



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-020 7/13/23

Data Relative to Subject Property: _____ Date: FOR DEC 21 10:07 AM

Location address: 3321 CORONET BLVD. DALLAS, TX 75212 Zoning District: R-5, NSO 13

Lot No.: 21 Block No.: 27092 Acreage: 508 sq. ft ^{0.114} Census Tract: _____

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

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): LUDOVIC GOMBOS

Applicant: LUDOVIC GOMBOS Telephone: 425-761-5527

Mailing Address: 3321 CORONET BLVD DALLAS, TX Zip Code: 75212

E-mail Address: LUDAMBI@YAHOO.COM

Represented by: ~~LUDAMBI~~ LUDOVIC GOMBOS Telephone: 425-761-5527

Mailing Address: 3321 CORONET BLVD DALLAS TX Zip Code: 75212

E-mail Address: LUDAMBI@YAHOO.COM

Affirm that an appeal has been made for a Variance or Special Exception s of building a six (6) feet fence, ROD IRON FENCE, in front of the property which is 50 feet wide and on both sides of the property which is 30 feet long on each side. I also appeal for building the fence, iron rod fence, inside the visibility triangle, there will also be an electric gate and a walk gate.

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:

1. BETTERMENT OF THE NEIGHBORHOOD, LA BAYADA NEIGHBORHOOD, BY BRINGING THE MODERN LOOK TO LIFE.
2. ARCHITECTURAL PLANS WERE DESIGNED WITH THE GARTIE IN THE FRONT DUE TO THE FACT THAT THE BACK ALLEY IS ENCRoACHED BY OTHER NEIGHBORS AND ACCESS IS NULL.

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.

3. ACCORDING TO SECTION 51A-4.602(d)(3) these special exceptions will NOT CONSTITUTE A TRAFFIC HAZARD.

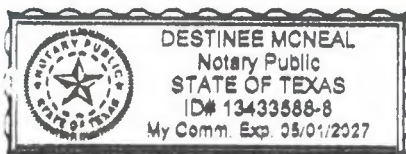
Before me the undersigned on this day personally appeared Ludovic Gombos
(Affiant/Applicant's name printed)

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 14 day of December, 2023

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



MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that Ludovic Gombos

did submit a request for (1) a special exception to the fence height regulations, and for (2) a special exception to the visibility obstruction regulations

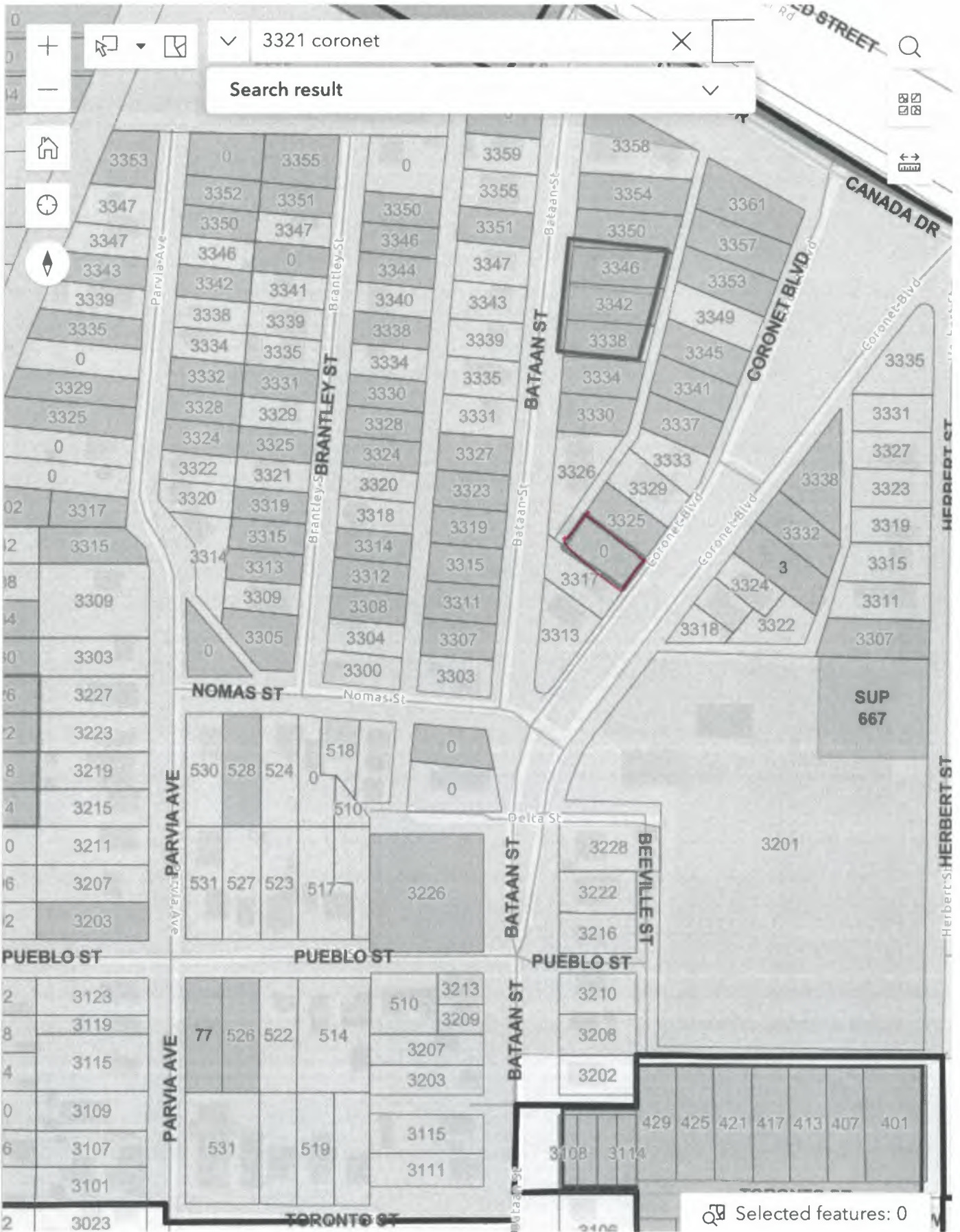
at 3321 Coronet

BDA234-020. Application of Ludovic Gombos for (1) a special exception to the fence height regulations, and for (2) a special exception to the 20-foot visibility obstruction regulations at 3321 CORONET BLVD. This property is more fully described as Blcok 2/7092, Lot 21, and is zoned R-5(A);NSO 13, which limits the height of a fence in the front yard to 4-feet and which requires a 20-foot visibility triangle at the connection of a street and drive approach. The applicant proposes to construct and/or maintain a 6-foot high fence in a required front yard, which will require (1) a 2-foot special exception to the fence regulations, and to construct and/or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle, which will require (2) a special exception to the 20-foot visibility obstruction regulation.

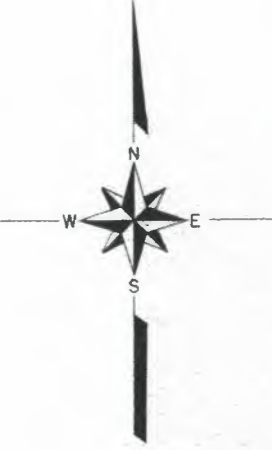
Sincerely,



Andrew Espinoza, CBO, MCP, CFM, CCEA



BDA 234-020



BDA234-020

3321 CORONET BLVD, DALLAS
Search result


Map navigation controls including zoom in (+), zoom out (-), home, location, and compass icons, along with a vertical stack of five circles.

Map navigation controls including search, full screen, and print icons.



50 m
100 ft

BDA234-020
Selected features: 0




Raul Reyes
SURVEYING

SOLE PROPRIETOR
209 LAKEHURST DRIVE
WYLIE, TX 75098
PHONE: 214-478-7879

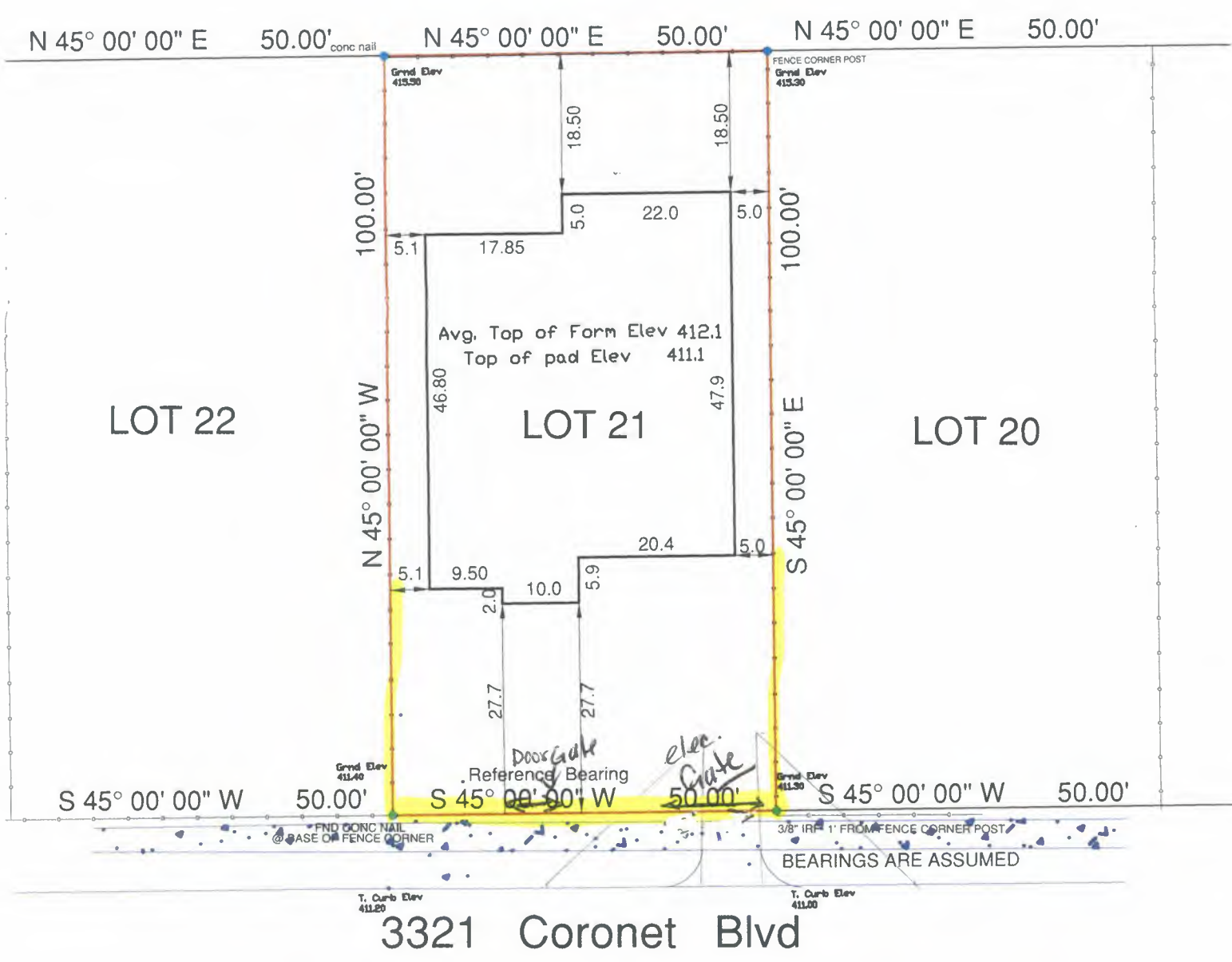
LEGEND

<p>GRAVEL </p> <p>BRICK </p> <p>ASPHALT </p> <p>WOOD </p> <p>STONE </p> <p>CONCRETE </p> <p>COVERED AREA </p> <p>CM = CONTROLLING MONUMENT</p>	<p>WOOD FENCE </p> <p>CHAIN LINK FENCE </p> <p>WROUGHT IRON FENCE </p> <p>WIRE FENCE </p> <p>R.R. TIE RETAINING WALL </p> <p>BRICK WALL </p> <p>STONE WALL </p> <p>OVERHEAD TELEPHONE LINE </p> <p>OVERHEAD ELECTRIC LINE </p> <p>IRF = IRON ROD FOUND</p> <p>IRS = IRON ROD SET</p> <p>CM = CONTROLLING MONUMENT</p> <p>EM = ELECTRIC METER</p> <p>WFPC = WOOD FENCE POST COR</p>
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N

1" = 20.0'



3321 Coronet Blvd

LOT 21, BLOCK 2/7092, OF MACARTHUR HEIGHTS, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 405, MAP RECORDS, DALLAS COUNTY, TEXAS. AKA 3321 CORONET BOULEVARD

Surveyor's Certification:
This is to certify that on this date a form board survey was made on the ground, under my supervision. that the survey reflects dimensions and calls of lines, location and type of improvements, there are no visible and apparent easements except as shown. The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the federal emergency management agency, and has a Zone "X" rating as shown by MAP NO. 48113C0340 J, Dated August 23, 2001. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company and this survey is pursuant to that certain title commitment under the GF NO. shown hereon, provided by the tilte company named hereon and that this date, the easements, rights of way, or other locatable matters of record that the undersigned has knowlege or has been advised are as shown or noted hereon.



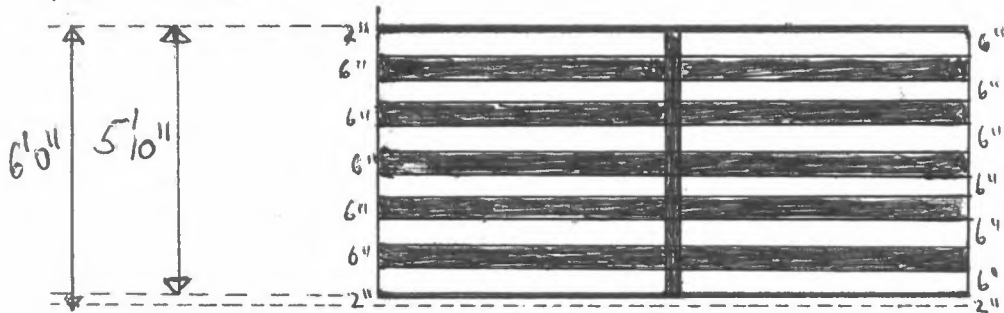
ELEVATION DRAWING
 DRAWN TO SCALE 1/4" = 1'-0"

3321 CORONET BLVD.
 DALLAS, TX, 75212

WROUGHT IRON FENCE DETAIL

- 30' LEFT SIDE OF LOT
- 30' RIGHT SIDE OF LOT
- 50' FRONT SIDE OF LOT
- 30' LEFT SIDE OF LOT
- 30' RIGHT SIDE OF LOT
- 26' FRONT SIDE OF LOT
- 4' WALK GATE FRONT SIDE OF LOT
- 20' ELECTRIC TWO (2) 10' EACH SWING GATE FRONT SIDE OF LOT AT DRIVEWAY LOCATION

110' - TOTAL



ENCLOSED 34" SCALE 1/4" = 1'-0"

38" open

HEIGHT FENCE DETAIL FOR 110' OF FENCE, WALK GATE, AND ELECTRIC GATE AT 3321 CORONET BLVD DALLAS TX 75212

TOTAL OPEN/VISIBLE = 38"
 TOTAL ENCLOSED/LOVERED = 34"
 TOTAL OPEN & ENCLOSED 72" (6 feet)

BDA 23A-020