



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234-028
FOR OFFICE USE ONLY

Data Relative to Subject Property: _____

Date: _____

FOR OFFICE USE ONLY
JAN 12 REC'D

Location address: 4823 Gurley Ave, Dallas, TX 75223 Zoning District: D(A)

Lot No.: 6 Block No.: 30/1232 Acreage: 0.166 Census Tract: 002500

Street Frontage (in Feet): 1) 50 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Ivan Santos and Brenda Santos

Applicant: Brenda Santos/Brenda Juarez Salgado Telephone: 214-448-3387

Mailing Address: 4825 Gurley Ave Zip Code: 75223

E-mail Address: brendajuarez214@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 to allow a front yard setback of ~~15~~ 15 ft. as opposed to the required 25ft. for new construction.

Requesting variance of 10 ft. BS

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:

I was approved for a room addition permit, and we discovered the foundation and framing needed repairs due to it being 100 years old. I consulted with the permit office to

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

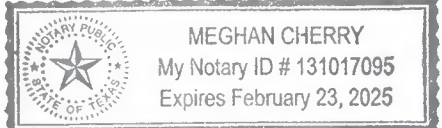
Before me the undersigned on this day personally appeared Brenda Juarez Salgado
(Affiant/Applicant's name printed)

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 3rd day of November, 2013

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



verify it would not affect the current permit. With their approval, we continued with the repairs and upon inspection were told we needed a new construction permit. We need a granted variance to allow us to be approved for a new construction permit. If it is not granted, the repaired foundation and framing will have to be destroyed and re-done. This will be extremely difficult and detrimental to our budget and time. We only proceeded due to being assured it would not affect the current addition permit. The property is the same floor plan as it was built 100 years ago, with only the new addition added. The foundation repairs caused it to be classified as a new construction per the inspector and Mrs. Ipina.

BA234-028



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234-028

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

at: 4823 Gurley Ave, Dallas, TX 75223
(Address of property as stated on application)

Authorize: Brenda Santos
(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: To allow a front yard setback of ~~25~~¹⁵ feet as opposed to the 25 feet required for new construction. Requesting variance of 10 ft. BS

Ivan Santos
Print name of property owner or registered agent

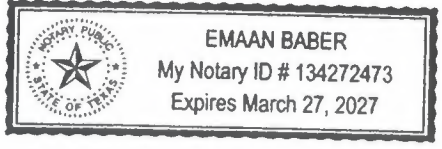
[Signature]
Signature of property owner or registered agent

agent Date 1-10-2024

Before me, the undersigned, on this day personally appeared Ivan Santos

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 10th day of January, 2024



[Signature]
Notary Public for Dallas County, Texas

Commission expires on 03/27/2027



BDA234-028

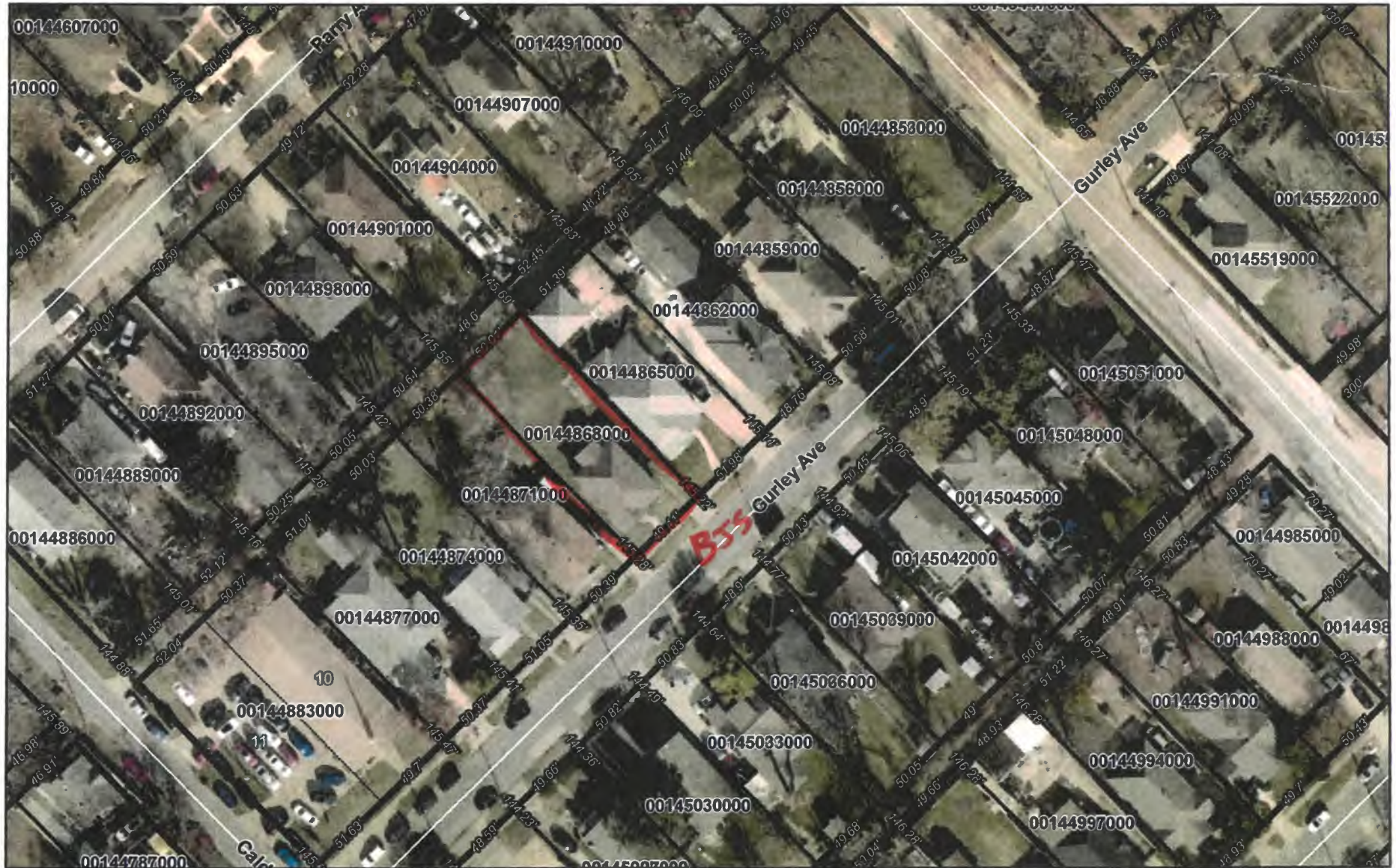
This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)

- City Limits
- Roadplan
- East Peak's Branch
- Certified Parcels
- Base Zoning
- PD Subdistricts
- PDS Subdistricts



1:2,400

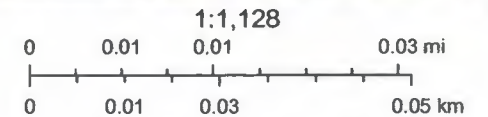
Dallas CAD Web Map



4/5/2023, 7:16:16 PM

- Parcels
- City Limits
- City Block
- Flood Hazard Area
- Abstracts
- Parcel Dimension
- Street Centerline
- X - Area of minimal flood hazard
- School Boundary
- Lot
- FEMA FIRM Panel

BDA234-02B

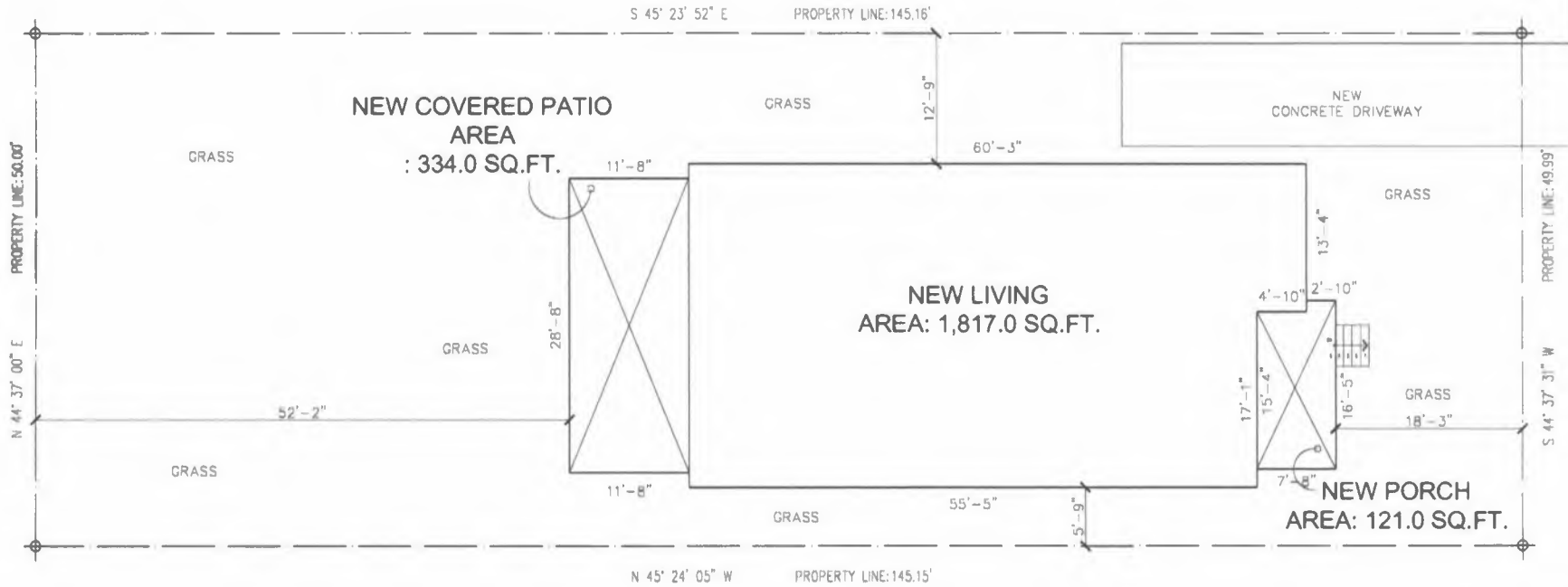


Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user

Dallas County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

15' ALLEY



4823 GURLEY AVE.

ENERGY CODE COMPLIANCE OUTLINE 2021 IECC

POLY SEAL :

- 1.- WINDOWS AND DOORS MUST BE SEALED WITH FOAM OR CAULK
- 2.- SILL PLATE MUST BE SEALED ON THE INSIDE WITH FOAM OR CAULK
- 3.- ALL PENETRATIONS OF TOP PLATE/CEILING INTO ATTIC, MUST BE SEALED WITH FOAM OR CAULK.
- 4.- ALL WALL PENETRATIONS TO THE EXTERIOR MUST BE SEALED WITH FOAM OR CAULK
- 5.- LOWER DOOR TESTING IS MANDATORY, NOT TO EXCEED 3 AIR CHANGES PER HOUR AT 50 PASCALS
- 6.- DUCT TIGHTNESS TESTING IS MANDATORY, TESTED AT 25 PASCALS . TOTAL LEAKAGE, LESS THAN OR EQUAL TO 4 CUBIC FEET PER MINUTE PER SQUARE FOOT OF CONDITIONED FLOOR AREA EXCEPTON : WHEN THE DUCTS AND AIR HANDLERS ARE ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.

HVAC / SERVICE WATER :

- 1.- ALL DUCTS IN UNCONDITIONLO SPACE (ATTIC)- MUST USE R-8 DUCTING
- 2.- MECHANICAL SYSTEM PIPING CARRYING FLOW OVER 104' OR BELOW 65' MUST BE INSULATED WITH R-3 INSULATION.

INSULATION :

- 1.- ALL PIER AND BEAM / RAISED FLOORS MUST BE INSULATED WITH R-19 INSULATION OR HIGER, OR 1 UNVENTED CRAWL SPACE WALLS MUST BE INSULATED R-5 CONTINUOUS OR R-13 CAVITY INSULATION, WITH VAPOR BARRIER OVER EXPOSED EARTH.
- 2.- ALL EXTERIOR WALL MUST BE INSULATED WITH R-20 CAVITY OR WITH R-13 CAVITY WITH R-5 CONTINUOUS INSULATION,OR HIGER.
- 3.- CEILING MUST BE INSULATED WITH R-38 IF THERE IS ATTIC SPACE AND R-30 IF NO ATTIC SPACE (CATHEGORAL) AND THAT IS LIMITED TO 500 SQ. FT. TOTAL PER 20% OF CEILING WHICHEVER IS LESS.
- 4.- ATTIC ACCESS LADDERS AND OR HATCHES , MUST BE INSULATED THE SAME AS THE ATTIC AND HAVE A WEATHER SEAL.

WINDOWS AND DOORS :

- 1.- MUST HAVE A U-FACTOR OF .35 OR LESS.
- 2.- MUST HAVE A SHOC OF .25 OR LESS

LIGHTING :

- 1.- ALL CAN LIGHTS MUST BE AIR-TIGHT TYPE
- 2.- MINIMUM OF 75% OF LIGHTING MUST BE HIGH EFFICIENCY (ANYTHING BUT INCANDESCENT)

SITE PLAN

SCALE : 3/32" = 1'-0"

PROJECT DATA

PROJECT NAME: NEW HOUSE
 ADDRESS: 4823 GURLEY AVE.
 LOT No: 6
 BLOCK No: 30/1252

AREAS IN SQUARE FEET

NEW LIVING AREA 1,817.0 sqft.
 NEW PORCH AREA 121.0 sqft
 NEW COVERED PATIO AREA 334.0 sqft

Martinez Design, LLC
 ARCHITECTS

Project Name:
NEW HOUSE

Project Address:
**4823 GURLEY AVENUE
 DALLAS, TX 75223**

GENERAL NOTES

1. THE SEVERAL CONTRACTORS SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS AND THE CONTRACTOR SHALL ALSO VERIFY THE DIMENSIONS, THESE ARE AND RESPONSIBILITY WHICH EXIST FROM THE BEGINNING OF THE CONSTRUCTION

2. THESE PLANS ARE PREPARED FOR THE GENERAL CONTRACTOR'S USE ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES

3. THE GENERAL CONTRACTOR SHALL SUPERVISE THE CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORK AND SHALL BE RESPONSIBLE FOR THE QUALITY OF THE PROJECT

4. ALL ARCHITECTURAL CHANGES ON THIS PROJECT SHALL BE MADE BY THE ARCHITECT BEFORE THE WORK BEGINS. ANY CHANGES MADE AFTER THE WORK BEGINS SHALL BE AT THE GENERAL CONTRACTOR'S RISK AND RESPONSIBILITY. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE QUALITY OF THE PROJECT.

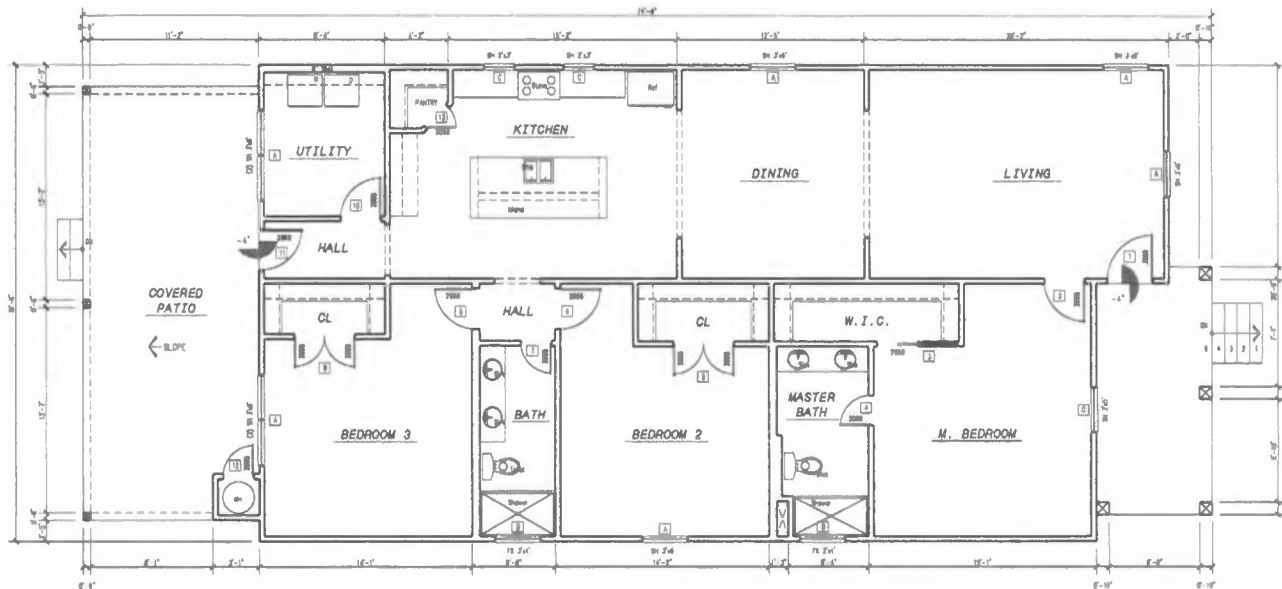
Plan No: **SITE PLAN**

Project #: **120620** Drawn By: **JAM**

Date: **12-08-2020** Scale: **1/8" = 1'-0"**

Sheet #: **1** of **13**

BDA234-028



NEW FLOOR PLAN

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

DOOR SCHEDULE						
DOOR NO.	SIZE			DOOR MATERIAL	FRAME MATERIAL	REMARKS
	WIDTH	HEIGHT	THICK.			
1	3'-0"	6'-8"	1-3/4"	S.C. WOOD		
2	2'-8"	6'-8"	1-3/4"	H.C. WOOD	WOOD	
3	2'-8"	6'-8"	1-3/4"	H.C. WOOD	WOOD	SLIDING DOOR
4	2'-0"	6'-8"	1-3/4"	H.C. WOOD	WOOD	
5	2'-2'-0"	6'-8"	1-3/4"	H.C. WOOD	WOOD	
6	2'-8"	6'-8"	1-3/4"	H.C. WOOD	WOOD	
7	2'-0"	6'-8"	1-3/4"	H.C. WOOD	WOOD	
8	2'-8"	6'-8"	1-3/4"	H.C. WOOD	WOOD	
8	2'-2'-0"	6'-8"	1-3/4"	H.C. WOOD	WOOD	
10	2'-8"	6'-8"	1-3/4"	H.C. WOOD	WOOD	
11	2'-8"	6'-8"	1-3/4"	S.C. WOOD	WOOD	
12	2'-0"	6'-8"	1-3/4"	S.C. WOOD	WOOD	
13	2'-0"	6'-8"	1-3/4"	H.C. WOOD	WOOD	

- NOTE : 1.- PROVIDE WEATHER STRIPPING AND THRESHOLD AT ALL EXTERIOR DOORS. SET THRESHOLDS IN SEALANT BED.
 2.- ALL DOOR UNITS TO BE PRE-HUNG TYPE - PAINT GRADE.
 3.- DOOR/TRIM PAINT COLOR AS SELECTED BY OWNER.

WINDOW SCHEDULE						
WINDOW TYPE	QUANTITY	SIZE		WINDOW ELEVATION	FRAME MATERIAL	REMARKS
		WIDTH	HEIGHT			
A	8	3'-0"	6'-0"	A (B.H.)	VINYL	U-FACTOR 0.35 SOLAR HEAT GAIN COEF.0.25
B	2	3'-0"	1'-0"	A (F.X.)	VINYL	U-FACTOR 0.35 SOLAR HEAT GAIN COEF.0.25
C	2	2'-0"	3'-0"	A (S.H.)	VINYL	U-FACTOR 0.35 SOLAR HEAT GAIN COEF.0.25
D	1	3'-0"	5'-0"	A (B.H.)	VINYL	U-FACTOR 0.35 SOLAR HEAT GAIN COEF.0.25



GENERAL NOTES

- THE GENERAL CONTRACTOR/OWNER SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/WORK. THE CONTRACTOR SHALL ACCEPT THE DATA AS SHOWN AND SHALL BE RESPONSIBLE FOR THE QUALITY OF THE CONSTRUCTION.
- THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND NOT SPECIFICALLY DESIGNED OR BUILT THEREFOR.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND SHALL BE RESPONSIBLE TO SELECT, VERIFY, TEST, AND INSTALL ALL EQUIPMENT AND MATERIALS AS WELL AS TO CONTROL THE QUALITY OF THE PROJECT.
- ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE AMERICAN BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES, AND REGULATIONS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY NECESSARY INFORMATION TO THE STABILITY OF THE STRUCTURE OF THE PROJECT. FURTHERMORE, IF NECESSARY, THIS PLAN SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND ARCHITECT.

SQUARE FOOTAGE



Project Name:

NEW HOUSE

Project Address:

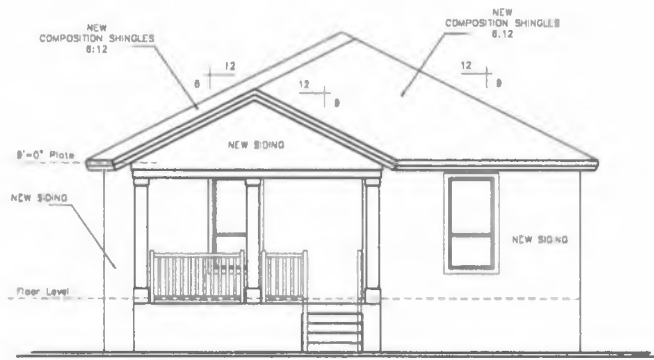
**4923 GURLEY AVENUE
DALLAS, TX 75223**

Plan Name:

NEW FLOOR PLAN

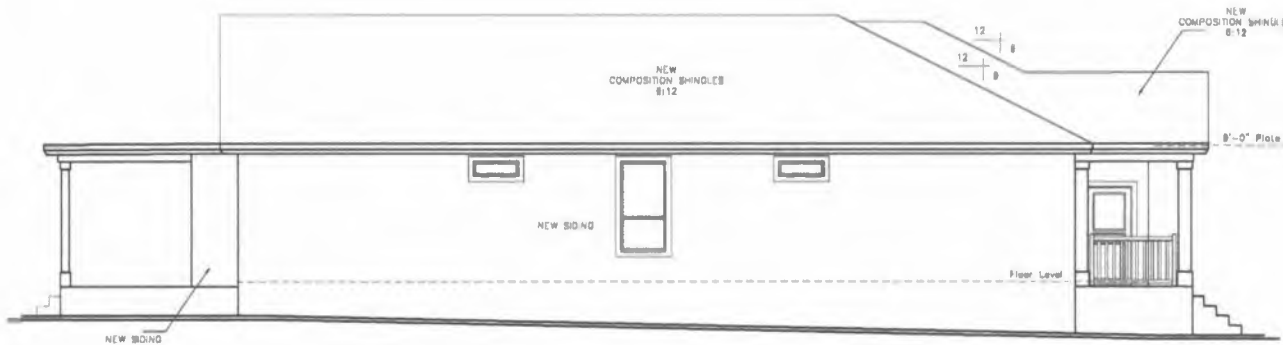
Project #: **120828** Drawn By: **JAM**
 Date: **12-08-2028** Date: 1/8" = 1'-0"
 Sheet #: **2** of: **13**

BDA234-028



FRONT ELEVATION

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



LEFT ELEVATION

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



Martinez Design, LLC
 Tel.: 972-271-2512
 www.martinezdesign.com

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL OBTAIN AND VERIFY THE QUALITY OF ALL MATERIALS AND COMPONENTS OF THIS PROJECT. THE CONTRACTOR SHALL ALSO VERIFY THE CORRECTNESS AND ANY REQUIREMENTS AND/OR SPECIFICATIONS FOR THE SCOPE OF THE CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL INFORMATION PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND SHALL BE HELD RESPONSIBLE TO OBTAIN NECESSARY PERMITS, ALL EQUIPMENT AND MATERIALS AS WELL AS TO VERIFY THE QUALITY OF THE PROJECT.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL BE SUBJECT TO THE QUALITY CONTROL BY THE ARCHITECT, BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY NECESSARY INFORMATION TO THE QUALITY OF THE STRUCTURE OF THE PROJECT. RESPONSIBILITY FOR THE QUALITY OF THE PLANS SHALL BE DIVIDED BY A SIGNED PHOTO RECORD, APPROVED AND VERIFIED BY THE ARCHITECT.

SQUARE FOOTAGE



Project Name

NEW HOUSE

Project Address

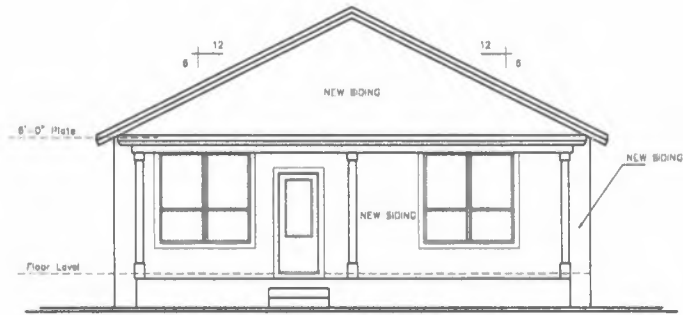
**4823 GURLEY AVENUE
 DALLAS, TX 75223**

Page No.

ELEVATIONS

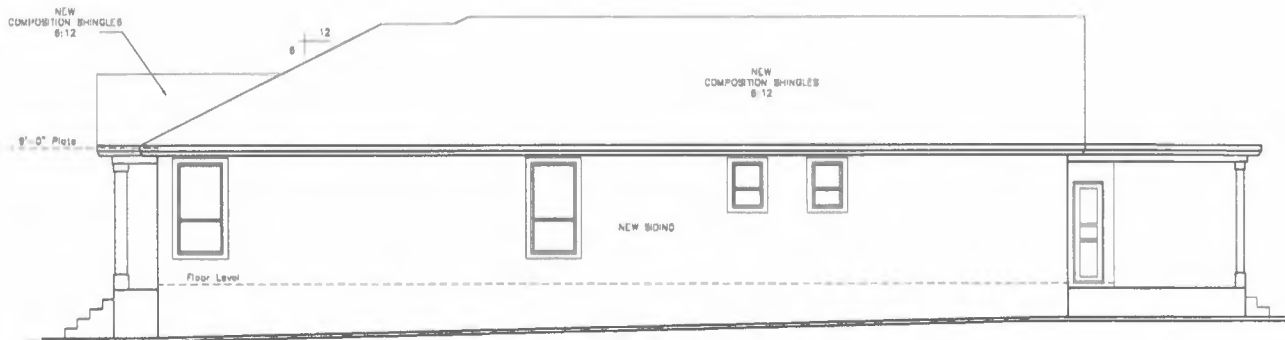
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 Date: 10-06-2020 Scale: 1/8" = 1'-0"
 Sheet #: 12 of 13

BDA234-02B



REAR ELEVATION

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



RIGHT ELEVATION

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



Martinez Design, LLC
 Tel.: 972-371-2572
 martinezdesign7@gmail.com

GENERAL NOTES

1. THE GENERAL CONTRACTOR/CONTRACTOR SHALL OBTAIN AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/PROJECTIONS. THE CONTRACTOR SHALL VERIFY THE CORNER OF THE AREAS AND ANY DISCREPANCIES, AND USE COURTESY FROM THE BUSINESS OF THE CONTRACTOR.
2. THESE PLANS ARE INTENDED FOR THE GENERAL CONTRACTOR/CONTRACTOR PURPOSES ONLY AND NOT SPECIFICALLY FOR THE USE OF ANY OTHER PARTY.
3. THE GENERAL CONTRACTOR/CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND INSTALL ALL NECESSARY MATERIALS AND INSTALL ALL NECESSARY MATERIALS AS TO VERIFY THE QUALITY OF THE PRODUCT.
4. ALL DIMENSIONS OF THE PROJECT SHALL BE AS SHOWN IN THE DIMENSION LINES OF THE WORKING DRAWINGS AND ALL APPLICABLE STATE AND LOCAL ORDINANCES SHALL BE OBSERVED.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/CONTRACTOR TO OBTAIN ANY NECESSARY PERMITS AND TO VERIFY THE QUALITY OF THE PRODUCT OF THE PROJECT. APPROVED IT IS UNDERSTOOD THAT THESE PLANS SHALL BE SUBMITTED AT A QUALIFIED PRICE RANGE. A REVIEW AND CORRECTIONS APPLICABLE.

SQUARE FOOTAGE



Project Name

NEW HOUSE

Project Address

4823 GURLEY AVENUE
 DALLAS, TX 75223

Plan Name

ELEVATIONS

Project #: 190828 Drawn By: JAM
 Date: 12-08-2026 Scale: 1/8" = 1'-0"
 Sheet #: 13 Of: 13

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