



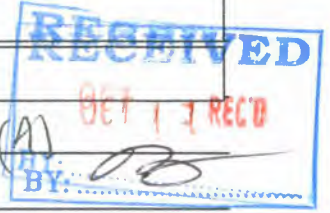
Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

223-111



Data Relative to Subject Property: Residential review; referral

Date: _____

Location address: 9341 Creel Creek

Zoning District: R-7.5(A)

Lot No.: 22

Block No.: J/7295

Acreage: 25,134sqft

Census Tract: _____

Street Frontage (in Feet): 1) 75 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Earl Toler Bonnie Toler

Applicant: Andy Monroy

Telephone: 9727573127

Mailing Address: 1523 N Cedar Hill Rd

Zip Code: 75104

E-mail Address: monroy_a@yahoo.com

Represented by: _____ Telephone: _____

Mailing Address: 1523 n Cedar Hill Rd

Zip Code: 75104

E-mail Address: monroy_a@yahoo.com

Affirm that an appeal has been made for a Variance or Special Exception of _____

ADA - NOT FOR RENT
EXCEEDS MAXIMUM FLOOR AREA OF MAIN 321.

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:

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 Andy Monroy

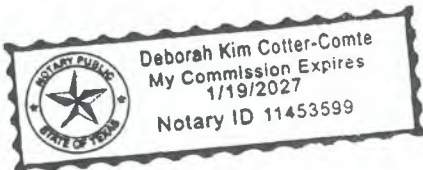
(Affiant/Applicant's name printed)

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 5th day of September, 2023

Deborah Kim Cotter-Comte
Notary Public in and for Dallas County, Texas





AFFIDAVIT

Appeal number: BDA 223-111

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

at: 9341 Creel Creek
(Address of property as stated on application)

Authorize: Andy Monroy
(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: Additional dwelling unit (NOT FOR RENT)
EXCEEDS FLOOR AREA OF main; request 321. (max 251)

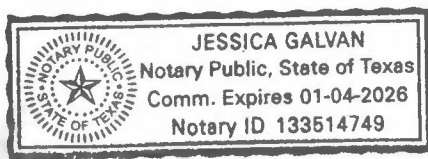
Bonnie Toler
Print name of property owner or registered agent
Date ²⁶ 9/1/23 09-29-2023

Bonnie Toler
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared Bonnie Toler

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 29th day of September, 2023



Commission expires on 01-04-2026



AFFIDAVIT

Appeal number: BDA 223-111

I, Earl Toler Bonnie Toler, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 9341 Creel Creek
(Address of property as stated on application)

Authorize: Andy Monroy
(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: Additional dwelling unit (NOT FOR RENT)

EXCEEDS FLOOR AREA of main; request 321. (max 251.)

Earl Toler Bonnie Toler
Print name of property owner or registered agent

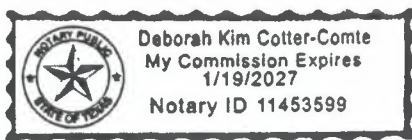
[Signature]
Signature of property owner or registered agent

Date 9/1/23

Before me, the undersigned, on this day personally appeared Earl Toler

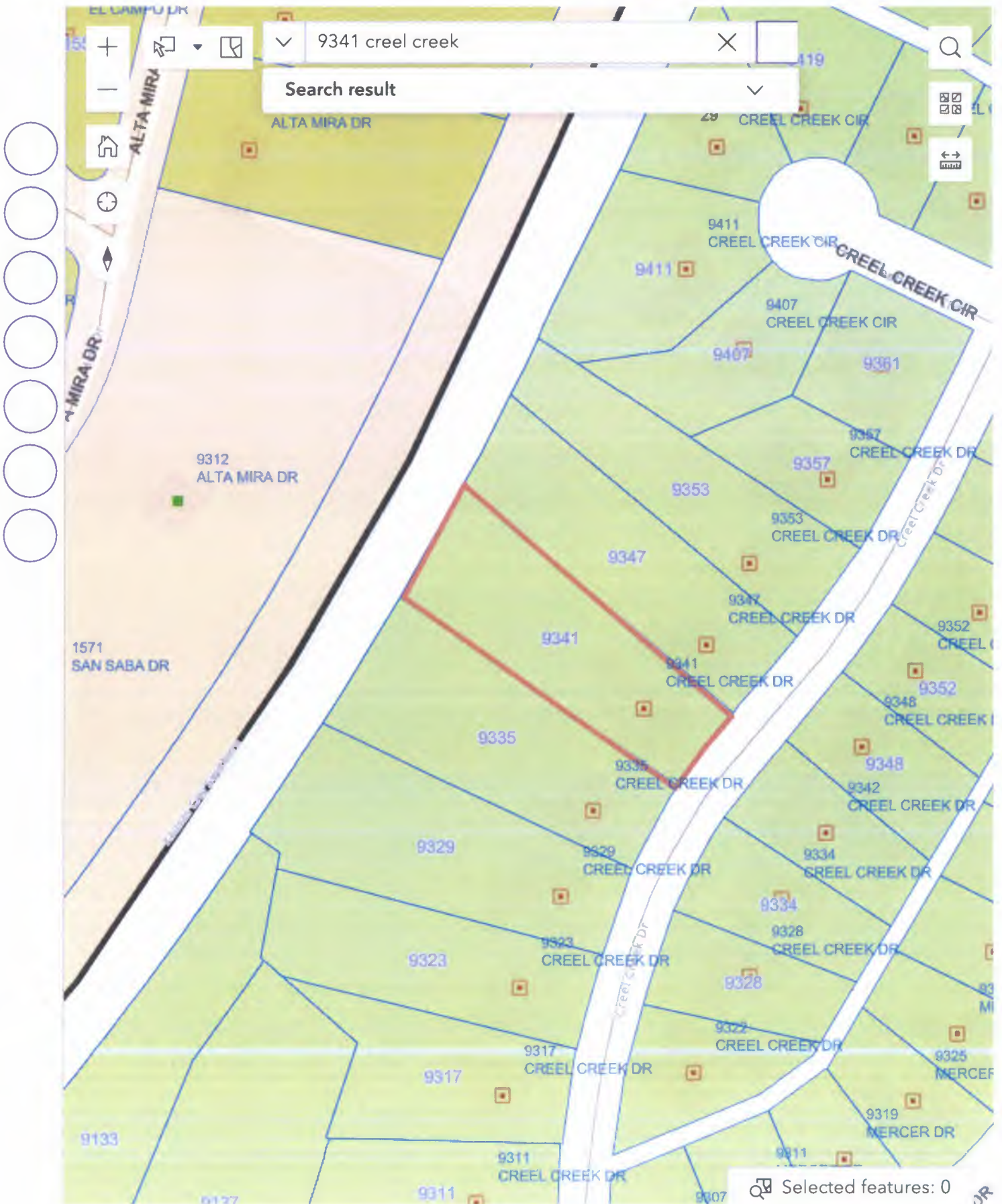
Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 5th day of September, 2023



Commission expires on 01/19/27

Deborah Kim Cotter-Comte



50 m
100 ft

BDA 223-111

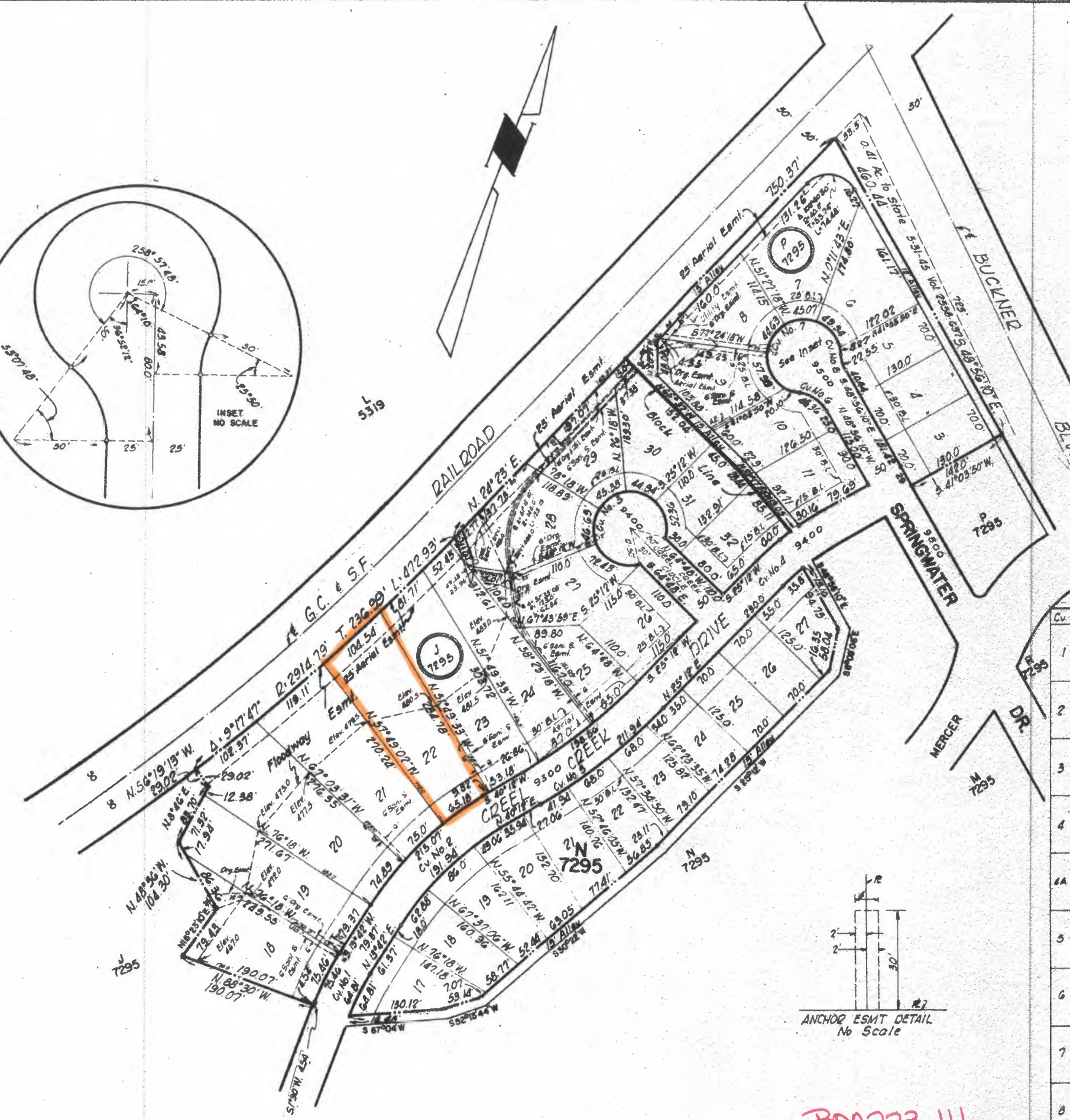
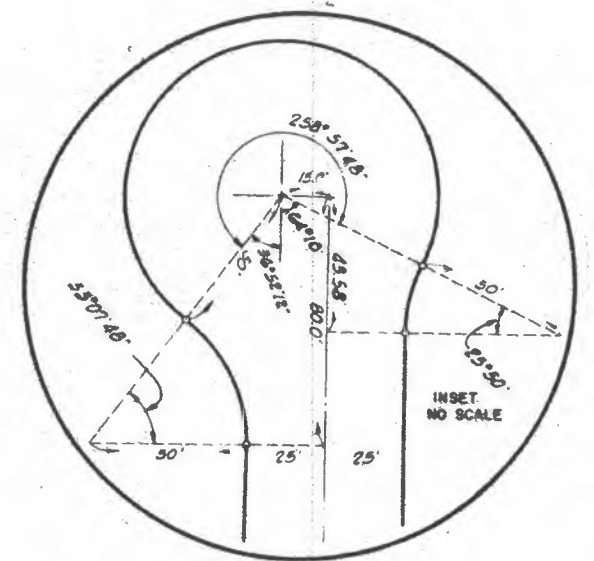
DRAFTED DATE: 10-29-6 RECEIVED DATE: 12-10-6
 ANNEXED AUG. 24, 1953 ORD. NO. 5910
 SURVEY RICHARD SCURRY ABST. 1382

CITY OF DALLAS PLAT BOOKS
 ADDITION LINDENWOOD PARK THRD INST.

BLOCKS N&P 7295 (PT) J 7295 (PT)
 SCHOOL DISTRICT DALLAS

SCALE 100 FT. EQUALS 1 INCH

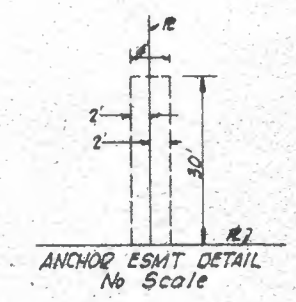
FLED 4-13-64



Note: Restricted access into
 Buckner Boulevard from lots 3
 through 7 in Block P/7295.
 Structures in Block
 P/7295 to front Springwater Dr.

Curve Data

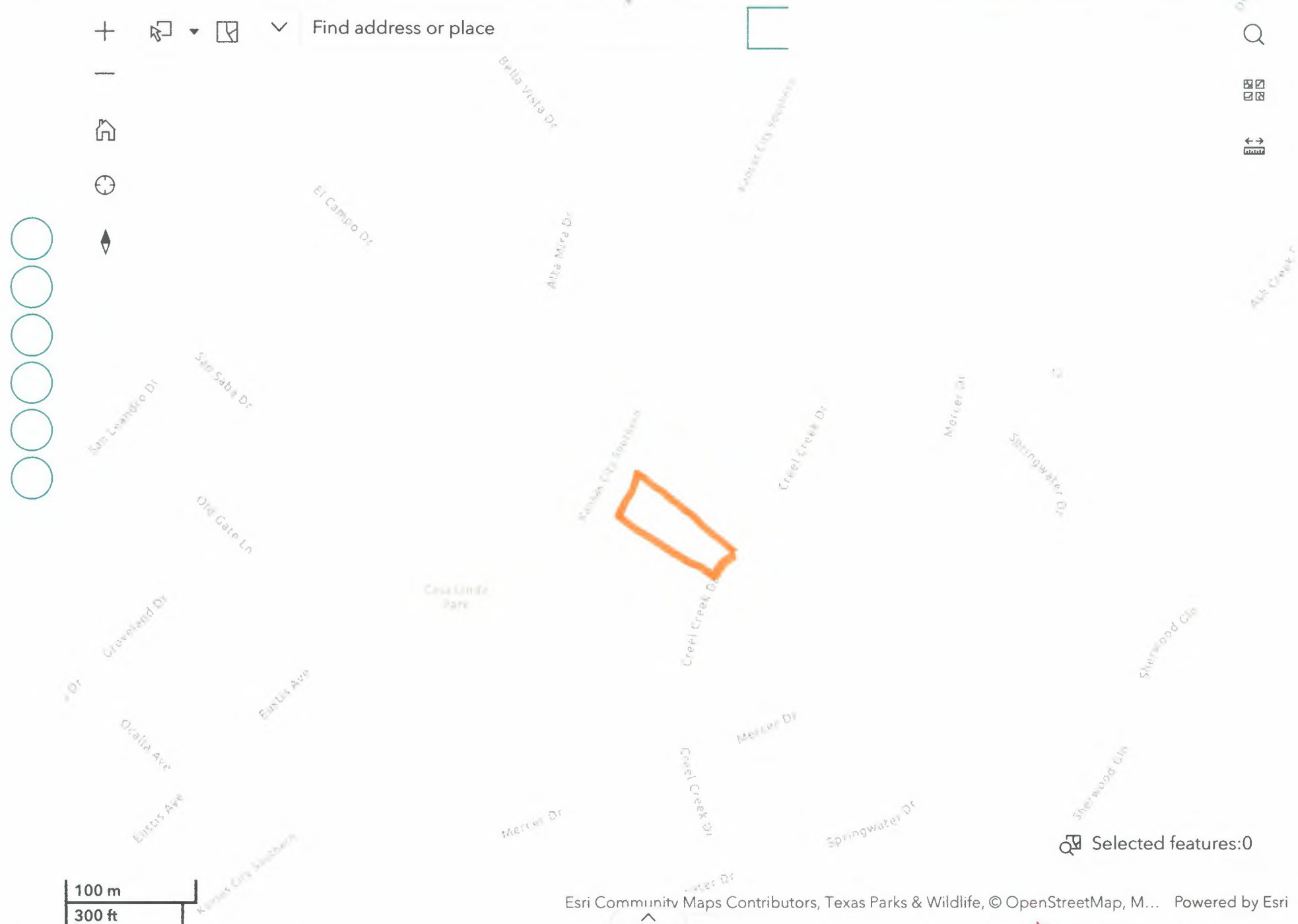
Cv. No.	Location	Inner	+	Outer
1	CREEK DRIVE	12° 12'	18° 12'	18° 12'
		304.99	329.99	354.99
		32.55	35.20	37.87
2	CREEK DRIVE	26° 30'	26° 30'	26° 30'
		415.00	440.0	465.0
		97.72	103.60	109.49
3	CREEK DRIVE	15° 00'	15° 00'	15° 00'
		759.58	784.58	809.58
		100.0	103.29	106.58
4	CREEK DRIVE	6° 12' 34"	6° 12' 34"	6° 12' 34"
		330.3	355.0	380.0
		17.92	19.27	20.63
4A	CREEK DRIVE	35.80	38.51	41.22
				9° 38' 56"
				380.0
5	CREEK DRIVE			32.07
				63.99
				300.00
6	CREEK DRIVE			50.0
				500.0
				261.80
7	CREEK DRIVE	53° 07' 48"		
		50.0		
		25.0		
8	CREEK DRIVE	46.36		
				258° 57' 48"
				50.0
9	CREEK DRIVE	25° 50'		
		50.0		
		11.47		
10	CREEK DRIVE	22.55		
				225.99



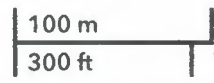
BDA223-111

City of Dallas Zoning Map 2.2

- Zoning Map...
- Links
- Help
- Report I...

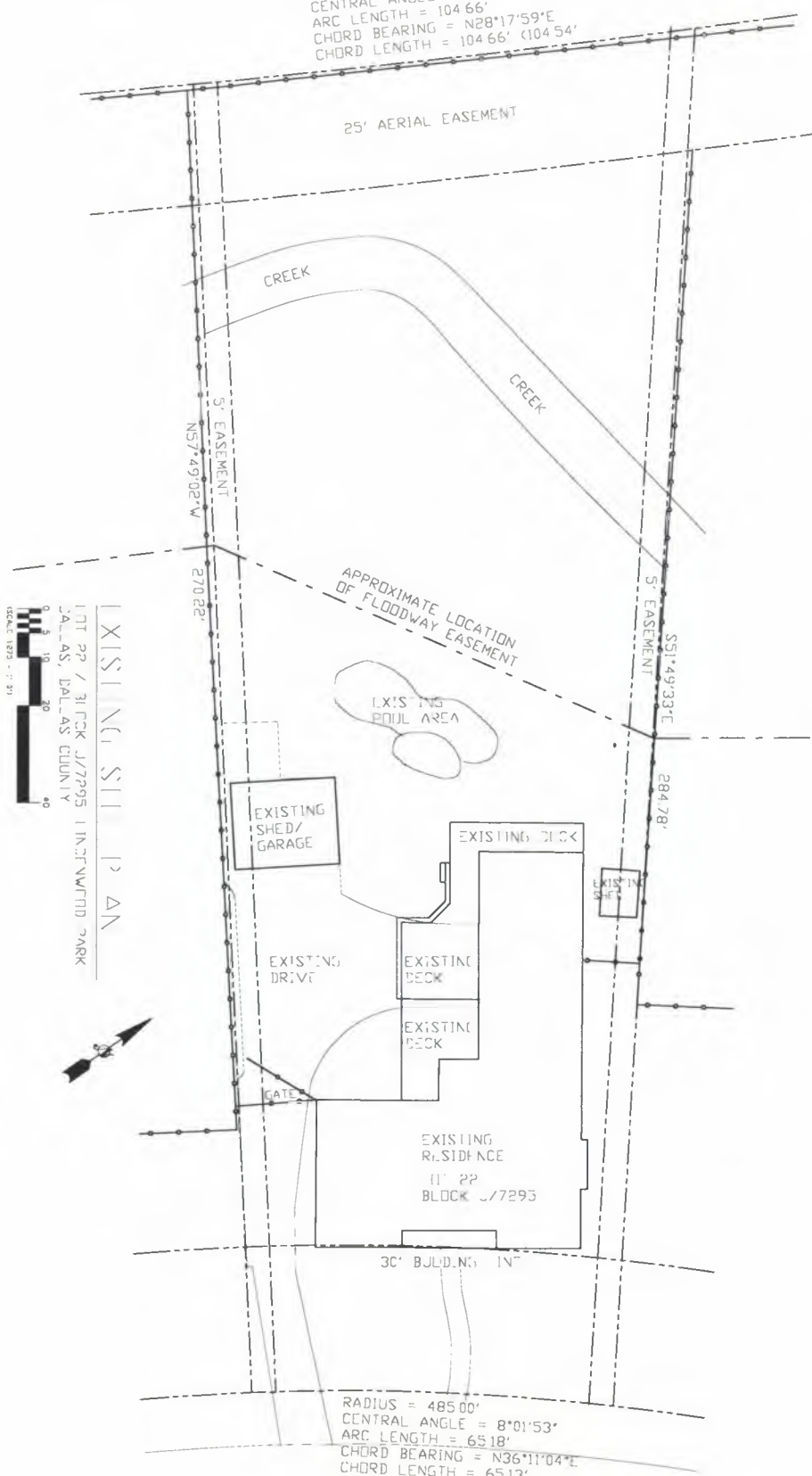


Selected features:0



EDA223-111

RADIUS = 2914.79'
 CENTRAL ANGLE = 2°03'26"
 ARC LENGTH = 104.66'
 CHORD BEARING = N28°17'59"E
 CHORD LENGTH = 104.66' (104.54')



EXISTING SITE PLAN
 LOT 22 / BLOCK J/7295
 DALLAS, DALLAS COUNTY



RADIUS = 485.00'
 CENTRAL ANGLE = 8°01'53"
 ARC LENGTH = 65.18'
 CHORD BEARING = N36°11'04"E
 CHORD LENGTH = 65.13'

9341 CREEL CREEK DR.

BOA223-111

EX-101

PLAT NAME:
TOLIER RES.

PLAT NAME:
DEMOGRAPHIC

PLAT NAME:
590 SF

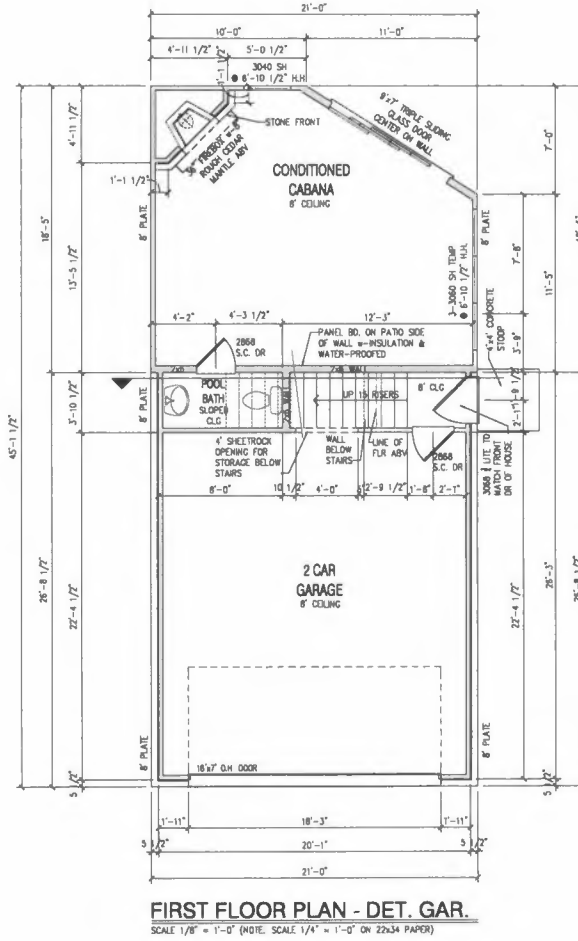
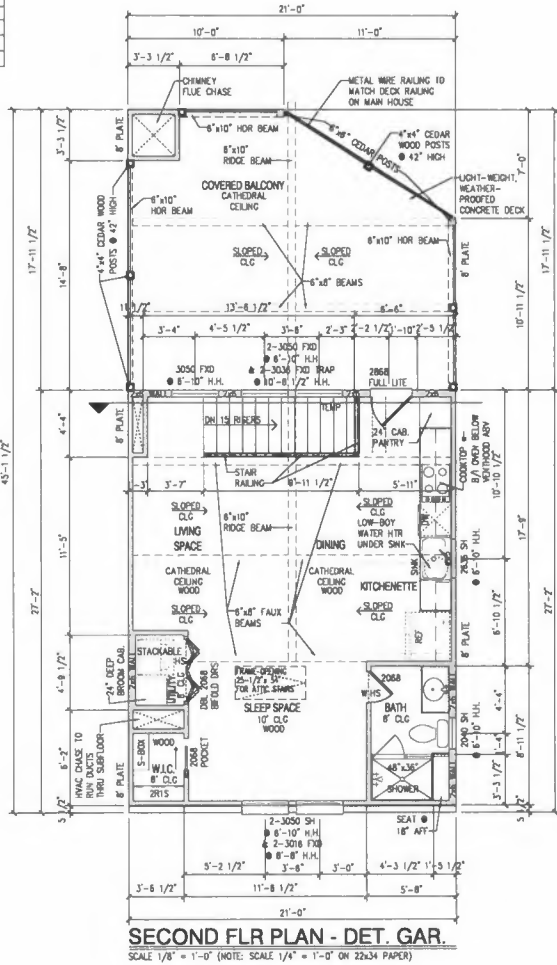
PLAT NAME:
1/4 AC

SHEET TITLE:
EXISTING SITE PLAN
 9341 Creel Creek Dr., Lot 22/Block J/7295



RnE Design, LLC
 3012 St. Martin Dr.
 Mansfield, Texas 76063

REVISION NOTES			
MASTER REV #	REV DATES	REVISED BY	EXPLANATION
NEW	6-7-23	RB	NEW PLANS FOR DETACHED GARAGE TO BE BUILT AT 9341 CREEL CREEK DR. IN DALLAS, TX, DALLAS COUNTY.
1	9-26-23	RB	ADDED BASIC FLOOR PLANS & ELEV'S TO SET FOR EXISTING MAIN HOUSE ON PROPERTY IN ORDER TO DETERMINE EXISTING SQUARE FOOTAGE & OVERALL ROOF H.T. IT WAS DETERMINED THAT THE DET. GARAGE DOES NOT EXCEED 25% OF THE SQUARE FOOTAGE OF THE EXISTING MAIN HOUSE. IT DID NOT NEED TO CHANGE, HOWEVER, THE DET. GAR. ROOF H.T. WAS HIGHER THAN THE MAIN HOUSE AND SO THE MAIN ROOF PITCH FOR THE GARAGE WAS LOWERED TO A 8:12 PITCH. ALL ELEV'S & ROOF PLAN WAS ADJUSTED TO MATCH THE ROOF CHANGES.
2	10-10-23	RB	LOWERED FIRST FLOOR PLATE TO 8' & SHRUNK WINDOWS ON FIRST FLOOR BY 12" IN ORDER TO MEET MAX CITY ROOF HT. REQUIREMENT.



SQUARE FOOTAGE NOTES	
MAIN LIVING AREA	
LIVING AREA	SQ. FT.
FIRST FLOOR - OUTSIDE BRICK	91 SF
SECOND FLOOR - OUTSIDE FRAME	535 SF
CONDITIONED CABANA	336 SF
	854 SF
ADDITIONAL FOUNDATION SQUARE FOOTAGE NOTES	
BLANK AREAS	SQ. FT.
GARAGE	479 SF
COV. & BALCONY	328 SF
	807 SF

RnE Design, LLC
3012 St. Martin Dr.
Mansfield, Texas 76063



DETACHED GARAGE - FLOOR PLANS
9341 Creel Creek Dr., Lot 22/Block 1/7295

DATE	06-07-23
REV. NO.	1
REV. DATE	09-26-23

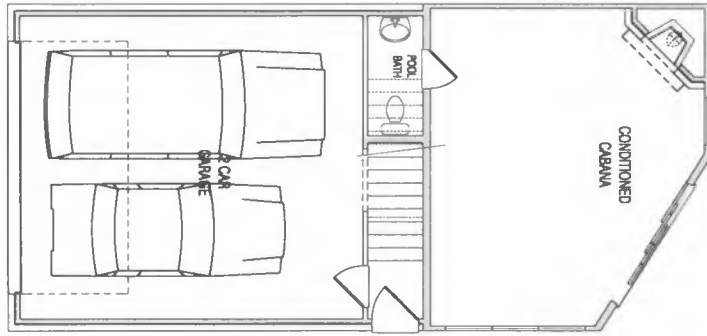
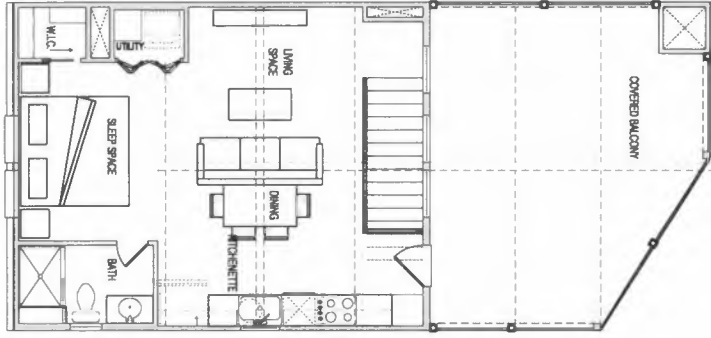
PLAN NUMBER: 590 SF

PLAN NAME: DETACHED GARAGE

PLAN CONFIG.: TOLER. RES.

SHEET No.: **A1**

BDA223-111



BDA228-111

SHEET NO.
A2

PLAN CONC.
TOLER RES.

PLAN CONC.
TOLER RES.

PLAN NUMBER
390 SF

DATE	BY
11/18/20	RSB

SHEET TITLE:
DET. GARAGE - MARKETING LAYOUTS
 9341 Creel Creek Dr., Lot 22/Block 1/7295



RnE Design, LLC
 3012 St. Martin Dr.
 Mansfield, Texas 76063



DATE	03
BY	AKB
SCALE	1/4" = 1'-0"
SHEET NO.	1

PLAN NUMBER:
590 SF

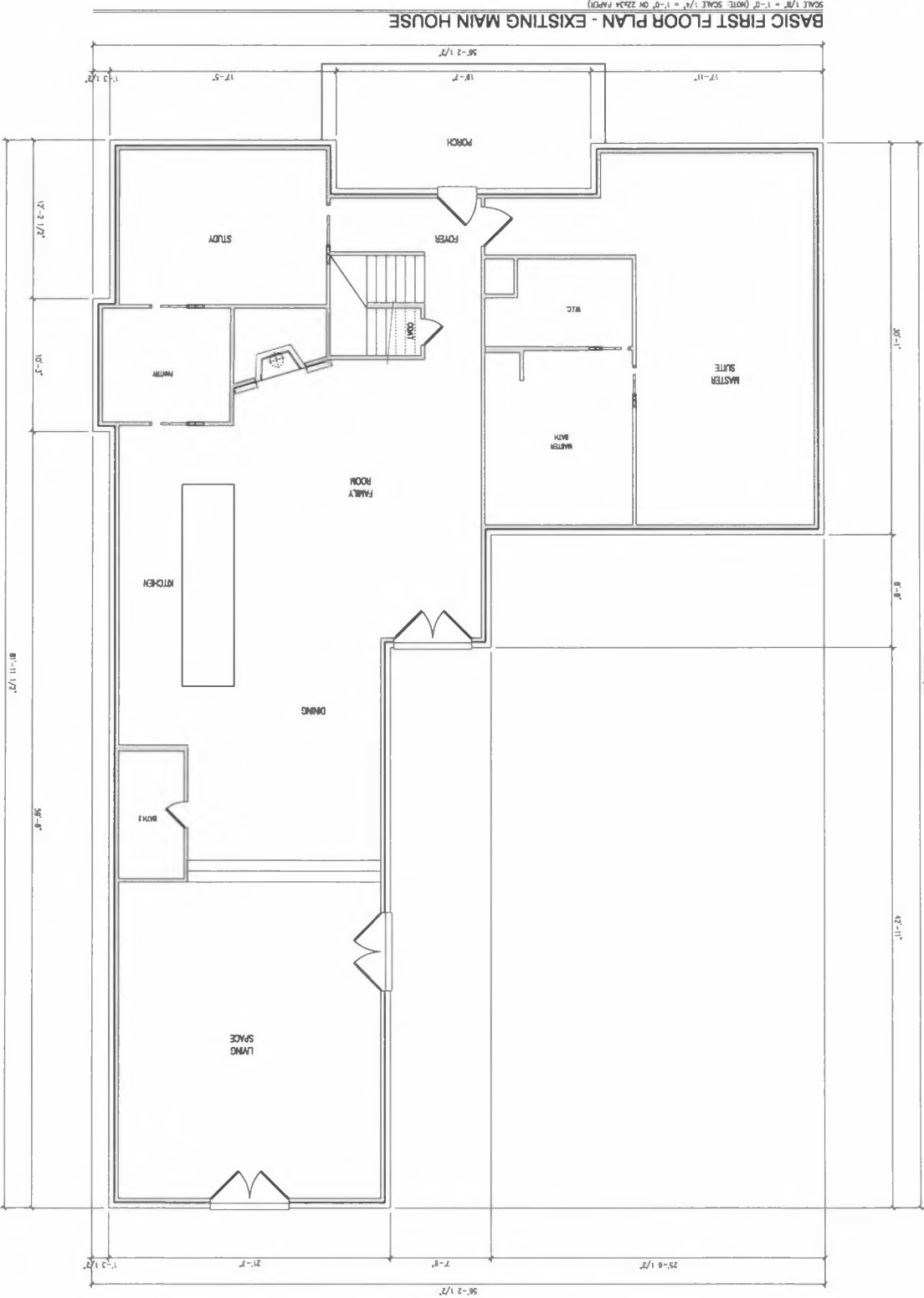
PLAN NAME:
DETACHED GARAGE

PLAN CODE:
TOLER RES.

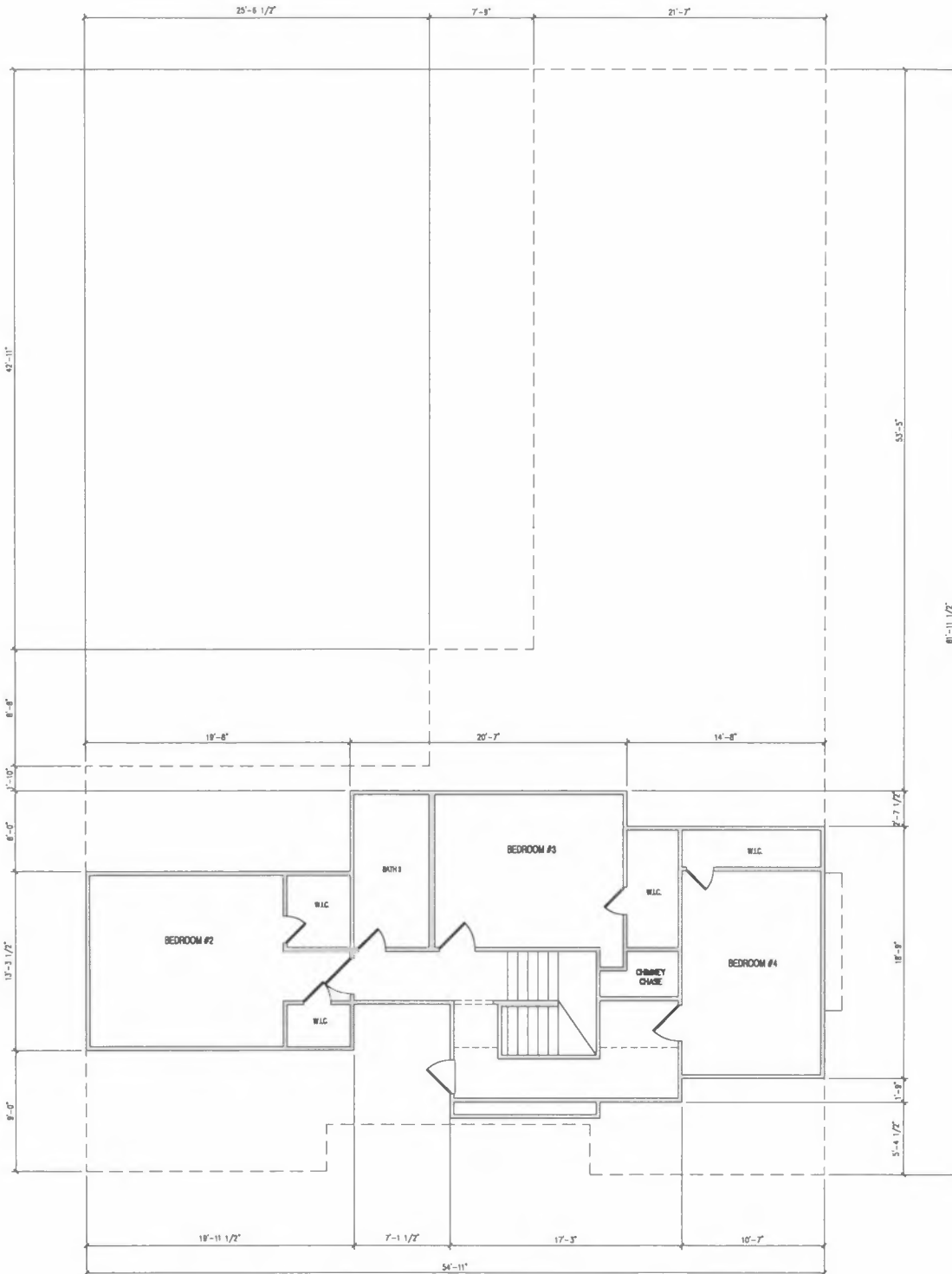
SHEET No.:
A3

SQUARE FOOTAGE NOTES	
MAIN LIVING AREA	SQ. FT.
FIRST FLOOR- LIVING AREAS	2784 SF
OUTSIDE BRICK	990 SF
SECOND FLOOR- OUTSIDE FRAME	3163 SF

NOTE:
 * ACCORDING TO LOCAL BUILDING CODES, THE NEW CONSTRUCTION CANNOT EXCEED 50% OF THE MAIN LIVING AREA OF THE MAIN HOUSE.
 * MAIN HOUSE LIVING AREA = 3783 SF + 25X
 = 8407.5 SF (ALLOWABLE LIVING FOR NEW CONSTRUCTION)
 * LIVING AREA (CONDITIONED SPACE) OF NEW CONSTRUCTION CANNOT EXCEED 50% OF THE EXISTING MAIN HOUSE LIVING AREA TO BE INCLUDED EXCEPTED GARAGE AREA.



111-6228-111
 DRA



BASIC SECOND FLOOR PLAN - EXISTING MAIN HOUSE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22-34 PAPER)

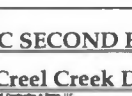
BDA223-111

NOTE: REFER TO LOCAL BUILDING CODES. THE LIVING AREA OR CONDITIONED SPACE OF THE NEW CONSTRUCTION (SHALL) EXCEED 25% OF THE MAIN LIVING AREA OF THE MAIN HOUSE.
 * MAIN HOUSE LIVING AREA = 3783 SF ± 25%
 * 940 SF (APPROXIMATE LIVING FOR NEW CONSTRUCTION)
 * LIVING AREA (CONDITIONED SPACE) OF NEW CONSTRUCTION SHALL BE 10% INCREASED OVER MAIN HOUSE.

SQUARE FOOTAGE NOTES	
MAIN LIVING AREA	3783 SF
LIVING AREAS	2784 SF
FIRST FLOOR- OUTSIDE BRICK	2784 SF
SECOND FLOOR- OUTSIDE FRAME	980 SF
	3763 SF

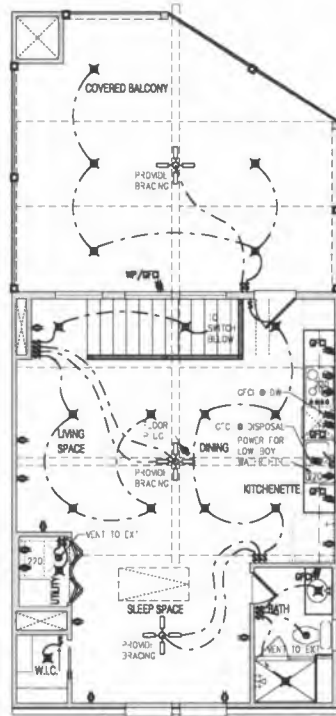
SHEET NO. **A4**
 PLAN NAME: **BASIC SECOND FLR PLAN OF MAIN HOUSE**
 DESIGNER: **RnE DESIGN, LLC**
 TOLERANCES: **AS SHOWN**

PLAN NUMBER: **590 SF**
 SHEET TITLE: **BASIC SECOND FLR PLAN OF MAIN HOUSE**
 ADDRESS: **9341 Creel Creek Dr., Lot 22/Block J/7295**

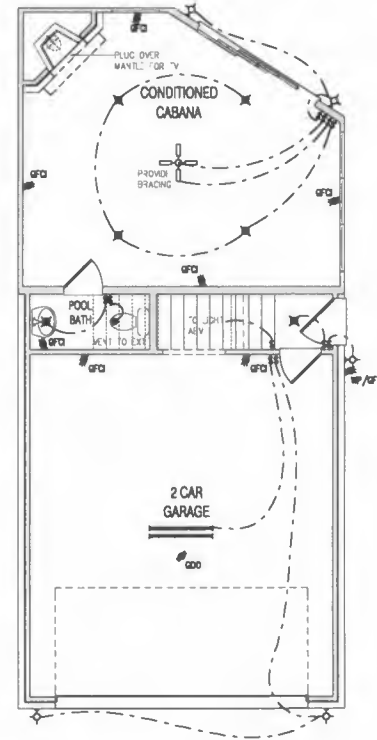


RnE Design, LLC
 3012 St. Martin Dr.
 Mansfield, Texas 76063

ELECTRICAL FIXTURE SCHEDULE	
DESCRIPTION	SYMBOL
110V OUTLET	⊕
220V OUTLET	⊕220
1/2" HOT OUTLET	⊕
GFC OUTLET	⊕GFC
WP GFC OUTLET	⊕WP/GFC
GARAGE DOOR OPENER OUTLET	⊕GO
SECURITY SYSTEM	⊕SEC. SYS
DISHWASHER	⊕DW
IRRIGATION SYSTEM RECEPTACLE	⊕IRRIGATION SYSTEM RECEPTACLE
GOLF CART RECEPTACLE	⊕GOLF CART RECEPTACLE
CEILING MOUNTED LIGHT	⊕
CEILING FAN w/ LIGHT KIT	⊕ PROVIDE BRACING
RECESSED CEILING LIGHT	⊕
RECESSED WATER PROOF LIGHT	⊕ WP
3 BULB VANTY LIGHTS	⊕
4 BULB VANTY LIGHTS	⊕
5 BULB VANTY LIGHTS	⊕
24" SINGLE FLUORESCENT LIGHT	⊕
7 BULB FLUORESCENT LIGHT	⊕
4 BULB FLUORESCENT LIGHT	⊕
EXTERIOR LIGHTS	⊕
WALL MOUNTED LIGHT	⊕
WALL MOUNTED LIGHT PER SPEC.	⊕ LIGHT
BLANK PLATE	⊕ BLANK PLATE PROVIDE BRACING
TWO WAY SWITCH	⊕
THREE WAY SWITCH	⊕
FOUR WAY SWITCH	⊕
DIMMER SWITCH	⊕
FIREPLACE IGNITER	⊕
EXHAUST VENTS	⊕ VENT TO EXT
PHONE OUTLET	⊕PH
TV OUTLET	⊕TV
SMOKE DETECTOR	⊕
CARBON MONOXIDE DETECTOR	⊕CM
DOOR CHIMES	⊕CH
ELECTRICAL PANEL	⊕ EP



**ELECTRICAL PLAN
SECOND FLR PLAN - DET. GAR.**
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



**ELECTRICAL PLAN
FIRST FLOOR PLAN - DET. GAR.**
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

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3012 St. Martin Dr.
Mansfield, Texas 76063



SHEET TITLE:
DET. GARAGE - ELECTRICAL FLOOR PLANS
9341 Creel Creek Dr., Lot 22/Block J7295

DATE	BY
11-25-23	ASD
1	11-25-23

PLAN NUMBER:
590 SF

PLAN NAME:
DETACHED GARAGE

PLAN CONFIG:
TOLER. RES.

SHEET No.:
B1

BOA223-111



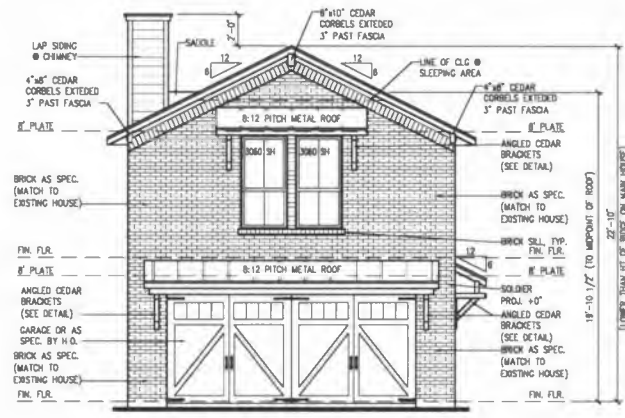
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DATE:	11-23-23
BY:	11-23-23
1	11-23-23

PLAN NUMBER: 590 SF

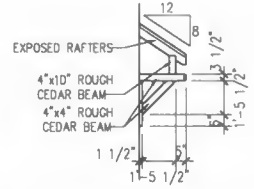
PLAN NAME: DETACHED GARAGE

PLAN CONFIG: TOLER RES.

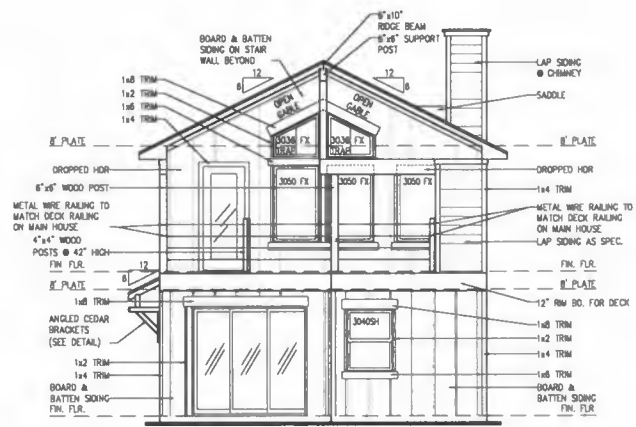
SHEET No.: E1



FRONT ELEVATION - DET. GAR.
 SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



CEDAR BRACKET DETAIL
 SCALE = NTS

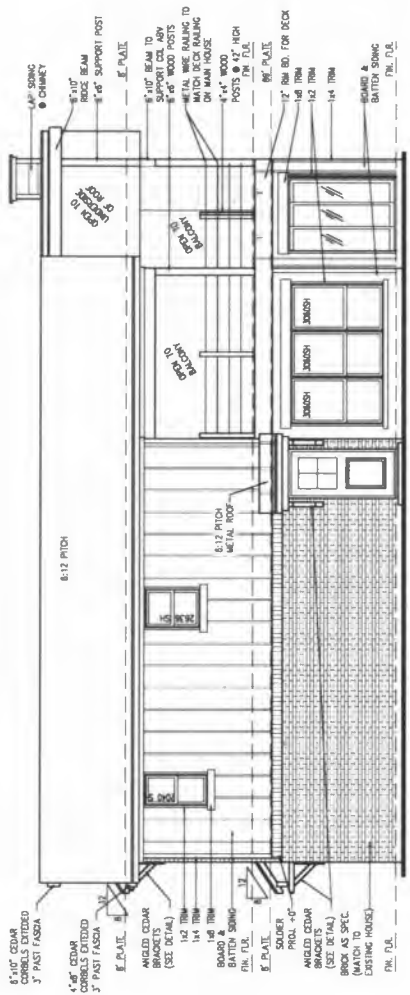


REAR ELEVATION - DET. GAR.
 SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

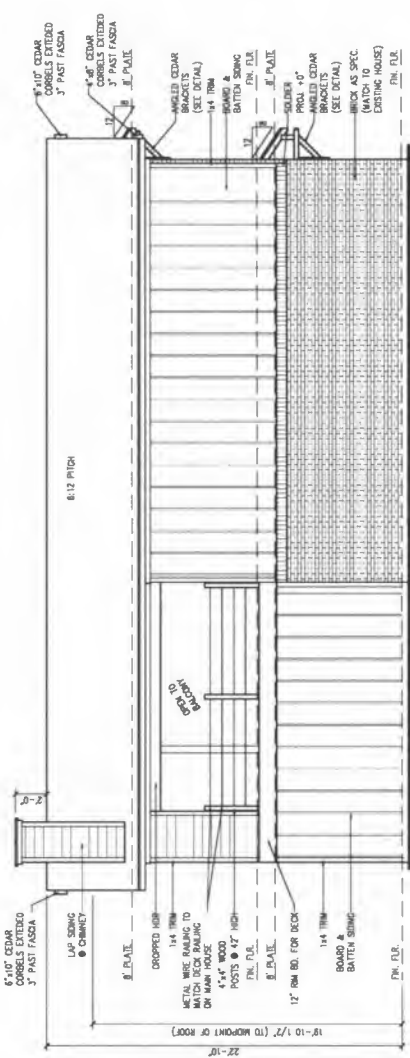
BDA223-111



BDA223-111



RIGHT SIDE ELEVATION - DET. GAR.
 SCALE: 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" OR 25:14 PAPER)



LEFT SIDE ELEVATION - DET. GAR.
 SCALE: 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" OR 25:14 PAPER)

RnE Design, LLC
 3012 St. Martin Dr.
 Mansfield, Texas 76063



BASIC FRONT/REAR ELEV'S MAIN HOUSE
 9341 Creel Creek Dr., Lot 22/Block V/295

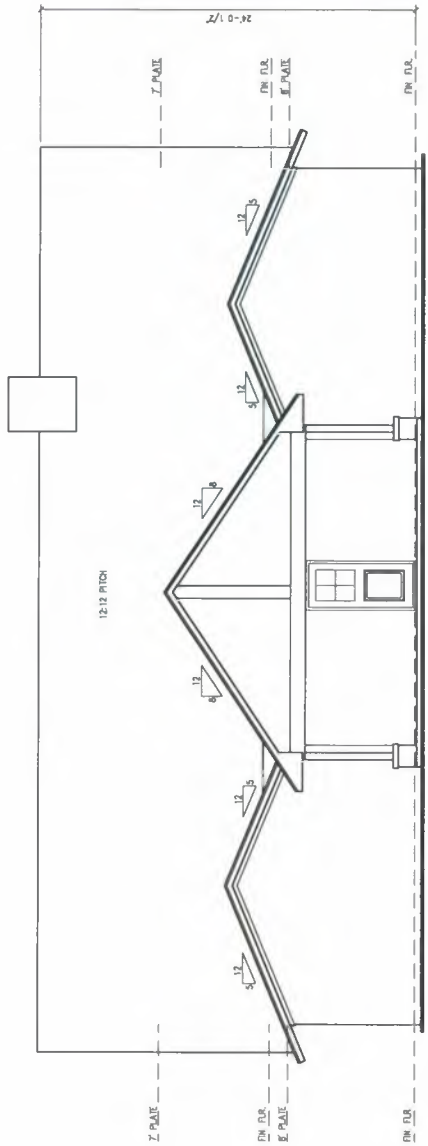
SHEET TITLE:
 PLAN NO. 10
 DATE 1/2018
 DRAWN BY J. S. J.

PLAN NUMBER:
 590 SF

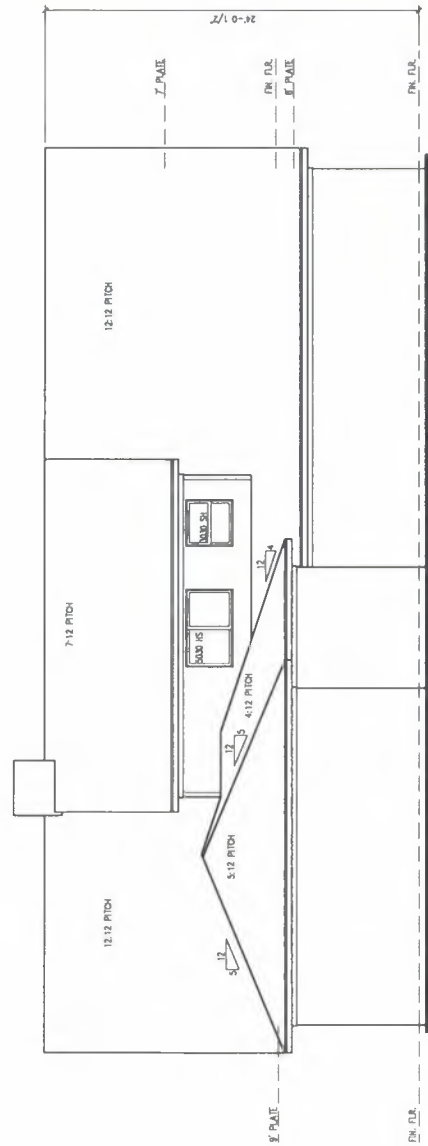
PLAN NAME:
 DETACHED GARAGE

PLAN DATE:
 1/2018

SHEET NO.:
E3

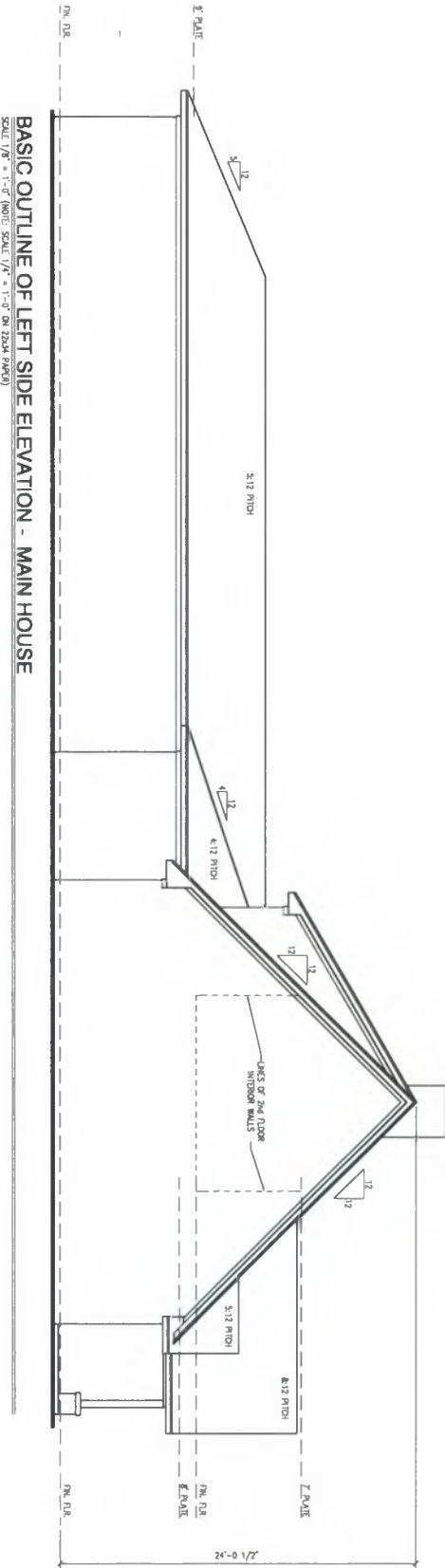


BASIC OUTLINE OF FRONT ELEVATION - MAIN HOUSE
 SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



BASIC OUTLINE OF REAR ELEVATION - MAIN HOUSE
 SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

3DA223-111



BASIC OUTLINE OF LEFT SIDE ELEVATION - MAIN HOUSE
 SCALE: 1/8" = 1'-0" (NOTE: SCALE 1/8" = 1'-0" ON 22x34 PAPER)



BOA223-111

SHEET NO. **E4**

PLAN CONC. TOLER RES.

PLAN CONC. DEMONSTR. CHANGE

PLAN NUMBER: **590 SF**

DATE	BY
10/20/23	10/20/23
10/20/23	10/20/23

SHEET TITLE:

BASIC LEFT SIDE ELEV MAIN HOUSE

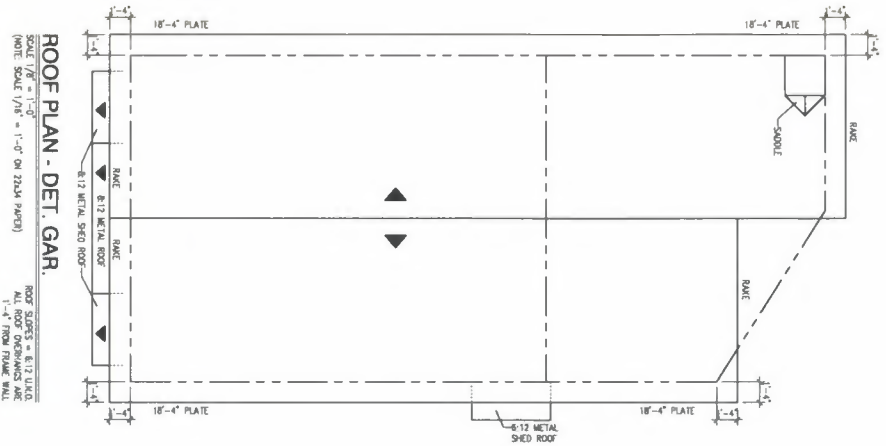
9341 Creel Creek Dr., Lot 22/Block 1/7295



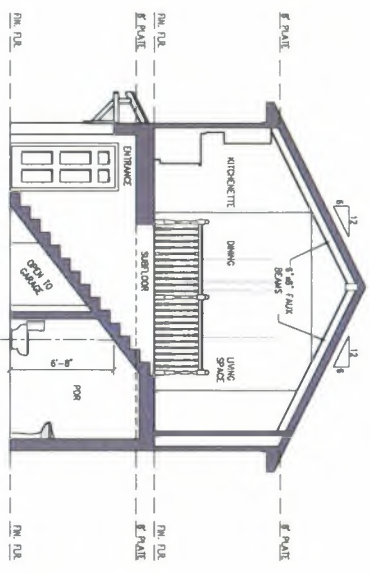
RnE Design, LLC

3012 St. Martin Dr.

Manfield, Texas 76063



ROOF PLAN - DET. GAR.
 SCALE 1/8" = 1'-0"
 (NOTE: SCALE 1/4" = 1'-0" ON 22x4 PLAN)
 ROOF SLOPES = 6:12 U/L/D
 ALL ROOF OVERHANGS ARE
 1'-4" FROM FINISH WALL



BUILDING SECTION - DET. GAR.
 SCALE 1/8" = 1'-0"
 (NOTE: SCALE 1/4" = 1'-0" ON 22x4 PLAN)

BDA223-111

SHEET No.:	R1
PLAN NUMBER:	990 SF
PLAN DATE:	
DESIGNED BY:	
CHECKED BY:	
SCALE:	1/8" = 1'-0"
DATE:	12/20/23

SHEET TITLE:
ROOF PLAN & BLDG SECTION
 9341 Creel Creek Dr., Lot 22/Block J/7295



RnE Design, LLC
 3012 St. Martin Dr.
 Mansfield, Texas 76063