



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-001 **RECEIVED**
 Date: OCT 24 2023 **REC'D**
 BY: [Signature]

REFERRED BY RESIDENT IN REVIEW - CUSTOMER TIME

Data Relative to Subject Property: 1020 Comal Zoning District: PD 571
 Location address: 1020 Comal
 Lot No.: PT4 Block No.: 46/3027 Acreage: 2.002 Census Tract: 2.115
 Street Frontage (in Feet): 1) 38' 2) 74' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Adrian D Williams
 Applicant: Adrian D Williams Telephone: 214-861-0748
 Mailing Address: 1636 Indian Summer Trl Dallas TX Zip Code: 75241
 E-mail Address: adrianwilliams308@yahoo.com
 Represented by: Adrian D Williams Telephone: 214-861-0748
 Mailing Address: 1636 Indian Summer Trl Dallas TX Zip Code: 75241
 E-mail Address: adrianwilliams308@yahoo.com

Affirm that an appeal has been made for a Variance or Special Exception of
Variance to lot coverage - Max = 45% - Proposed = 86.9 - EXCEED = 42%
Special exception to front yard (requesting a 15' special exception to front yard 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:
In order to construct a new S.F.D. of Comparable sq ftage. to other New SFA's in same area

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

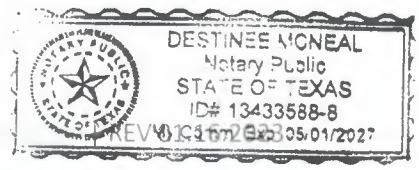
Before me the undersigned on this day personally appeared Adrian Williams
 (Affiant/Applicant's name printed)

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: Adrian Williams
 (Affiant/Applicant's signature)

Subscribed and sworn to before me this 7 day of October, 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 ADRIAN D WILLIAMS

did submit a request (1) a special exception to the front yard setback regulations, and (2) variance to the maximum allowed lot coverage of 45%

at 1020 Comal

BDA234-001 Application of ADRIAN D WILLIAMS for (1) a special exception to the front yard setback regulations, and (2) a variance to the maximum allowed lot coverage of 45% at 1020 COMAL ST. This property is more fully described as Block 46/3027, Part of lot 4 and is zoned PD-571, which requires a 20-foot front yard setback must be provided, and allows a 45% maximum lot coverage . The applicant proposes to construct a single-family residential structure and provide a 5-foot front yard setback, which will require (1) a 15-foot special exception to the front yard setback regulations setforth by PD 571, and to construct a single-family residential structure with 2361 square feet of floor area, which will require (2) a 116 square foot variance (49%) to the maximum allowed lot coverage of 45%

Sincerely,


Andrew Espinoza, CBO, MCP, CFM, CCEA

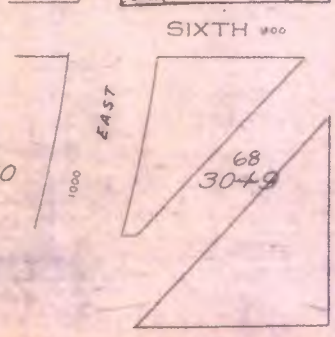
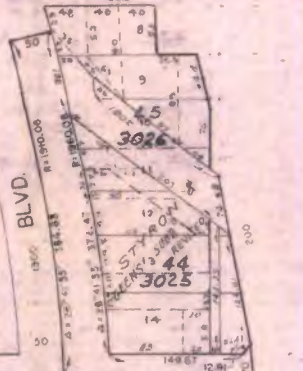
13
3024

53
3034

62
3043

69
3050

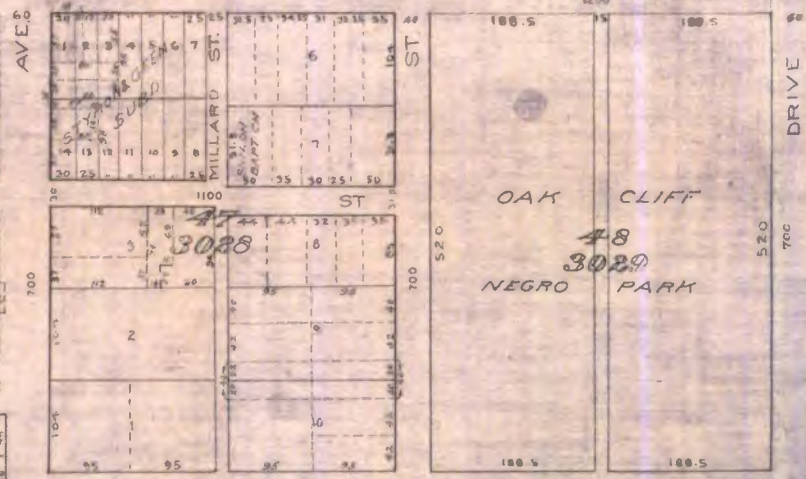
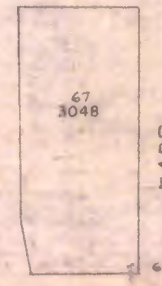
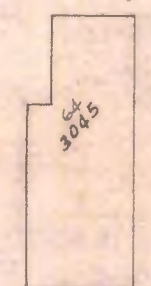
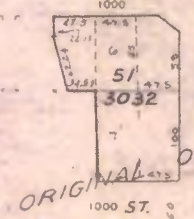
COMAL



FREWAY

R L THORTON

FLEMING AVE.



BLOCKS ~ 3025 TO 3033

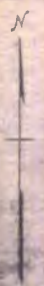
BLOCKS ~ 3025 TO 3033

BOA234-001

W. S. BEATTY SUR. ABST. 57

ANTANE ADDITION

DEWBERRYS ADDITION



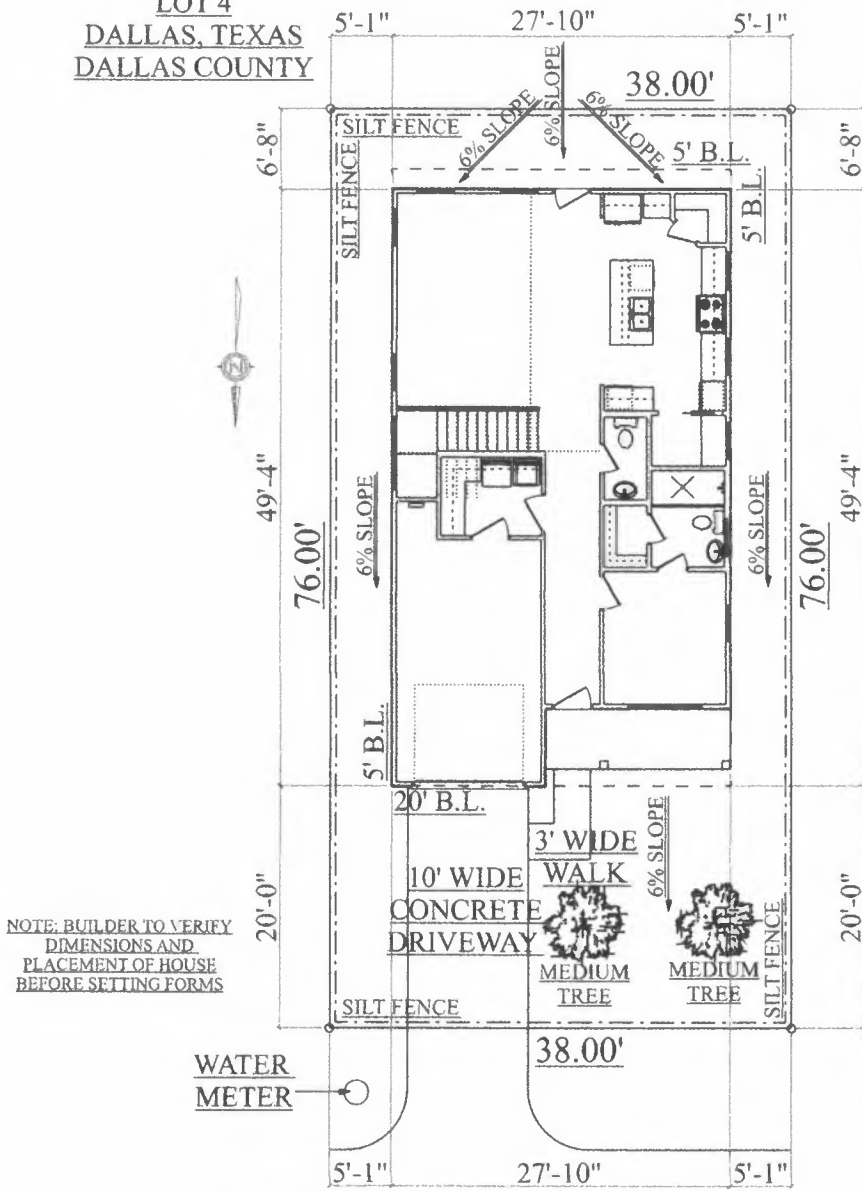


Find address or place



BDA234-001

LOT 4
DALLAS, TEXAS
DALLAS COUNTY



NOTE: BUILDER TO VERIFY DIMENSIONS AND PLACEMENT OF HOUSE BEFORE SETTING FORMS

1020 COMAL STREET

 **SITE PLAN**
SCALE: 1" = 10'-0"

BDA234-001

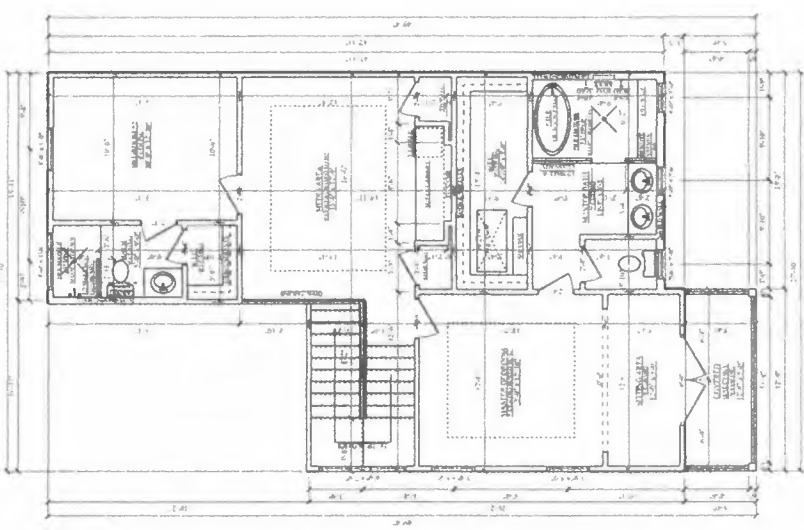
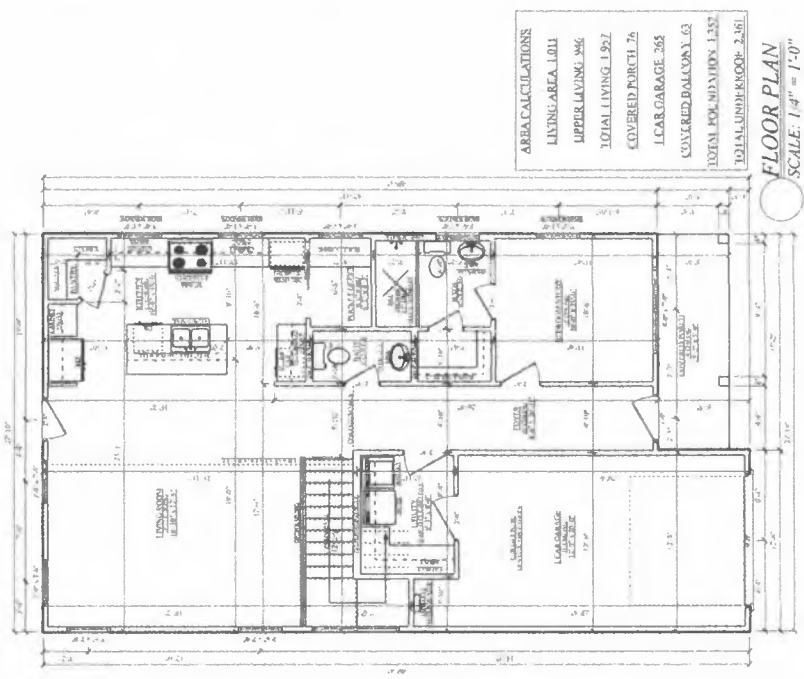


**WILLIAMS
RESIDENCE**

JUNE 5th, 2023
 A NEW SINGLE FAMILY HOME
 TO BE LOCATED ON
 LOT F, DALLAS, TEXAS
 DALLAS COUNTY



2971 THEFTAN DRIVE
 SUITE 101
 KANAWHA, LA 75165
 (972) 252-9719
 WWW.PLANASTR.COM



The Client's, Owner's and Architect's

1. This set of architectural drawings is prepared for the construction of the project described herein. It is the responsibility of the client to provide all necessary information and to ensure that the drawings are used only for the project and site described herein. The architect assumes no responsibility for the construction of the project or for any errors or omissions in the drawings. The client is responsible for obtaining all necessary permits and for ensuring that the project complies with all applicable laws and regulations. The architect's liability is limited to the professional services rendered and does not extend to the construction of the project or to any other matters. The client is advised that the drawings are not to be used for any other purpose without the written consent of the architect.

BOA23A-001

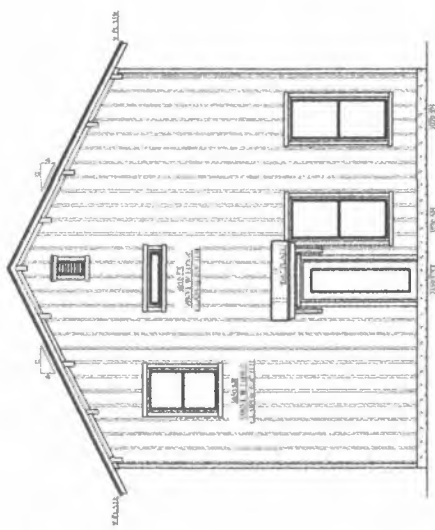


**WILLIAMS
RESIDENCE**

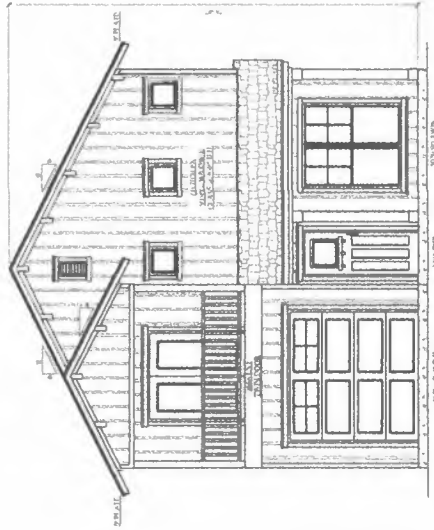
JUNE 5th, 2023
 A NEW SINGLE FAMILY HOME
 1000 CANTON STREET
 DALLAS, TEXAS 75216
 DALLAS COUNTY



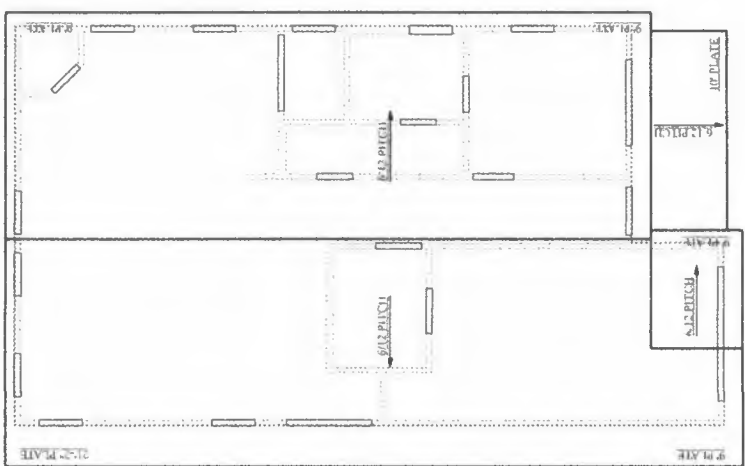
139 CHESTNUT DRIVE
 SUITE 101
 MCKINNEY, TEXAS 75069
 OFFICE: 972.955.0710
 WWW.PLANMASTER.COM



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



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



ROOF LAYOUT PLAN
 SCALE: 1/4" = 1'-0"

Notes:
 1. The Contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities.
 2. The Contractor shall be responsible for ensuring that all materials and workmanship meet the requirements of the applicable building codes and standards.
 3. The Contractor shall be responsible for protecting the existing structures and utilities on the site.
 4. The Contractor shall be responsible for maintaining the site in a safe and clean condition throughout the construction process.
 5. The Contractor shall be responsible for providing a detailed schedule of construction activities and progress reports to the Architect.

BDA234-001