

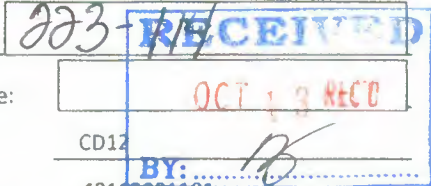


Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA



Relative to Subject Property: New Construction

Date:

Location address: 6045 and 6047 Velasco Zoning District:

CD12

Lot No.: 13 Block No.: 4/1894 Acreage: 0.185 Census

48115001101

Street Frontage (in Feet): 1) 50.44'S 2) 160' W 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Melissa Kingston and Philip Kingston

Applicant: Philip Kingston

Telephone: 214-642-1707

214 642 1366

Mailing Address: 5901 Palo Pinto Zip Code: 75206

E-mail Address: philip@sheilswinnubst.com

mkingston@fflawoffice.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 reduction of side yard setback to 3'9" and increase lot coverage to 50.2%

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 property is a legal, non-conforming duplex in a single family zoning district. Applicant requires relief from the 10' sideyard setback in order to construct 2 garages for the remodel of the property. The property is further burdened by adjacency to Skillman Ave., and a variance to the lot coverage is necessary to develop duplex units of equal size

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 Melissa and Philip Kingston

(Affiant/Applicant's name printed)

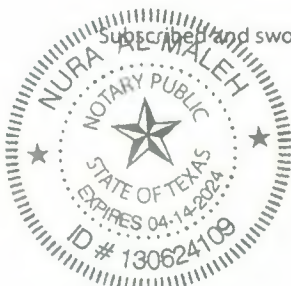
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: _____
(Affiant/Applicant's signature)

Melissa Kingston

Subscribed and sworn to before me this 13 day of October, 2013

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 PHILLIP KINGSTON
represented by MELISSA KINGSTON
did submit a request (1) a variance to the maximum allowed lot coverage of 45%, and for (2) a special exception to the side yard setback regulations, and for (3) a variance to the side yard setback regulations
at 6045, 6047 Velasco

BDA223-114. Application of PHILLIP KINGSTON represented by MELISSA KINGSTON f (1) a variance to the maximum allowed lot coverage of 45%, and for (2) a special exception to the side yard setback regulations, and for (3) a variance to the side yard setback regulations at 6045 VELASCO AVE. This property is more fully described as Block 4/1894, Block 13 and is zoned CD-12, which has a 45% maximum lot coverage, and requires one side yard setback of 10-feet, and requires one side yard setback of 5-feet. The applicant proposes to construct a residential structure with 4057 square feet of floor area (50.2% lot coverage), which will require (1) a 426 square foot variance to the maximum allowed lot coverage of 45 percent, and to construct a residential structure and provide a 3-foot side yard setback, which will require (2) a 2-foot variance to the side yard setback regulations, and to construct a residential structure and provide a 3-foot 9.5-inch side yard setback, which will require (3) a 6-foot 2.5-inch variance to the side yard setback regulations.

Sincerely,


Andrew Espinoza, CBO, MCP, CFM, CCEA



BDA223-114

CITY OF DALLAS PLAT BOOKS

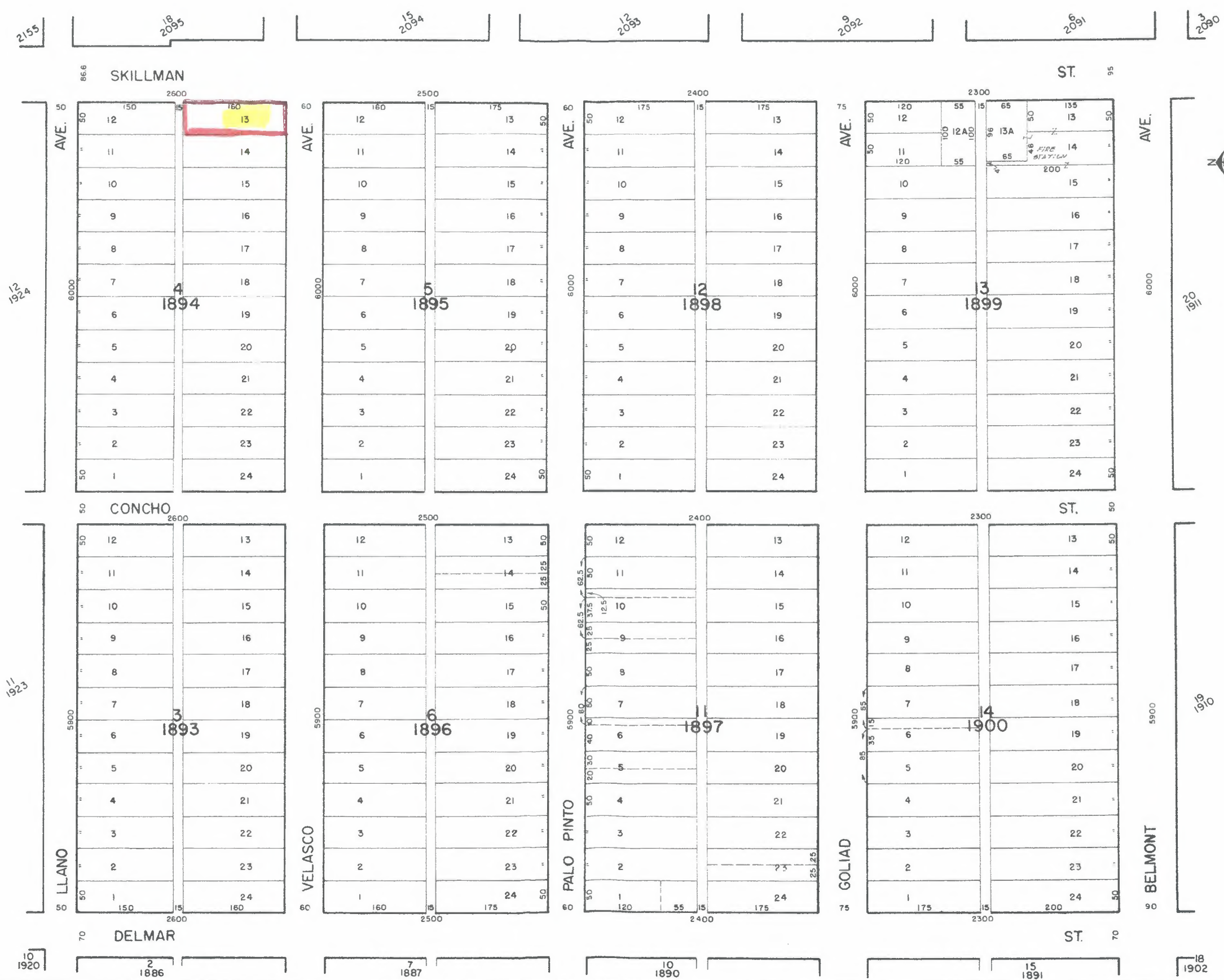
ANNEXED APRIL 1, 1935 ORD. NO. SURVEY A. BEARD ABST. 66

ADDITION BELMONT

SCALE 100 FT. EQUALS 1 INCH

BLOCKS 1893-1900

SCHOOL DISTRICT DALLAS



TRUE AND CORRECT
 COPY OF RECORD
 ON FILE IN CITY
 SURVEYOR'S OFFICE

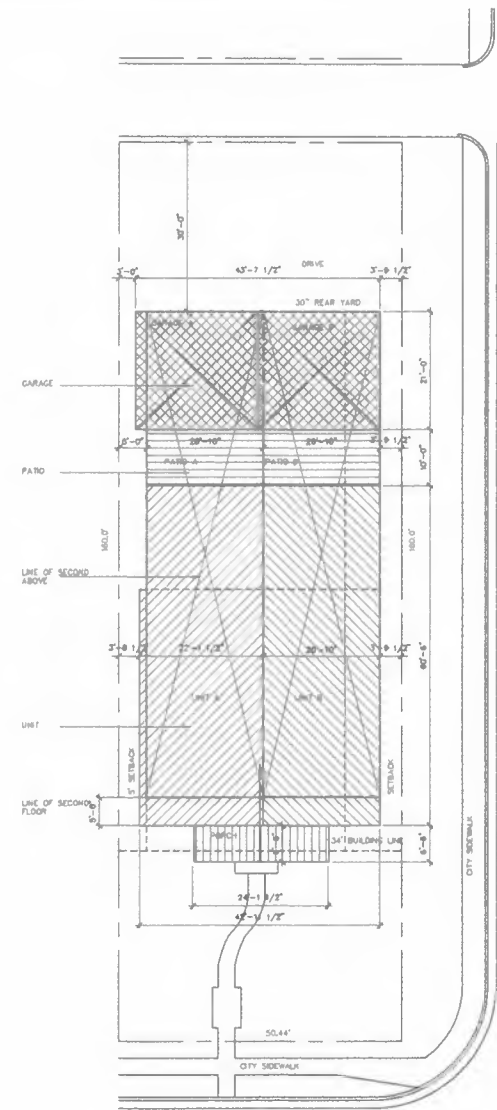
BY: *[Signature]*
 DATE: 10/13/2023

BDA223-104

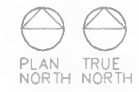
SITE PLAN NOTES:

1. CONTRACTOR TO VERIFY TO LOCATE ALL UTILITY DEBITS STARTING CONSTRUCTION
2. 17' MINIMUM TREE RETENTION FOR ALL TREES TO REMAIN TO PROTECT TREES AS WELL AS THE ROOT SYSTEMS
3. 17' MINIMUM TREE RETENTION FOR ALL TREES TO REMAIN TO PROTECT CONCRETE WORK
4. REPORT TO THE ARCHITECT PRIOR TO COMMENCING CONSTRUCTION
5. TREAT SITE WITH TERMIK OR TERMITICIDES AS INDICATED
6. SIDE WALK FINISH TO BE A SMOOTH FINISH
7. DRIVEWAY TO BE A SMOOTH FINISH
8. PROVIDE POSITIVE DRAINAGE AWAY FROM RESIDENCE
9. INSTALL PALE PLANTING BARRIERS TO PROTECT TREES TO ENSURE THEIR SURVIVAL DURING CONSTRUCTION
10. WATER SHALL NOT BE REDIRECTED TO DRAIN ON ADJACENT LOT

AREA SUMMARY		
UNIT A	Non A/C	A/C
1st Floor Square Footage:		
Garage	458 sq. ft.	1,313 sq. ft.
Front Porch	76 sq. ft.	
Balcony/Patio	208 sq. ft.	
2nd Floor Square Footage:		
		1,800 sq. ft.
Total Unit A A/C Square Footage:		
		3,113 sq. ft.
UNIT B	Non A/C	A/C
1st Floor Square Footage:		
Garage	458 sq. ft.	1,260 sq. ft.
Front Porch	76 sq. ft.	
Balcony/Patio	208 sq. ft.	
Garage 2nd floor		
Total Unit B A/C Square Footage:		
		1,797 sq. ft.
		3,057 sq. ft.
TOTAL ALLOWABLE LOT COVERAGE		
		45%
LOT SIZE		
		8,070 sq. ft.
ACTUAL LOT COVERAGE		
Building/Garage/Porch		4,057 sq. ft.
		50.2%
ALLOWABLE LOT COVERAGE		
		3,631 sq. ft.
PERMEABLE COVERAGE (ALLOWABLE)		
PERMEABLE COVERAGE (ACTUAL)		
PARKING REQUIRED		
		4 Req.
PARKING PROVIDED		
		4 Spaces



01- SITE PLAN
SCALE: 1/8"=1'-0"



KINGSTON RESIDENCE
LOT 13 BLOCK 11894
6045 VELASCO
DALLAS, TEXAS

REVISIONS

- △
- △
- △



APPROVED AS CITY ENGINEER
THIS IS TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE CITY ENGINEER'S OFFICE.

DATE: 7/10/2023
SHEET NO.

A-1

CITY PLAN

BDA 223-114