



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234-009 **RECEIVED**

Data Relative to Subject Property: D DAWGZ & MARGZ TO GO Date: **FOR NOTE & RECORD**

Location address: 909 S. CORINTH STREET RD Zoning District: EDGEMONT 3 RR

Lot No.: 32-6 Block No.: 27/3588 Acreage: 0.295 Census Tract: PT LT 3

Street Frontage (in Feet): 1) 202' 2) 65' 3) 184' 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): COREY TONEY

Applicant: DEJUAN SESSION Telephone: (214)972-8020

Mailing Address: 3824 CARVER PL, IRVING, TX Zip Code: 75061

E-mail Address: D.SESSION2015@YAHOO.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 10.5 Feet Variance Front Setback. Also 4 ft Side 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:

Current use and designated location of structure based on advice and recommendations from city personnel from August 2023 when initial application was filed.

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 DeJuan Session

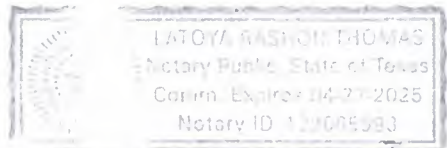
(Affiant/Applicant's name printed)

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 9th 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 DEJUAN SESSION

did submit a request for a variance to the front yard setback regulations, ~~and for a variance to the front yard setback regulations~~

at 909 S. Corinth

BDA234-009. Application of DEJUAN SESSION for (1) a variance to the front yard setback regulations at 909 S CORINTH ST RD. This property is more fully described as Block 27/3588, Lot 4-6 and part of lot 3, and is zoned RR, which requires a front yard setback of 15-feet. The applicant proposes to construct and/or maintain a nonresidential structure and provide a 4-foot front yard setback, which will require (1) an 11-foot variance to the front yard setback regulations.

Sincerely,


Andrew Espinoza, CBO, MCP, CFM, CCEA



Appeal number: BDA 234-009

I, Corey C Toney, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 909 S. Corinth ST
(Address of property as stated on application)

Authorize: De Juan Session
(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)

Requesting 19.5 feet variance from front setback

Other Appeal (specify below)

Requesting 4 ft variance for side setback

Specify: I am requesting a variance from the board because I've completed all the requirements provided by the city's Senior Plans Examiner and paid for my fixed location permit. Now I am requesting a variance because I have been instructed to do something different from what was initially requested.

Corey C Toney
Print name of property owner or registered agent

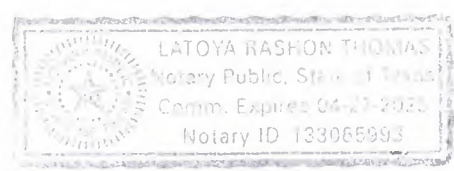
[Signature]
Signature of property owner or registered agent

Date 11/9/2023

Before me, the undersigned, on this day personally appeared Corey Toney

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 9th day of November, 2023



[Signature]
Notary Public for Dallas County, Texas

Commission expires on 4-27-2025

CITY OF DALLAS PLAT BOOKS

22 27
BLOCKS 3583 TO 3588
SCHOOL DISTRICT DALLAS

ADDITION EDGEMONT ADD. NO. 3

SCALE 100 FT. EQUALS 1 INCH

ABST. 882

ANNEXED FEB. 25, 1923
SURVEY C. MILLER

FILED 2-25-22



BDA234-009

17-3577

16-3576

26-3589

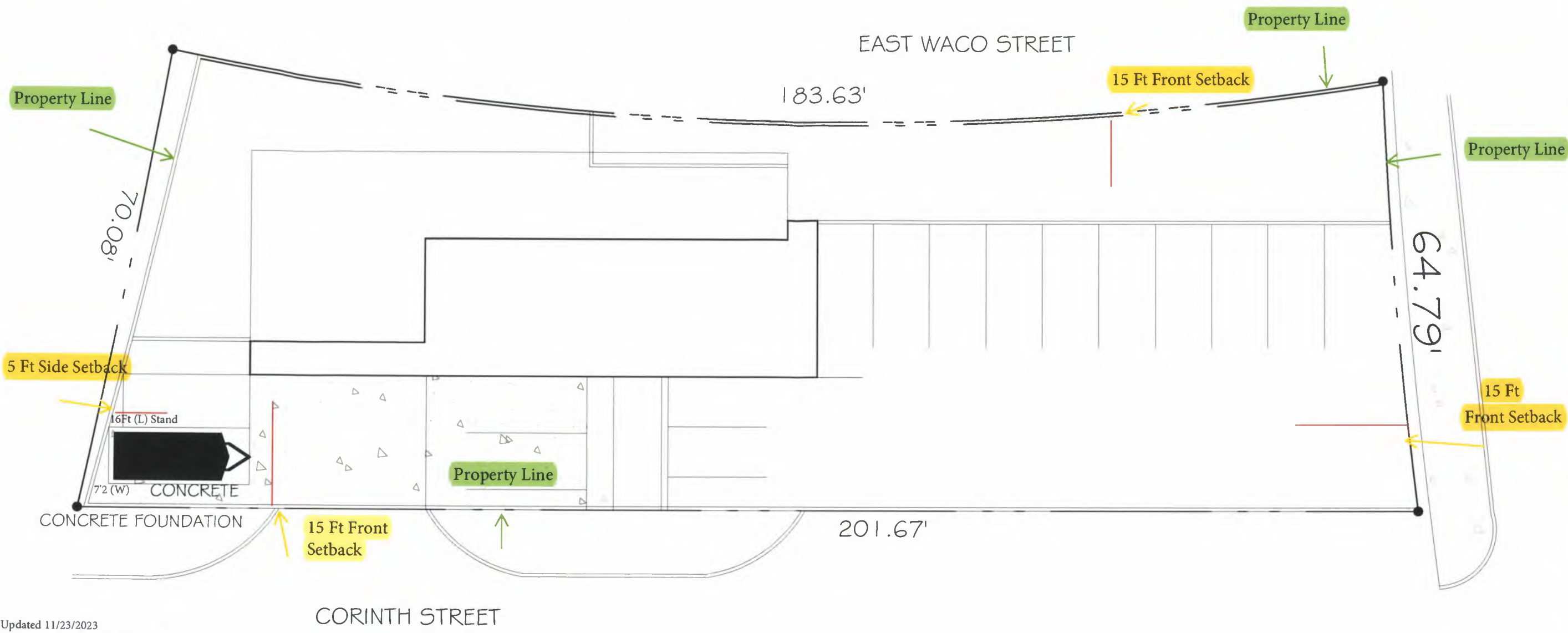
(SOUTHERN TRACTION CO.)
R. O. W.

PROF. ST. CLOWRE
RECORD INSTRUMENTS
CORP. 21719

PROF. ST. CLOWRE
RECORD INSTRUMENTS
CORP. 21719

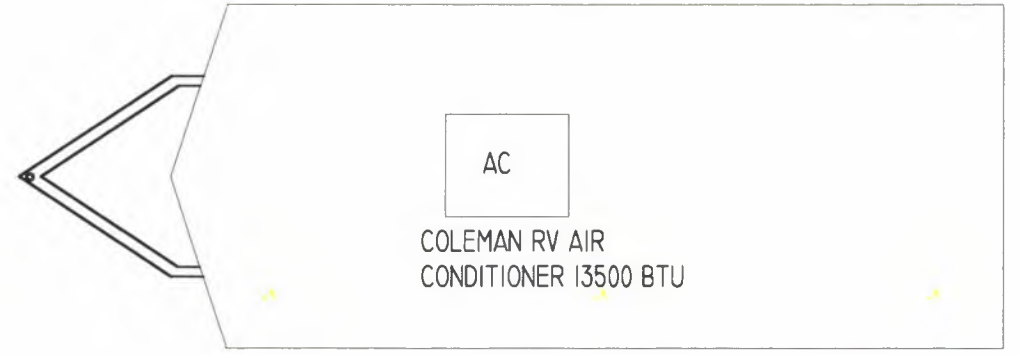
BDA234-009





Updated 11/23/2023
 Red line marks variance for setbacks
 Orange Line marks setback from property line.
 Green Line marks Property line from setbacks.

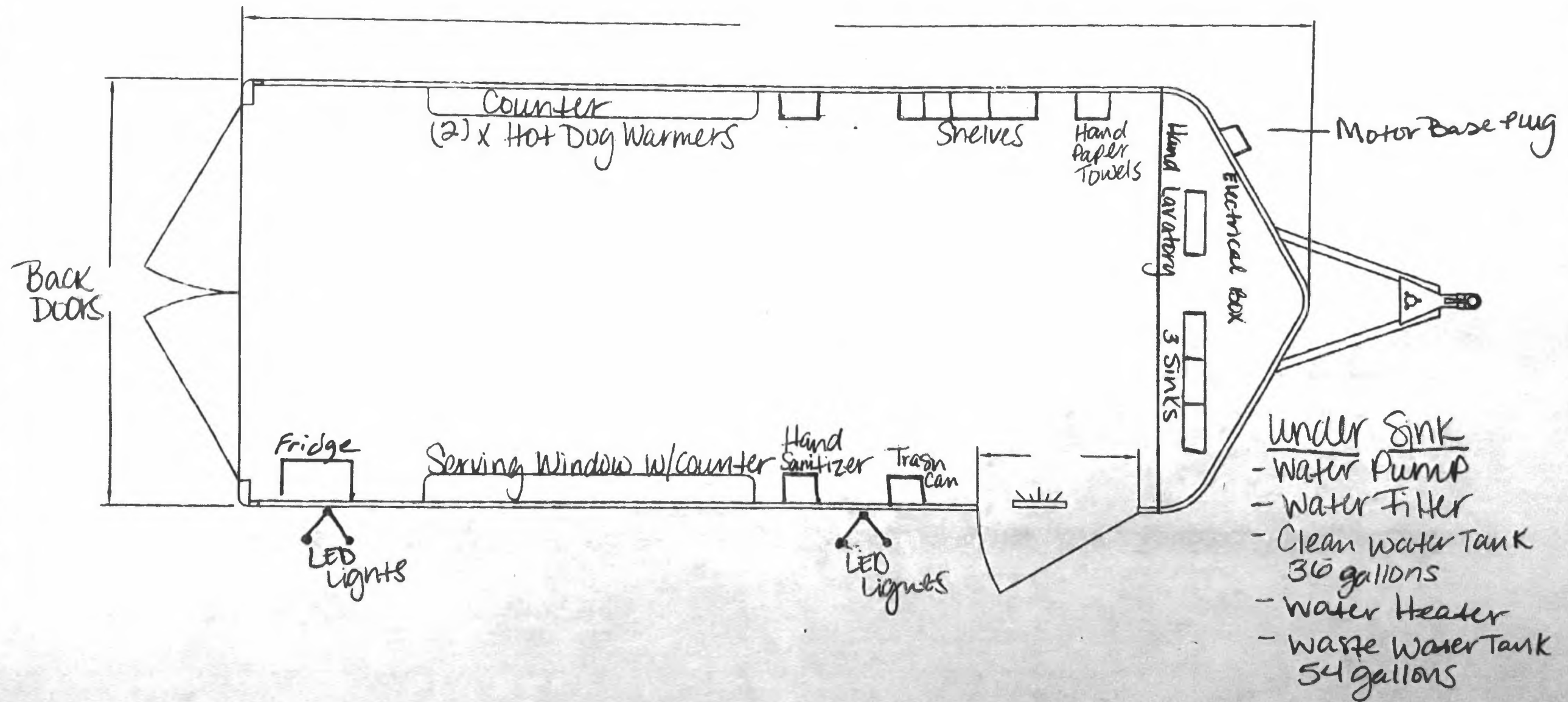
① **SITE PLAN & FOUNDATION PLAN**
 SCALE: 1/16"=1'-0"



② **ROOF PLAN**
 SCALE: 1/4"=1'-0"

BDA234-009

ISSUE RECORD:	ISSUED FOR:	DATE:	COMMENTS:
	ISSUED BY:	DATE:	COMMENTS:
DRAWN BY:	Jason S. Pluhva		
	DFW CAD DRAFTING		
CHECKED BY:	D. DAWGZ & MARGZ		
	Dallas TX. 75248		
DWG FILE:			
Confidential/Copyright (c) DFW CAD DRAFTING 2016			
GENERAL CONTRACTOR:	D DAWGZ & MARGZ TO GO 909 S. Corinth St Rd Dallas, TX 75203		
SHEET CONTENTS:	SITE PLAN AND ROOF PLAN,		
DATE:	08/28/2023		
	1		



BDA 234-009

HOT DAWGZ MENU

IF YOU WANT BEEF, TURKEY, OR ORGANIC, PLEASE SPECIFY!!

THE HOT DAWGZ (PLAIN JANE) \$5

Choose your own toppings

TOP DAWGZ (LOADED) \$8

Chili, Cheese, Peppers, Onions

CHILI DAWGZ \$8

Cheese

EASTSIDE DAWGZ \$10

Relish, Sauerkraut, Brown Mustard

THE CHI DAWGZ \$10

Pickles, Tomatoes, Relish, Yellow Mustard, Onion, Poppy Seed Bun

Add'l Toppings .50 cents

ALL DAWGS COME WITH CHIPS
YOUR CHOICE BOTTLE WATER OR
SODA, EXCEPT THE PLAIN JANE



DRINKS-
BOTTLE
WATERS\$2
CAN SODA\$2



\$2
Popcorn

**Open Mon-Sat
11 AM - 9 PM**

909 S. CORINTH ST RD
Dallas, TX 75216

(214-972-8020)

2022 Quality Cargo 7X16 TA Concession Trailer Featuring:
 Upgraded PolyCor .080 HD Exterior 5,200 Lb Dexter Axles, 10K GVWR
 Complete Sink & Water Set Up Package
 13,500 BTU A/C & Heat Strip
 Complete 50 Amp Electrical Pkg W/ Outlets & Interior Lights
 Concession Door w/ Sliding Windows & Screens
 Concession interior Shelf
 12" Extra Height, 7' 3" Interior Ht
 Finished White Metal Walls & Ceiling
 Checker Premium Floor
 Extended Triple Tube Tongue
 Rear Stabilizer Jacks
 Rear Barn Doors
 Diamond Plate Fenders
 Strong & Solid Structure:
 16" On Center Floor & Walls
 Grade A Wood 3/4" Floor & 3/8" Walls
 Electric Brakes
 LED Exterior Light Pkg

VIN:	50ZBE1622NN038214
Year:	2022
Manufacturer:	Quality Cargo
Model:	7X16 Concession Trailer
Floor Length:	16' or 192.00"
Width:	7' or 84.00"
Height:	7' 3" or 87.00"
Weight:	2360 lbs
GVWR:	9990 lbs
Payload Capacity:	7630 lbs
Color:	White

BDA234-009



↖ ↗ Done

W

PODS
Moving & Storage

909 S Corinth
Street Rd
Cedar Crest, Dallas

BDA23A-009

4:30

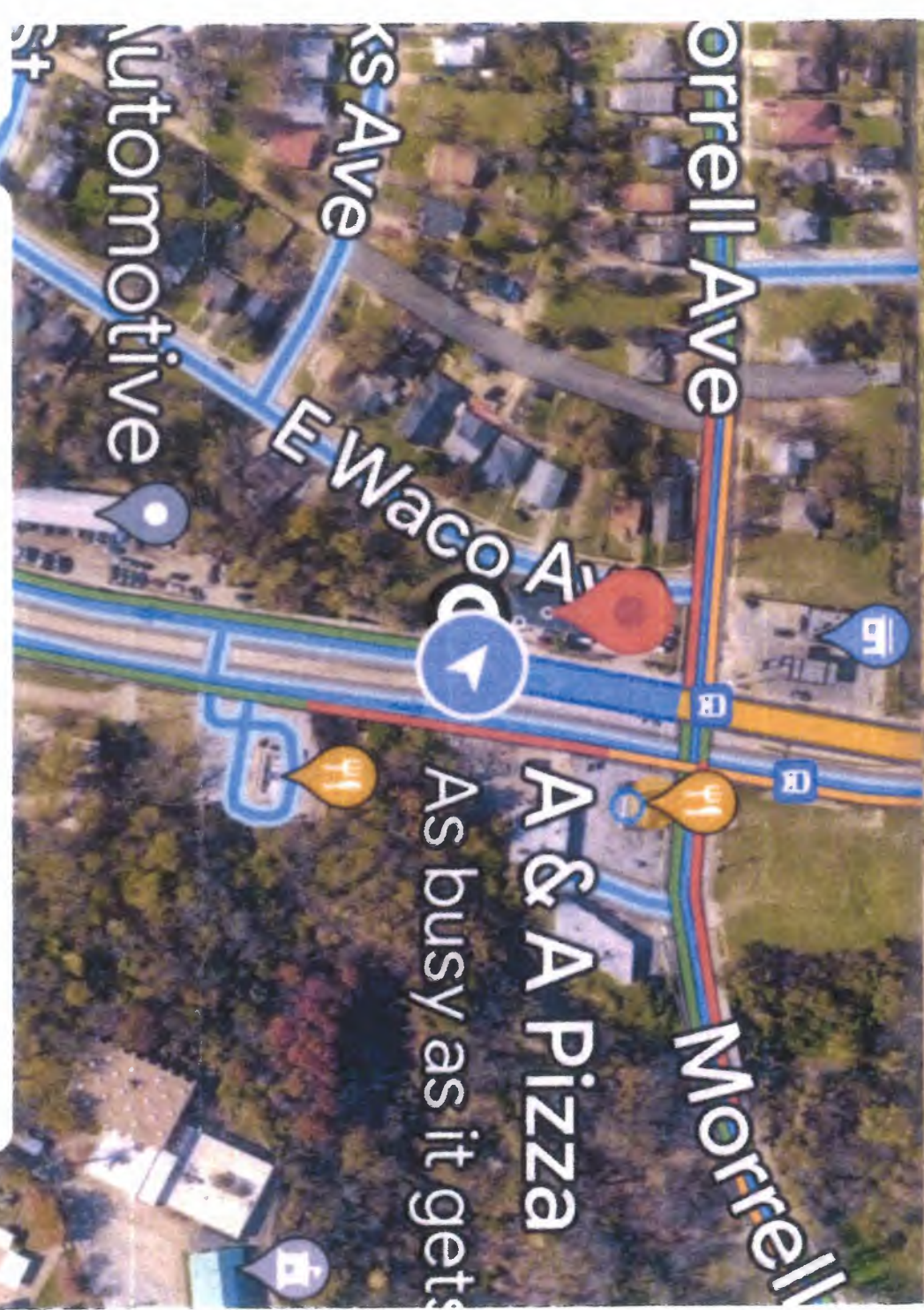
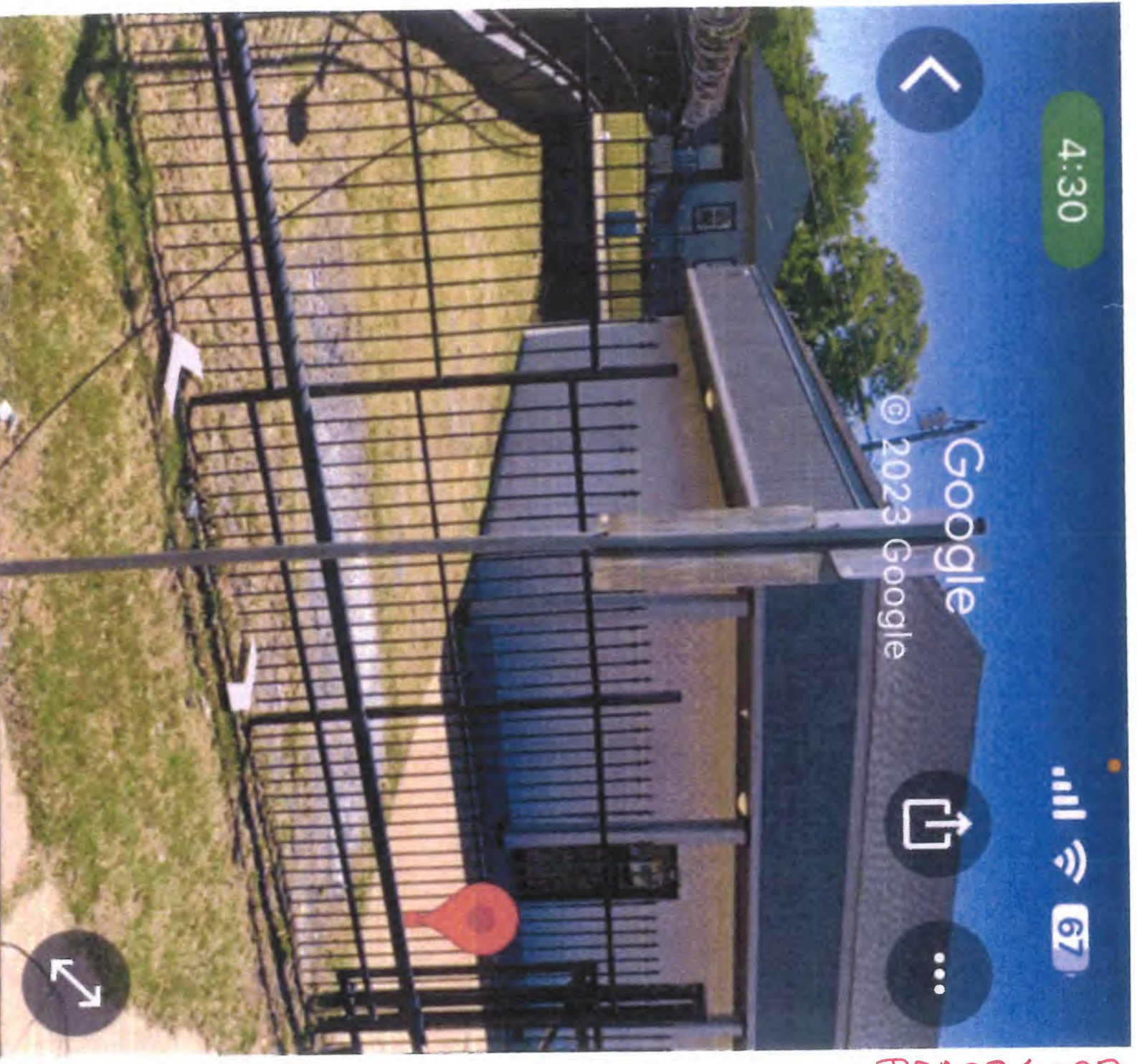


Google

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A & A Pizza
As busy as it gets

49 ft

909 S Corinth St Rd

Restart

BDA234-009



909 South Corinth Street Ro



91°

11:05

909 S Corinth St Rd

Directions

Start

Directory

LIVE

BCA234-009

Great. Good

pop 2.2 million + 25

821011132

2 days ago

21

