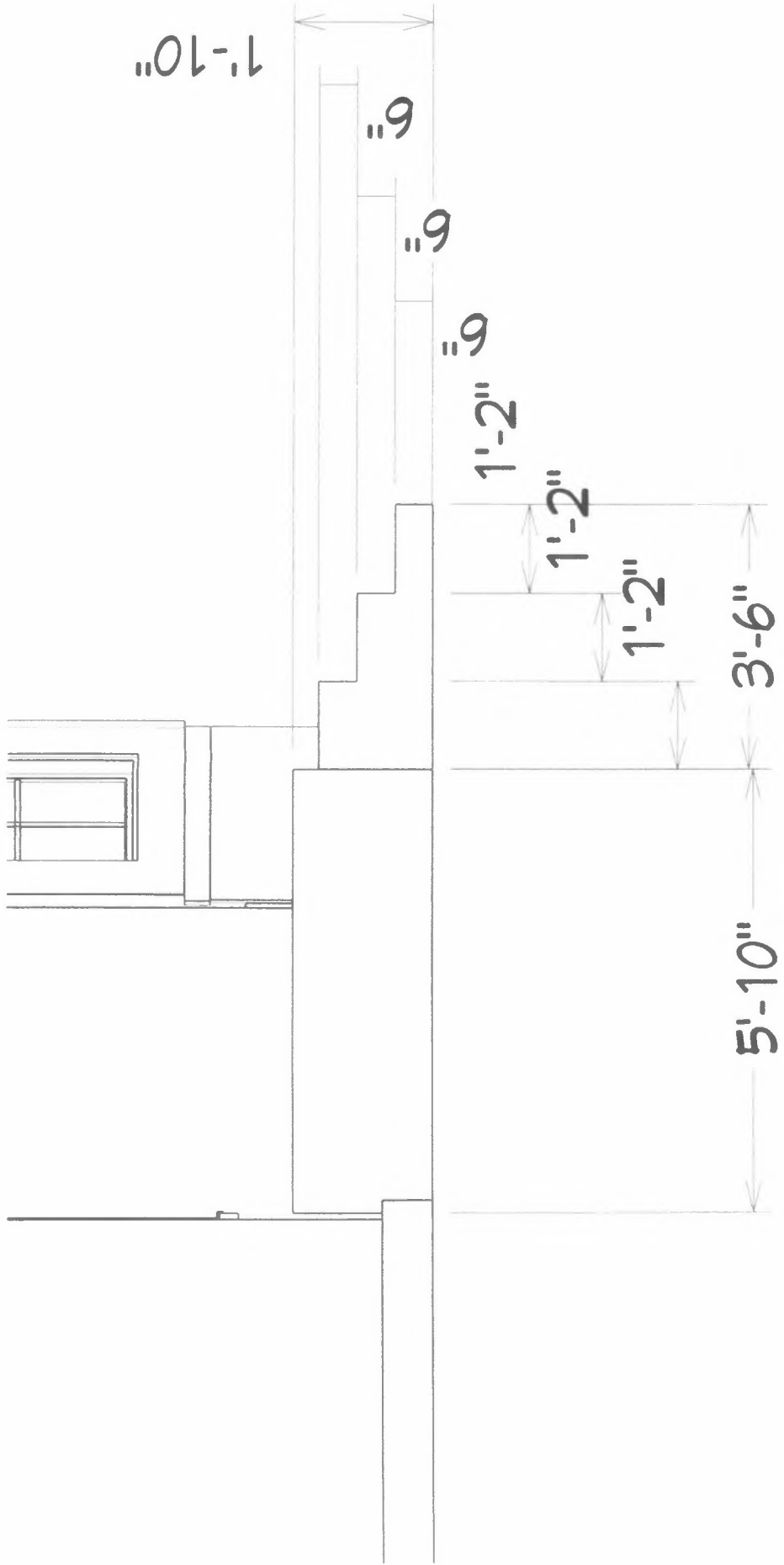
BDA223-106



A-3

Elevation 4 SCALE: 1/4" = 1'-0"

BDA223-106



Elevation 2
 SCALE: 3/4" = 1'-0"

A-4

BDA 223-106