



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234-024 RECEIVED

Data Relative to Subject Property: \_\_\_\_\_

Date: \_\_\_\_\_ FOR OFFICE USE ONLY

Location address: 3110 E. Ledbetter Dr Zoning District: CR BY: \_\_\_\_\_

Lot No.: 2 Block No.: A/5833 Acreage: 0.603 ac Census Tract: \_\_\_\_\_

Street Frontage (in Feet): 1) 157.31 2) 151.09 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Ali Yazan Al Refaie

Applicant: Jennifer Hiromoto Telephone: 469-275-2414

Mailing Address: PO Box 38586, Dallas TX Zip Code: 75238

E-mail Address: jennifer@buzzurbanplanning.com

Represented by: Jennifer Hiromoto Telephone: 469-275-2414

Mailing Address: PO Box 38586, Dallas TX Zip Code: 75238

E-mail Address: jennifer@buzzurbanplanning.com

Affirm that an appeal has been made for a Variance  or Special Exception  of landscaping

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:

The project to convert and expand the former self-serve car wash into an auto service center was filed July 27, 2020 but was not issued until March 20, 2023 and without a landscaping review. Construction was near completion when it was discovered landscaping was due. An alternate landscape plan is proposed to avoid the above- and below-ground utility conflicts and provide a reasonable amount of new landscaping.

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 Jennifer Hiromoto

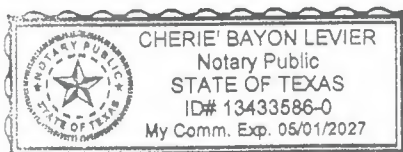
(Affiant/Applicant's name printed)

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: Jennifer Hiromoto  
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 21<sup>st</sup> day of December, 2023

Cherie Bayon Levier  
Notary Public in and for Dallas County, Texas







AFFIDAVIT

Appeal number: BDA 234-021

I, Ali Yazan Al Refaie, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 3110 E. Ledbetter Drive  
(Address of property as stated on application)

Authorize: Jennifer Hiromoto  
(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: Landscaping

Yazan Ali Al Refaie  
Print name of property owner or registered agent

[Signature]  
Signature of property owner or registered agent

Date 12-19-23

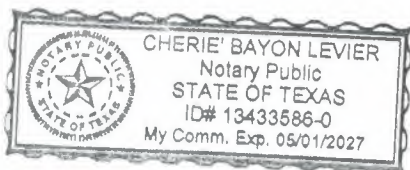
Before me, the undersigned, on this day personally appeared Yazan Ali Al Refaie

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 19<sup>th</sup> day of December, 2023

[Signature]  
Notary Public for Dallas County, Texas

Commission expires on 5/1/27







Jackson, M.

<b>Flood Zone</b>		

1:2,400

Case ID: **BDA-234-021**  
 Printed: 3/10/2020

NOTE-NUMBERED TRACTS OCCUR IN PARTITION OF  
J.E.B MILDRED JANE THIGPEN HOMESTEAD  
TRACT VOL. 1453-499

584A

BONNIE  
VIEW  
RD.  
60

R  
5841

ANN

BISMARCK  
CIRCLE  
50

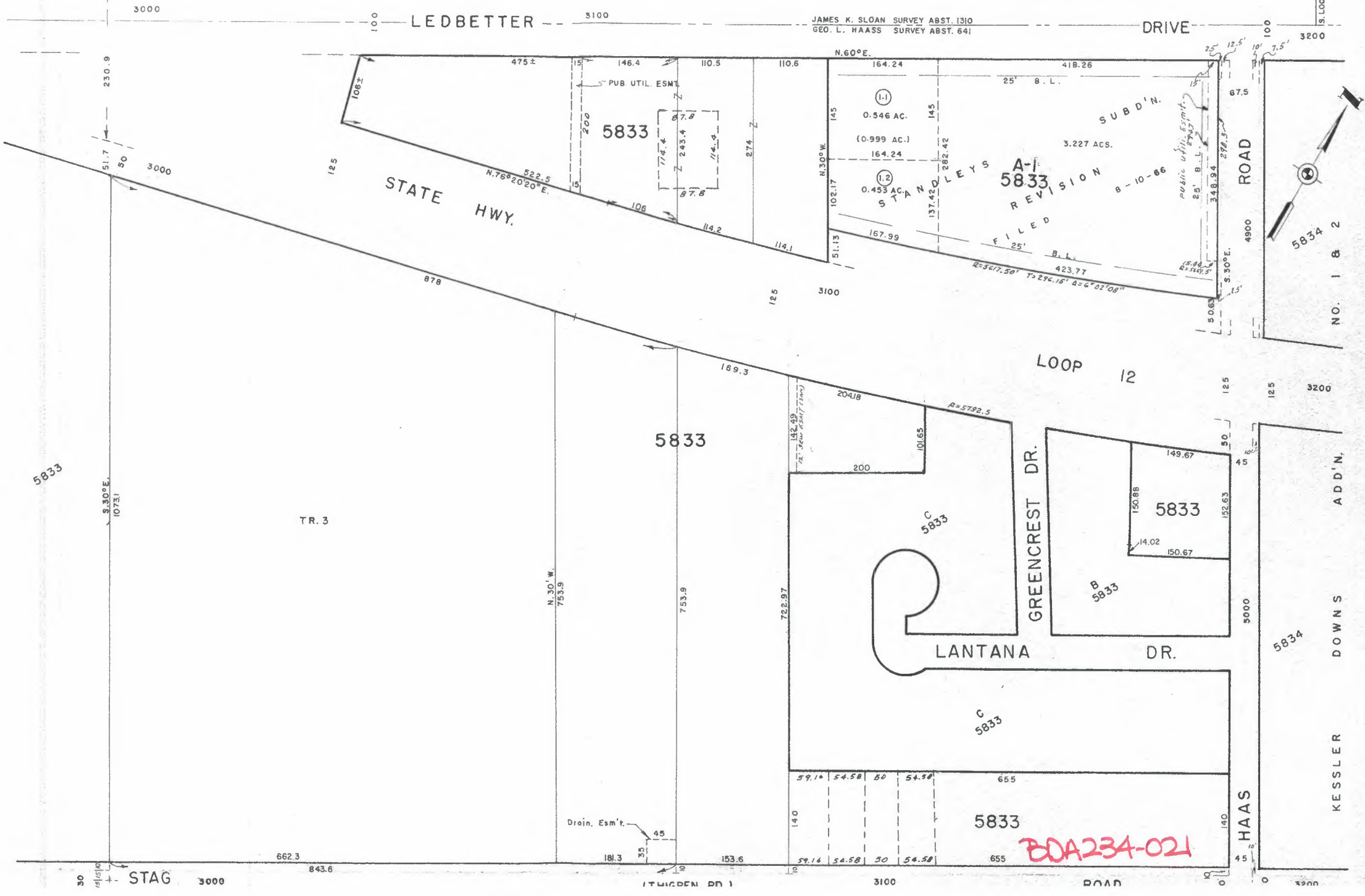
ARBOR

S  
5841

ADD'N.

NO. 4

ABST. 1310  
S. LOCKHART SUR. ABS. 82



5833

TR. 3

5833

LANTANA DR.

GREENCREST DR.

5833

5833

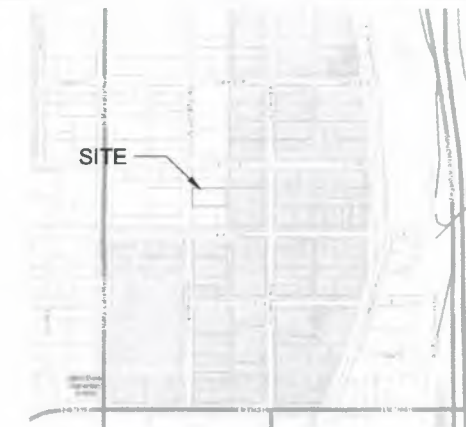
BDA234-021

HAAS

NO. 1 & 2  
DOWNNS  
KESSLER  
ADD'N.







VICINITY MAP



**SITE INFORMATION**

SITE AREA: 26,397 SF (0.606) ACRES)  
 ZONING DISTRICT: CR  
 COMMUNITY RETAIL DISTRICT

**LANDSCAPE REQUIREMENTS**

**TREES**  
 SITE TREES REQUIRED: 7 TREES  
 (1/1000 SF OF SITE AREA)  
 SITE TREES PROVIDED: 4 TREES

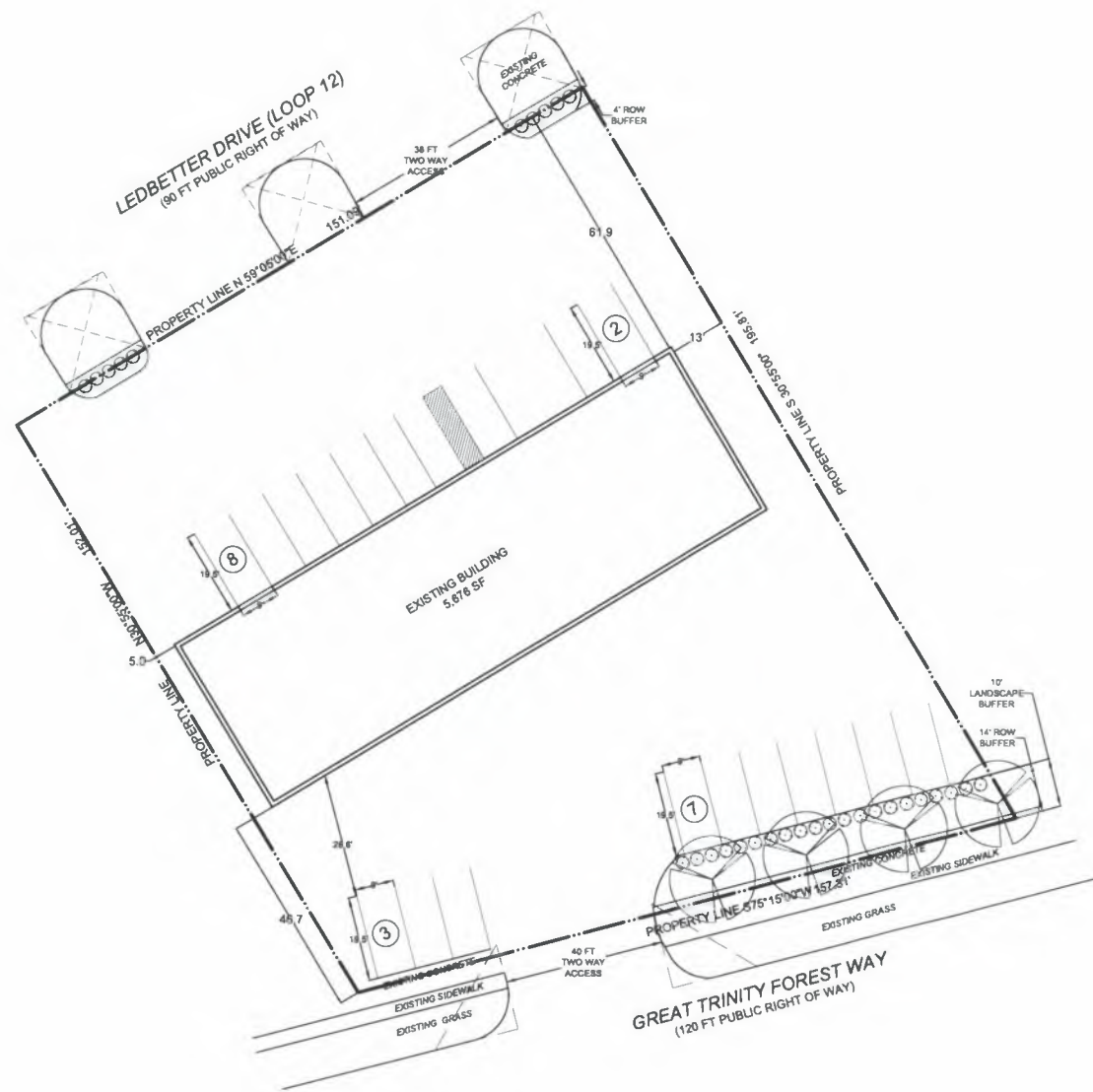
STREET TREES REQUIRED: 6 TREES  
 (1/40 LF OF FRONTAGE; 101LF-22LF)  
 STREET TREES PROVIDED: 4 TREES

**STREET BUFFER ZONE**  
 LEDBETTER  
 REQUIRED MIN: 5 FT  
 REQUIRED AVG: 10 FT  
 PROVIDED: 4 FT

GREAT TRINITY FOREST WAY  
 REQUIRED MIN: 5 FT  
 REQUIRED AVG: 7.5 FT  
 PROVIDED: 10 FT

**DESIGN POINTS**  
 REQUIRED: 5  
 (1)(a) PROVIDED: 5

**IRRIGATION REQUIREMENT:**  
 ALL LANDSCAPE BEDS TO BE HAND WATERED AS NEEDED TO ESTABLISH THE NEW PLANT MATERIAL AND TO ENSURE IT'S CONTINUED HEALTH.



3110 EAST LEDBETTER

3110 EAST LEDBETTER  
 DALLAS, TX 75216

**PLANT MATERIAL LIST  
 SUMMARY CHART**

QNTY COMMON NAME BOTANICAL NAME SIZE

LARGE CANOPY TREES			
4	LACEBARK ELM	<i>Ulmus parvifolia</i>	4.25" CAL.; 8' MIN HT; 65 GAL CONT.
SHRUBS			
21	DWARF WAX MYRTLE	<i>Myrica cerifera</i>	3 GALLON CONT.; 18" MIN HT AT PLANTING

BDA234-021



1

**LANDSCAPE PLAN**

SCALE: 1" = 20'-0"



E. BROOKE ASSOCIATES, LLC

P: 817.219.2665  
 E: erin@ebrooke.com



DATE: 01/02/2024