



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

23 RECEIVED

Data Relative to Subject Property:

Date:

FOR OFF APR 02 REC'D

Location address: 17805 Windpiper Drive

Zoning District:

R-10

Lot No.: 15

Block No.: Q18727

Acreage: 0.3275

Census Tract:

Street Frontage (in Feet): 1) 100'

2)

3)

4)

5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Daniel + Adriana Meyerovitz, TRUSTEES of Dan + A Meyerovitz Rev Trust

Applicant: Daniel Meyerovitz

Telephone: 214-636-6951

Mailing Address: 5001 Spring Valley Rd, Suite 1120

Zip Code: 75244

E-mail Address: meyerovitz@gmail.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 a decrease of the setback on both the North and South sides of the house from 6 feet to 5 feet.

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(s)

- ① Financial cost of compliance is greater than 50% of the appraised value of the structure on the most recent official roll of the assessor for the municipality.
- ② Variance is not contrary to the public interest when literal enforcement of his chapter would result in unnecessary hardship so that substantial justice is done.

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 Daniel Meyerovitz

(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 28 day of March, 2024



Shelley L Williams



AFFIDAVIT

Appeal number: BDA 234-065

I, Daniel & Adriana Meyerovitz, Trustees of the Daniel A Meyerovitz Rev. Trst., Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 17805 Windpiper Drive, Dallas, TX 75252  
(Address of property as stated on application)

Authorize: Daniel Meyerovitz  
(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: A decrease of the set back on both the North and South sides of the house from 6 feet to 5 feet.

Adriana Meyerovitz [Signature]  
Print name of property owner or registered agent      Signature of property owner or registered agent

agent Date March 28, 2024

Before me, the undersigned, on this day personally appeared Adriana Meyerovitz

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 28<sup>th</sup> day of

March, 2024



Shelley Williams  
Commission expires on 10/19/24



AFFIDAVIT

Appeal number: BDA 234-065

I, Daniel + Adriana Meyerovitz, TRUSTEES of the Daniel Meyerovitz Rev. Trust, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

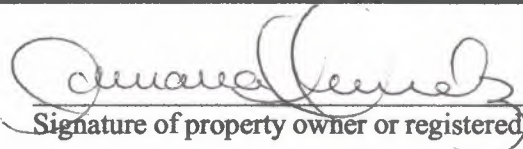
at: 17805 Windpiper Drive, Dallas, Tx 75252  
(Address of property as stated on application)

Authorize: Daniel Meyerovitz  
(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)

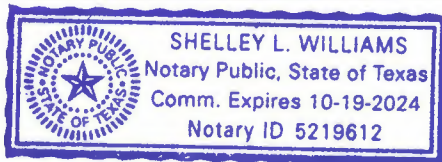
Specify: A decrease of the set back on both the North and South sides of the house from 6 feet to 5 feet.


Adriana Meyerovitz   
 Print name of property owner or registered agent Signature of property owner or registered agent  
 agent Date March 28, 2024

Before me, the undersigned, on this day personally appeared Adriana Meyerovitz

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 28<sup>th</sup> day of March, 2024



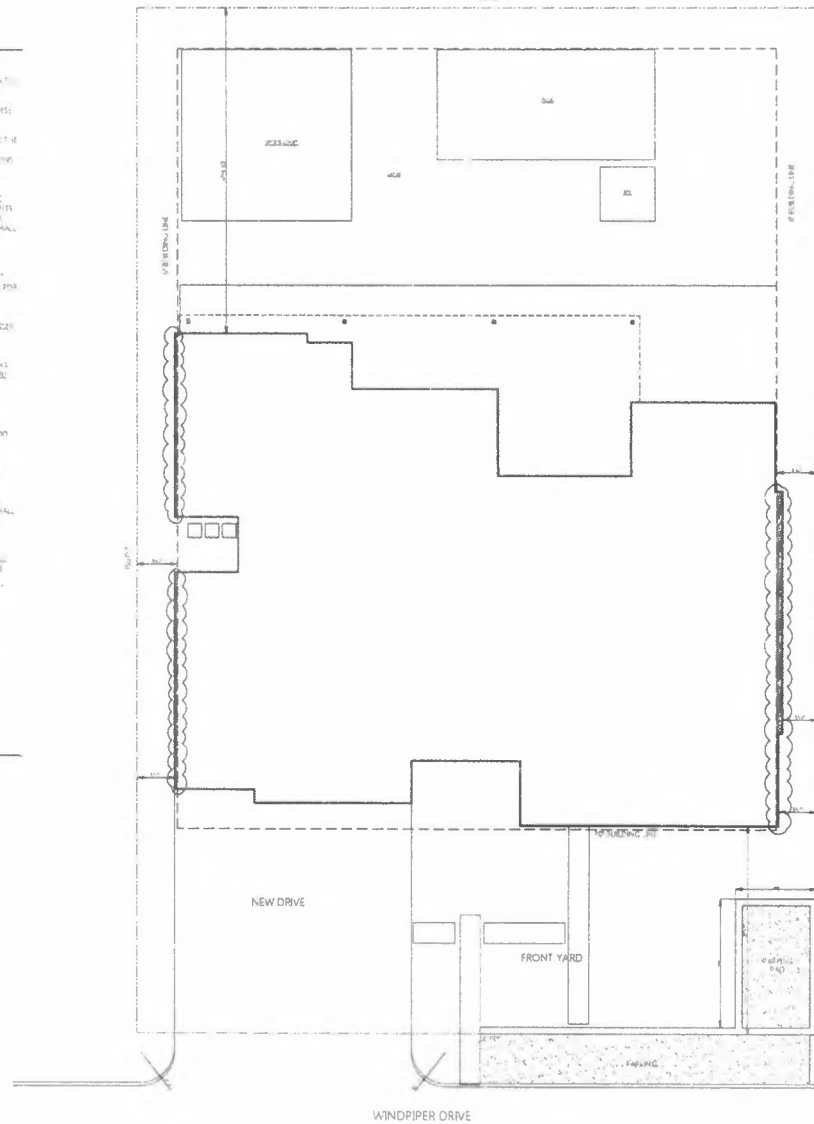
  
Commission expires on 10/19/24

## GENERAL NOTES

1. THESE DRAWINGS AND SPECIFICATIONS OF ALL INSTRUMENTS OF SERVICE HEREIN ARE TO BE USED FOR THE CONSTRUCTION OF THIS PROJECT ON THE DESIGNATED PROPERTY ONLY.
2. EACH TRADE SHALL READ CAREFULLY THE SPECIFICATIONS AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED IN THESE DOCUMENTS AND THE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED.
3. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW AND THOROUGHLY EXAMINE THE PROJECT SET BEFORE ANY COMMENCEMENT OF WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE PROJECT, SITE AND ALL UTILITIES SHOWN ON THE DRAWINGS AND THE CONSTRUCTION NOTES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS OF THE PROJECT, SITE AND ALL UTILITIES SHOWN ON THE DRAWINGS AND THE CONSTRUCTION NOTES.
4. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW AND THOROUGHLY EXAMINE THE PROJECT SET BEFORE ANY COMMENCEMENT OF WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE PROJECT, SITE AND ALL UTILITIES SHOWN ON THE DRAWINGS AND THE CONSTRUCTION NOTES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS OF THE PROJECT, SITE AND ALL UTILITIES SHOWN ON THE DRAWINGS AND THE CONSTRUCTION NOTES.
5. ALL CONSTRUCTION, FABRICATION AND METALLURGY SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF THE AISC, AIA, ASME, ASTM, AIA, ASME, FEDERAL, STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES OF THE GOVERNING AGENCY HAVING JURISDICTION OVER THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE APPLICABLE CODES, REGULATIONS AND ORDINANCES AT THE TIME THE PERMIT APPLICATION FOR THE PROJECT IS RECEIVED.
6. EACH SUBCONTRACTOR IS CONSIDERED A JOINTLY RESPONSIBLE PARTY AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THE DRAWINGS AND THE CONSTRUCTION NOTES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THE DRAWINGS AND THE CONSTRUCTION NOTES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THE DRAWINGS AND THE CONSTRUCTION NOTES.
7. DUE TO PERFORMING PRINCIPLES, THESE PLANS MAY NOT BE SUITABLE TO SCALE. ALL DIMENSIONS SHALL TAKE THE LARGEST DIMENSION SHOWN AND IN NO CASE SHALL WORKING DIMENSIONS BE SMALLER THAN PLANS, SECTIONS OR DETAILS.
8. THE MECHANICAL, ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PRELIMINARY PROPOSED CONSTRUCTION PLAN, LOCATION OF UTILITIES AND EQUIPMENT LOCATIONS AND IDENTIFICATIONS. THE SUBMITTALS SHALL BE APPROVED BY THE GENERAL CONTRACTOR AND REFERRED FOR APPROVAL TO THE APPLICABLE AGENCIES.
9. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ANY EQUIPMENT NOT SHOWN ON THESE DRAWINGS.
10. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOT NEAR ANY PART OF THE WORK, DETAILS SHALL BE THE SAME AS FOR THE SAME TYPE OF WORK FROM THE TRADE AND SHALL BE SUBJECT TO THE GENERAL CONTRACTOR'S APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THE DRAWINGS AND THE CONSTRUCTION NOTES.
11. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THE DRAWINGS AND THE CONSTRUCTION NOTES.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THE DRAWINGS AND THE CONSTRUCTION NOTES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THE DRAWINGS AND THE CONSTRUCTION NOTES.
13. MECHANICAL, ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THE DRAWINGS AND THE CONSTRUCTION NOTES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THE DRAWINGS AND THE CONSTRUCTION NOTES.
14. CONTRACTOR IS TO PROVIDE A GAS-TIGHTNESS TEST WATER HEATER LOCATION TEST.

## SITE: GREEN PHASE II NOTES

1. 80% OF THE NON-ROOF AREA OF THE LOT IS COVERED WITH VEGETATIVE LANDSCAPE (GRASS, TREES, ETC) OR PERMEABLE MATERIAL.
2. CONTRACTOR TO INSTALL DRIP EMITTER IRRIGATION SYSTEM AS PART OF THE INITIAL PROJECT CONSTRUCTION.



01  
SITE PLAN

## PROJECT DESCRIPTION

SINGLE FAMILY RESIDENCE

## LEGAL DESCRIPTION

LOT 15  
BLOCK Q / 8727  
PRESTON ROAD HIGHLANDS  
CITY OF DALLAS  
Collin County, Texas

## ZONING

R-10

## AREAS

LOWER FLOOR: 3,850 SF  
UPPER FLOOR: 1,448 SF

TOTAL RESIDENCE: 5,408 SF

GARAGE: 887 SF

## LOT COVERAGE

LOT AREA = 15,729 SF  
ALLOWABLE LOT COVERAGE (45%) = 7,078 SF  
PROPOSED LOT COVERAGE (INCLUDING GARAGE AND ALL COVERED PATIO) = 5,408 SF

## SHEET LEGEND

NO.	DESCRIPTION	DATE
1	FOUNDATION PLAN	
2	LOWER FLOOR PLAN	
3	UPPER FLOOR PLAN	
4	ROOF PLAN / WALL SECTION	
5	EXTERIOR ELEVATIONS	
6	EXTERIOR ELEVATIONS	
7	WIRING SCHEDULE	
8	LOWER ELECTRICAL PLAN	
9	UPPER ELECTRICAL PLAN	



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

RISSEY DESIGN DEVELOPMENT  
8627 OVER STREET  
DALLAS, TX 75228  
214.462.1838

PROJECT

17805 WINDPIPER DRIVE  
DALLAS, TX

ISSUE  
CONSTRUCTION

ISSUE DATE  
08/22/22

REVISIONS:  
No. DATE ITEM  
△

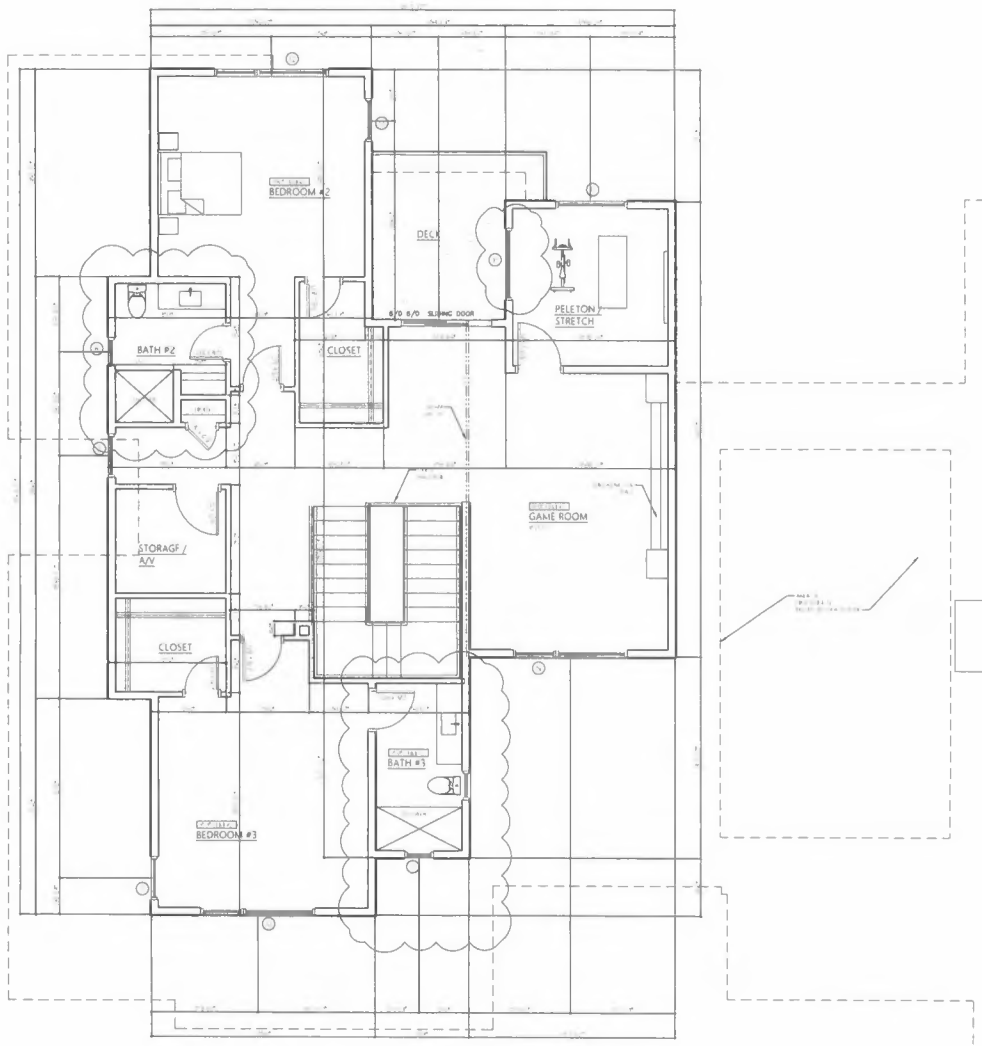
SHEET NAME:

SITE PLAN

SHEET NUMBER

COVER





**GENERAL PROJECT NOTES**

1. EGRESS WINDOW IN ALL BEDROOMS PER LOCAL CODE
2. ALL TERRAZZOS / CHAIRS / SLIP PLATES / ISL @ EXTERIOR WALLS / GARAGE AREA MUST BE W/ D
3. ALL EXTERIOR DOORS SHALL HAVE WEATHER STRIPPING INSTALLED
4. RESISTANCE TO WATER PENETRATION TO GAME ROOM INSULATION
5. ALL PLUMBING WALLS TO BE 2x6 CONSTRUCTION
6. WALLS WITH POCKET DOORS TO BE 2x6 CONSTRUCTION
7. N.B. GYPSUM TO BE USED ON ALL WALLS WITH CHIMNEYS - LEVEL 4 TRUSS
8. TRUSS MANUFACTURER TO PROVIDE TRUSS LAYOUT TO DESIGNER FOR APPROVAL PRIOR TO TRUSS FABRICATION
9. CONTRACTOR / SUB-CONTRACTOR SHALL QUALIFY ANY / ALL PRICING FOR MATERIALS AND/OR FINISHES THAT ARE NOT NOTED ON THE DRAWINGS, OR HAVE NOT BEEN PROVIDED BY THE OWNER OR RINCP DESIGN-DEVELOPMENT
10. REFER OWNER FOR AREAS OF EXTERIOR WALL INSULATION AND BETWEEN FLOOR INSULATION

**FLOOR PLAN NOTES**

1. NOTIFY PRINCE DUNHAM-DEVELOPMENT IN ANY UNUSUAL SITUATION BEFORE SETTING PERMITS FOR INSTALLATION OF WALLS
2. VERIFY POCKET DOOR TRUSS PROFILES ARE TO BE PROVIDED BY WINDOW MANUFACTURER
3. ANY STRENGTH REDUCED WALLS WINDOWS ARE TO BE FIELD MEASURED AND 2x6 CONSTRUCTION SUBMITTED TO MANUFACTURER FOR APPROVAL
4. MATERIALS - REFER TO THE DRAWINGS TO BE PROVIDED BY THE

01  
UPPER FLOOR PLAN

SCALE 1/4" = 1'-0"

RINCP DESIGN DEVELOPMENT  
5601 OVER STREET  
DALLAS, TX 75206  
214.400.1036

PROJECT:

17805 WINDPIPER DRIVE  
DALLAS, TX

ISSUE:  
CONSTRUCTION

ISSUE DATE:  
08/02/2024

REVISIONS:

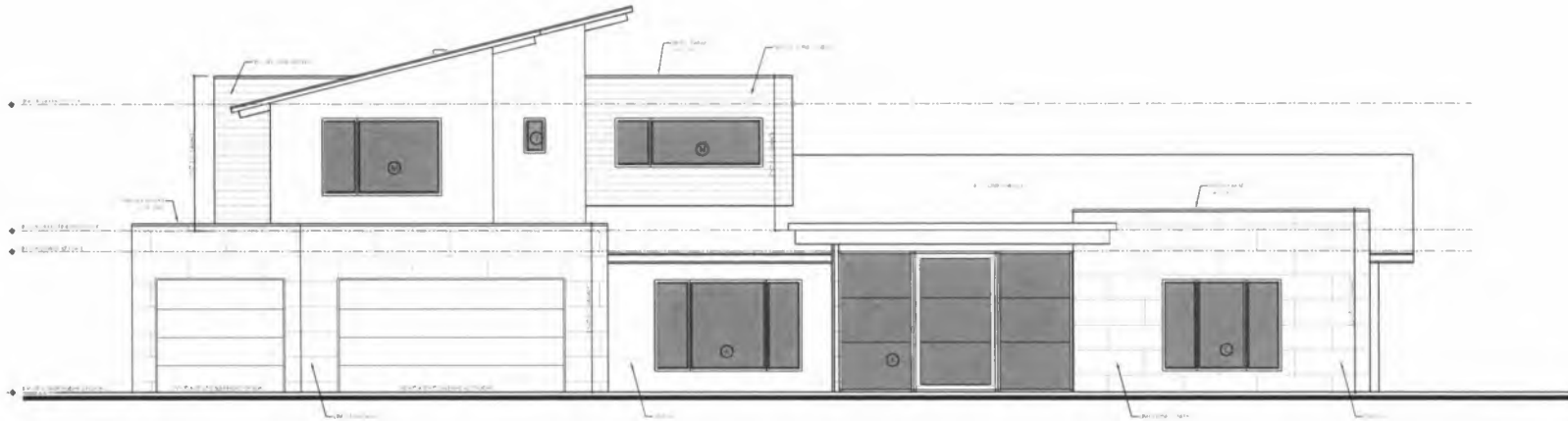
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SHEET NAME:

UPPER FLOOR PLAN

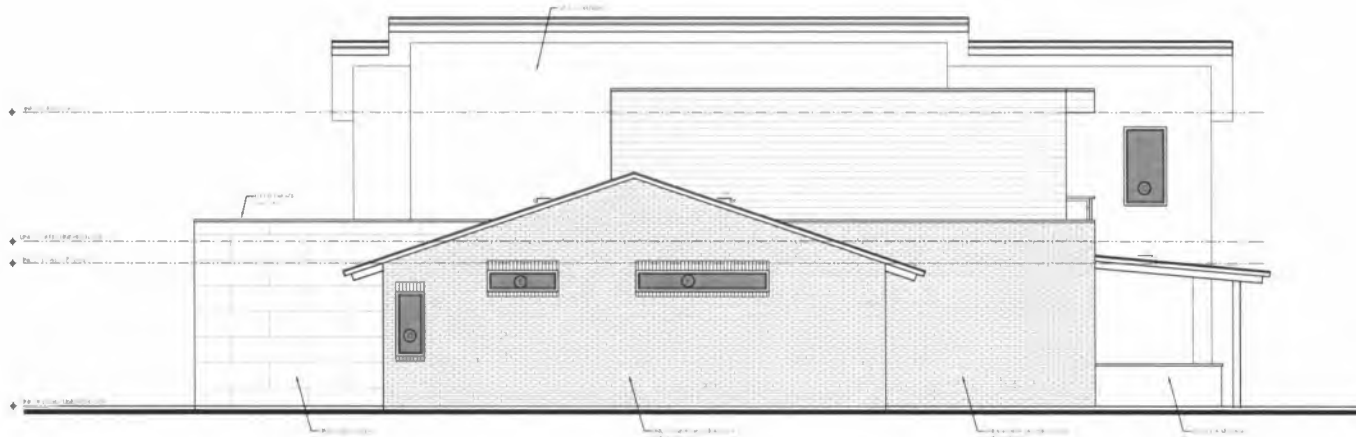
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A2.1



01  
FRONT ELEVATION

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



02  
RIGHT SIDE ELEVATION

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

PROJECT:

17805 WINDPIPER DRIVE  
DALLAS, TX

ISSUE:  
CONSTRUCTION

ISSUE DATE:  
08/03/2012

REVISIONS:  
No DATE ITEM  
△

SHEET NAME:  
ELEVATIONS

SHEET NUMBER:

A4.0

PROJECT:

ELMORE HOMES  
17805 WINDPIPER DRIVE  
DALLAS, TX

ISSUE:  
CONSTRUCTION

ISSUE DATE:  
08/07/2022

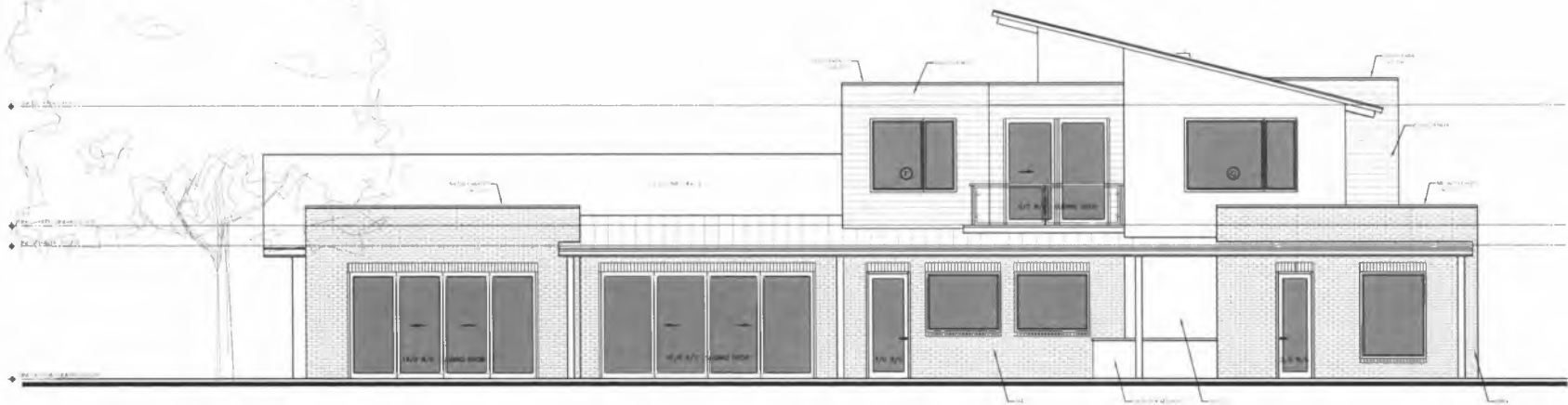
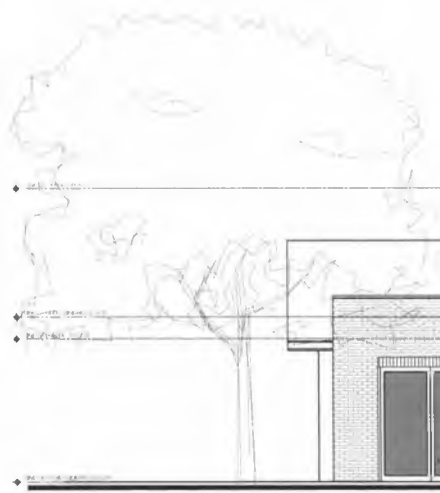
REVISIONS:

No.	DATE	ITEM
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SHEET NAME:  
ELEVATIONS

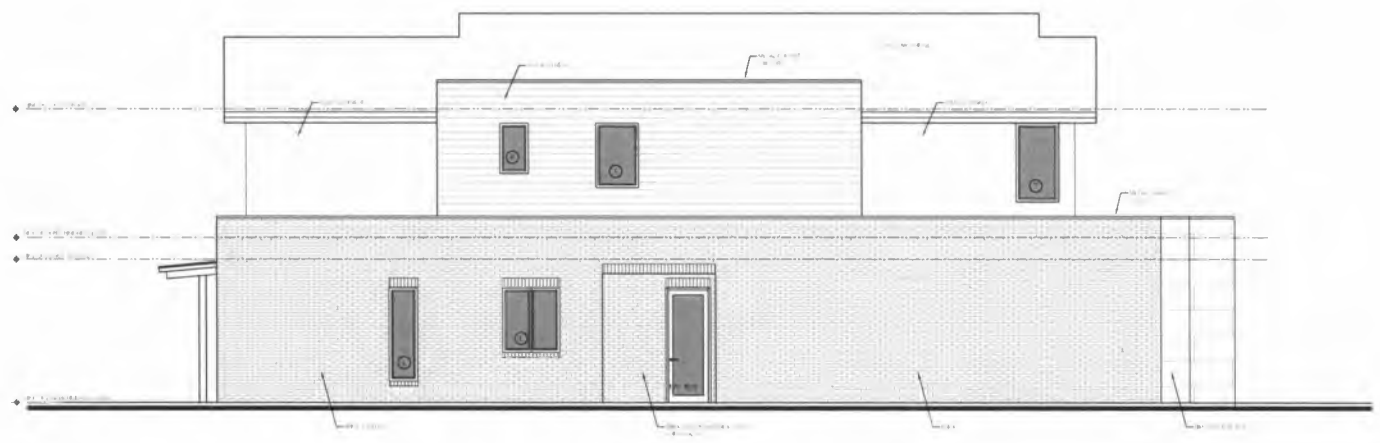
SHEET NUMBER:

A4.1



01  
REAR ELEVATION

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



02  
LEFT SIDE ELEVATION

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