



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234-035
FOR OFFICE USE ONLY

Data Relative to Subject Property:

Date:

JAN
FOR OFFICE USE ONLY

Location address: 4447 Brookview Dr

Zoning District: R-10(A)

Lot No.: 5 Block No.: B15551 Acreage: .86 Census Tract:

Street Frontage (in Feet): 1) 174' 2) 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): MRAH AFFID

Applicant: Steve Bowen Telephone: 972-317-7489

Mailing Address: P.O. Box 278, Lewisville, TX Zip Code: 75067

E-mail Address: bowenlandscape@gmail.com

Represented by: Telephone: 972-754-1773

Mailing Address: Zip Code:

E-mail Address:

Affirm that an appeal has been made for a Variance, or Special Exception, of retaining wall

FENCE HEIGHT / FRONT YARD SB

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:

To make the wall even
Retaining wall / Security Fence

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 Steve Bowen

(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 22nd day of December, 2023


Notary Public in and for Dallas County, Texas





CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 234-035

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

at: 4447 Brookview Dr, Dallas, Tx. 75220
(Address of property as stated on application)

Authorize: Steve Bowen
(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)

 X Special Exception (specify below)

 Other Appeal (specify below)

Specify: FENCE HEIGHTS / FRONT YARD SB

IMRAN AFRIDI

Print name of property owner or registered agent

[Signature]

Signature of property owner or registered agent

agent Date 01-04-2024

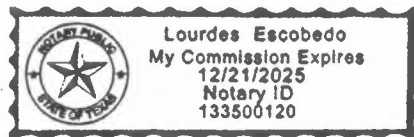
Before me, the undersigned, on this day personally appeared

Imran Afridi

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 4th day of

January, 2024



Lourdes Escobedo

Notary Public for Dallas County,
Texas

Commission expires on
12/21/2025



AFFIDAVIT

Appeal number: BDA 234-035

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

at: 4447 Brookview Dr., Dallas, TX. 75067
(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)

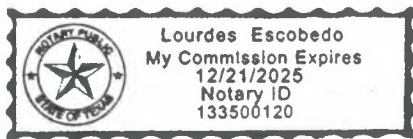
Specify: TENSE HEIGHT / FRONT YARD SB

ANADIL AFRIDI
Print name of property owner or registered agent
agent Date 01-04-2024

Anadil Afridi
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared
Anadil Afridi

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 4th day of
January, 2024



Commission expires on 12/21/2025

4447 BROOKVIEW DR, DALLAS
Search result



BDA234-035
Selected features: 0

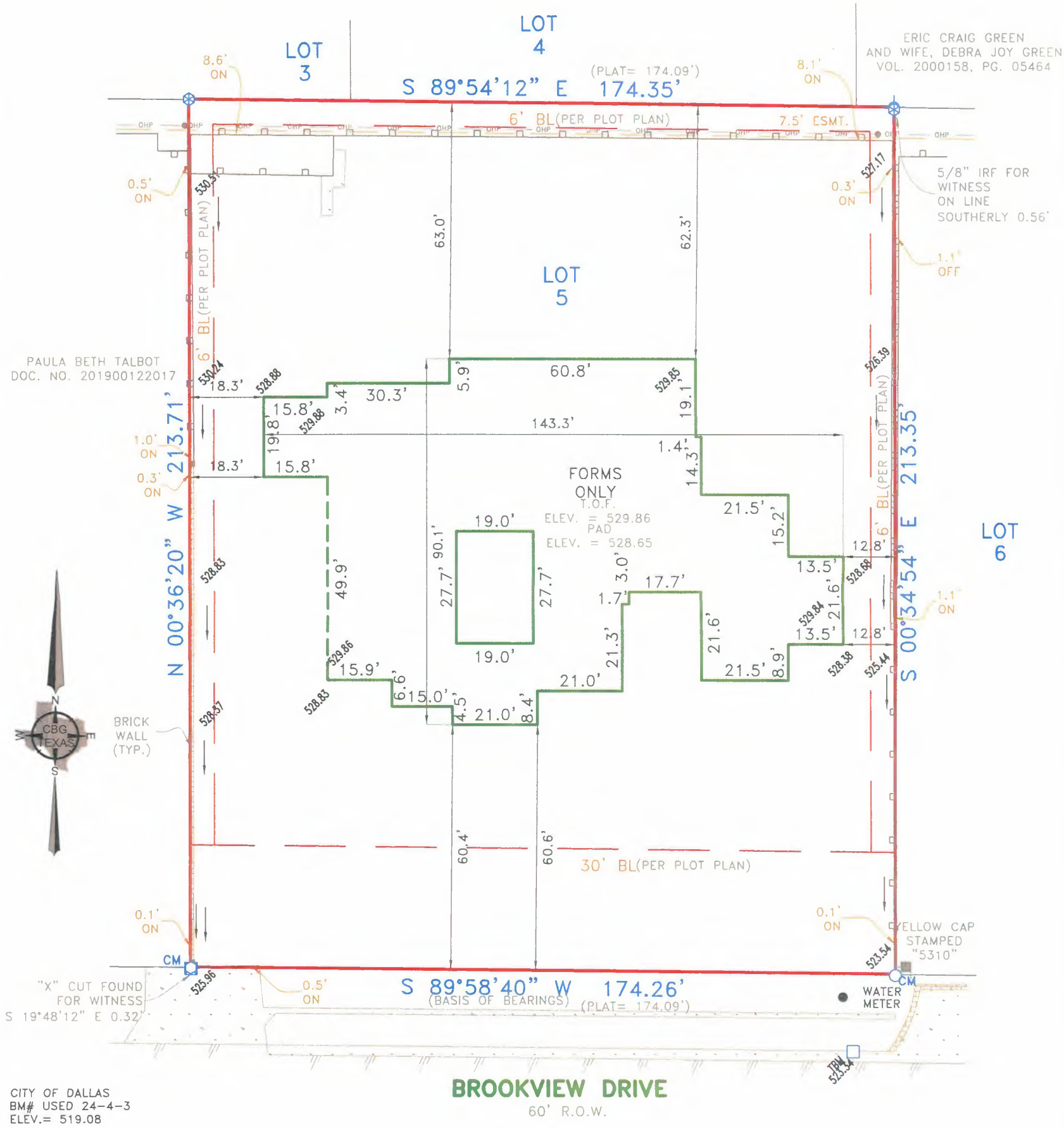


4447 Brookview Drive

Being Lot 5, in Block B/5551, of BOWLING GREEN WOOD ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 10, Page 494-A, of the Map Records of Dallas County, Texas.

LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1/2" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- MAG NAIL SET
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE UNDERGROUND ELECTRIC
- ▲ OVERHEAD ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /— EDGE OF ASPHALT
- /— EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



PAULA BETH TALBOT
DOC. NO. 201900122017

ERIC CRAIG GREEN
AND WIFE, DEBRA JOY GREEN
VOL. 2000158, PG. 05464

CITY OF DALLAS
BM# USED 24-4-3
ELEV.= 519.08

BROOKVIEW DRIVE
60' R.O.W.

EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTE
THERE IS SIGNIFICANT GAP BETWEEN FORM BOARDS. IT IS UP TO BUILDER TO VERIFY IF THIS IS ACCEPTABLE

NOTE
THIS SURVEY DOES NOT MATCH PLOT PLAN PROVIDED BY BUILDER. BUILDER IS TO VERIFY WHETHER INFORMATION SHOWN HEREON IS ACCEPTABLE.

NOTE
CONTROL MONUMENTS SHOWN HEREON ARE THE BASIS FOR DIRECTIONAL CONTROL

BDA-234-035

Accepted by: _____
Date: _____ Purchaser

NOTES:

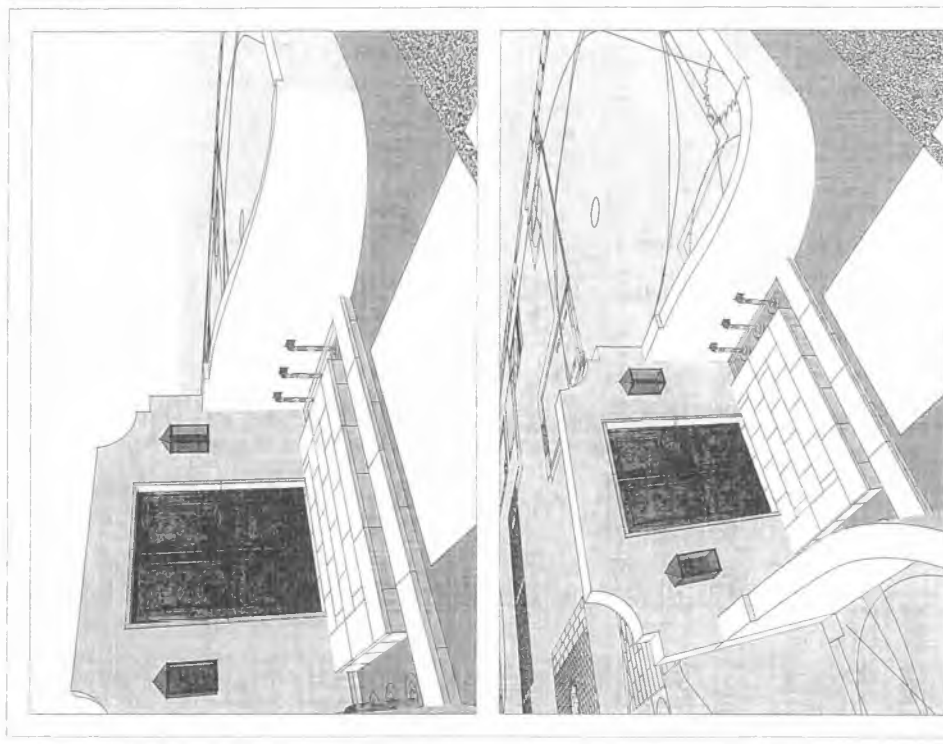
NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. _____, this property does lie in Zone _____ and _____ lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Faulkner Perrin Custom Homes. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: OM
Scale: 1" = 30'
Date: 11/18/2021
GF No.: GFN
Job No. 2121717-01

CBG
SURVEYING TEXAS LLC
12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

STATE OF TEXAS
REGISTERED
MICHAEL CHURCHWELL
R.F.L.S. NO. 6384



B FRONT FOUNTAIN 3D IMAGERY
 SCALE 1:113

- FRONT FOUNTAIN NOTES**
- SEE THE PROJECT NAME FOR COMMENTS
 - FLUORO POLYMER PAINT FINISHES: SEE ARCHITECTURAL FLOOR PLAN
 - CONCRETE: 4000 PSI, MIXTURE: POLYMER MODIFIED
 - CEMENTitious SAND: 15% SPIRES, 85% SAND/STONE FINISH
 - WALLS (CONCRETE): 10% SPIRES, 90% SAND/STONE FINISH
 - ALL NOTES ARE SUBJECT TO THE PROJECT NAME FOR COMMENTS
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS, UTILITY LOCATIONS, AND ALL NECESSARY REGULATORY AND MUNICIPAL REQUIREMENTS
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS, UTILITY LOCATIONS, AND ALL NECESSARY REGULATORY AND MUNICIPAL REQUIREMENTS
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BDA234-035

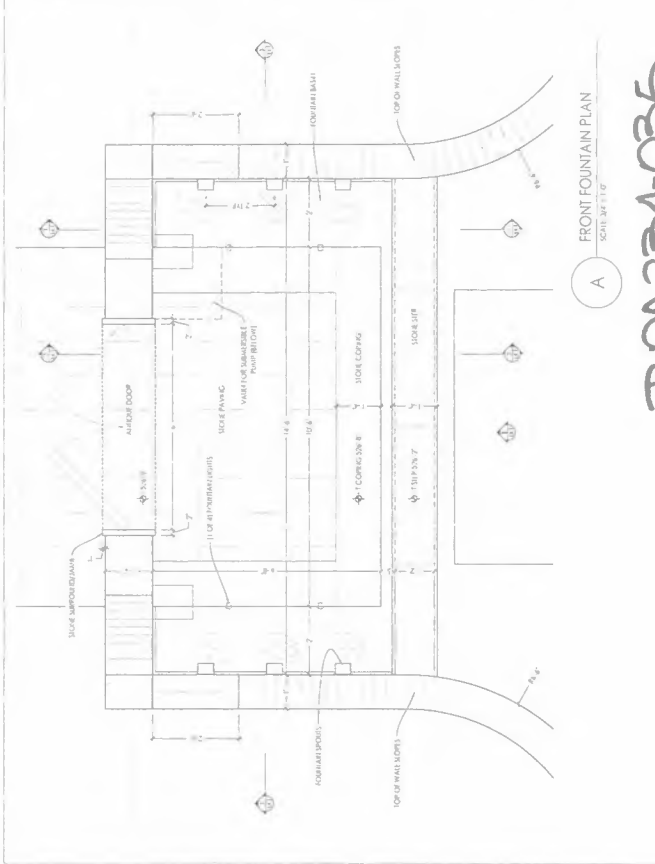
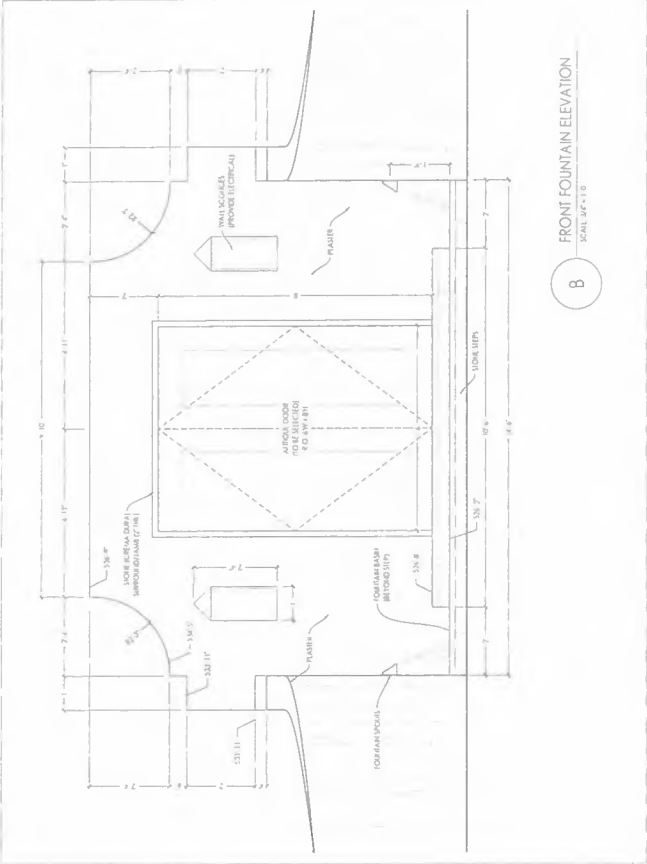
1 COURTYARD FOUNTAIN DETAILS
 SCALE 1/8" = 1'-0"

UNDER DEVELOPMENT

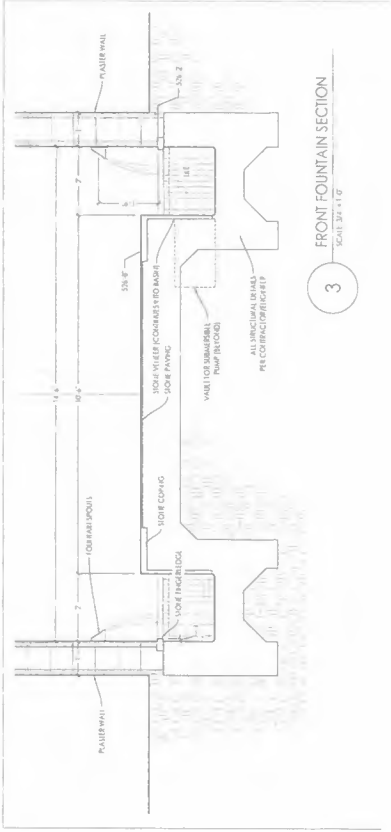
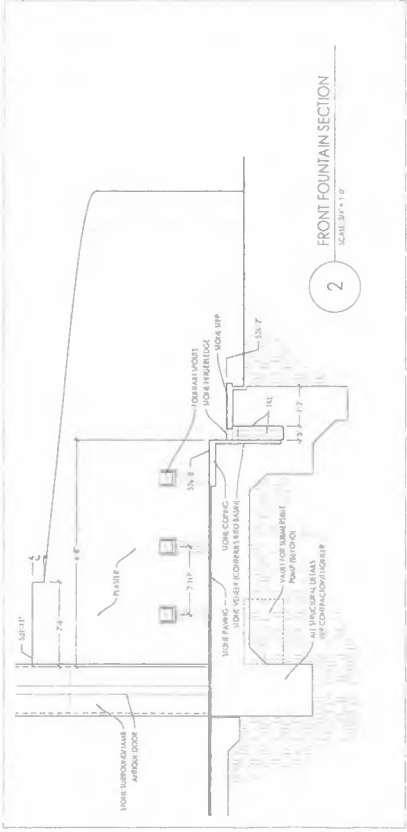
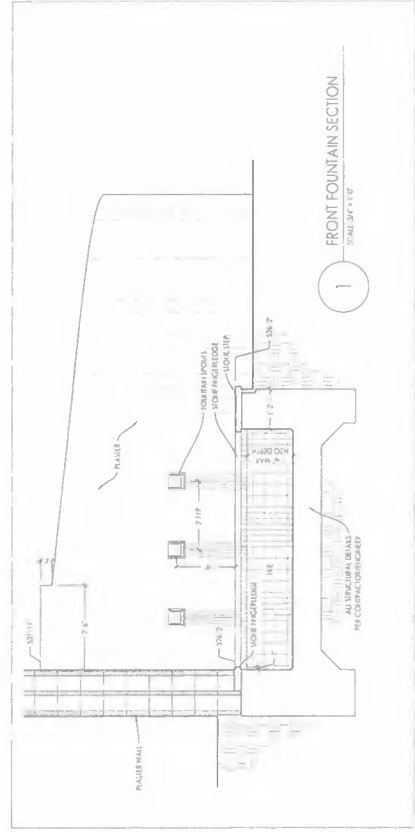
COURTYARD FOUNTAIN NOTES

A COURTYARD FOUNTAIN PLAN
 SCALE 1/8" = 1'-0"

UNDER DEVELOPMENT



BOA224-035



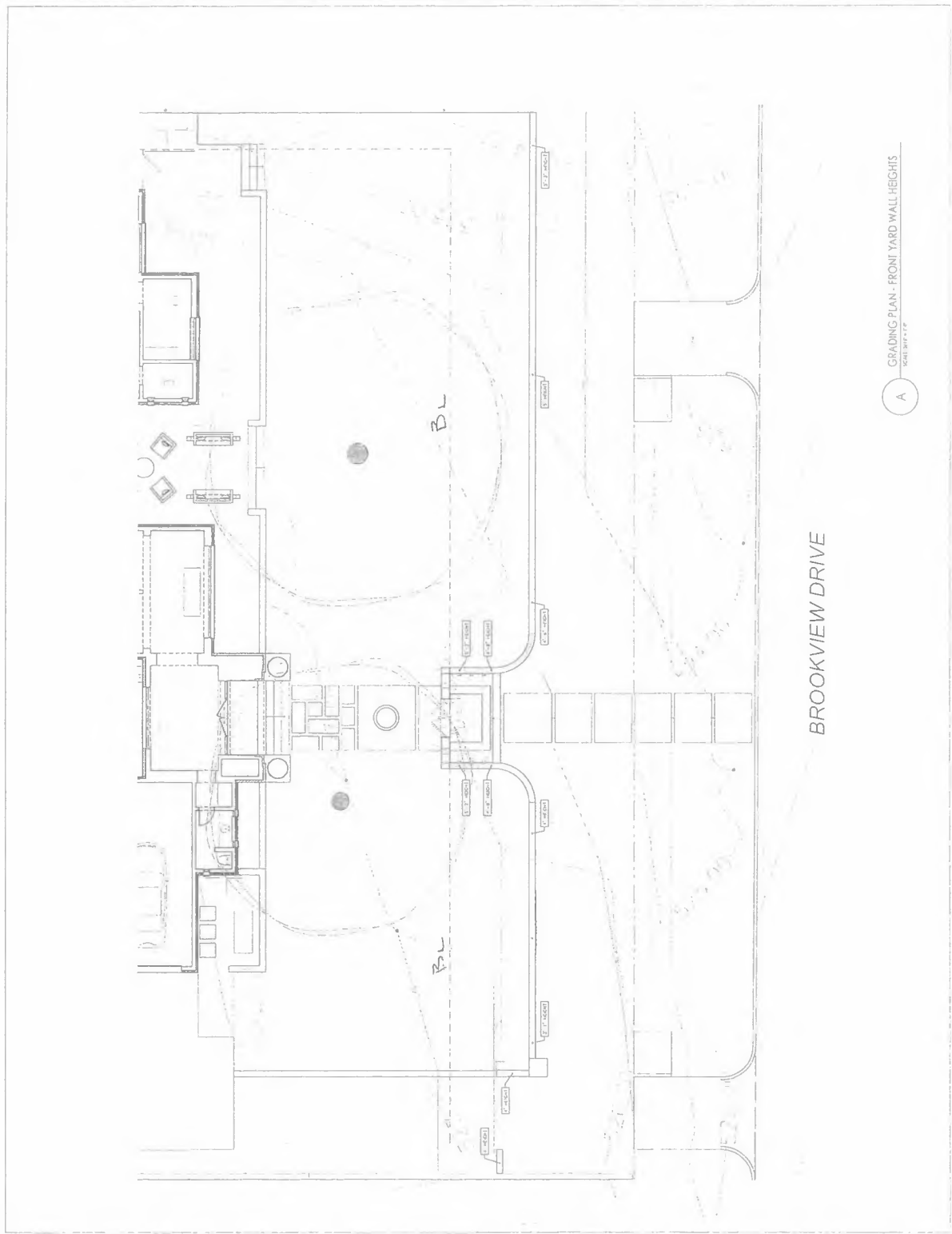


DATE: 10/15/14
 DESIGN: [REDACTED]
 DRAWING: [REDACTED]



ALL HEIGHTS TO CALL ARE ACCORDING TO THE CITY OF DALLAS SURVEY DATA AND FIELD MEASUREMENTS.

L2.1
 GRADING PLAN



A GRADING PLAN - FRONT YARD WALL HEIGHTS
 SCALE: 3/8" = 1'-0"

PDA 234-035