



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 134-094

Date: 7-25-14

Data Relative to Subject Property:

Location address: 3409 Hall Street (AKA: 3407) Zoning District: PD 193(O-2)

Lot No.: 15A Block No.: A/992 Acreage: 0.60 ac Census Tract: 6.04

Street Frontage (in Feet): 1 68.26 ft 2 137 ft 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

To the Honorable Board of Adjustment:

Owner of Property/or Principal George Poston

Applicant: Karl A Crawley, Masterplan Telephone: 214 761 9197

Mailing Address 900 Jackson St, Ste 640 Dallas TX Zip Code: 75202

Represented by: Same as applicant Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Affirm that a request has been made for a Variance , or Special Exception , of \_\_\_\_\_  
Front, side and rear setback  
Front yard setback variance of 30 feet above 36 feet in height; side and rear yard variance of 10' up to 36 feet in height and 50' above 36' in height

Application is now made to the Honorable Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described request for the following reason: Size of the lot creates a property hardship

Note to Applicant: If the relief requested in this application is granted by the Board of Adjustment, said 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.

Respectfully submitted: Karl A Crawley Applicant's name printed [Signature] Applicant's signature

Affidavit

Before me the undersigned on this day personally appeared KARL A CRAWLEY who on (his/her) oath certifies that the above statements are true and correct to his best knowledge and that he is the owner/or principal/or authorized representative of the subject property. [Signature] Affiant (Applicant's signature)

Subscribed and sworn to before me this 24 day of July

[Signature]  
Notary Public in and for Dallas County, TX  
MAXWELL FISHER  
MY COMMISSION EXPIRES  
May 18, 2016

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 Karl A. Crawley

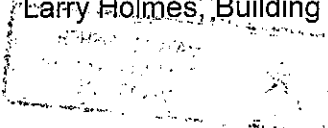
did submit a request for a variance to the front yard setback regulations, and for a variance to the side yard setback regulations, and for a variance to the rear yard setback regulations

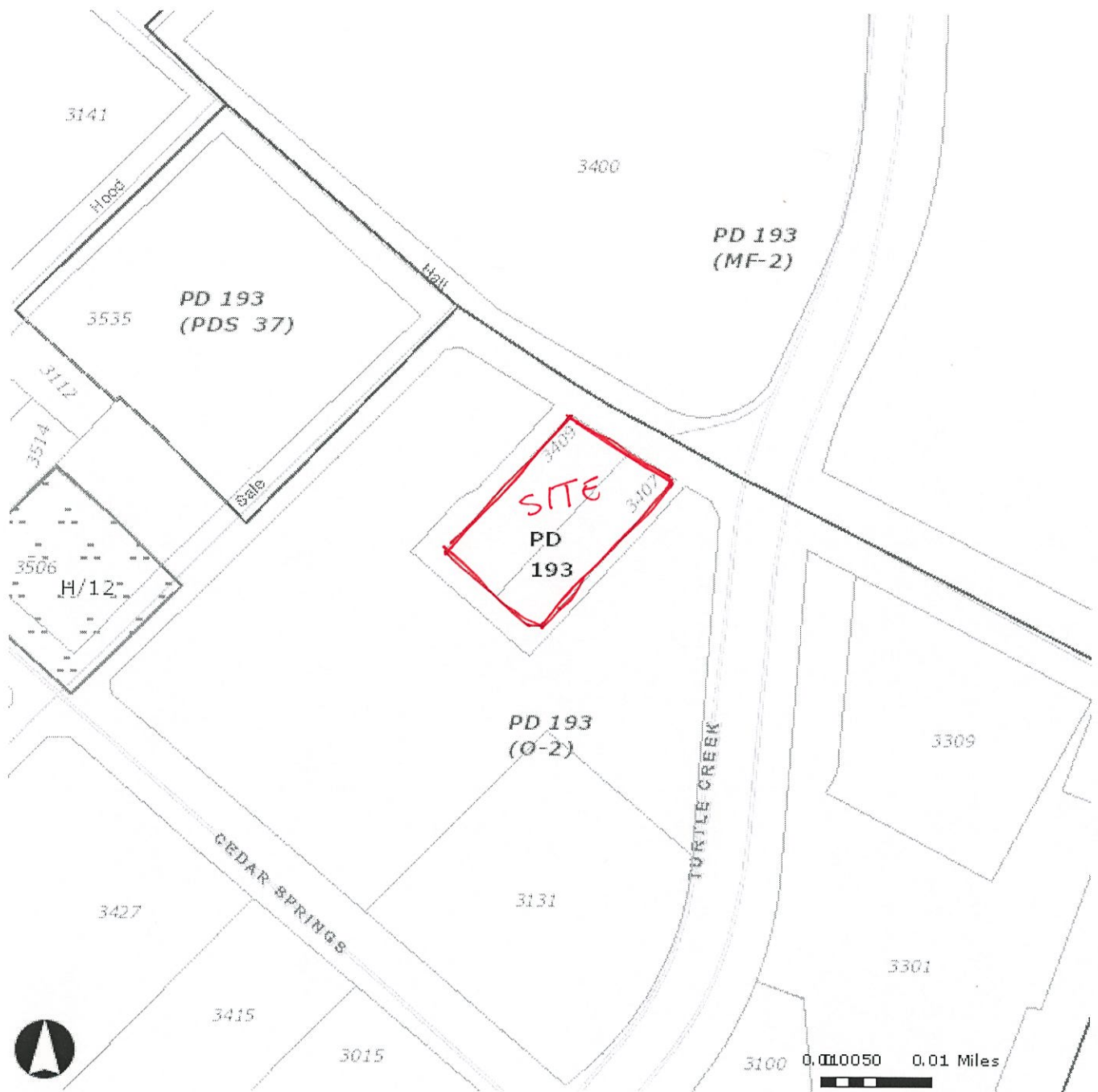
at 3409 N. Hall Street

BDA134-094. Application of Karl A. Crawley for variances to the front yard setback regulations, the side yard setback regulations, and the rear yard setback regulations at 34 N. Hall Street. This property is more fully described as Lot 15A, Block A/992, and is zoned PD-193 (O-2), which requires a front yard setback of 20 feet and for the portion of the building that exceeds 36 feet in height and is perpendicularly across from an MF-2 subdistrict, an additional setback equal to one-half the total height for the portion of the building which exceeds 36 feet in height up to a maximum total setback of 50 feet, and requires a rear yard setback of 10 feet and an additional setback equal to one-half the total height of the building, up to a maximum total setback of 50 feet for that portion of a building that exceeds 36 feet in height, and requires a side yard setback of 10 feet and an additional setback equal to one-half the total height of the building, up to a maximum total setback of 50 feet for that portion of a building that exceeds 36 feet in height. The applicant proposes to construct a nonresidential structure and provide a 20 foot front yard setback, which will require a 30 foot variance to the front yard setback regulation, and to provide a 0 foot side yard setback, which will require a 50 foot variance to the side yard setback regulation, and to provide a 0 foot rear yard setback, which will require a 50 foot variance to the rear yard setback regulation

Sincerely,

*Larry V. Holmes*  
Larry Holmes, Building Official



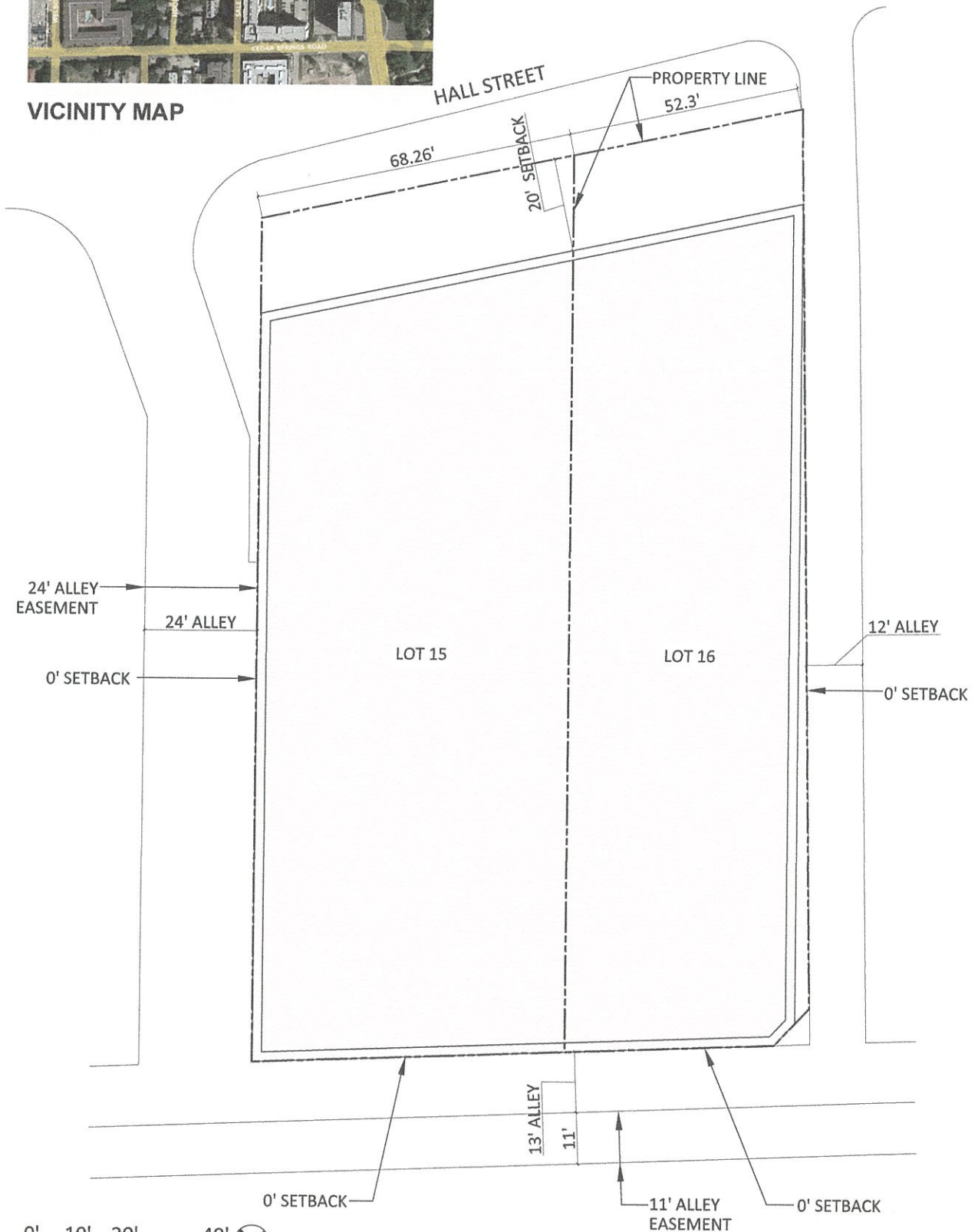




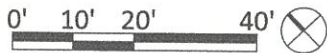




VICINITY MAP



SITE PLAN



Cheng Investments  
 2525 McKinney Avenue  
 Dallas, Texas 75201