



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234 RECEIVED

Data Relative to Subject Property: _____

Date: _____

MAR 21 REC'D

Location address: ²⁵¹⁴ 2415 Hillside Dr. Dallas TX 75214

Zoning District: _____

BR...CD.2...TR..

Lot No.: 5

Block No.: H/2794

Acreage: 0.201

Census Tract: _____

Street Frontage (in Feet): 1) 50'

2) _____

3) _____

4) _____

5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): David Thompson and Dora G. Estevane Orduno

Applicant: Jeff Clardy

Telephone: 214-223-6315

Mailing Address: 9246 Biscayne Blvd. Dallas TX

Zip Code: 75218

E-mail Address: JLCRestore@gmail.com

Represented by: Jeff Clardy

Telephone: 214-223-6315

Mailing Address: 9246 Biscayne Blvd. Dallas TX

Zip Code: 75218

E-mail Address: JLCRestore@gmail.com

Affirm that an appeal has been made for a Variance or Special Exception of _____

Propose a 16' set back with a 4' Variance to 20' for the driveway

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:

Will not promote a traffic hazard, no issues with the neighbors

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

JEFF L CLARDY

(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)

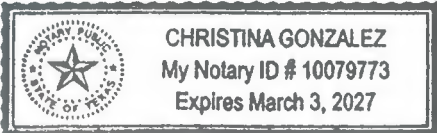
Subscribed and sworn to before me this

14th day of

March, 2024

Christina Gonzalez

Notary Public in and for Dallas County, Texas





Posting of Notification Sign

PER SEC 51A-1.106 Notification signs required to be obtained and posted

Address: 2514 Hillside Dr.

Appeal Number: BDA 234-052

All required notification signs must be posted on the property within fourteen (14) days after an application has been made, prior to the Board of Adjustment Hearing, and not be removed until the hearing ends.

The sign must be posted at a prominent location adjacent to the public street, evenly spaced along each frontage, and easily visible from the street. Failure to properly post the sign(s) may result in either a postponement or denial of the appeal.

All required notification signs have been received. One sign is required for each 500 feet or less of frontage, or every tract of five (5) acres or less, with a maximum of five (5) signs required. The cost of each sign is \$10.00.

Footage of each street frontage: 50'

Number of acres: 0.201

Number of signs received: 1

[Signature]
Signature of applicant or person receiving signs

3/21/24
Date



CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 234-052

I, DORA G. ESTEVANE ORDUNO, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 2514 HILLSIDE DR., DALLAS, TX 75214
(Address of property as stated on application)

Authorize: JEFF CLARDY
(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: 16' setback 9' variance to garage
face Alley

Dora G. Estevane Orduno
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

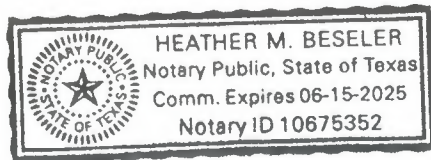
agent Date 3/9/24

Before me, the undersigned, on this day personally appeared
Dora Estevane Orduno

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 9 day of
March, 2024

Heather Besler
Notary Public for Dallas County,
Texas



Commission expires on
6/15/25

GENERAL NOTES

- The contractor shall examine and become familiar with all construction documents in their entirety. The contractor shall also survey the project and locations furnished with existing conditions and scope of work. Any discrepancies, errors or omissions discovered shall be brought to the attention of the designer and owner. Corrections shall be made prior to construction.
- All site work to include but not limited to building setbacks, building location, building footprint, building elevation, building orientation, utility locations, pool location, site grading, fencing height & location, etc., shall be verified and approved by the Owner, contractor and the applicable city code prior to construction.
- The contractor shall be solely responsible for construction means, methods, techniques, sequences and procedures required for safe measuring and suspension of all safety precautions and programs in connection with the work.
- Any errors, omissions or inconsistencies on these drawings, and any variations or substitutions between these drawings and existing conditions shall be brought to the attention of the architect & engineer immediately.
- The contractor shall verify all dimensions in the field and be responsible for accuracy and correctness of the same.
- The contractor shall coordinate and cooperate with the local utility agencies, including any required easements by agencies having jurisdiction.
- Building materials and products shall be stored in a safe and dry location.
- The contractor shall maintain the site in a clean condition at all times and remove construction debris as often as necessary or as directed by local authorities.
- All porches, balconies, porches, "flat roof" and garage floors and all exterior "flat surfaces" shall be sloped to drain a min. of 1/8" per foot away from building or toward drain. confirm slope with material specifications. All flashing and waterproofing is the responsibility of the contractor. Contractor must verify test of flashing and waterproofing areas prior to applying finish materials.
- The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement) shall have ventilation openings through foundation walls or exterior walls. The minimum total area of ventilation openings shall be not less than 1 square foot for each 150 square feet of under-floor space area. Unless the ground surface is covered by Class 1 vapor retarder material. Where a Class 1 vapor retarder material is used, the minimum total area of ventilation openings shall be not less than 1 square foot for each 1,500 square feet of under-floor space area. One such ventilation opening shall be within 3 feet of each corner of the building.
- Reinforcement wall framing.
 - Prior to forming first floor walls the contractor shall verify the "flatness" of the framing platform (slab or wood). Any adjustments not made to the foundation should be corrected in first floor stud walls to ensure a consistent top plate elevation prior to installing second floor joists or rafters.
 - All new & existing dimensions must be verified by the contractor on site prior to construction. Any errors, omissions or inconsistencies, variations or ambiguities between these drawings and existing conditions shall be brought to the attention of the designer & engineer immediately.

CONSTRUCTION NOTES

- Conventional details shall apply where no special detail or section is shown. Designer will furnish any clarification detail in the request of the contractor.
- Cabinet supplier shall field measure area of work and submit shop drawings to builder prior to construction and installation.
- Chimneys shall terminate at least 2'-0" above a point measured 10'-0" horizontally to the nearest part of the building structure.
- Flashing shall be done "C" or better.
- Provide silt screens (2"x36"min) for each dirt stopped space.
- All flashing and waterproofing is the responsibility of the contractor.
- All porches, balconies, porches, "flat roof" and garage floors and all exterior "flat surfaces" shall be sloped to drain a min. of 1/8" per foot away from building or toward drain. confirm slope with material specifications. All flashing and waterproofing is the responsibility of the contractor. Contractor must verify test of flashing and waterproofing areas prior to applying finish materials.
- All walls around tubs and showers shall have Durock, Kerdi-Backer or equal water resistant wall board.
- All plumbing supply lines in wet areas shall be fully insulated.
- Provide weep holes at 24" o.c. on bottom of all masonry veneer.
- Provide smoke detectors per local code. Provide one in each bedroom, one in common areas before each bedroom, at the top and bottom of stairways, and near the highest portion of vaulted areas.
- Minimum insulation shall be as follows: (conform with local energy code)
 - Exterior walls 20 or 13+5
 - Ceiling R-38
 - Vaults R-22
 - Roof R-30
 - Use bats in vaulted areas
- Wing all exterior corners with 1/8" fall. Extend 18" horizontally each direction and overlap upper shears over lower shears 1/2" min.
- Provide building wrap (Tyvek or equal) on all exterior sheathing, and on top of fall at corners. Install per manufacturer's written instructions.
- Provide adhesive backed damp proofing at all window and exterior door openings.
- All in-slab materials for balconies, overhangs, patios, soffits, etc., shall be supported by steel grade channels and walls.
- Provide flashing at all window and roof openings, door thresholds to balconies and roof connections at chimneys and walls. Extend flashing vertically 12" whenever possible.
- Provide sealant at all exterior joints around windows and door frames, veneer and trim, and any roof and wall penetrations that are not finished or otherwise sealed.
- Provide a min. of 1/4" min. of air-curtain for every 300 sq. ft. of all eave. At least 50% of venting shall be a min. of 7'-0" above grade and the balance shall be soft and/or eave vents. Provide insulation baffles as necessary.
- The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement) shall have ventilation openings through foundation walls or exterior walls. The minimum total area of ventilation openings shall be not less than 1 square foot for each 150 square feet of under-floor space area. Unless the ground surface is covered by Class 1 vapor retarder material. Where a Class 1 vapor retarder material is used, the minimum total area of ventilation openings shall be not less than 1 square foot for each 1,500 square feet of under-floor space area. One such ventilation opening shall be within 3 feet of each corner of the building.

FRAMING NOTES

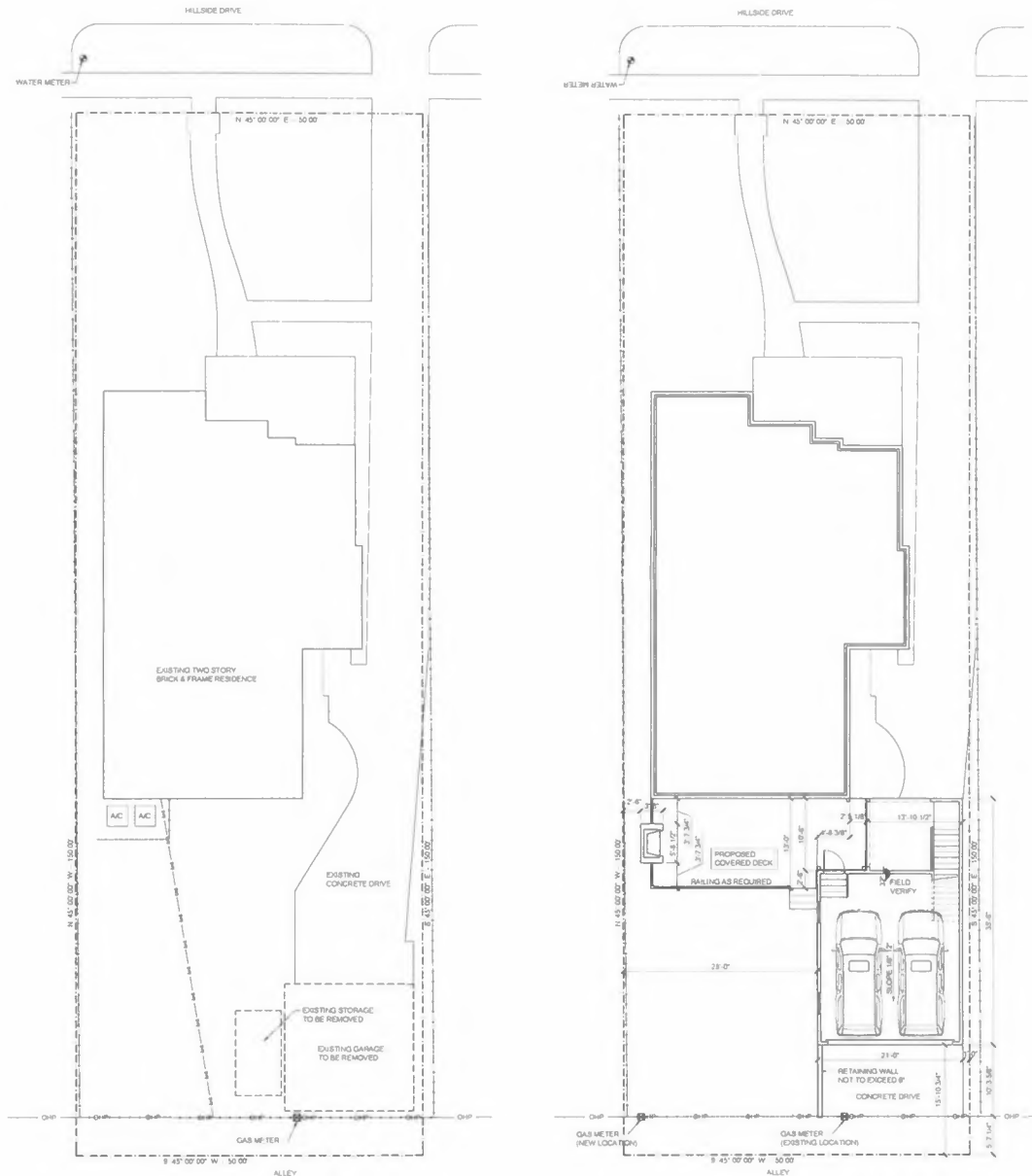
- All framing shall conform to the 2021 International Residential Code with Dallas Amendments.
- No framing shall be concealed prior to inspection by governing authorities.
- All lumber shall be grade marked.
- All wood in contact with concrete, masonry, or where subjected to exterior moisture shall be pressure treated.
- All plywood for sub floor shall be exterior grade, tongue and groove glued and attached with ring shank nails to joists.
- Provide tie blocking in walls over 10'-0" in height and other concealed spaces required by code.
- Provide double joists under parallel bearing partitions. Provide solid blocking under all partitions perpendicular to floor joists.
- Floor joists and ceiling joists shall be cut open braced to prevent rotation.
- Provide a single sill plate and double top plate at all stud walls. Sill plates shall be attached to foundations using 1/2" anchor bolts at 4' o.c. and within 12" of all ends.
- Minimum stud size and spacing shall be as follows:
 - 2x4's at 16" o.c. for load-bearing walls.
 - 2x6's at 24" o.c. for non-load-bearing walls.
 - Use 2x6's for walls 12'-0" and taller.
- Reinforcement wall framing.
 - Prior to forming first floor walls the contractor shall verify the "flatness" of the framing platform (slab or wood). Any adjustments not made to the foundation should be corrected in first floor stud walls to ensure a consistent top plate elevation prior to installing second floor joists or rafters.
 - All new & existing dimensions must be verified by the contractor on site prior to construction. Any errors, omissions, variations or ambiguities between these drawings and existing conditions shall be brought to the attention of the designer & engineer immediately.

NOTE

- The contractor shall verify site dimensions, building setbacks and all utility drive, grade, landscaping and right easements and height restrictions prior to construction.
- The contractor shall verify the location of all existing utilities, and coordinate the installation of electrical, gas, water, and sanitary sewer services with the city and all codes involved.
- The contractor shall be responsible for all tags, service connections, and temporary power poles as it relates to this project until the final punch list has been completed and a certificate of occupancy has been issued.
- The contractor shall direct all down spout discharge and underground drainage per local code. Provide splash blocks for all down spouts not connected to underground drainage.
- The contractor shall repair and clean any subsurface drains that are damaged during construction.
- Fence contractor shall be per local code.
- Landscaping including underground irrigation systems and lighting shall be designed per local code.
- Contractor shall comply with all city erosion control requirements.
- Contractor is responsible for grading to eliminate water pooling and ensure proper drainage.

DESIGN NOTES

- Windows and door types including hardware shall be selected and approved by the owner and/or builder.
- All egress required windows shall be verified by the contractor and supplier / manufacturer.
- All products and materials used in this project shall comply with all applicable building codes and ordinances including egress requirements and fire protection.
- Electrical fixtures and appliances including locations and arrangements shall be selected and approved by the owner.
- All egress & safe or fire exit doors, if not specifically detailed in these plans, are the responsibility of the builder and shall be approved by the owner.



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

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

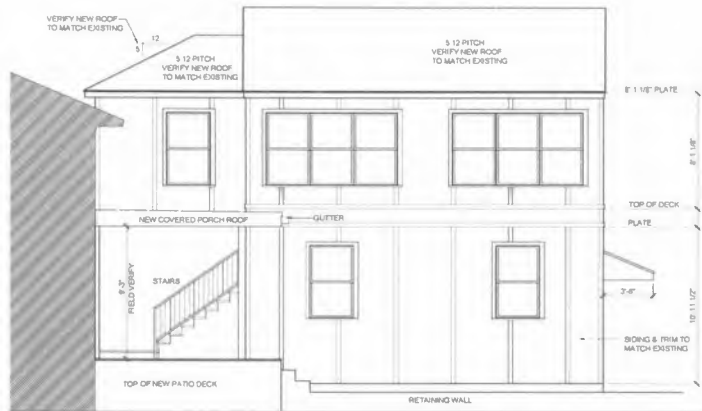
BUCKHYNE, Inc.
ANDY PAPSON
4231 MOULIN ST. MESQUITE, TEXAS 75150
PH: (972) 679-4337 FAX: (972) 686-5261 e-mail: andy@buckhynegroup.com

ENGINEERING SERVICES PROVIDED BY
THE REEDY GROUP
Frank B. Reedy, PE, AIA
4434 W. Lovers Lane
Dallas, Texas 75209
PH: 214-869-4405
Firm No. F-3153

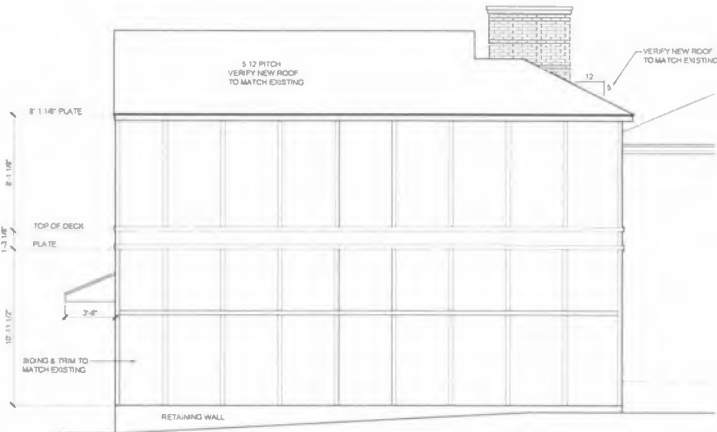
2514 HILLSIDE DRIVE
COUNTRY CLUB ESTATES 2
LOT: 5 BLK: H1Z794
DALLAS, TEXAS

Frank B. Reedy, PE, AIA
Revisions
Project No: 214-HILLSIDE
Sheet 1 of 12
Sheet Number
A1
Drawn By: A.P.
Date: 2/12/2024

BDA234-052



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



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



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



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

BUCKHYNE, Inc.
ANDY PAPSON

4231 MODLIN ST MESQUITE, TEXAS 75150
PH: (972) 878-8337 FAX: (972) 885-2642 e-mail: andy@buckhyne.com

ENGINEERING SERVICES PROVIDED BY

THE REEDY GROUP

Frank B. Reedy, PE, AIA
4434 W. Lovers Lane
Dallas, Texas 75209
PH: 214-869-4405

Firm No. F-3153

2514 HILLSIDE DRIVE
COUNTRY CLUB ESTATES 2
LOT 5 BLK. H12794
DALLAS, TEXAS

Frank B. Reedy, PE, AIA

Revisions

Project No. 3114 HLL300R

Sheet # of 12

Sheet Number

A4

Drawn By: A.P.

Date: 3/12/2024

BDA234-052