

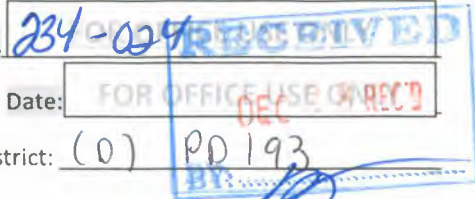


Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA



Data Relative to Subject Property: _____

Date: _____

Location address: 4204 Glenwood Ave Zoning District: (0) PD 193

Lot No.: 5 Block No.: 6/2022 Acreage: 0.204 Census Tract: _____

Street Frontage (in Feet): 1) 104' 2) 140' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): A&B Construction LLC / Ann Carpenter

Applicant: Jokabet Anaya Telephone: 469 275 6810

Mailing Address: 1804 S Adams St Zip Code: 76110

E-mail Address: Jokabet@xHOprojects.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 Fitzhugh Ave have a 10' sideyard instead of 25'

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:

Two front yards set backs for this corner lot would make the lot Not Buildable Existing house is also on a 10' side yard set back.

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

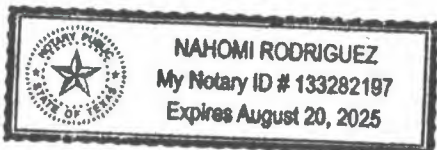
Before me the undersigned on this day personally appeared Jokabet Anaya
(Affiant/Applicant's name printed)

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 15 day of November, 2023

Nahomi Rodriguez
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 JOKABET ANAYA

did submit a request for (1) a variance to the front yard setback regulations
at 4204 Glenwood

BDA234-024. Application of JOKABET ANAYA for (1) a variance to the front-yard setback regulations at 4204 GLENWOOD AVE. This property is more fully described as Block 6/2022 Lot 5, and is zoned PD-193 (D), which requires a front yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 10-foot front-yard setback, which will require (1) a 15-foot variance to the front-yard setback regulations.

Sincerely,


Andrew Espinoza, CBO, MCP, CFM, CCEA



AFFIDAVIT

Appeal number: BDA 234-024

I, A & B Construction LLC / Ann Carpenter, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4204 Glenwood Ave
(Address of property as stated on application)

Authorize: Jokabet Anaya
(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)

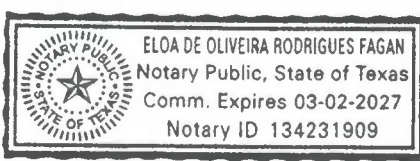
Specify: To not comply with two FYSB and instead provide a 10' SFSB

Ann Carpenter
Print name of property owner or registered agent
agent Date 11/15/2023

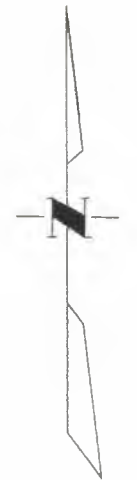
Ann Carpenter
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared ANN CARPENTER

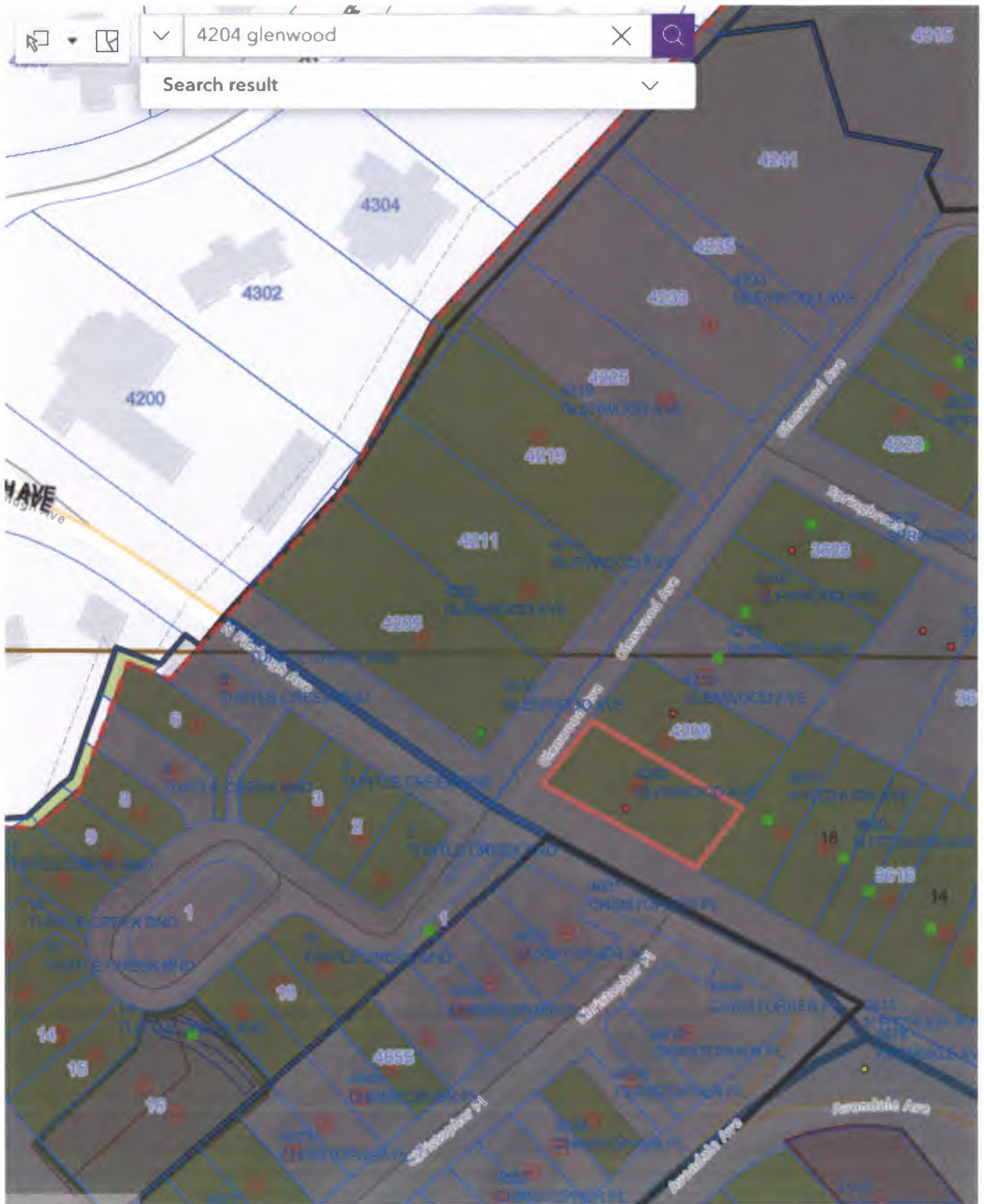
Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge. Subscribed and sworn to before me this 15th day of November, 2023



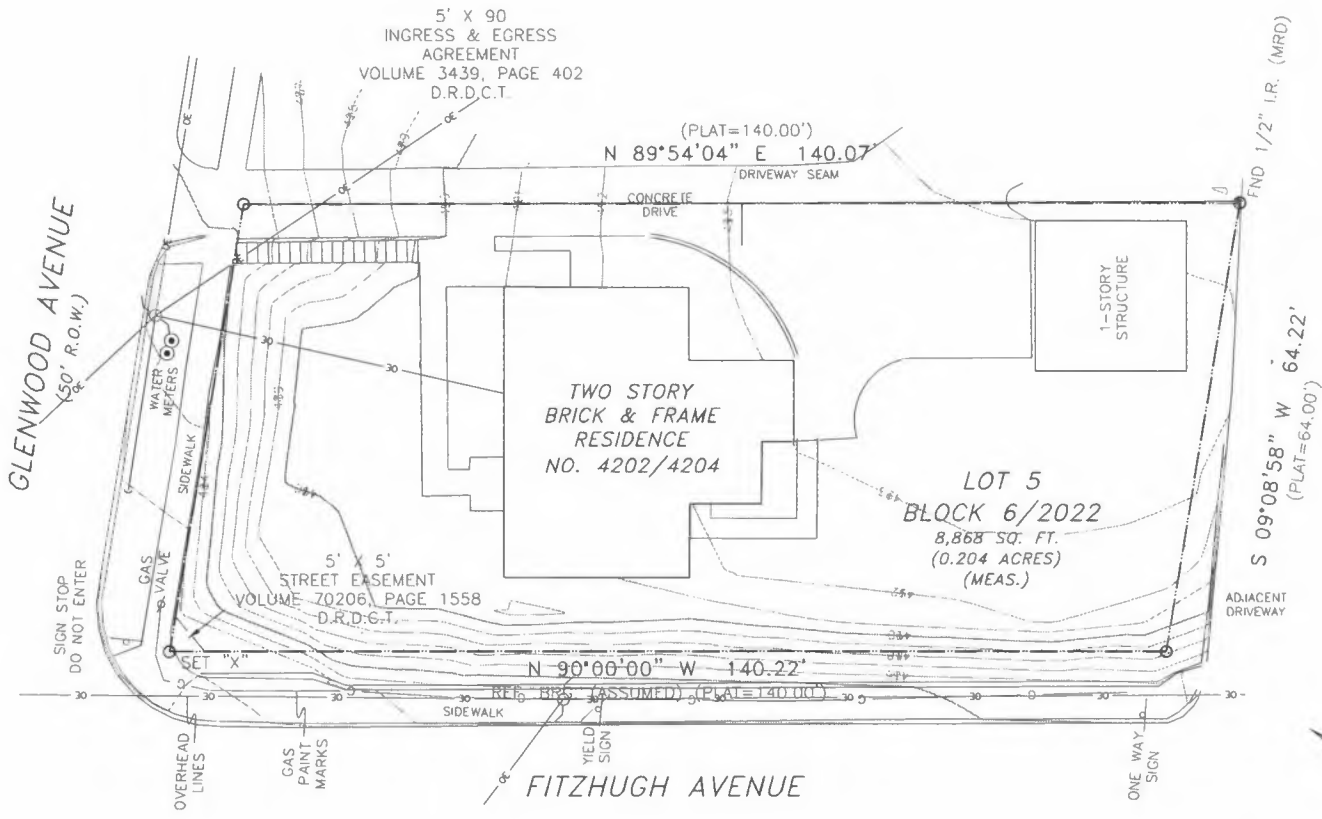
Eloa Fagan
Commission expires on 03/02/2027



BDA234-024



BDA234-024



01 EXISTING CONDITIONS

ARCHITECT
ALEXIS KELSEY GRIECO
2224 PALOS VERDES PL
CARROLLTON, TX 75006

APPLICANT
EDWARD ABRAHAM

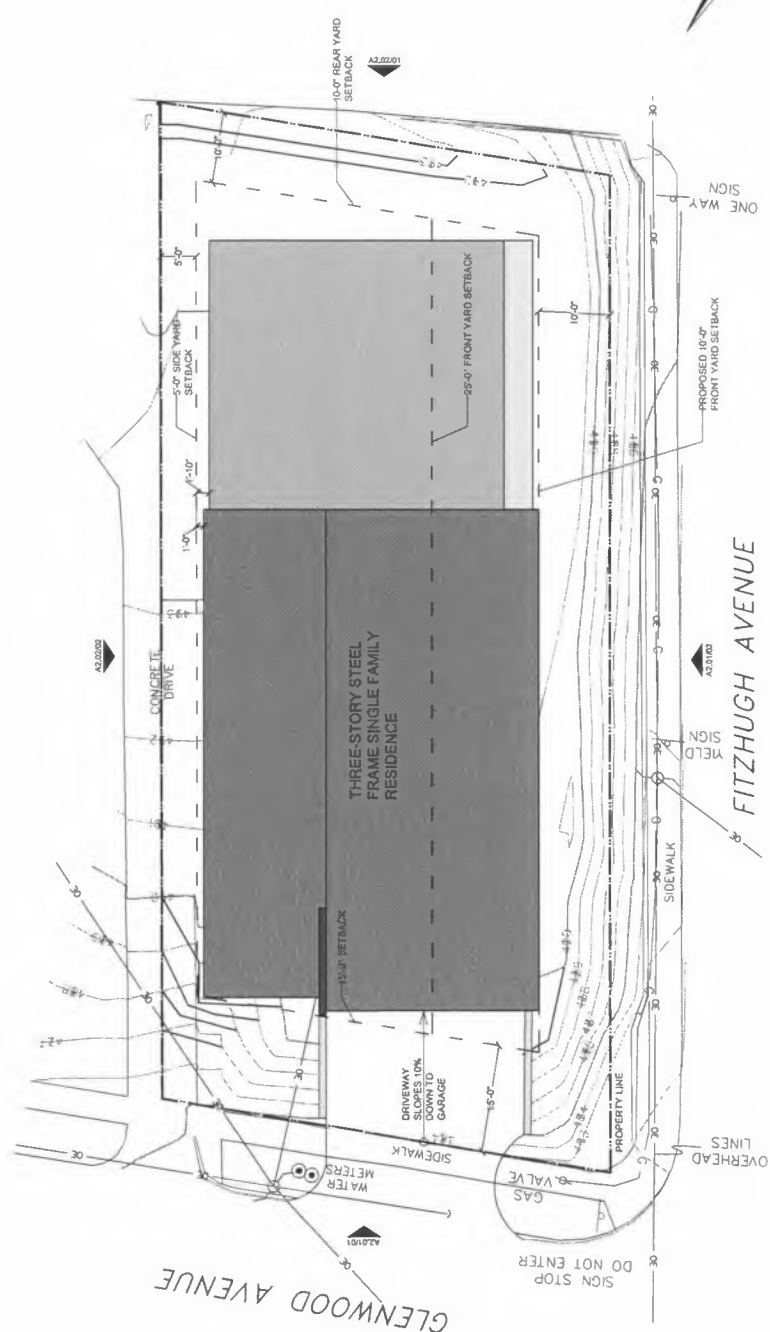
4202/4204 GLENWOOD AVE,
DALLAS, TX 75205

REV NO.	DESCRIPTION	DATE

DATE
11/14/2023
ISSUE
CITY REZONING
SHEET TITLE
EXISTING CONDITIONS

SHEET NO.
A1.01

BDA234-024



01 SITE PLAN
1/8" = 1'-0"

SHEET NO
A1.02

DATE 11/14/2023
ISSUE CITY REZONING
SHEET TITLE SITE PLAN

REV	NO.	DESCRIPTION	DATE






ARCHITECT
KELLEY GRIECO
2224 PALMS VERDES PL
CARROLLTON, TX 75008

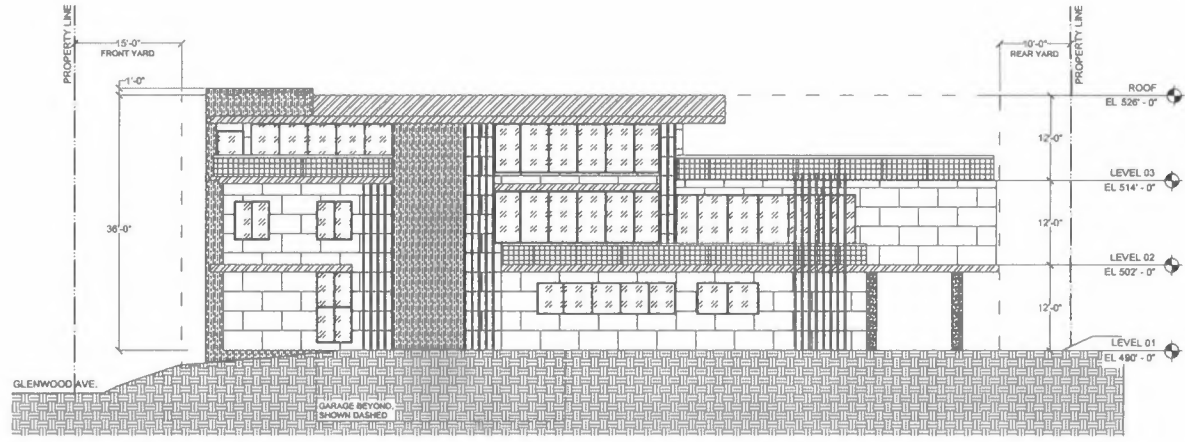
APPLICANT
EDWARD AUBRYHAM

4309/4304 GLENWOOD AVE,
DALLAS, TX 75245

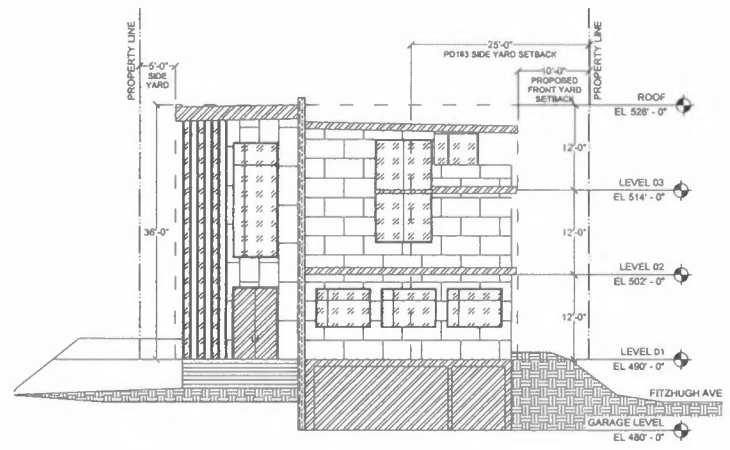
BDA23A-02A

EXTERIOR MATERIAL LEGEND

-  APC-01 ARCHITECTURAL PRECAST CONCRETE
-  GL-01 ONEWAY GLASS
-  GL-02 LAMINATED GLASS AT RAILINGS
-  BT-01 STONE VENEER
-  FMP-01 FORMED METAL PANEL



02 NORTH ELEVATION
1/8" = 1'-0"



01 WEST ELEVATION
1/8" = 1'-0"

ARCHITECT
ALEXIS KELSEY GRIECO
2224 PALOS VERDES PL
CARROLLTON, TX 75006

APPLICANT
EDWARD ABRAHAM

4202/ 4264 GLENWOOD AVE,
DALLAS, TX 75205

REV. NO.	DESCRIPTION	DATE

DATE
11/14/2023
ISSUE
CITY REZONING
SHEET TITLE
BUILDING ELEVATIONS

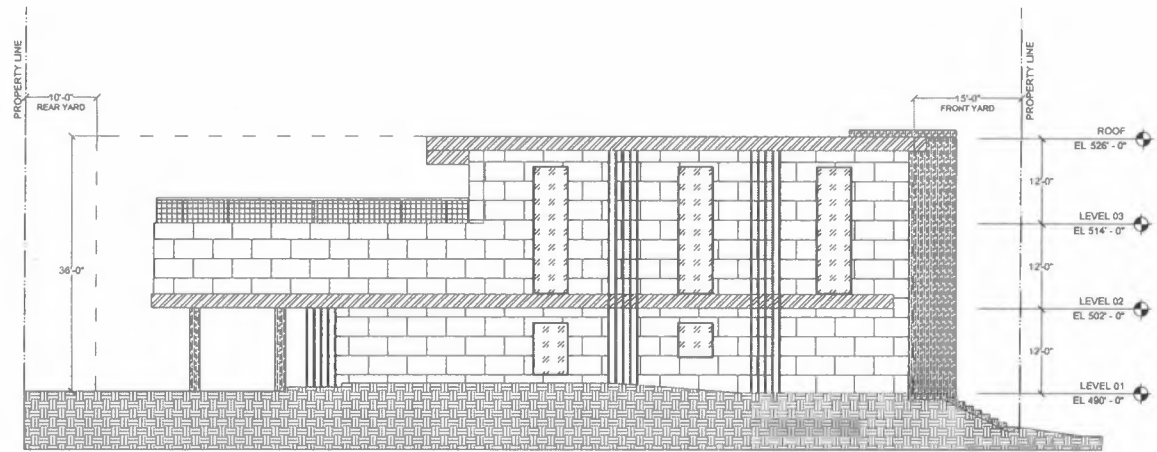
SHEET NO.

A2.01

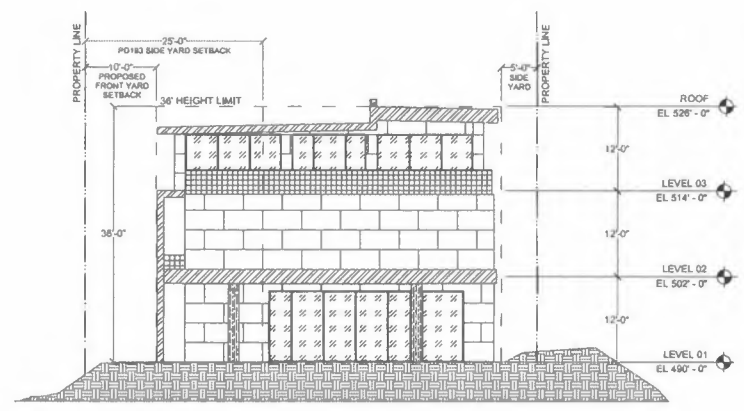
BDA234-02A

EXTERIOR MATERIAL LEGEND

	APC-01 ARCHITECTURAL PRECAST CONCRETE
	GL-01 VISION GLASS
	GL-02 LAMINATED GLASS AT RAILINGS
	ST-01 STONE VENEER
	FMP-01 FORMED METAL PANEL



02 SOUTH ELEVATION
1/8" = 1'-0"



01 EAST ELEVATION
1/8" = 1'-0"

ARCHITECT
ALEXIS KELSEY GRIECO
2274 PALOS VERDES PL
CARROLLTON, TX 75006

APPLICANT
EDWARD ABRAHAM

4202/ 4204 GLENWOOD AVE.
DALLAS, TX 75205

REV NO.	DESCRIPTION	DATE

DATE
1/14/2023
ISSUE
CITY REZONING
SHEET TITLE
BUILDING ELEVATIONS

SHEET NO.
A2.02

BDA-234-02A