



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-071 **RECEIVED**
APR 18 REC'D
BY: DISTRICT 6

Data Relative to Subject Property: _____ Date: _____
 Location address: 607 W DAVIS STREET Zoning District: PD 83C
 Lot No.: 2A Block No.: 413438 Acreage: 0.343 Census Tract: _____
 Street Frontage (in Feet): 1) 230' 2) 230' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): TAN DIK ENTERPRISES, INC
 Applicant: HOUSHANG JAHVANI Telephone: 214-718-9469
 Mailing Address: 2121 N. JOSEY LANE, #200 Zip Code: 75006
CARROLLTON TX
 E-mail Address: JAHVANI@HOTMAIL.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 SPECIAL EXCEPTION
TO LANDSCAPE

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:

NOT ENOUGH SPACE FOR LANDSCAPE

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

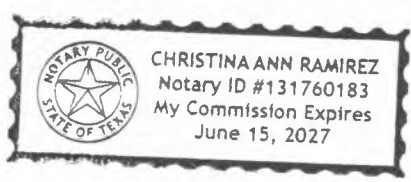
Before me the undersigned on this day personally appeared HOUSHANG JAHVANI
 (Affiant/Applicant's name printed)

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 5th day of April, 2021

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



BDA 234-071



REFERRAL FORM FOR BOARD OF ADJUSTMENT

APPLICANT HOUSHANG JAHVANI OWNER SHAM SUDDUHA
ADDRESS 607 W DAVIS ST. STATE TEXAS
LOT# 24 BLOCK A/3438 ZONING

- Variance: Yard setback, Lot width, Lot Depth, Lot Coverage, Floor area for accessory structures for single family uses, Height, Minimum width of sidewalk, Off-street parking, Off-street loading, Landscape regulations, Other
Special Exception: Fence height and standards, Visibility triangle obstructions, Parking demand, Landscaping, Additional dwelling unit for a single-family, Carport, Non-conforming use, Other

Please list the City of Dallas Development Code(s) this project is non-compliant with:
51A-10.125, 51A-10.126

Description: The site is being improved with additional floor area triggering landscaping. The changes also amend landscaping code that was approved by the Board of Adjustment by a previous case (619 W Davis, BDA 978-150).

Alternative resolutions discussed/offered:
Request amendment to BDA 978-150.

Referred by: Philip Erwin Contact: 214-948-4117 Date: 1/26/24

BDA234-071

Board of Adjustment Prescreen Checklist

Intake

Reviewer: *JVora* Date: *2/22/24*

Referred By: _____

Applicant: *Sudduha Sham* Ph #: _____ email: _____

Property Address: *607 W. Davis*

Zoning: *PD830, Sub. 6* Lot: *2A* Block: *A/3438* Acres: *0.343*

Conservation/Historic District: _____

Land Use: _____ Is use allowed? Yes No

County Plat? *Yes* *No* *-Pending replat.* Legal Build Site: _____

Street frontage: 1.) *230'* 2.) *230'* 3.) _____ 4.) _____

Corner lot: _____ Double frontage: *yes*

Utilities/Easements/Dedications/Thoroughfare: _____

Permit: *S 223-087*

	<u>Required</u>	<u>Proposed</u>		<u>Required</u>	<u>Proposed</u>
Front yard setback:	_____ MIN.	_____	Lot coverage:	_____ MIN.	_____
Side yard setback:	_____ MIN.	_____	Height:	_____ MIN.	_____
Rear yard setback:	_____ MIN.	_____	Lot size:	_____ MIN.	_____
Parking:	_____ MIN.	_____			

Accessory/Additional dwelling

	<u>Required</u>	<u>Proposed</u>		<u>Required</u>	<u>Proposed</u>
Side yard setback:	_____ MIN.	_____	Sq ft.:	_____ MIN.	_____
Rear yard setback:	_____ MIN.	_____	Height:	_____ MIN.	_____

Notes:
Affidavit incomplete, App incomplete, entity ownership
Reason for request, & block map.

BDA23A-071



Appeal number: BDA 234-071

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

at: 805 Berkshire Rd Southlake TX 76092
(Address of property as stated on application)

Authorize: HOUSHANG JAHVANI
(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)

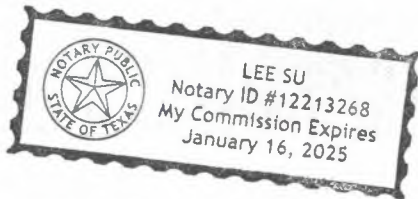
Specify: LANDSCAPE EXCEPTION

Suddha Sham
Print name of property owner or registered agent
agent Date 6th February 2024

[Signature]
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared
with Texas Driver License ID - 13960963

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 6th day of
February, 2024



[Signature]
Notary Public for Dallas County,
Texas

Commission expires on _____



Appeal number: BDA 234-071

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

at: 805 Berkshire Rd, Southlake, TX 76092
(Address of property as stated on application)

Authorize: HOUSHANG JAHVANI
(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)
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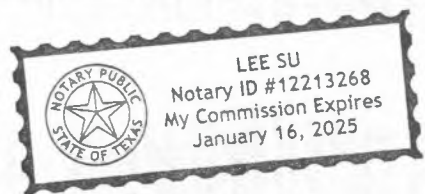
Specify: LANDSCAPE EXCEPTION

Sudduka Sham _____
Print name of property owner or registered agent Signature of property owner or registered

agent Date Feb 6th 2024

Before me, the undersigned, on this day personally appeared
with TEXAS Drivers License ID # 13960963

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Feb, 2024



Notary Public for Dallas County,
Texas

Commission expires on _____



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA _____

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

at: _____
(Address of property as stated on application)

Authorize: _____
(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: _____

Sudduha Sham
Print name of property owner or registered agent
agent Date Feb 6th 2024

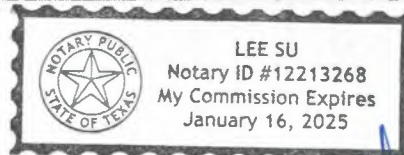
[Signature]
Signature of property owner or registered agent

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with Texas Driver's licence ID# 13960963

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knowledge. Subscribed and sworn to before me this 6th day of

Feb, 2024



Commission expires on _____

[Signature]

BDA234-071



AFFIDAVIT

Appeal number: BDA _____

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

at: _____
(Address of property as stated on application)

Authorize: _____
(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)

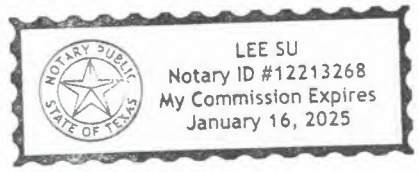
- _____ Variance (specify below)
- _____ Special Exception (specify below)
- _____ Other Appeal (specify below)

Specify: _____

Sudduha Sham _____
 Print name of property owner or registered agent Signature of property owner or registered agent
 Date 6th February 2024

Before me, the undersigned, on this day personally appeared
With Texas Driver Licence ID # 13960963

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knowledge. Subscribed and sworn to before me this 6th day of
February, 2024



Commission expires on 1-16, 2025

BDA 234-071



Posting of Notification Sign

Address 407 W. Davis St

Appeal Number: BDA 234-071

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: 230', 230'

Number of acres: 0.343

Number of signs received: 2

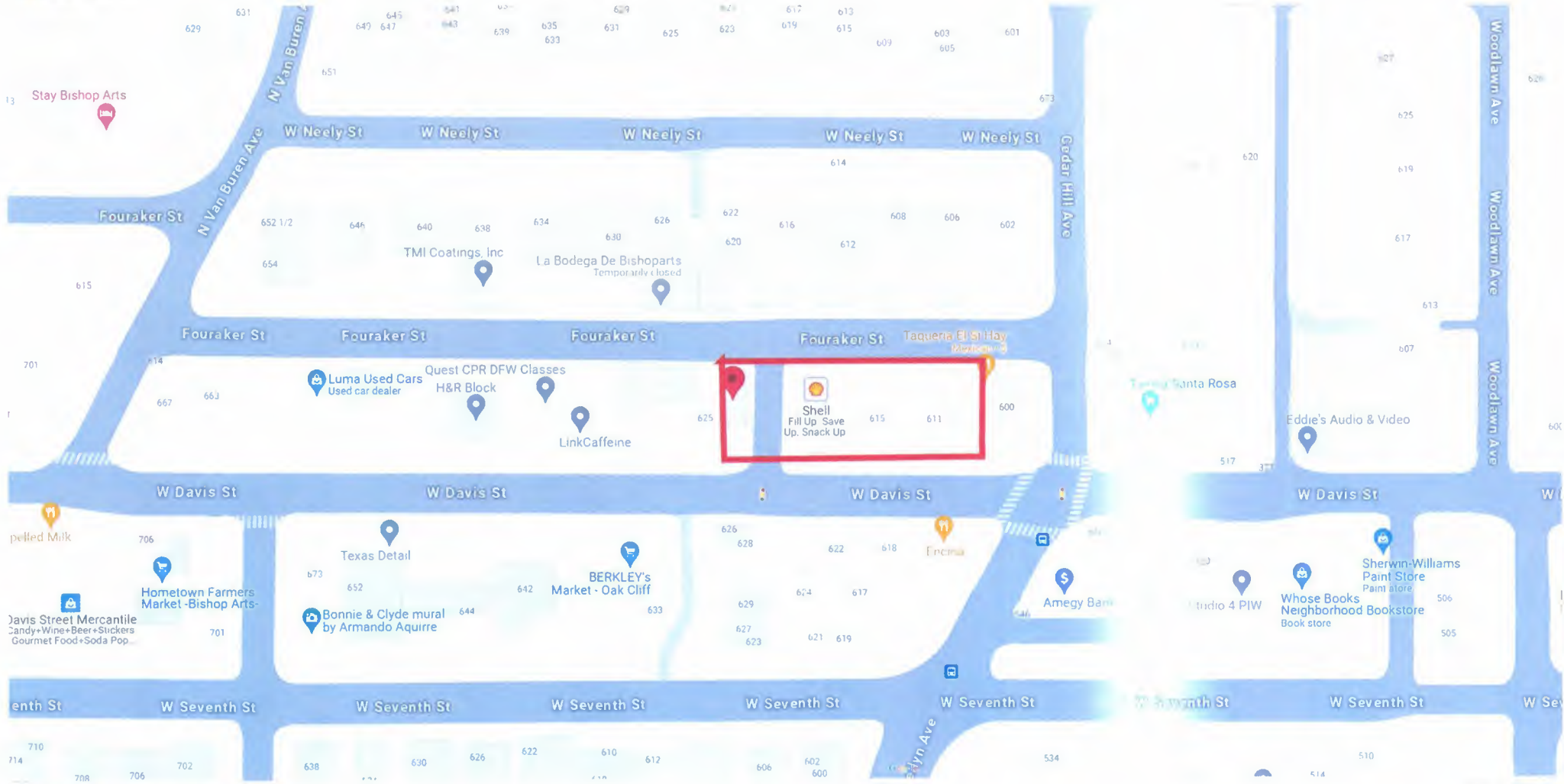
Signature of applicant or person receiving signs

4-18-24

Date

619 WEST DAVIS STREET

Google Maps 619 W Davis St



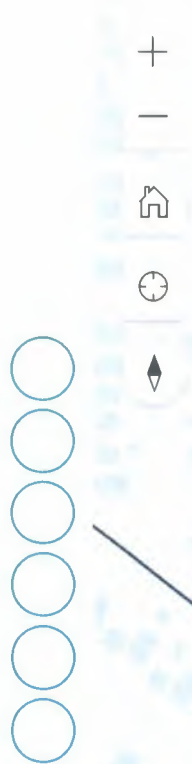
619 W Davis St

Building



619 W Davis St, Dallas, TX 75208

BDA234-071



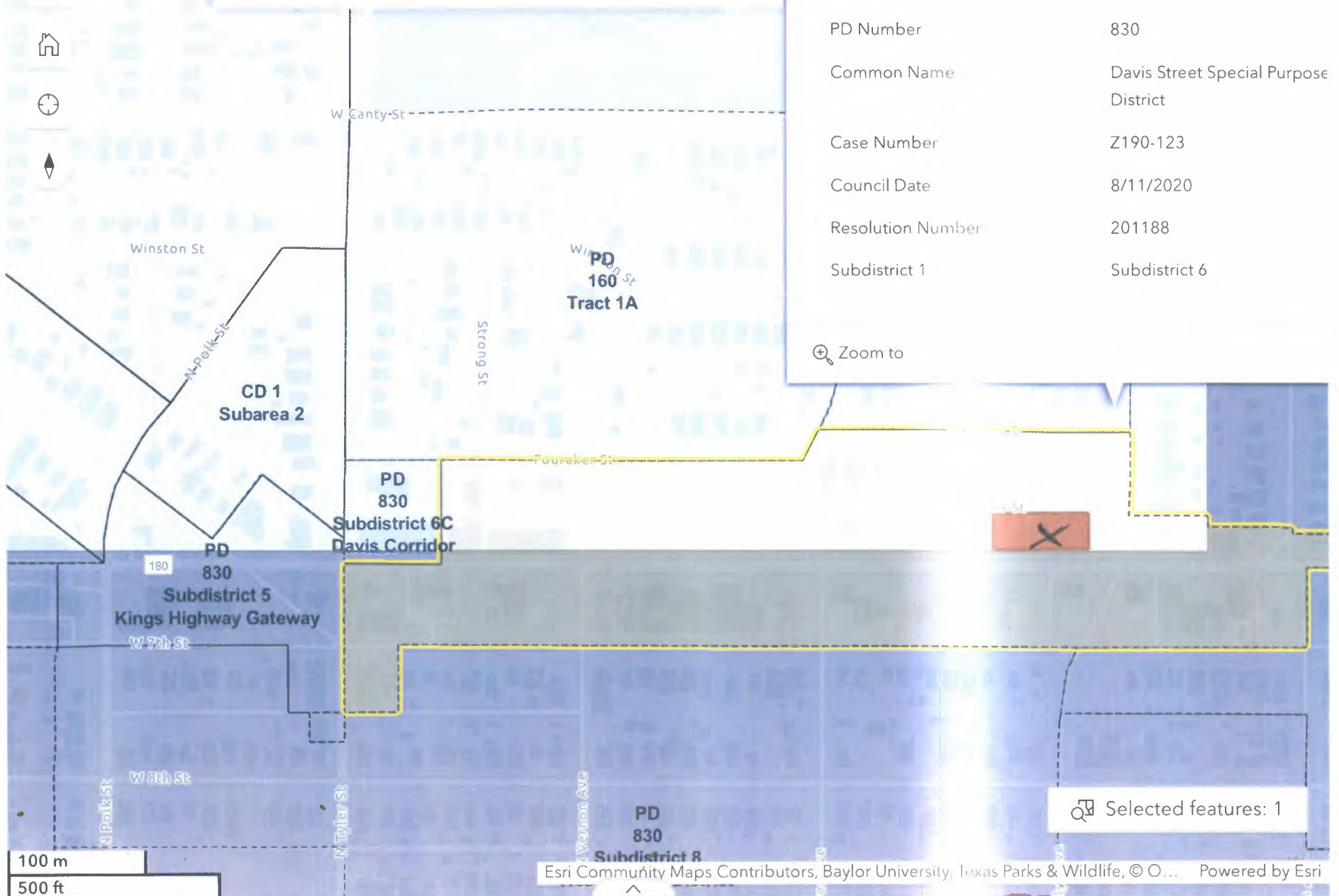
619 W DAVIS ST, DALLAS

Search result

PD (Planned Development) Subdistricts

Zone District	PD
PD Number	830
Common Name	Davis Street Special Purpose District
Case Number	Z190-123
Council Date	8/11/2020
Resolution Number	201188
Subdistrict 1	Subdistrict 6

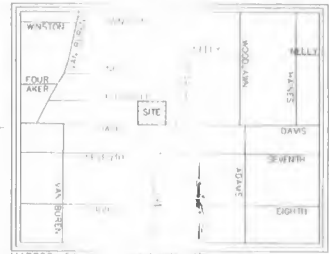
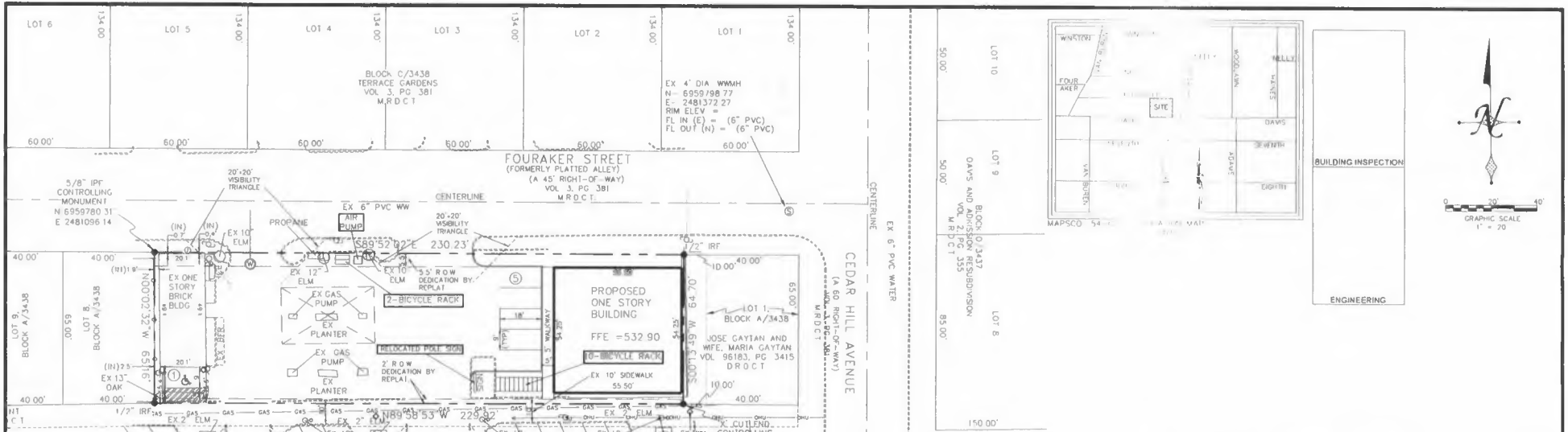
Zoom to



100 m
500 ft

Selected features: 1

BDA-234-071



BUILDING INSPECTION

ENGINEERING



SITE PLAN SUMMARY

LOT AREA: 0.343 ACRES (14,939 SQ. FT)
 ZONING: TDR-50 SUB DISTRICT 6 (DAVIS CORRIDOR)
 LOT AREA: 40,000 SQ. FT.
 PROPOSED BUILDING AREA: 980 S.F.
 MAX. ALLOWED AREA: 3,000 S.F.
 TOTAL BUILDING FLOOR AREA: 3,980.00 S.F.
 COVERED AREA RATIO: 0.27/1

REQUIREMENTS: PARKING SPACE PER 200 S.F. BUILDING AREA = 20
 PROVIDED: 14 (6 ON SITE, 10 ALONG STREET), AND 12 BICYCLE SPACES (EQUAL TO 3 PARKING SPACES)
 NET DEVELOPMENT PARKING SPACE REDUCTION: 1

MIN. # PLANT REQUIRED: 2
 MIN. # PLANT PROVIDED: 12 (EQUAL TO 3 PARKING SPACES)

LANDSCAPE PARKING SPACE REQUIRED: 1
 LANDSCAPE PARKING SPACE PROVIDED: 1

MIN. # PLANT PER 40' FRONTAGE: 6 TREES ALONG DAVIS STREET AND 6 ALONG FOURAKER STREET = 12

PROVIDED: 6 TREES ALONG DAVIS STREET AND 6 ALONG FOURAKER STREET = 12

MIN. # PLANT PER 50' SIDEWALK ALONG BOTH SIDES OF FOURAKER STREET

CITY OF DALLAS BENCHMARKS

1- BENCHMARK # 54-C-4S Standard WDBM on concrete curb of storm sewer drop inlet southeast corner of intersection of Davis Street and N. Van Buren Avenue. N- 6,959,639.590 E- 2,480,718.380	Elevation=530.74'
2- BENCHMARK # 54-C-2 Square on concrete curb northeast corner of intersection of Cedar Hill Avenue, and Sixth Street N- 6,961,261.368 E- 2,481,416.380	Elevation=522.84'

Owner/Developer:
TIN DIK ENTERPRISES, INC.
 SHAM SUDDUHA
 619 W DAVIS STREET DRIVE
 DALLAS, TX. 75208
 214-663-0767
 shagor33@hotmail.com



CONTRACT NO. _____
 CONTRACTOR _____

REVISIONS			
REV NO.	DATE	DESCRIPTION	BY
JAHVANI CONSULTING ENGINEERS, INC. TBPE FIRM REGISTRATION NO. F-10198			
PLAT NO.	BLDG PERMIT NO.	WWW TRACKING NO.	DEV ENGINEERING TRACKING NO.
S223-087	2308081057	WW23-XXX	DP23-XXX
DIMENSION CONTROL PLAN / SITE PLAN			
607 WEST DAVIS STREET ADDITION			
607 WEST DAVIS STREET			
DEVELOPMENT SERVICES			
CITY OF DALLAS, DALLAS COUNTY, TEXAS			
REVIEW	DRAWN	DATE	FILE NUMBER SHEET
HJ	HJ	JANUARY 2024	411Q 80 C05.01

BDA234-071

SHIPPED DATE: 6-20-98 RECEIVED DATE: 7-1-98

CITY OF DALLAS PLAT BOOKS

ANNEXED SURVEY G. S. LEONARD A. OVERTON ORD. NO. ABST. 780 1011

ADDITION _____

BLOCKS C H 3436-3439

SCALE 100 FT. EQUALS 1 INCH

SCHOOL DISTRICT DALLAS



BDA234-071