



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234005
Date: FOR OFFICE USE ONLY

Data Relative to Subject Property: referred by consultant team
Location address: 4701 S Denley dr Zoning District: R-7.5
Lot No.: 1 Block No: 4353 Acreage: .16 Census Tract: _____
Street Frontage (in Feet): 1) 39' 2) 152' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:
Owner of Property (per Warranty Deed): Eric Bonilla
Applicant: Eric Bonilla Telephone: 214 883-8008
Mailing Address: 4810 Spur 408 Apt 431 Zip Code: 75236
E-mail Address: yovanit070@gmail.com
Represented by: Eric Bonilla Telephone: 214 883 8008
Mailing Address: 4810 Spur 408 Apt 431 Zip Code: 75236
E-mail Address: yovanit070@gmail.com
Affirm that an appeal has been made for a Variance or Special Exception of Requesting 17 Ft Variance

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 lot does not have Regular Measurements is not square

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

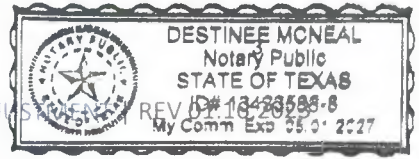
Before me the undersigned on this day personally appeared Eric Bonilla
(Affiant/Applicant's name printed)

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: [Signature]
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 17 day of November, 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 ERICK BONILLA

did submit a request for (1) a variance to the front yard setback regulations
at 4701 S. Denley

BDA234-005. Application of ERICK BONILLA for (1) a variance to the front yard setback regulations at 4701 S DENLEY DR. This property is more fully described as block 4353, part of tract 1, 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 an 8-foot front yard setback, which will require (1) a 17-foot variance to the front yard setback regulations.

Sincerely,


Andrew Espinoza, CBO, MCP, CFM, CCEA



Appeal number: BDA 234-005

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

at: 4701 Denley dr Dallas TX 75216
(Address of property as stated on application)

Authorize: Erick Bonilla
(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: Requesting 17 Ft Variance

Erick Bonilla
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

Date 11/17/2023

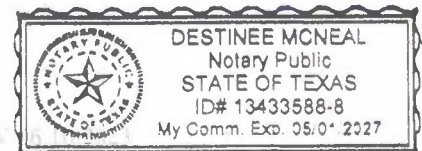
Before me, the undersigned, on this day personally appeared ERICK BONILLA

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 November, 2023

[Signature]
Notary Public for Dallas County, Texas

Commission expires on 05/01/2027





CITY OF DALLAS PLAT BOOKS

SHIPPED DATE: 8-19-29 RECEIVED DATE: 11-15-29
ANNEXED SEPT. 27, 1929 ORD. NO. _____
SURVEY JAMES COLE ABST. 232

ADDITION _____

SCALE 100 FT. EQUALS 1 INCH

BLOCKS A 4352, B 4353, C 4354

SCHOOL DISTRICT DALLAS

JS



TRUE AND CORRECT COPY OF RECORD ON FILE IN CITY SURVEYORS OFFICE
BY: *James Bullard*
DATE: 11-17-29

BDA234-005

