



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA BDA 234-019 RECEIVED  
Date: FOR OFFICIALS ONLY

Data Relative to Subject Property: Revised by sign dept.  
Location address: 8343 Douglas Ave Dallas, TX 75225 Zoning District: PD314 PD0  
Lot No.: 5A Block No.: 215025 Acreage: 4.360 Census Tract: \_\_\_\_\_  
Street Frontage (in Feet): 1) 405 2) 476 3) 476 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Douglas Center HP, LPA Texas Limited Partnership  
Applicant: Jonelle Smith Telephone: 972-219-2495  
Mailing Address: 2090 McGee Ln, Lewisville Zip Code: 75077  
E-mail Address: permits@sscsigns.com  
Represented by: SSC Signs & Lighting Telephone: 972-219-2495  
Mailing Address: 2090 McGee Ln, Lewisville, TX Zip Code: 75077  
E-mail Address: permits@sscsigns.com  
Affirm that an appeal has been made for a Variance  or Special Exception  of \_\_\_\_\_  
We are requesting approval for a new monument 8343 to be installed.

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:  
Customer would like one address monument at each corner to distinguish each building & what is occupied in which building for direction. 3 buildings, 8333, 8303, & 8343 share the same driveway.

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

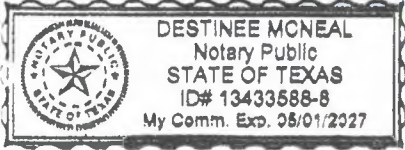
Before me the undersigned on this day personally appeared Jonelle Smith  
(Affiant/Applicant's name printed)

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: Jonelle Smith  
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 19 day of December, 2023

Destinee McNeal  
Notary Public in and for Dallas County, Texas







CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234-019

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

at: 8343 Douglas ave, Dallas TX 75225  
(Address of property as stated on application)

Authorize: SSC Signs and Lighting, LLC, Joy Dartley - Jonelle Smith  
(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)

requesting an additional monument sign above the allowed amount

<u>Hunter Lee</u>	<u>H.L. Lee</u>	<u>9.18.2023</u>
Print name of property owner/agent	Signature of property owner/agent	Date

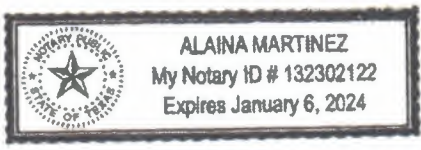
Before me, the undersigned, on this day personally appeared \_\_\_\_\_

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 18 day of September, 2023

Alaina Martinez  
Notary Public for Dallas County, Texas

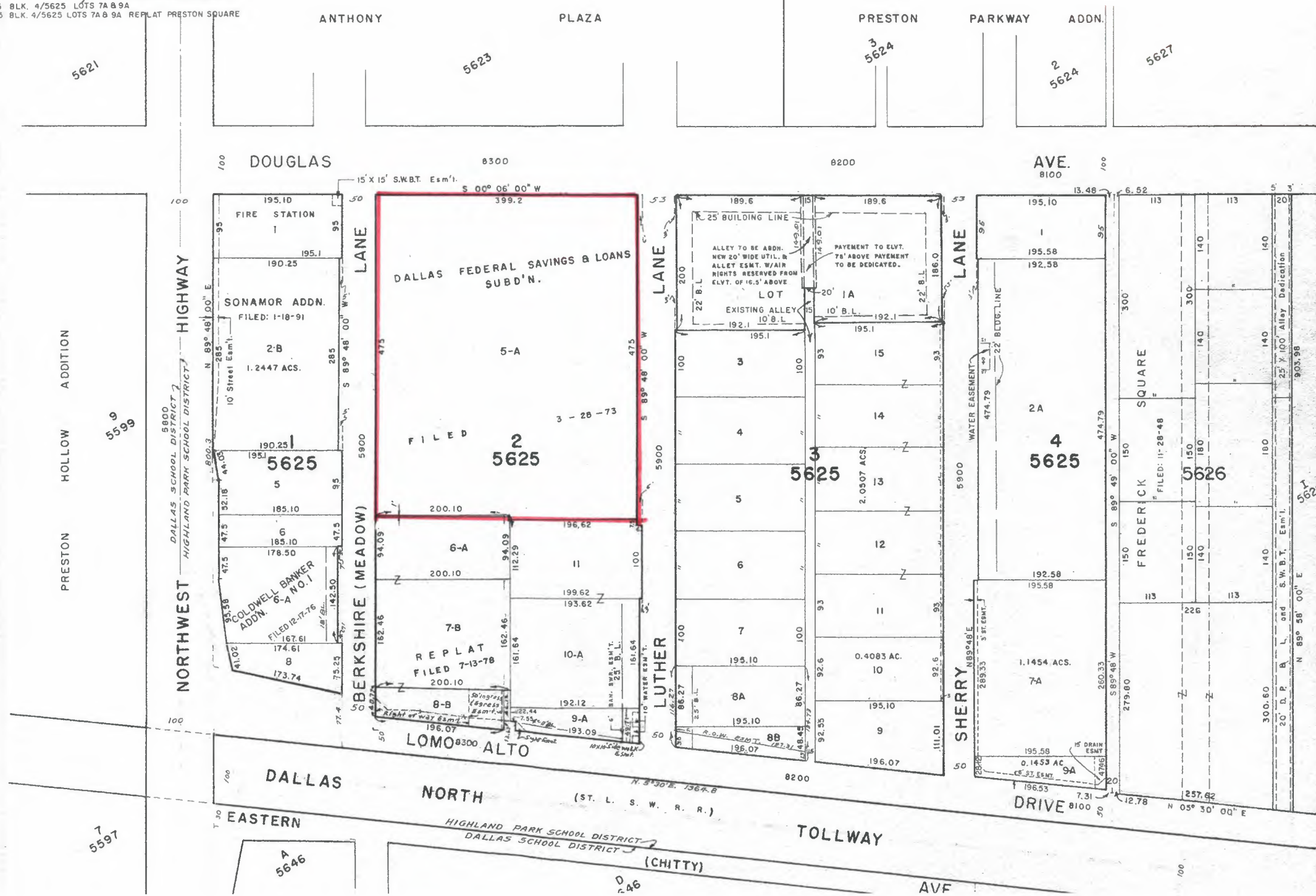
Commission expires on 1/6/24





BDA 234-019

FILED: 3-9-29  
REVISED LOTS 6 & 7 BLK 1/5625 FILED 12/17/1976  
LUTHER SQUARE REV. LOTS 1, 2, 16, 17 BLK 3/5625 FILED 6-18-79  
REPLAT PRESTON SQUARE ADDN. BLK 2/5625 LOTS 9A & 10A FILED: 8-18-80  
REPLAT BLK. 4/5625 LOT 2A FILED 8/25/82  
REPLAT BLK. 3/5625 LOT 8A, 8B FILED: 6/17/82  
REPLAT OF LOT 8-A BLK. 2/5625 FILED: 9-24-82  
REPLAT LOT 4-A, 7-A BLK. 2/5625 FILED: 9-24-82  
FILED: 3-21-85 BLK. 4/5625 LOTS 7A & 9A  
FILED: 6-25-85 BLK. 4/5625 LOTS 7A & 9A REPLAT PRESTON SQUARE



PRESTON HOLLOW ADDITION  
9  
5599

NORTHWEST HIGHWAY  
DALLAS SCHOOL DISTRICT  
HIGHLAND PARK SCHOOL DISTRICT

DALLAS NORTH TOLLWAY  
EASTERN (CHITTY) AVE  
HIGHLAND PARK SCHOOL DISTRICT  
DALLAS SCHOOL DISTRICT

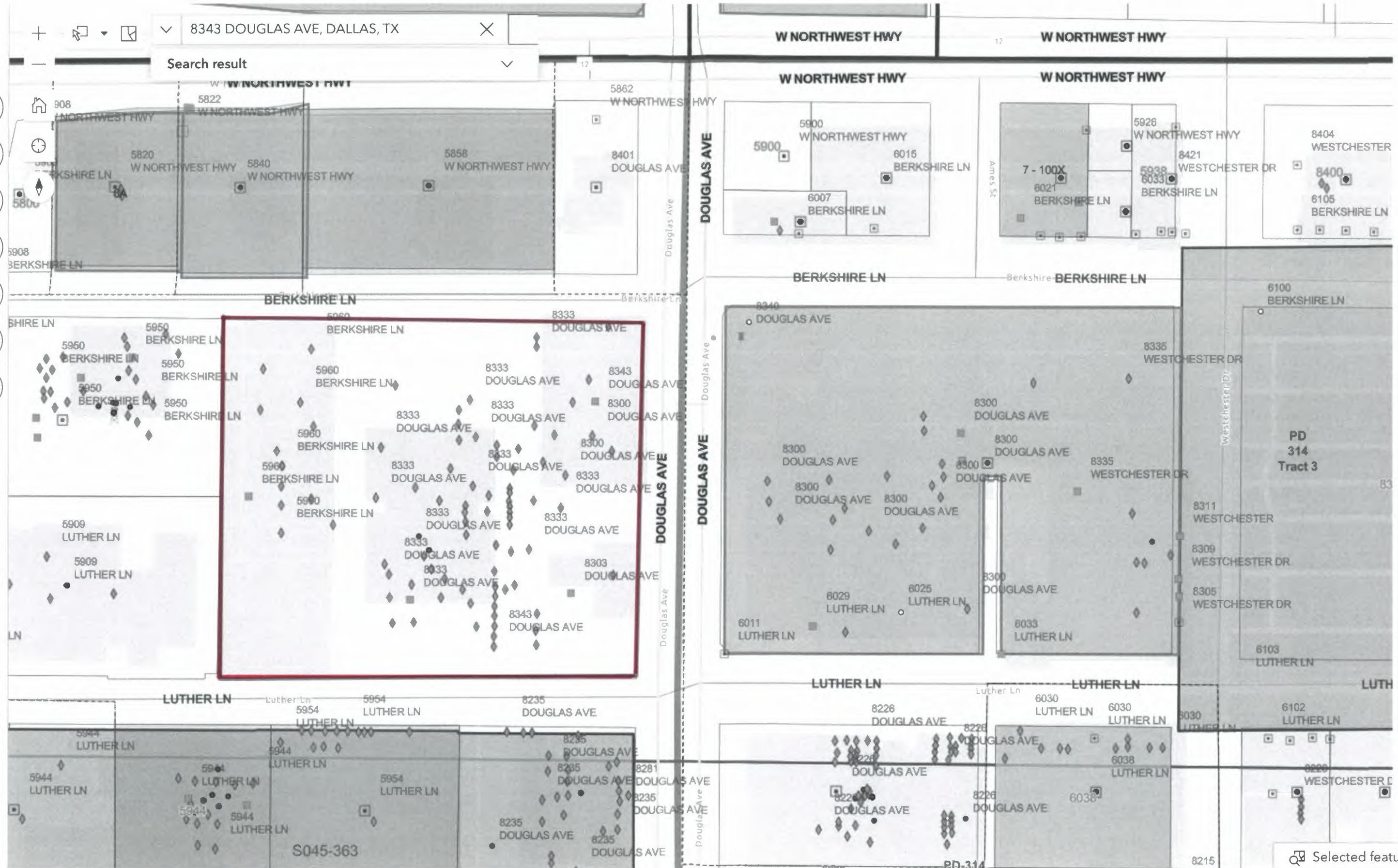
7  
5597

A  
5646

D  
46

1  
5628

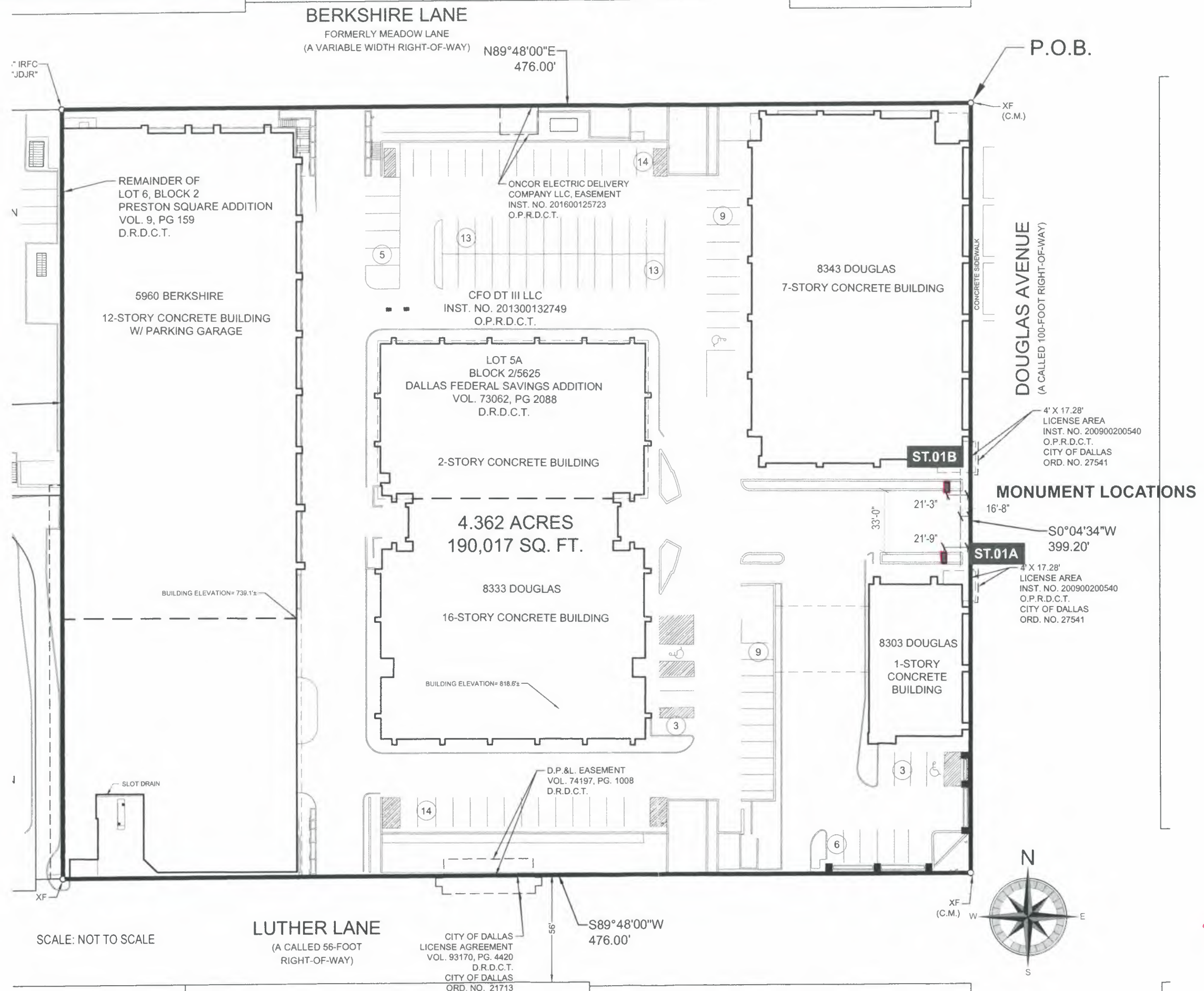




BDA234-019



**SITE MAP**



SCALE: NOT TO SCALE

BDA234-019

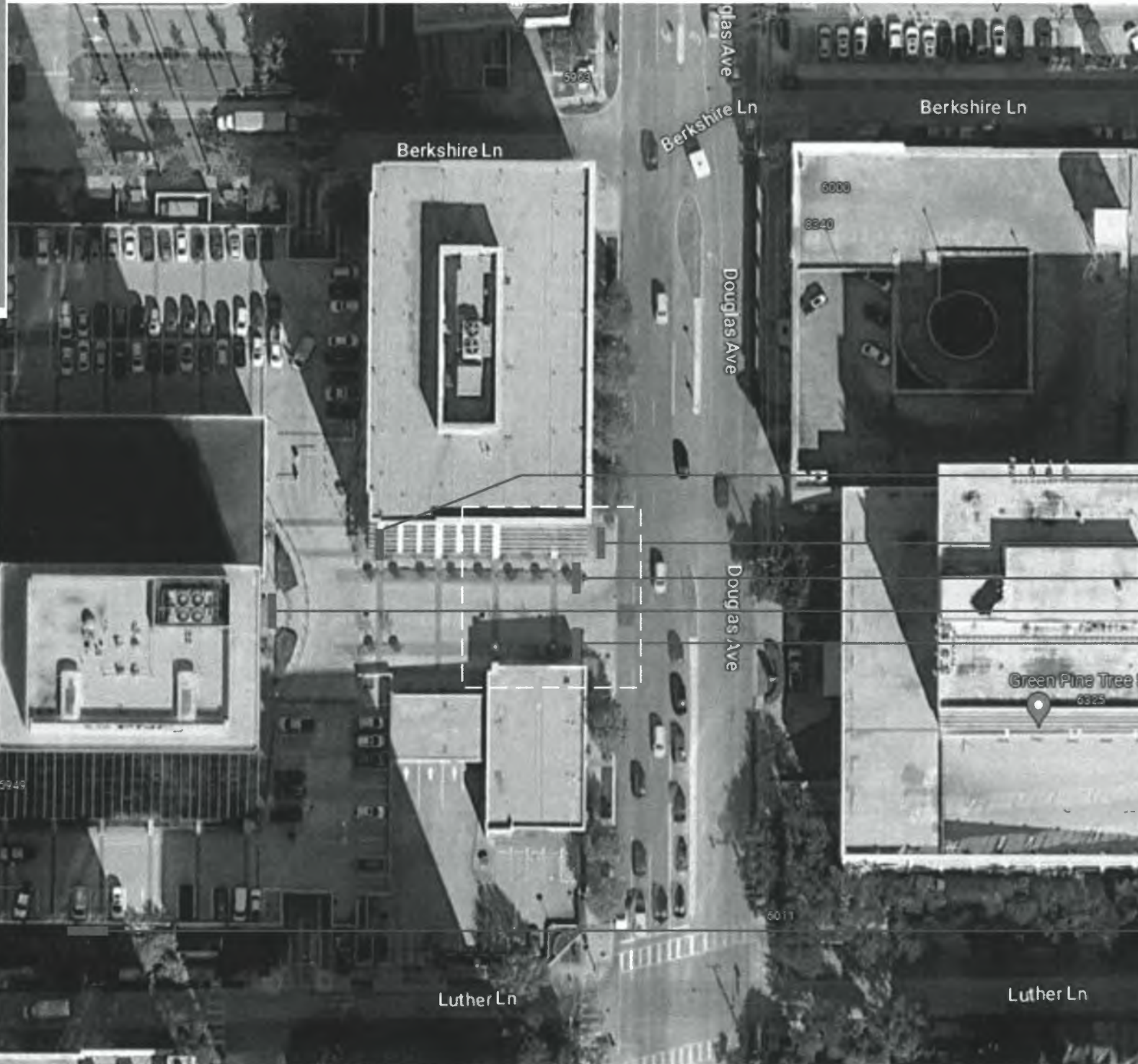
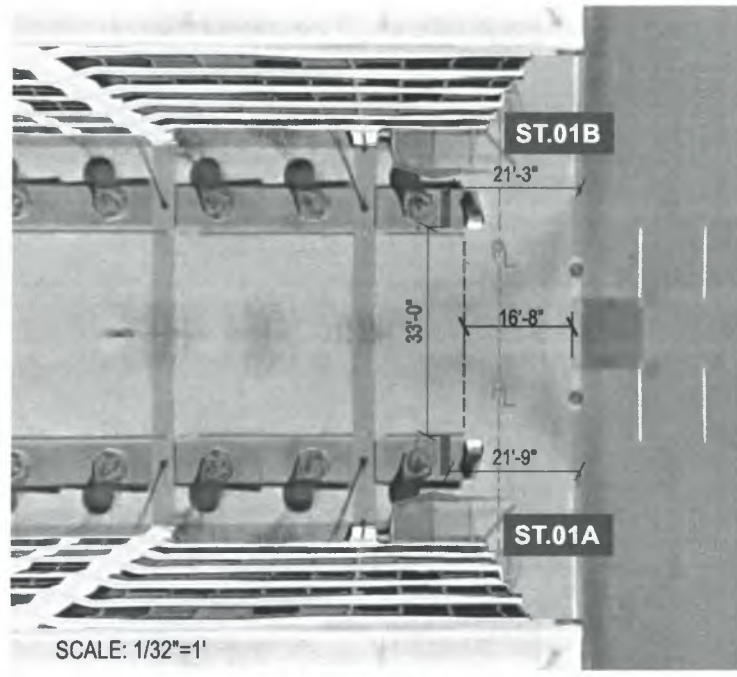


**SITE MAP**

**SIGN SCHEDULE**

**SO#9617**  
**ENGINEERING COMPLETE**  
**RBS 9/21/23**

LOCATION	SIGN TYPE	QTY	ITEM DESCRIPTION
001	ST.01	2	MONUMENT
002	ST.03	3	NON-LIT REVERSE CHANNEL LETTERS
003	ST.06	1	FLAT CUT OUT ACRYLIC



**ST.03C**

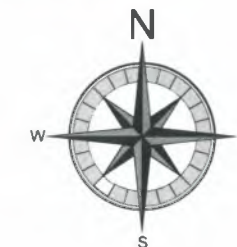
**ST.03B**

**ST.01B**

**ST.03A**

**ST.01A**

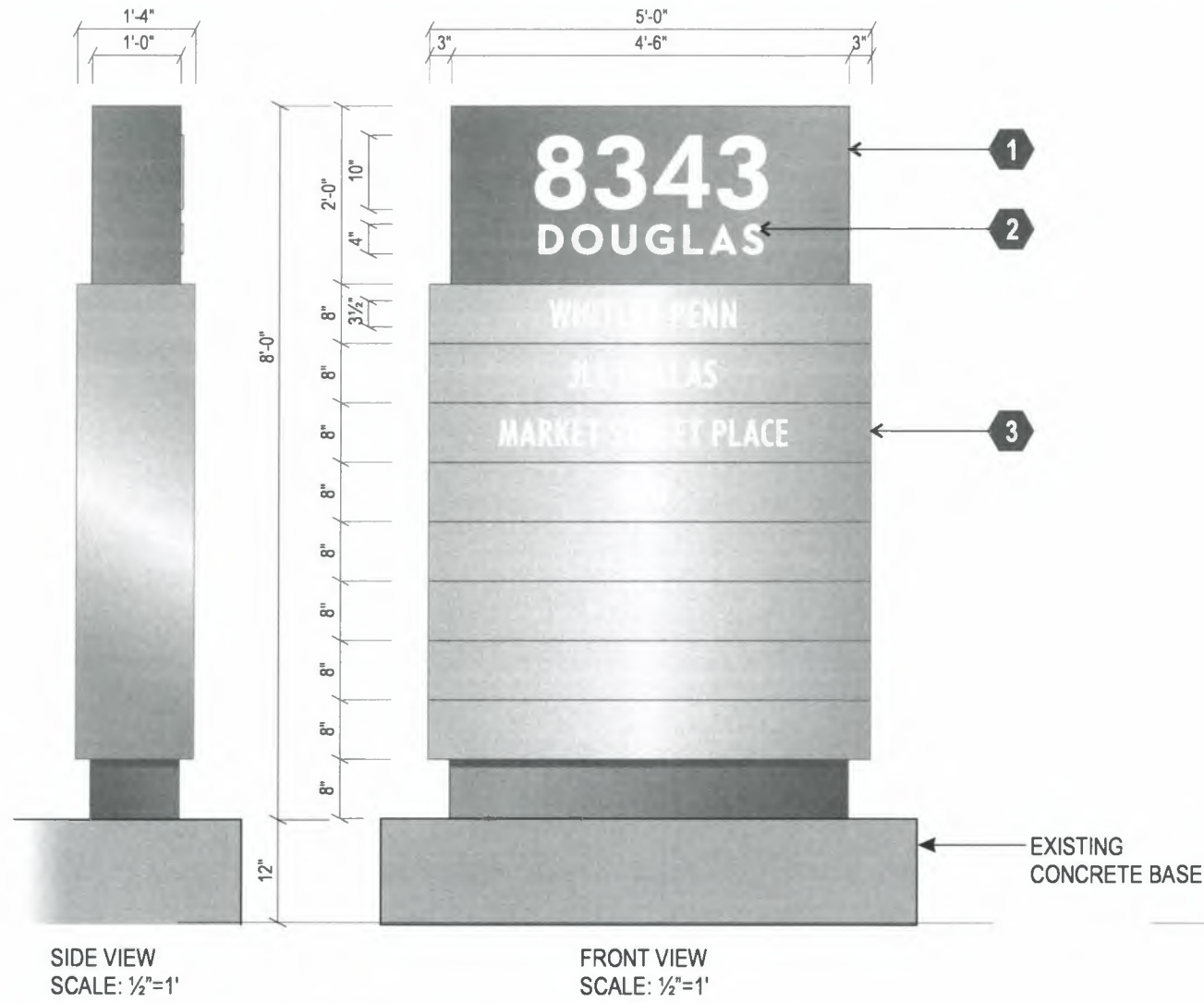
**ST.06**



*BDA234-019*



**ST.01 - INTERNALLY LIT MONUMENT - QTY: 1**



**SPECIFICATIONS**

- 1 ALUMINUM TUBE FRAME SIGN CABINET
  - 2 .125" ALUMINUM FACE WITH ROUTED COPY / PUSH-THROUGH 1/2" CLEAR ACRYLIC FIRST SURFACE 3630-200 WHITE VINYL W/ SECOND SURFACE 3635-70 WHITE DIFFUSER
  - 3 .125" ALUMINUM TENANT PANELS BACKED UP WITH 1/8" 2406 WHITE ACRYLIC AND FIRST SURFACE 3635-222 BLACK DAY / NIGHT VINYL
- NOTE: REMOVE AND DISPOSE OF EXISTING MONUMENT  
NOTE: TENANT COPY TO BE DETERMINED



**CLIENT**  
1119 HPI REAL ESTATE

**ADDRESS**  
8343 DOUGLAS AVE  
DALLAS, TX

**DATE** 08.09.2023  
**DESIGNER - SW**  
**DRAWING NO.**  
OP009041-4-8343

REVISION	DATE
1. ADDED LED LAYOUT	5.4.23 MI
4. ADD SET BACKS, DIR. WIDTH, PL, OTHER MEASUREMENTS	5.30.23 A
4. SEPARATE DWG FOR 8333	8.09.2023 SW



**ELECTRICAL LOAD**  
(0.8) Amps @ 120 Volts  
**ELECTRICAL REQ'MTS**  
(1) 20 Amp/120 Volt Circuits

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the NFPA 2017 National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

- BOA 23A-019**
- P1 - PAINTED METALLIC DARK GRAY TO MATCH STAINLESS STEEL
  - P2 - TO MATCH BRUSHED ALUMINUM
  - M1 - WHITE VINYL
  - V1 - 3M DAY NIGHT VINYL

**APPROVAL DATE -**  
**APPROVED BY -**

*This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown areas close as printing will allow; Always follow written specifications. All rights reserved. It may not be reproduced in any manner without prior consent.*



**CLIENT**  
 1119 HPI REAL ESTATE

**ADDRESS**  
 8343 DOUGLAS AVE  
 DALLAS, TX

**DATE** 08.09.2023

**DESIGNER - SW**

**DRAWING NO.**

OP009041-4-8343

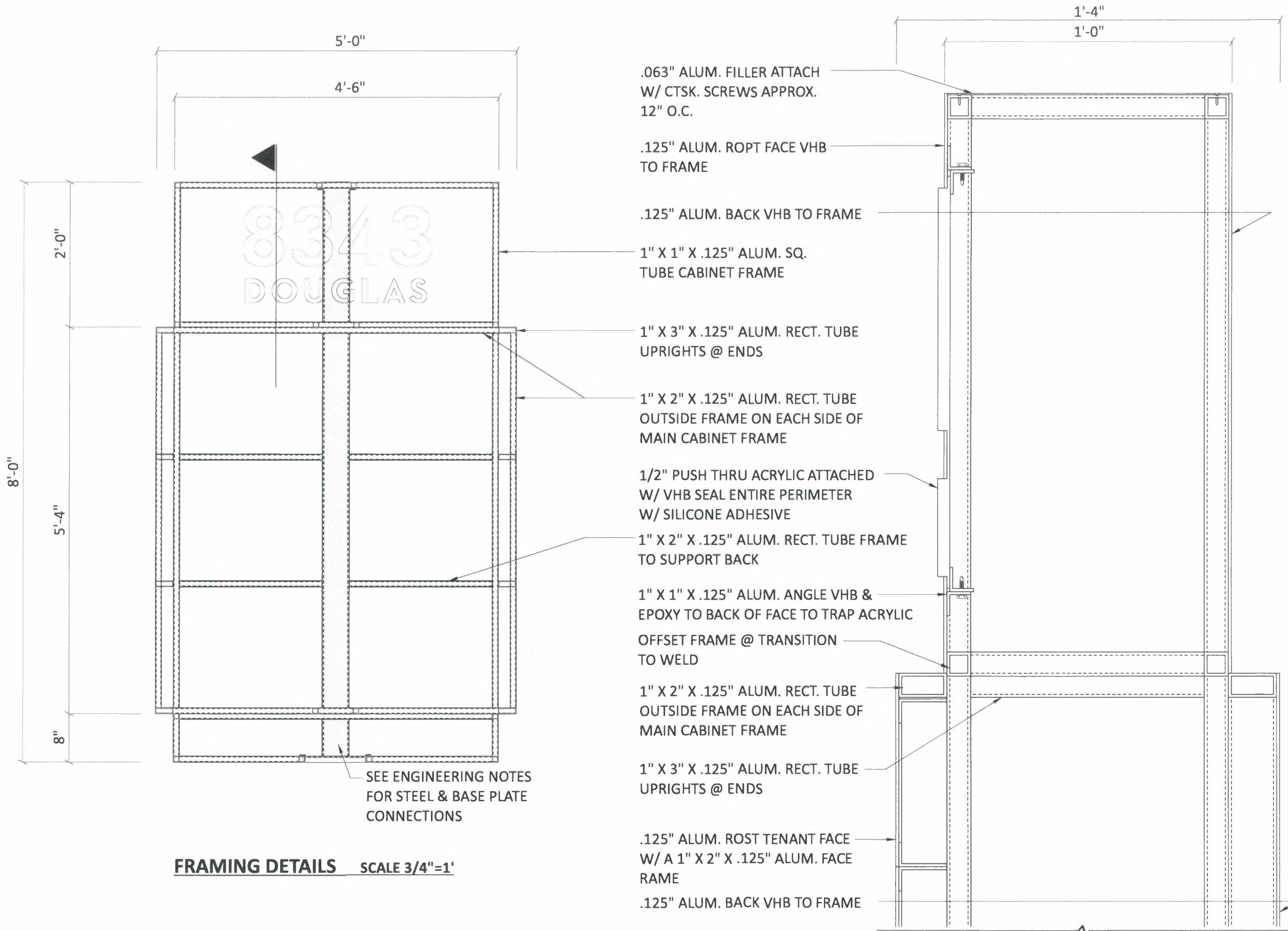
REVISION	DATE
1 ADDED LED LAYOUT	5.4.23 ML

4. ADD SET BACKS, DIR. WIDTH, PL, OTHER MEASUREMENTS	5.30.23 A
4. SEPARATE DWG FOR 8333	8.09.2023 SW

**APPROVAL DATE -**

**APPROVED BY -**

*This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. It includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown areas close as printing will allow; Always follow written specifications. All rights reserved. It may not be reproduced in any manner without prior consent.*



**FRAMING DETAILS** SCALE 3/4"=1'

**SECTION DETAIL** SCALE 3"=1'

EDA 234-019

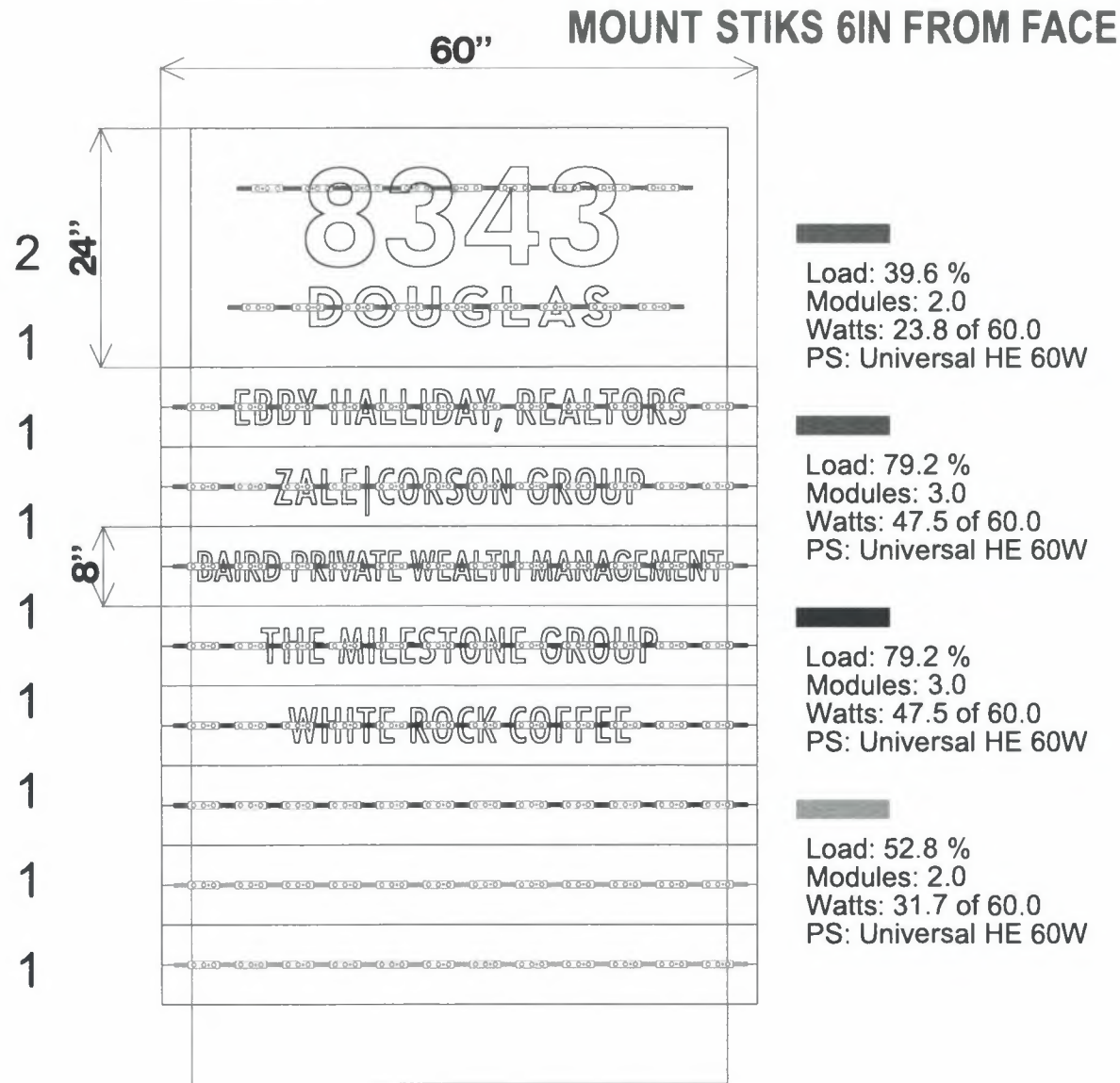




3490 Venture Dr.  
San Angelo, Tx.  
76905  
Ph. 1-325-227-4577  
FAX 1-325-227-6841  
www.p-led.com

THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL PROPERTY OF PRINCIPAL LED, LLC.  
ANY REPRODUCTION OR USE WITHOUT PRIOR WRITTEN CONSENT IS PROHIBITED.

<b>Douglas Ave - 156822</b>			<b>RGB CONTROLLERS:</b>	<b>TOTAL SYSTEM POWER:</b> 188.10 W
<b>DATE:</b> 03 May 2023	<b>DRAWN BY :</b> Willey Jessica	<b>FACE MATERIAL:</b> Alum	<b>ROW SPACING:</b> 12 in, 0 in	<b>WATTS:</b> 150.48
<b>CABINET DIMENSIONS:</b> 59,999 in x 87,9853 in	<b>SIGN DEPTH:</b> 6 in	<b>ILLUMINATION</b> Push Through	<b>AMP DRAW:</b> 4.40 A	<b>MOUNTING BRACKETS:</b> 20



Load: 39.6 %  
Modules: 2.0  
Watts: 23.8 of 60.0  
PS: Universal HE 60W

Load: 79.2 %  
Modules: 3.0  
Watts: 47.5 of 60.0  
PS: Universal HE 60W

Load: 79.2 %  
Modules: 3.0  
Watts: 47.5 of 60.0  
PS: Universal HE 60W

Load: 52.8 %  
Modules: 2.0  
Watts: 31.7 of 60.0  
PS: Universal HE 60W

**ESTIMATED PRODUCT PER SIGN**

Tap Out Stik SS  
2 Tap Out Stik Single Sided 48 (PL-OP2-TO3-P/ST-SS-48-TW)  
8 Tap Out Stik Single Sided 60 (PL-OP2-TO3-P/ST-SS-60-TW)

**POWER SUPPLIES**  
4 Universal HE 60W (P-OH060-12-HE)



**CLIENT**  
1119 HPI REAL ESTATE

**ADDRESS**  
8343 DOUGLAS AVE  
DALLAS, TX

**DATE** 08.09.2023

**DESIGNER - SW**

**DRAWING NO.**  
OP009041-4-8343

REVISION	DATE
1. ADDED LED LAYOUT	5.4.23 MI

4. ADD SET BACKS, DIR. WIDTH, PL, OTHER MEASUREMENTS 5.30.23 A

4. SEPARATE DWG FOR 8333 SW 8.09.2023

**APPROVAL DATE -**

**APPROVED BY -**

*This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. It includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown areas close as printing will allow; Always follow written specifications. All rights reserved. It may not be reproduced in any manner without prior consent.*

**CAUTION: THIS LAYOUT IS ONLY AN ESTIMATE.**

Sign cabinet depth, face color, material, and thickness can vary which may affect the number of modules required. To ensure accuracy, it is recommended that you test light in a darkened environment prior to installing or shipping to the site to ensure the light output is commercially acceptable. Final material estimates are the responsibility of the sign manufacturer. Unless noted in header, layout is based on the use of acrylic face material.

BOA234-019