

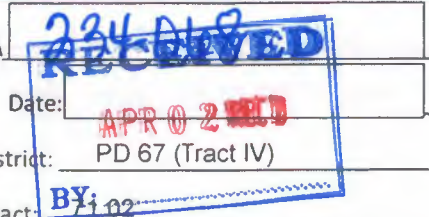


Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA



Data Relative to Subject Property: _____ Date: _____

Location address: 6919 Oriole Drive _____ Zoning District: PD 67 (Tract IV)

Lot No.: 1 Block No.: 10/4922 Acreage: +/-0.225 ac. Census Tract: BY: 02

Street Frontage (in Feet): 1) +/-140 ft. 2) +/-70 ft. 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Olerio Homes LLC

Applicant: Lou Olerio/Olerio Homes LLC Telephone: 469-853-2039

Mailing Address: 6310 Lemmon Ave., Ste. 202, Dallas, TX Zip Code: 75209

E-mail Address: cash@oleriohomes.com

Represented by: Tommy Mann and Daniel Box (Winstead PC) Telephone: 214-745-5724; 214-745-5247

Mailing Address: 500 Winstead Bldg., 2728 N. Harwood St., Dallas, TX Zip Code: 75201

E-mail Address: tmann@winstead.com, dbox@winstead.com

Affirm that an appeal has been made for a Variance or Special Exception of (1) a 3-ft-1.5-in side setback Variance on the Property's north side from the approximated 20-ft. minimum setback requirement, as set forth in Sec. 51P-67.108(a); Sec. 51A-4.401(b)(1), which requires continuity with an established setback, in order to allow building within the required yard; and (2) a 2-ft. front yard maximum fence height Special Exception from the 4-ft. maximum standard, as set forth in Sec. 51A.4-602(a)(2), in order to allow a 6-ft. tall fence.

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 Property has two front yards—one along Olerio Street and one along Levitt Street. Although the Development Code allows the longer he longer side of the Property to be treated as a side yard, it also requires that, if there is an established setback, it must nevertheless be maintained. This triggers a 20-ft. required side yard for a corner lot. The proposed fence height that is typical for a side yard in the City of Dallas.

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 Lou Olerio

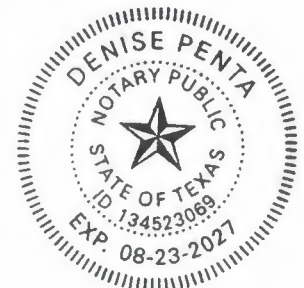
(Affiant/Applicant's name printed)

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

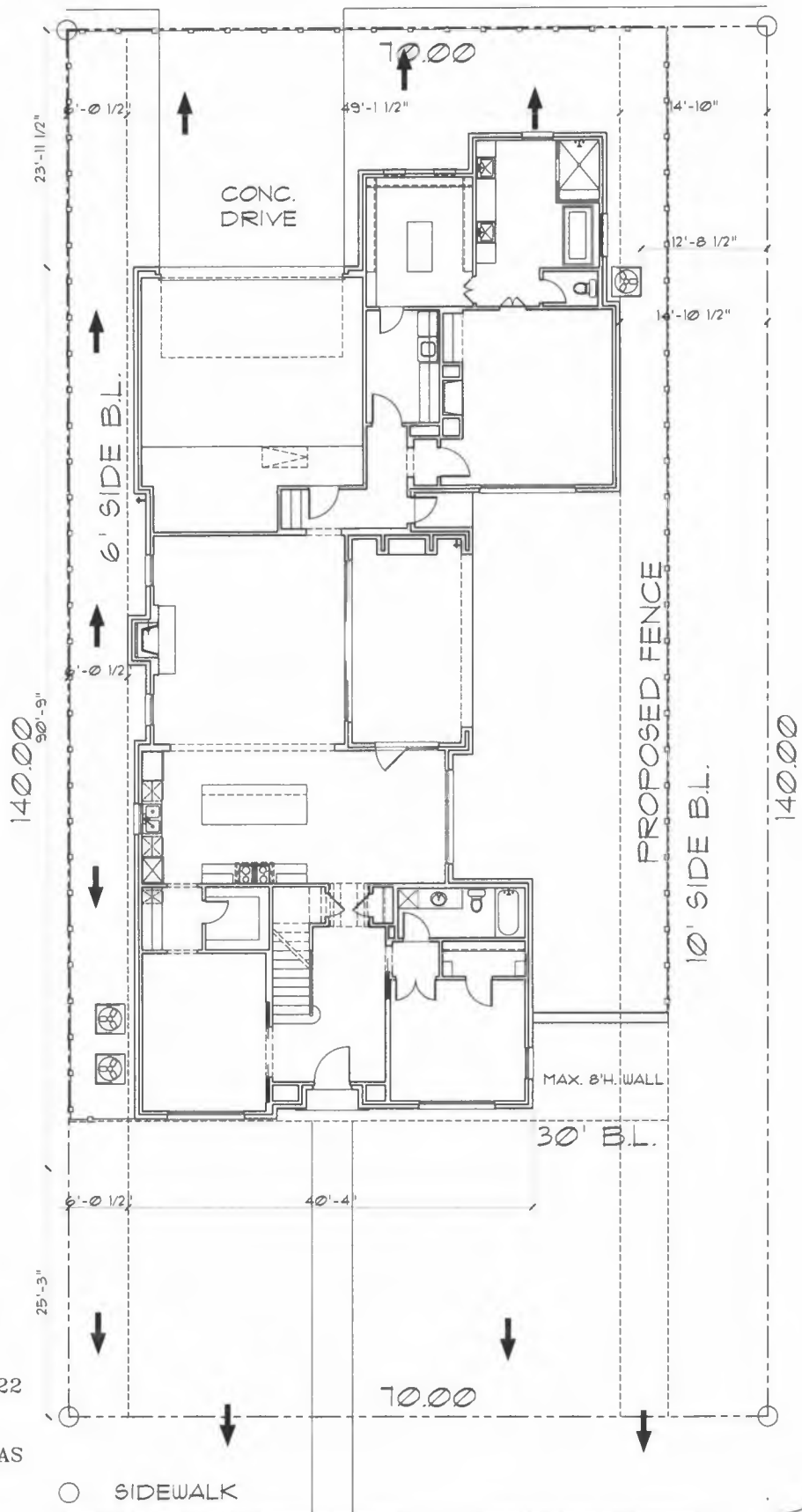
Respectfully submitted: [Signature]
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 13 day of March, 2024

[Signature]
Notary Public in and for Dallas County, Texas



15' ALLEY

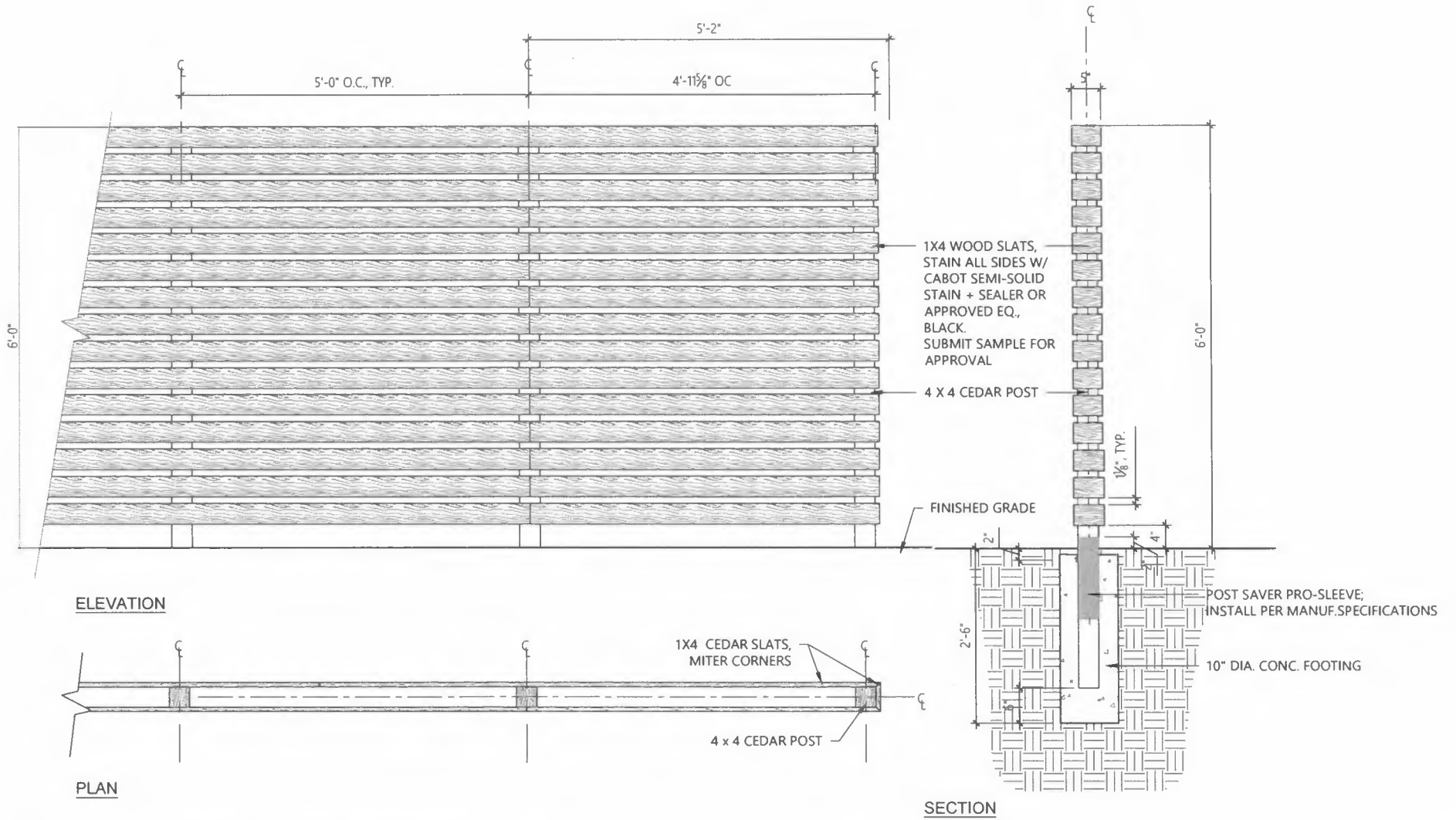


SITE PLAN

3/32" = 1'-0"

6919 ORIOLE
LOT 1, BLOCK 10/4922
SHANON ESTATES
CITY OF DALLAS
DALLAS COUNTY, TEXAS

○ SIDEWALK



WOOD PERIMETER FENCE

SCALE: 3/4" = 1'-0"