



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

223709 RECEIVED  
FOR OFFICE USE ONLY  
OCT 05 2023  
BR-5(A)

Data Relative to Subject Property: In review - residential referral Date: \_\_\_\_\_

Location address: 3919 FUREY ST.

Zoning District: SF BR-5(A)

Lot No.: 1 Block No.: 17/1146 Acreage: .119 Census Tract: \_\_\_\_\_

Street Frontage (in Feet): 1) 157 2) 74 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): JUAN LOPEZ

Applicant: JUAN LOPEZ

Telephone: 469-245-2688

Mailing Address: 2207 LANGDON AVE

Zip Code: 75235

E-mail Address: JLO2207@YAHOO.COM

Represented by: \_\_\_\_\_ Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Affirm that an appeal has been made for a Variance  or Special Exception  of Requesting 15' variance to front yard

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:

REAL SETBACK 5' NOT 20'

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 Juan Lopez

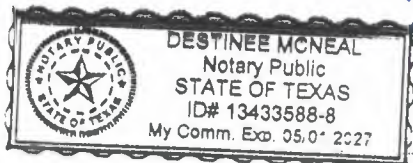
(Affiant/Applicant's name printed)

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: Juan Lopez  
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 7 day of August, 2023

Destinee McNeal  
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 JUAN LOPEZ

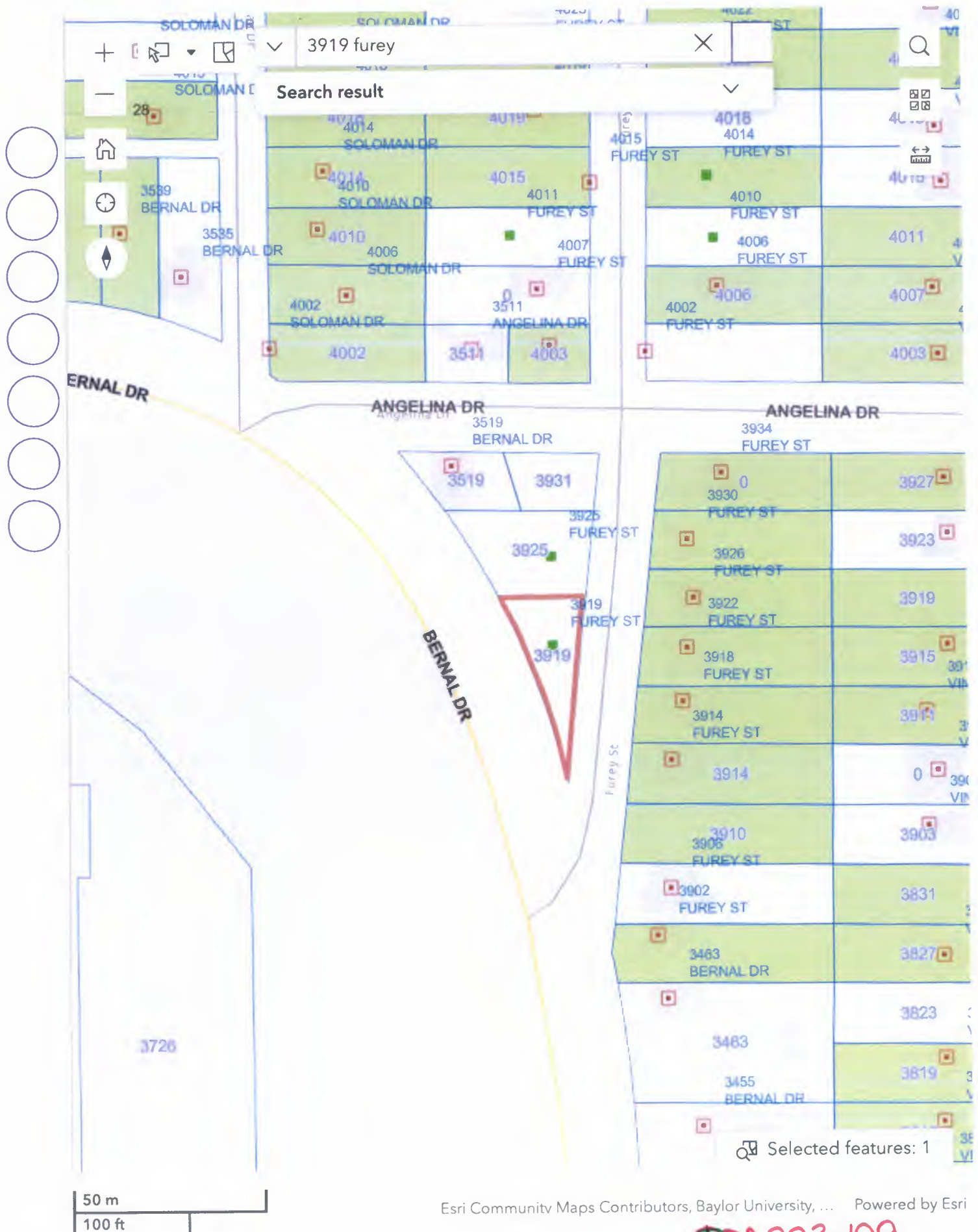
did submit a request \_\_\_\_\_ the front yard setback regulations  
at \_\_\_\_\_

BDA223-109. Application \_\_\_\_\_ front yard setback  
regulations at 3919 FUF \_\_\_\_\_ as Block 17/7146,  
Lot 1, \_\_\_\_\_ and is zoned R- \_\_\_\_\_ 20-feet. The applicant  
proposes to construct \_\_\_\_\_ a 5-foot front yard  
setback, which will rec \_\_\_\_\_ setback regulations.

*Requested  
an interpreter*

Sincerely,

  
Andrew Espinoza, CBO, MCP, CFM, CCEA



BDA223-109



RECEIVED DATE 1-10-96

# CITY OF DALLAS PLAT BOOKS

ANNEXED DEC 30, 1952 ORD. NO. 5658

ADDITION WESTMORELAND PARK NO. 3

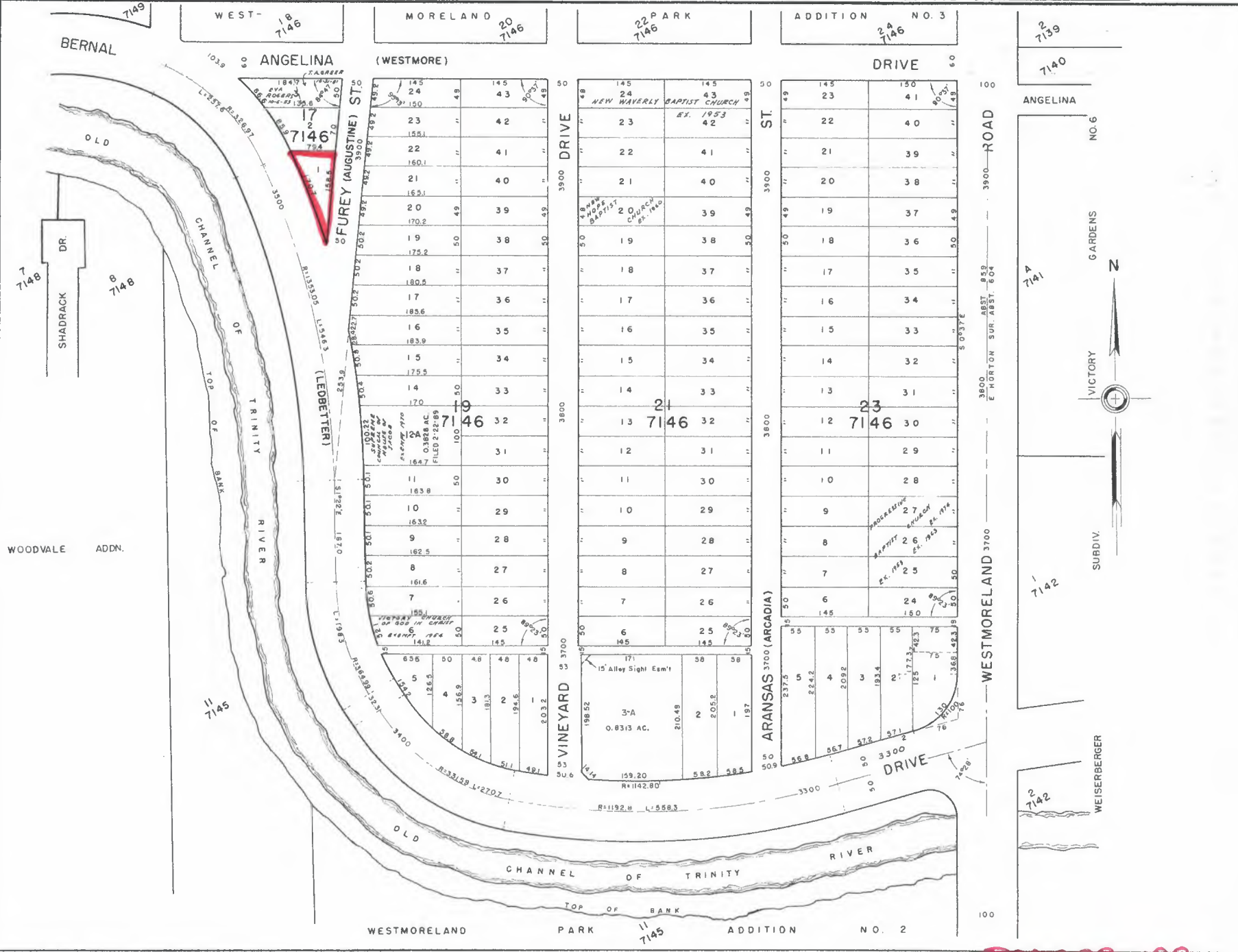
17-19-21-23

BLOCKS 7146

SURVEY W. C. MC GOWAN ABST. 859

SCALE 100 FT. EQUALS 1 INCH

SCHOOL DIST. DALLAS



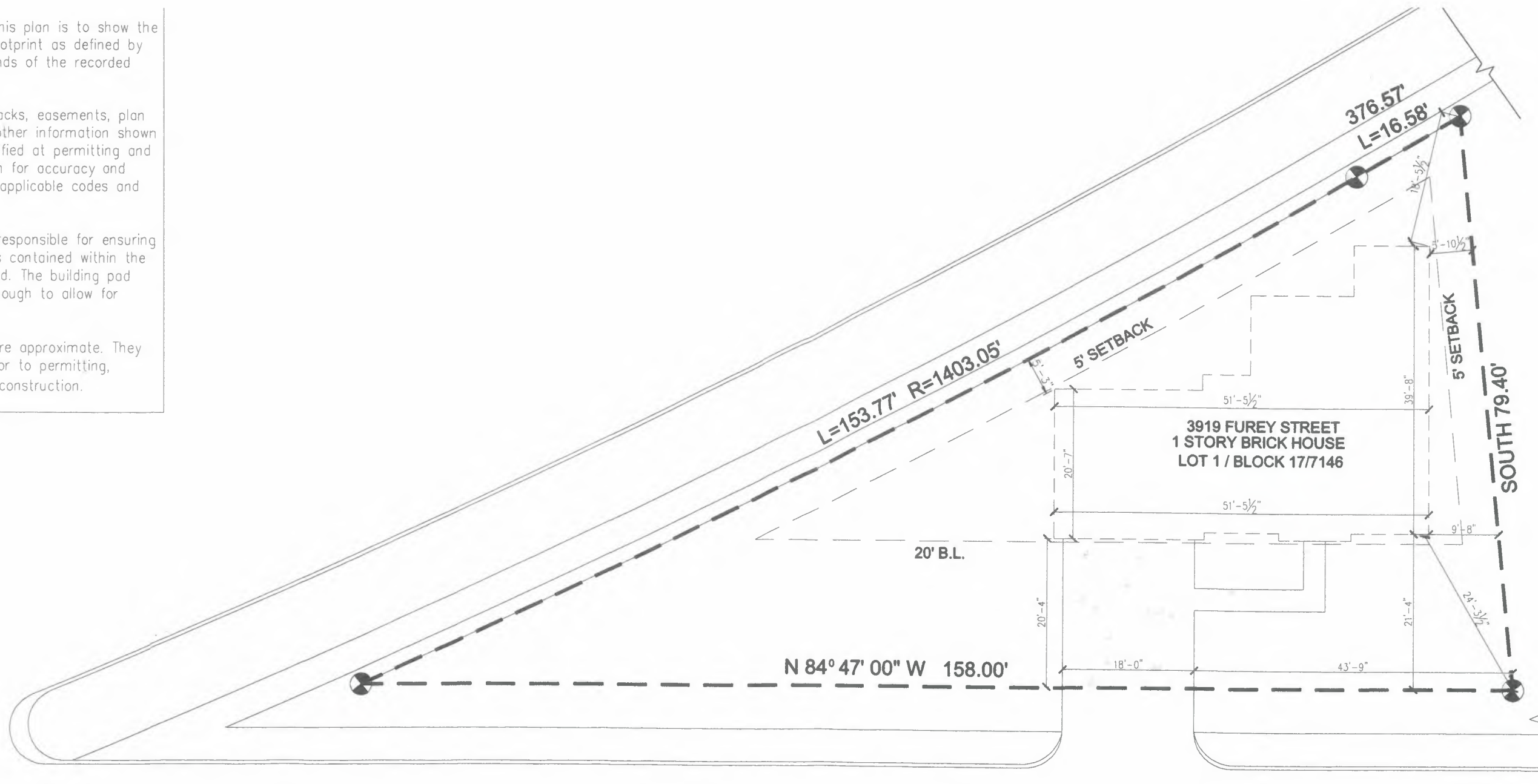
BDA223-109

1. The purpose of this plan is to show the proposed building footprint as defined by the metes and bounds of the recorded plat.

2. Dimensions, setbacks, easements, plan selection, and any other information shown here in shall be verified at permitting and prior to construction for accuracy and compliance with all applicable codes and ordinances.

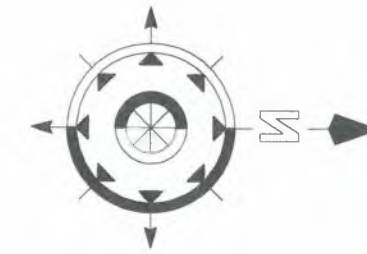
3. Builder is solely responsible for ensuring that the footprint is contained within the prepared building pad. The building pad shall be set high enough to allow for adequate drainage.

4. All calculations are approximate. They must be verified prior to permitting, purchasing, and/or construction.



**Legend:**

	AC Condensor Location
	Fence
	Lot
	Building Line
	Easement



**Site Plan**

SCALE:  
 1/8" = 1'-0" (22"X34" SHEET)  
 1/8" = 2'-0" (11"X17" SHEET)

BDA223-109

No.	Date

**3919 FUREY STREET  
 DALLAS, TEXAS  
 LOT 1 / BLOCK 17 / 7146  
 WEST MORELAND PARK ADDITION**

<b>SITE PLAN</b>	
Project number	S.1
Date	6-13-22
Drawn by	JG
Checked by	SG
Scale	1/8" = 1'-0" (11"X17") 1/4" = 1'-0" (22"X34")

### SQUARE FOOTAGE AREAS (BRICK) ELEV "B"

A/C LIVING AREAS	SQ. FT.
FIRST FLOOR LIVING	1003 SF
SECOND FLOOR LIVING	1348 SF
	2351 SF

### FOUNDATION SQUARE FOOTAGE

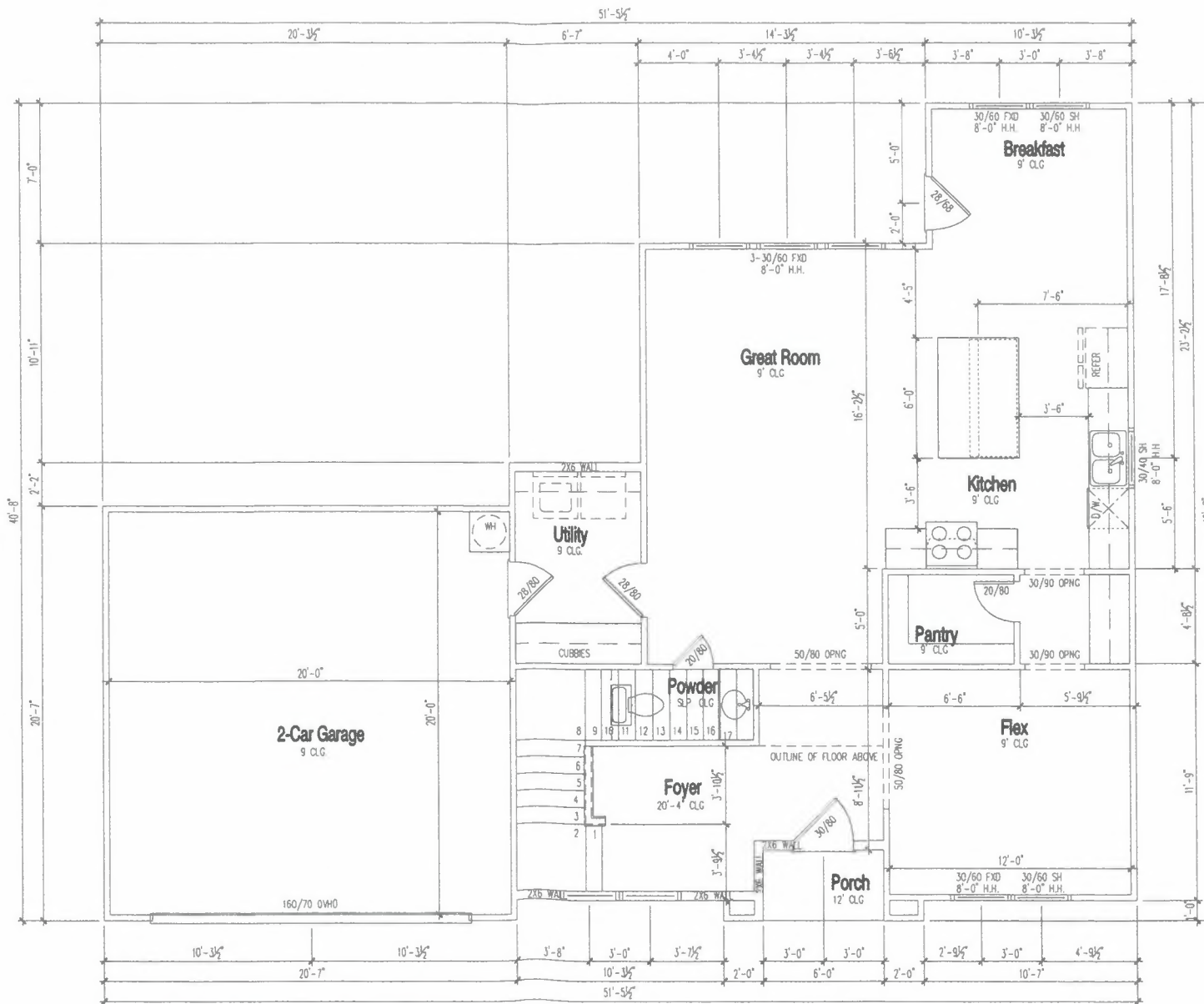
SLAB AREAS	SQ. FT.
2-CAR GARAGE	418 SF
PORCH	25 SF
	443 SF

DOOR SCHEDULE				
TYPE:	COMMENTS	LEFT	RIGHT	PAIR
INT.	20/68 HOLLOW CORE	1	3	4
INT.	28/68 HOLLOW CORE	1	3	
INT.	20/80 HOLLOW CORE	1	3	4
INT.	28/80 HOLLOW CORE	1		
EXT.	28/80 SOLID CORE	1	1	
EXT.	30/80 SOLID CORE	1		
EXT.	16/70 OVERHEAD DOOR	1		

WINDOW SCHEDULE			
QTY	TYPE:	COMMENTS	EGRESS
2	30/16	FIXED GLASS	9.0
2	30/30	FIXED GLASS	18.0
2	20/40	FIXED GLASS	16.0
1	30/40	SINGLE HUNG	12.0
10	30/60	FIXED GLASS	180.0
7	30/60	SINGLE HUNG	126.0
TOTAL			361.0

- 1 22"x30" ATTIC ACCESS
- 2 WATER HEATER PLATFORM TO BE 3/4" OSB ON 2X6 LEDGER 18" A.F.F. WITH AUX. CATCH PAN DRAINED TO OUTSIDE IF APPLICABLE, OPT. #126 DOOR TO BE 20/50 @ 6'-10" HH.
- 3 ELECTRICAL SUB. PANEL & METER (LOCATION MAY VARY PER CITY CODE)
- 4 36"x36" OR 36"x72" A/C PAD
- 5 MECHANICAL PLATFORM TO BE 3/4" T.G. OSB ON 2X6 LEDGER 26" A.F.F. DOOR TO BE @ 7'-4" HH
- 6 5/8" TYPE X GYPSUM BOARD STAGGER & TAPE JOINTS
- 7 4" DIA. DRYER VENT TO OUTSIDE AIR
- 8 SOLID CORE DOOR TO BE SELF-CLOSING & WEATHERSTRIPPED
- 9 2X6 WALL
- 10 FURR CEILING TO +/- 8'-0"
- 11 H.V.A.C. DUCT CHASE
- 12 MIN. 2'-0" BETWEEN DOOR & WINDOW TO AVOID TEMPERED GLASS.
- 13 CONTINUOUS WOOD HANDRAIL @ 36" ABOVE TREAD NOSING
- 14 FIRST SHELF 36" HGT. W/ADDN'L SHELVES SPACED @ 12" O.C. ABOVE
- 15 CENTERLINES OF 2x4 BLOCKING @ 36", 54", & 84" HGT. @ KITCHEN CABS, AND @ 30" HGT. FOR BATHROOM VANITY CABS
- 16 CENTERLINE OF 2x4 BLOCKING @ 24" HGT. FOR PAPER HOLDERS
- 17 CENTERLINE OF 2x4 BLOCKING @ 52" HGT. FOR TOWEL BARS.
- 18 1R & 1S = 1 ROD W/ SHELF @ 69" A.F.F. 2R & 1S = 1 ROD W/ SHELF @ 80" A.F.F. & 2ND ROD @ 40" A.F.F.
- 19 ALL SKEWED WALLS TO BE CONSTRUCTED @ 45 DEGREE ANGLES. U.N.O.
- 20 THIS WINDOW MEETS E.G.R.E.S.S. REQUIREMENTS PER I.R.C. /IBC 2018 CODE.
- 21 DOUBLE 2x4 WALL

NOTE:  
 (SS) STRUCTURAL SHEATHING TO BE RED T-PLY OR 7/16" O.S.B. PER CITY.  
 (CWB) CUT-IN WINDBRACE TO BE 1x4 OR METAL "T" PER CITY CODE.



### FIRST FLOOR PLAN

SCALE:  
 1/4" = 1'-0" (22"x34" SHEET)  
 1/8" = 1'-0" (11"x17" SHEET)

No.	Date

3919 FUREY STREET  
 DALLAS, TEXAS  
 LOT 1 / BLOCK 17 / 7146  
 WEST MORELAND PARK ADDITION

**A.1**  
 Scale 1/8" = 1'-0" (22x36)

FIRST FLOOR PLAN	
Project number	6-13-22
Date	JG
Drawn by	SG
Checked by	

BOA223-109



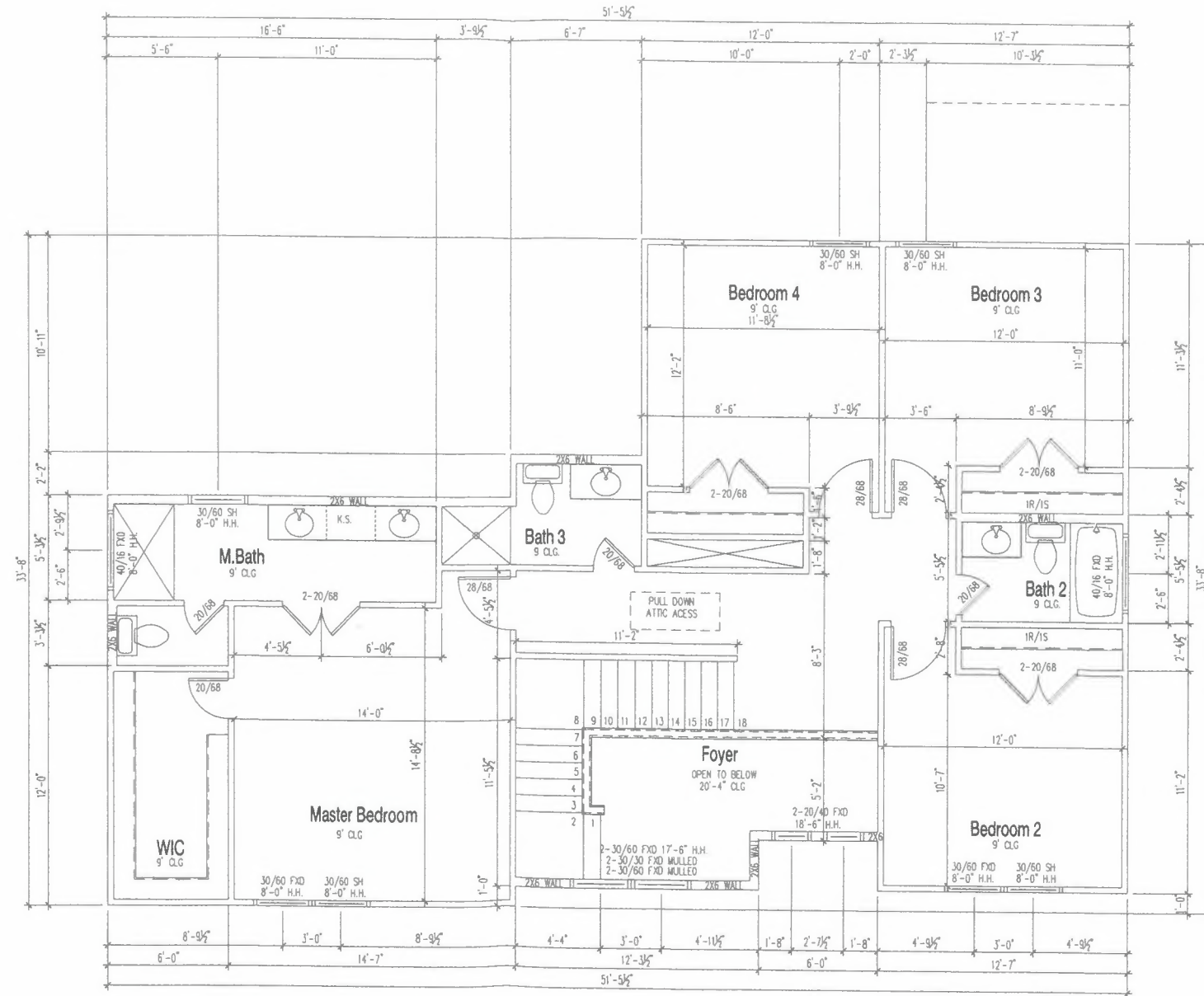
No.	Date

**3919 FUREY STREET  
 DALLAS, TEXAS  
 LOT 1 / BLOCK 17 / 7146  
 WEST MORELAND PARK ADDITION**

SECOND FLOOR PLAN	
Project number	A.2
Date	6-13-22
Drawn by	JG
Checked by	SG
Scale	1/8" = 1'-0" (11x17)

- 1 22"x30" ATTIC ACCESS
- 2 WATER HEATER PLATFORM TO BE 3/4" OSB ON 2X6 LEDGER 18" A.F.F. WITH AUX. CATCH PAN DRAINED TO OUTSIDE IF APPLICABLE. OPT. #126 DOOR TO BE 20/50 @ 6'-10" HH.
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- 7 4" DIA. DRYER VENT TO OUTSIDE AIR
- 8 SOLID CORE DOOR TO BE SELF-CLOSING & WEATHERSTRIPPED
- 9 2X6 WALL
- 10 FURR CEILING TO +/- 8'-0"
- 11 H.V.A.C. DUCT CHASE
- 12 MIN. 2'-0" BETWEEN DOOR & WINDOW TO AVOID TEMPERED GLASS.
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- 18 1R & 1S = 1 ROD W/ SHELF @ 69" A.F.F. 2R & 1S = 1 ROD W/ SHELF @ 80" A.F.F. & 2ND ROD @ 40" A.F.F.
- 19 ALL SKEWED WALLS TO BE CONSTRUCTED @ 45 DEGREE ANGLES. U.N.O.
- 20 THIS WINDOW MEETS E.G.R.E.S.S. REQUIREMENTS PER I.R.C. /IBC 2018 CODE.
- 21 DOUBLE 2x4 WALL

NOTE:  
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**SECOND FLOOR PLAN**

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**BDA223-109**

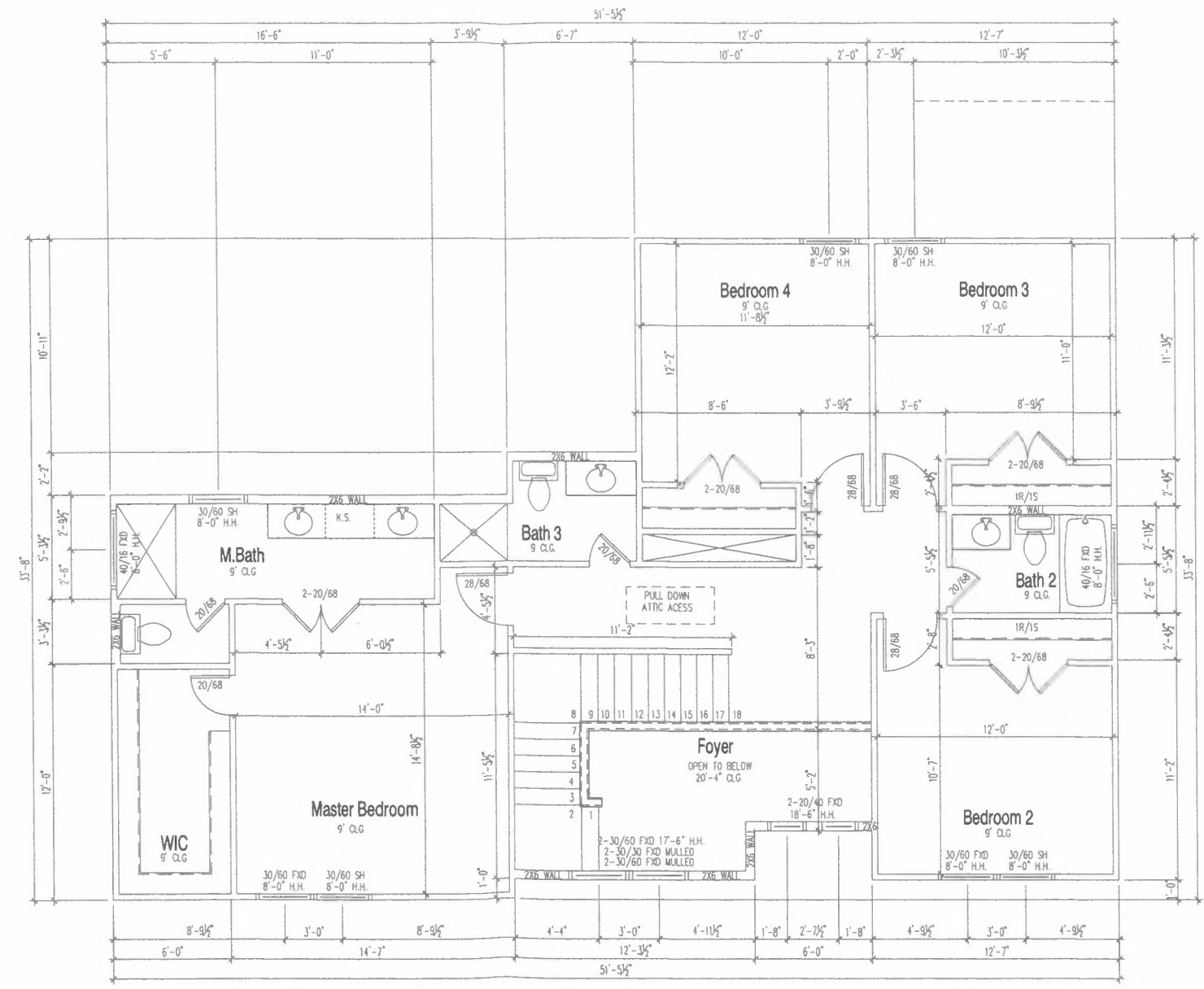
No.	Date

**3919 FUREY STREET  
 DALLAS, TEXAS  
 LOT 1 / BLOCK 17 / 7146  
 WEST MORELAND PARK ADDITION**

SECOND FLOOR PLAN	
Project number	A.2
Date	6-13-22
Drawn by	JG
Checked by	SG
Scale	1/8" = 1'-0" (11X17)

- 1 22"x30" ATTIC ACCESS
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 & 2ND ROD @ 40" A.F.F.
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 (CWB) CUT-IN WINDBRACE TO BE 1x4 OR METAL™ PER CITY CODE.



**SECOND FLOOR PLAN**

SCALE:  
 1/4" = 1'-0" (22"x34" SHEET)  
 1/8" = 1'-0" (11"x17" SHEET)

*BDA223-109*





**Front Elevation**

SCALE:  
 1/4" = 1'-0" (22"X34" SHEET)  
 1/8" = 1'-0" (11"X17" SHEET)



**Rear Elevation**

SCALE:  
 1/4" = 1'-0" (22"X34" SHEET)  
 1/8" = 1'-0" (11"X17" SHEET)

No.	Date

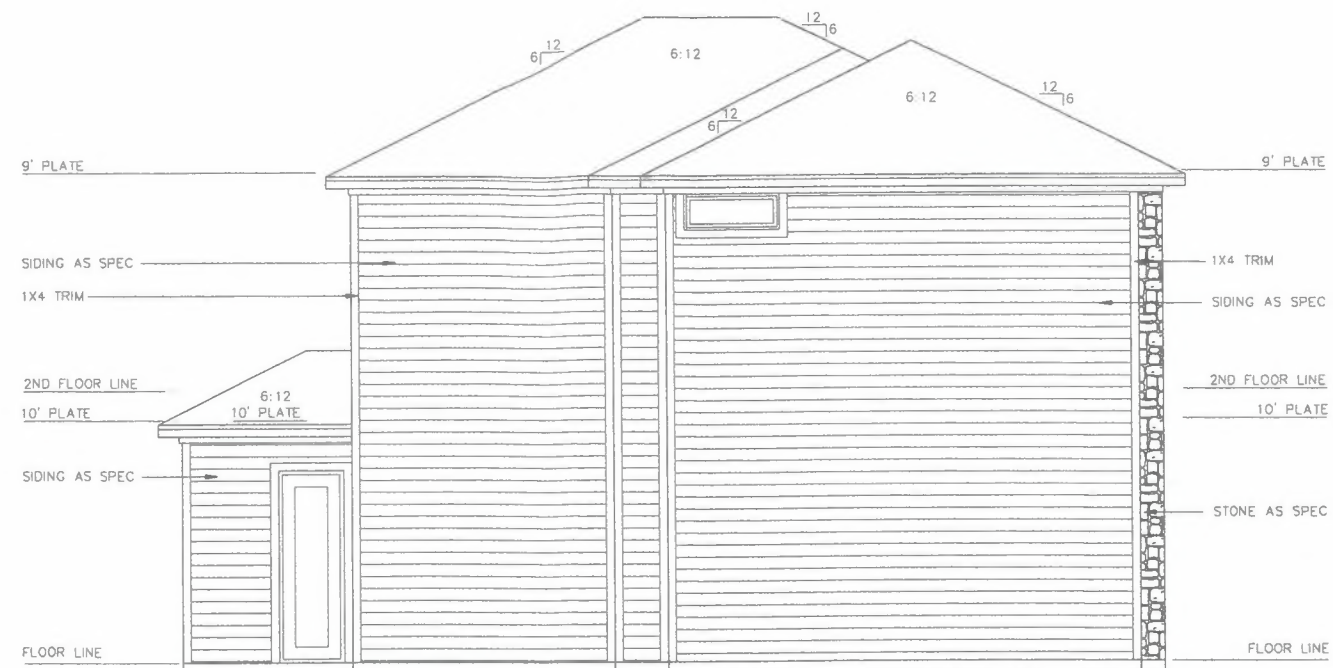
**3919 FUREY STREET  
 DALLAS, TEXAS  
 LOT 1 / BLOCK 17 / 7146  
 WEST MORELAND PARK ADDITION**

**PROPOSED FLOOR PLAN**

Project number	6-13-22	A3	Scale 1/8" = 1'-0" (11X17) 1/4" = 1'-0" (24X36)
Date	JG		
Drawn by	SG		
Checked by			

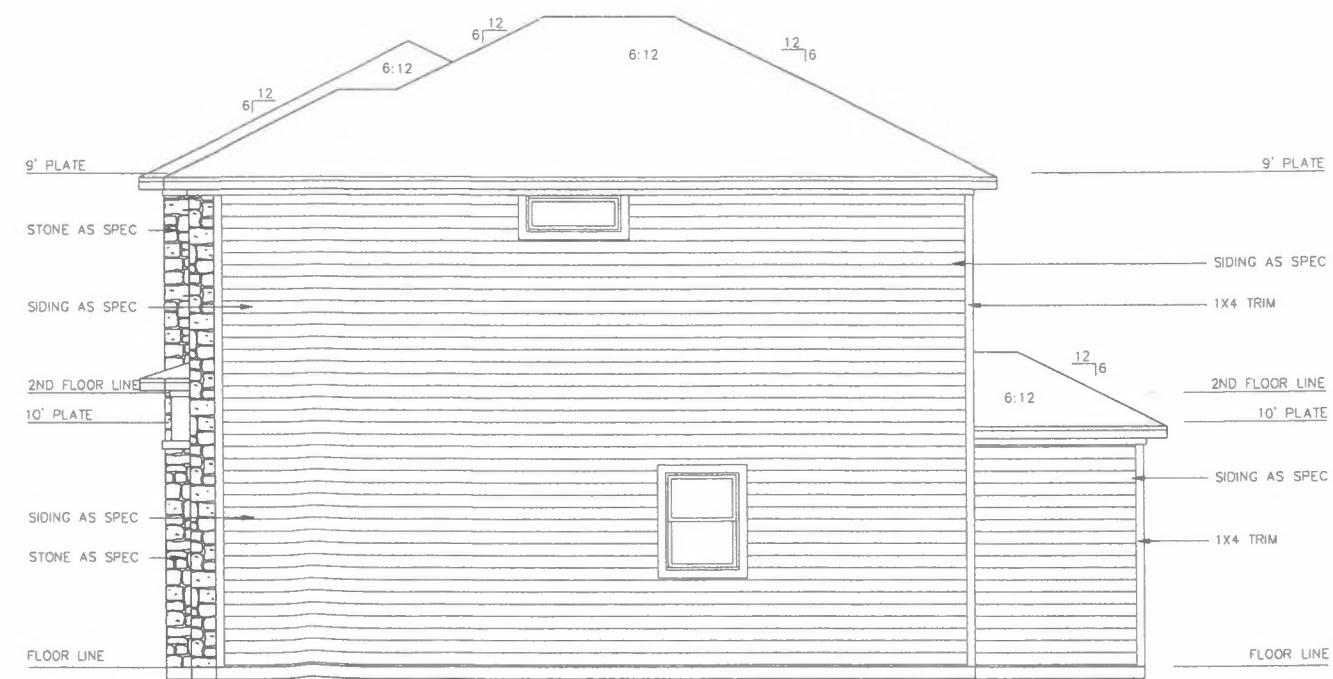
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**BDA223-109**



**Left Elevation**

SCALE:  
 1/4"=1'-0" (22"x34" SHEET)  
 1/8"=1'-0" (11"x17" SHEET)



**Right Elevation**

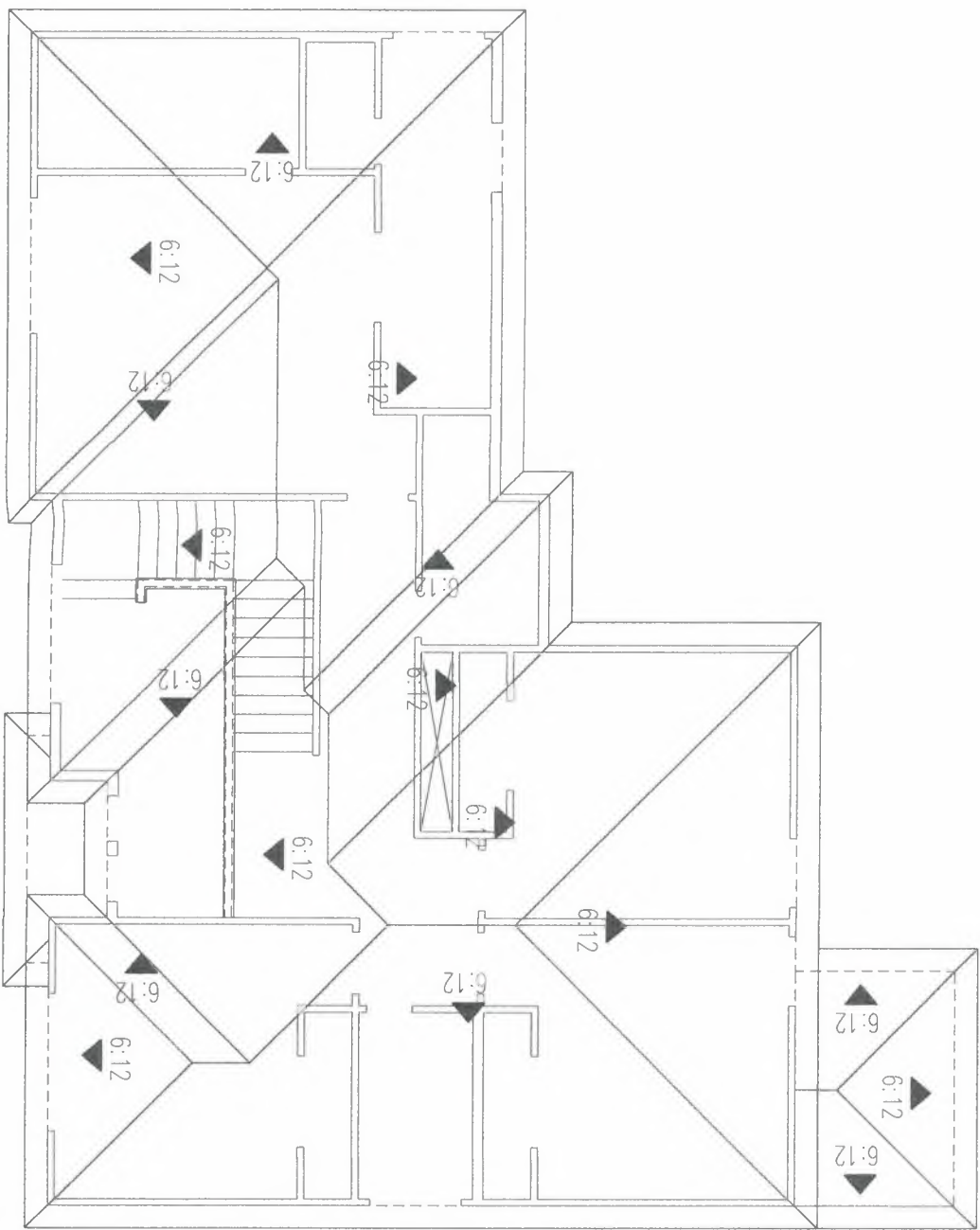
SCALE:  
 1/4"=1'-0" (22"x34" SHEET)  
 1/8"=1'-0" (11"x17" SHEET)

No.	Date

**3919 FUREY STREET  
 DALLAS, TEXAS  
 LOT 1 / BLOCK 17 / 7146  
 WEST MORELAND PARK ADDITION**

ELEVATION PLAN	
Project number	A.4
Date	6-13-22
Drawn by	JG
Checked by	SG
Scale	1/8" = 1'-0" (11"x17") 1/4" = 1'-0" (22"x36")


*BDA223-109*



**ROOF PLAN**

SCALE:  
 1/4" = 1'-0" (22"x34" SHEET)  
 1/8" = 1'-0" (11"x17" SHEET)

BDA223-109

Project number		<b>A.5</b>	<b>3919 FUREY STREET          DALLAS, TEXAS          LOT 1 / BLOCK 17 / 7146          WEST MORELAND PARK ADDITION</b>	No.	Date	 <b>DESIGN AND          CONSTRUCTION PLANNING</b> 214-597-1150 WWW.sandjdesigns.com
Date	6-13-22					
Drawn by	JG					
Checked by	SG					
Scale		1/8" = 1'-0" (11x17) 1/4" = 1'-0" (24x36)				