



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

223-115

RECEIVED

Data Relative to Subject Property: in review - oversight

Date:

OCT 24 REC'D

Location address:

2820 Grock St. Perry TX 75051

Zoning District:

R-15A PB

Lot No.:

2

Block No.:

316891

Acreage:

.148

Census Tract:

Street Frontage (in Feet):

1) 20.8

2)

3)

4)

5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed):

Note Power of Attorney

Applicant:

Christina K. Williams

Telephone:

214-529-4039

Mailing Address:

2839 Treldust Dr.

Zip Code:

75237

E-mail Address:

CW15@CKMSinfo.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

request for future property set back of 20 ft

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:

to receive permission to continue building with the frontage that is on the site at 20ft.

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

Christina Williams

(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:

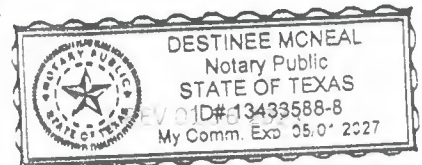
(Affiant/Applicant's signature)

Subscribed and sworn to before me this

17 day of October, 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 CHRISTOPHER WILLIAMS

did submit a request for (1) a variance to the front yard setback regulations
at 2820 Gooch St.

BDA223-115. Application of CHRISTOPHER WILLIAMS for (1) a variance to the front yard setback regulations at 2820 GOOCH ST. This property is more fully described as Block J/6881, Lot 2, and is zoned R-7.5(A), which requires a front yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 20-foot front yard setback, which will require (1) a 5-foot variance to the front yard setback regulations.

Sincerely,



Andrew Espinoza, CBO, MCP, CFM, CCEA



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 223-115

I, Notre Dame Place, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 2820 Gockw St Dallas TX 75241
(Address of property as stated on application)

Authorize: [Signature] Christopher Keitel
(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: Keep the same front set back huts at 20ft

Joseph W Dingman
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

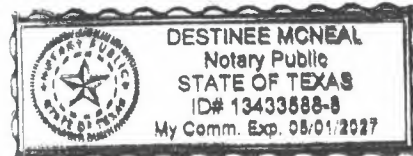
Date 10/17/2023

Before me, the undersigned, on this day personally appeared Joseph W. Dingman

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 17 day of October, 2023

Commission expires on 05/01/2027



SHIPPED DATE: 8-15-96 RECEIVED DATE: 1-20-96

CITY OF DALLAS PLAT BOOKS

ANNEXED MARCH 11, 1952 ORD. NO. 5418

ADDITION CHESTERFIELD HEIGHTS

BLOCKS 6881, 6881 E-J

SURVEY JOHN B. RICHARDS ABST. 1192

SCALE 100 FT. EQUALS 1 INCH

PHA 3-30-88

SCHOOL DIST. DALLAS

FILED: 5-26-49
FILED: 3-14-88 Parkside Church Of GOD In CHRIST LOT II BLK. 6881



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

BY: *[Signature]*
DATE: 10/17/2023

BDA223-115



BDA223-115



2820 Gooch



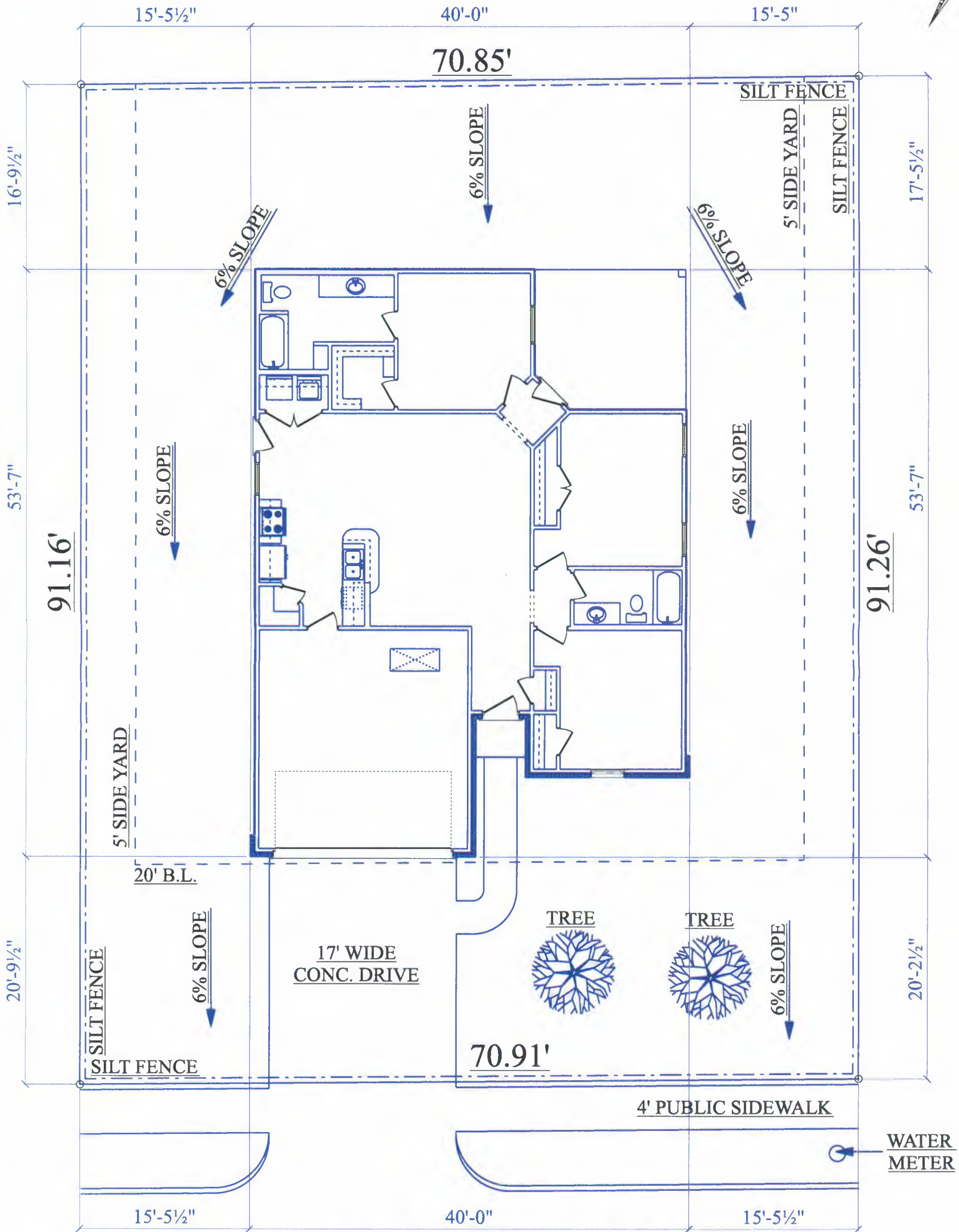
Search result



Selected features: 0

BDA223-115

**LOT 2 BLOCK J/6881
CHESTERFIELD HEIGHTS ADDITION
DALLAS, TEXAS
DALLAS COUNTY**



**STORM WATER
DRAINAGE SITE**

2820 GOOCH STREET

**BUILDER TO FIELD VERIFY
BUILDING LINES AND SETBACKS
PRIOR TO CONSTRUCTION**

SITE PLAN

SCALE: 1" = 10'-0"

BDA 223-115



130 CHIEFTAIN DRIVE
SUITE 101
WAXAHACHIE, TX 75165
OFFICE# (972)935-9710
WWW.PLAN-MASTER.COM

AIBD CERTIFICATION
MATTHEW A. BEHRENS



JULY 12th, 2023

A NEW SINGLE FAMILY
HOME TO BE LOCATED @
2820 GOOCH STREET
LOT 2 BLOCK J/6881
CHESTERFIELD HEIGHTS
DALLAS, TX-DALLAS COUNTY

**CK MANAGEMENT
SERVICES, LLC.**

N.C.B.D.C.



REFERENCE

SUBJECT TO FIELD INSPECTOR'S APPROVAL

KEEP 20 FT X 20 FT VISIBILITY TRIANGLES CLEAR

WATER METER MAY NOT BE LOCATED IN THE DRIVEWAY APPROACH, OR SIDEWALK

SIDEWALKS AND DRIVE APPROACH REQUIRE A SEPARATE PERMIT

UTILITY EASEMENT MUST REMAIN OPEN AND UNOBSTRUCTED. NO ENCROACHMENTS PERMITTED

WATER SHALL NOT BE REDIRECTED TO DRAIN ONTO ADJOINING PRIVATE PROPERTY

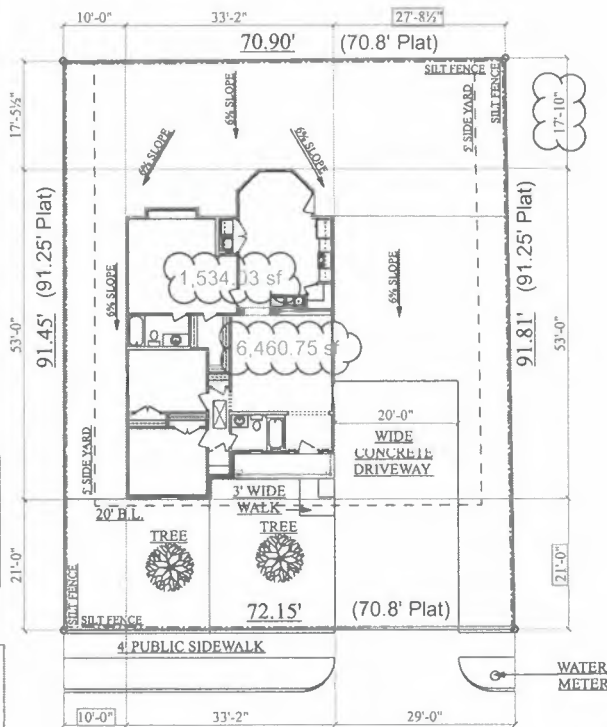
NOTICE: CHECK FOR PRIVATE DEED RESTRICTIONS FILE AT COUNTY OFFICE

SMOKE DETECTORS REQUIRED IMMEDIATELY OUTSIDE ALL SLEEPING AREAS AND AT ALL FLOOR LEVELS

A PERMIT IS BEING ISSUED FOR WATER/WASTEWATER UTILITIES YOU ARE RESPONSIBLE TO VERIFY THAT UTILITIES ARE AVAILABLE FOR THIS PROPERTY. IF UTILITIES ARE NOT AVAILABLE FOR THIS SITE, THE CITY OF DALLAS IS NOT RESPONSIBLE.



CHESTERFIELD LOT 2 DALLAS, TX - DALLAS COUNTY



APPROVED REVIEW BY: adavis SAFEbuilt. APPROVED THIRD PARTY PLAN REVIEW AGENCY BY THE TOWN OF DALLAS, TEXAS 05/06/2022 9:52:25 AM

R-7.5(A) F - 25' S - 5' R - 5' HT - 30' LOT - 45% P - 1

MINIMUM 2 MEDIUM OR LARGE TREES REQUIRED

STORM WATER DRAINAGE SITE

BUILDER TO FIELD VERIFY BUILDING LINES AND SETBACKS PRIOR TO CONSTRUCTION

2820 GOOCH STREET

ALL CONSTRUCTION SHALL CONFORM TO THE DALLAS ONE-AND TWO-FAMILY DWELLING CODE, JANUARY 2017 EDITION, AND THE DALLAS ZONING CODE

SITE PLAN SCALE: 1" = 20'-0"

BDA223-115



130 CHIEFTAIN DRIVE SUITE 101 WAXAHACHIE, TX 75165 OFFICE# (972)935-9710 WWW.PLAN-MASTER.COM



JULY 30th, 2021

A NEW SINGLE FAMILY HOME TO BE LOCATED @ 2820 GOOCH STREET CHESTERFIELD LOT 2

PLAN 1470-A

MARCONI CONSTRUCTION

N-C-B-D-C



REFERENCE

Provide a Class A, B, or C roof assembly conforming to Dallas One- and Two-Family Dwelling Code (DFC) Section R504 and R505

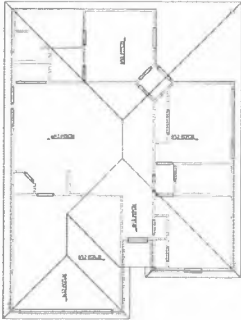
MAY NOT EXCEED MAX HEIGHT 30 FT FROM AVERAGE GRADE TO MIDPOINT

ADDENDUM

DATE: 01/2023
REVISOR: Mike Hunt
TELEPHONE NUMBER:

SUBJECT TO FIELD INSPECTOR'S APPROVAL

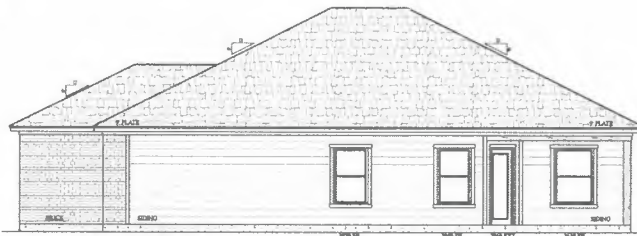
City of Dallas
APPROVED
Building Inspection
09/13/23



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

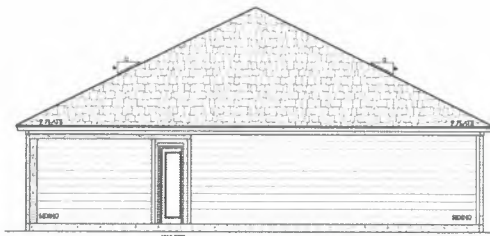


LEFT ELEVATION
SCALE: 1/4" = 1'-0"



ASSUMED FLAT GRADE

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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NOTES

- 1. All work shall be in accordance with the applicable codes and standards.
- 2. All materials shall be of good quality and shall be installed in accordance with the manufacturer's instructions.
- 3. All work shall be completed within the specified time frame.
- 4. All work shall be completed within the specified budget.
- 5. All work shall be completed within the specified scope.



CK MANAGEMENT SERVICES, LLC

JULY 12th, 2023
A NEW SINGLE FAMILY HOME TO BE LOCATED @ LOT 2, BLOCK 1881, CHESTNUTFIELD HEIGHTS DALLAS, TEXAS 75244



MATTHEW J. ADZINSKI
1901 WESTPORT DRIVE
WAXAHACHIE, TX 75165
OFFICE: 972.923.5710
WWW.PLAN-MASTER.COM



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