



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

FOR OFFICE USE ONLY
RECEIVED
APR 18 2024
BY:

Data Relative to Subject Property: _____ Date: _____
Location address: 5314 Monticello Ave Dallas TX 75206 Zoning District: CD 9
Lot No.: 4 Block No.: 0/ 2183 Acreage: 0.166 Census Tract: 3
Street Frontage (in Feet): 1) 50 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Brad Ray Grimsley

Applicant: Brad Grimsley Telephone: 214-476-5462

Mailing Address: 5314 Monticello Ave Zip Code: 75206

E-mail Address: bgrimsley@me.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 building in a setback

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:

build an attached covered patio matching the existing house at 3' set back. The house was built at 3' off the property line and now the set back is 5'.

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

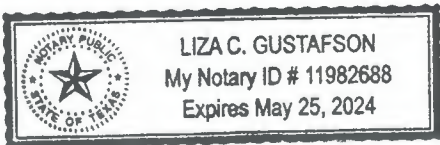
Before me the undersigned on this day personally appeared Bradley Grimsley
(Affiant/Applicant's name printed)

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 4 day of March, 2024
[Signature] (Liza C Gustafson)

Notary Public in and for Dallas County, Texas



BDA234-070



Posting of Notification Sign

PER SEC 51A-1.106 Notification signs required to be obtained and posted

Address: 5314 Monticello Ave, Dallas TX 75206

Appeal Number: BDA 234-070

All required notification signs must be posted on the property within fourteen (14) days after an application has been made, prior to the Board of Adjustment Hearing, and not be removed until the hearing ends.

The sign must be posted at a prominent location adjacent to the public street, evenly spaced along each frontage, and easily visible from the street. Failure to properly post the sign(s) may result in either a postponement or denial of the appeal.

All required notification signs have been received. One sign is required for each 500 feet or less of frontage, or every tract of five (5) acres or less, with a maximum of five (5) signs required. The cost of each sign is \$10.00.

Footage of each street frontage: 50

Number of acres: 0.100

Number of signs received: 1

B45
Signature of applicant or person receiving signs

4/18/2024
Date

- (4) Lot width. Lots must have a minimum width of 50 feet. Lots may not exceed 60 feet in width.
- (5) Lot coverage. The maximum lot coverage is 45 percent.
- (6) Height. The maximum height for all structures is 30 feet, except that no part of the main structure may exceed the line-of-sight. Height must be calculated by a licensed architect or engineer. (See Exhibit B.)
- (7) Front yard setback for main structures. The minimum front yard setback for main structures is the average of the front yard setback of the two adjacent houses. The maximum front yard setback for main structures is the greater setback of the two adjacent houses. Setback calculations must be prepared by a licensed architect or engineer.
- (8) Side yard setback for main structures. Except for houses located on Homer Street, the minimum side yard setback for main structures is five feet on the west side and 10 feet on the east side. For houses on Homer Street, the minimum side yard setback for main structures is five feet on the north side and 10 feet on the south side.
- (9) Rear yard setback for main structures. The minimum rear yard setback for main structures is 20 feet.
- (10) Stories. The front facade of main structures must have the appearance of a one-and one-half story structure as shown in Exhibit B.
- (11) Accessory structures, garages, and carports.
 - (A) Location. Garages and carports must be located in the rear 30 percent of the lot. On corner lots, accessory structures may not be located closer to the cornerside lot line than the main structure.
 - (B) Access. Garages must have at least one vehicle entrance from the street.
 - (C) Style and materials. The color, style, design, and materials of garages that are visible from the street must be compatible with the main structure.

Intake
4/18 @ 10 Am

Board of Adjustment Prescreen Checklist

Reviewer: Nora C. Date: 3/1/24
 Referred By: Sheri Steele
 Applicant: Jennifer Owens Ph #: 2) 766 0259 email: _____
 Property Address: 5314 Monticello
 Zoning: _____ Lot: 4 Block: 0/2183 Acres: _____
 Conservation/Historic District: CD 9 - m-streets
 Land Use: _____ Is use allowed? Yes No
 County Plat? Yes No Legal Build Site: _____
 Street frontage: 1.) 50' 2.) _____ 3.) _____ 4.) _____
 Corner lot: _____ Double frontage: _____
 Utilities/Easements/Dedications/Thoroughfare: _____
 Permit: _____

	<u>Required</u>	<u>Proposed</u>		<u>Required</u>	<u>Proposed</u>
Front yard setback:	_____ MIN.	_____	Lot coverage:	_____ MIN.	_____
Side yard setback:	<u>5'</u> MIN.	<u>3'</u>	Height:	_____ MIN.	_____
Rear yard setback:	_____ MIN.	_____	Lot size:	_____ MIN.	_____
Parking:	_____ MIN.	_____			

Accessory/Additional dwelling

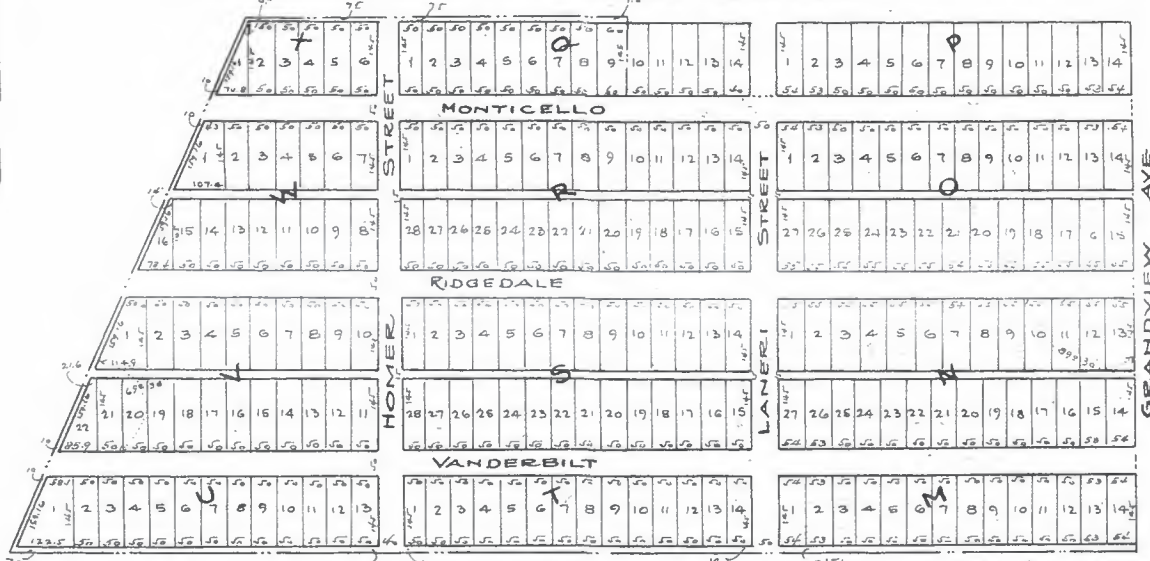
	<u>Required</u>	<u>Proposed</u>		<u>Required</u>	<u>Proposed</u>
Side yard setback:	_____ MIN.	_____	Sq ft.:	_____ MIN.	_____
Rear yard setback:	_____ MIN.	_____	Height:	_____ MIN.	_____

Notes:

Variance of 2' to side yard.
~~Application, affidavit, lien letter, block map, zoning map, posting form,~~

need clean & legible copy of plans to scale,

HILL TOP SECTION GREENLAND HILLS AN ADDITION TO DALLAS TEXAS



SCALE 1"=100' JUNE 2, 1923.

45.85 ACRES

McHENRY & McHENRY SOLE OWNERS

54111

GREENLAND HILLS REALTY COMPANY

: STATE OF TEXAS :

TO DEDICATION

: COUNTY OF DALLAS : KNOW ALL MEN BY THESE PRESENTS:

That Greenland Hills Realty Company, a private Corporation, duly incorporated and existing under and by virtue of the laws of the State of Texas, the principal office whereof being in the City and County of Dallas, State of Texas, by and through its proper officers, hersunto duly authorized and empowered, for itself, its successors, and assigns does hereby designate as "Hill Top Section of Greenland Hills," an addition to the City of Dallas, State of Texas, the area shown on and by the attached plat, prepared by Myers and Noyes, engineers, to which reference is hereby made.

"HILLTOP SECTION OF GREENLAND HILLS," as above described is a part of a tract of 98.75 acres of land out of the J.W. Smith Survey, in Dallas County, Texas, conveyed, by Ellis M. Sargent, Guardian of the Estate, of Dale E. Bennett, a minor, to Fletcher F. McNeny and Frank L. McNeny by deed dated February 20, A.D. 1923, and by them, conveyed to the undersigned Greenland Hills Realty Company, a corporation by deed dated March 15, A.D. 1923, both of said deeds being recorded in the Deed Records of Dallas County, Texas, to which reference is hereby made. GREENLAND HILLS REALTY COMPANY for itself, its successors and assigns does hereby dedicate the streets and alleys as shown on said plat, to the use of the public forever, except that it reserves to itself, its successors and assigns, the right to build and operate and permit the extension and operation of a street railway line upon the streets and thoroughfares, shown on such plat; 11. All water, storm sewers, sanitary sewers, gas pipes and mains laid in said streets and alleys.

In Testimony whereof, said Greenland Hills Realty Company a corporation, has caused this instrument, to be signed by Frank L. McNeny, its President, attested by Howard D. McElroy, its secretary, and its corporate seal hereto affixed at Dallas, Texas, 28th day of May A.D. 1923.

ATTEST: HOWARD D. MCELROY, SECRETARY. STATE OF TEXAS: Before me, the undersigned authority, on this day personally appeared, Frank L. McNeny, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of Greenland Hills Realty Company, a Corporation, and as the president thereof, for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 28th day of May A.D. 1923.

L. S. Notary Public, Dallas County, Texas. George E. Meriwether, Notary Public, Dallas County, Texas. Filed for record June 6th, 1923, at 10:00 A. M. W.S. SKILES, County clerk, Dallas County, Texas.

By: [Signature] Deputy.



DA234-040

5314 MONTICELLO AVE, DALLAS
Search result



Selected features: 0

20 m
50 ft

BDA234-070

SHIPPED DATE 5-9-96

RECEIVED DATE 1/19/96

CITY OF DALLAS PLAT BOOKS

ANNEXED JUN. 17, 1925 ORD. NO.

ADDITION

BLOCKS 12 TO 13
2177 TO 2184

SURVEY J.W. SMITH

ABST. 1334

SCALE 100 FT. EQUALS 1 INCH

PNA 2-10-86

SCHOOL DISTRICT DALLAS



BDA234-070

Scale: 1/20" = 1'

SURVEY PLAN

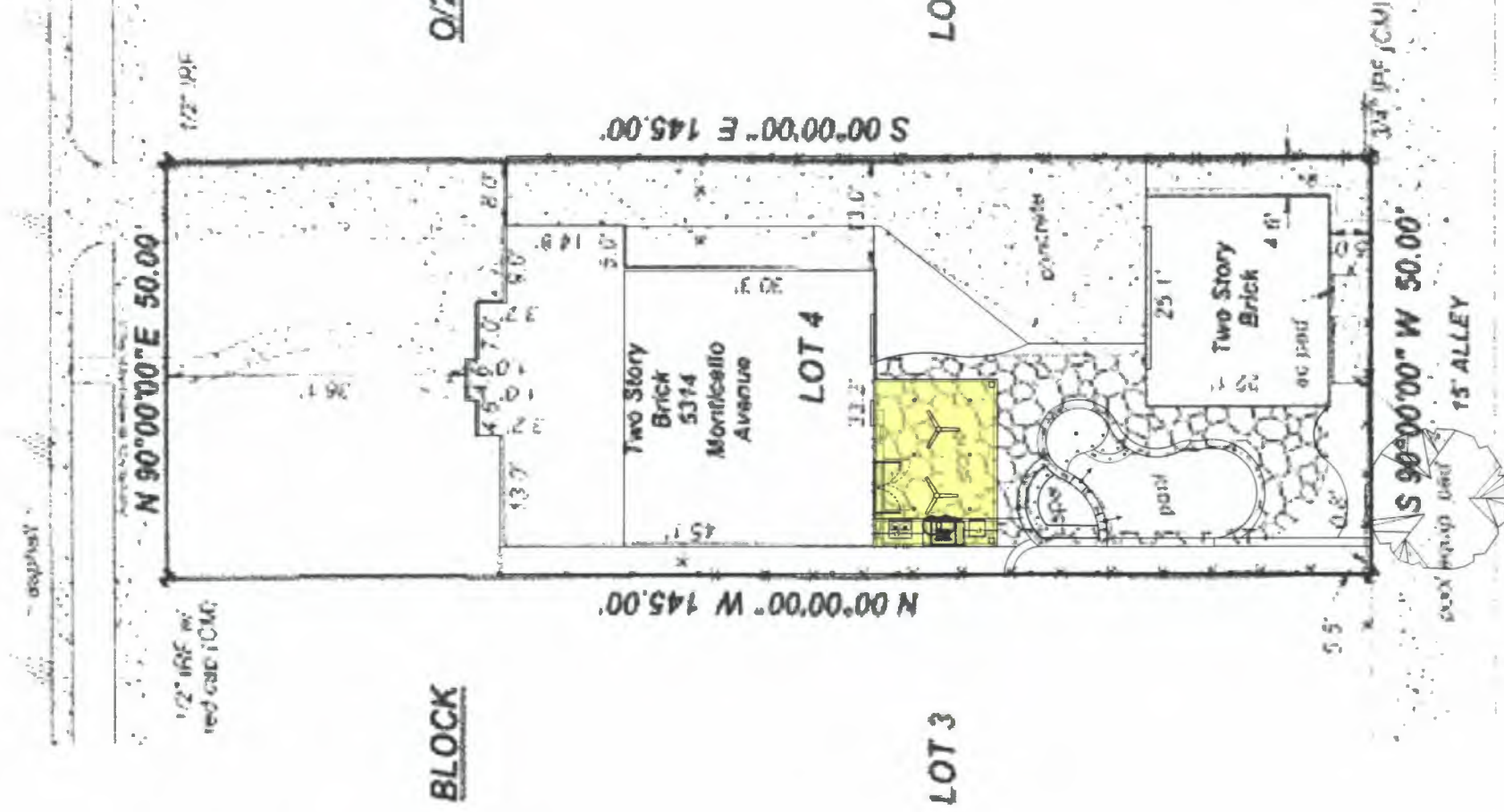
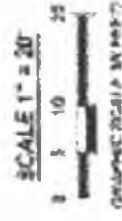
TO Chicago Title, G.F. No. C16050596482

ADDRESS: 5314 Monticello Avenue, Dallas, Texas.

Being Lot 4, Block Q/2183 of Hilltop Section of Greenfield Hills, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2, Page 383, Map Records, Dallas County, Texas.

MONTICELLO AVENUE

(30' R.O.W.)



NOTE

Measurements shown (COM) numbers were used as controlling measurements for all sides of this survey.

LEGEND OF SYMBOLS	Survey Measure	IRF - Iron Rod Set	IRF - Iron Pipe Found	A - Iron Gas Meter	W - Sewer (Cast Iron)	C - Sewer (Concrete)	W - Sewer (Metal)
30 - Power Pole	Light Pole	3 - Fire Hydrant	3 - Manhole	3 - Manhole	3 - Manhole	3 - Manhole	3 - Manhole
Circle Line	Survey Line	Survey Line	Survey Line	Survey Line	Survey Line	Survey Line	Survey Line

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A DESIGNATED 100-YEAR FLOOD HAZARD AREA) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP PANEL NUMBER: 481010102, DATED: AUGUST 23, 2011.

This plan shows bearings, distances, and area by computation of the same. It is assumed that the bearings and distances are correct. The area is computed by the method of double meridian distances. The bearings and distances are given in feet and inches. The area is given in square feet. The bearings and distances are given in feet and inches. The area is given in square feet. The bearings and distances are given in feet and inches. The area is given in square feet.

Scale: 1" = 20'
Date: August 28, 2013
Job No.: K216956
Drawn By: MB

Shields and Lee Surveyors

4211 Farnside Avenue
Dallas, Texas 75224
Phone: (214) 467-4100
Fax: (214) 441-7226



Copyright © 2013 by W.R. Lee. All Rights Reserved.

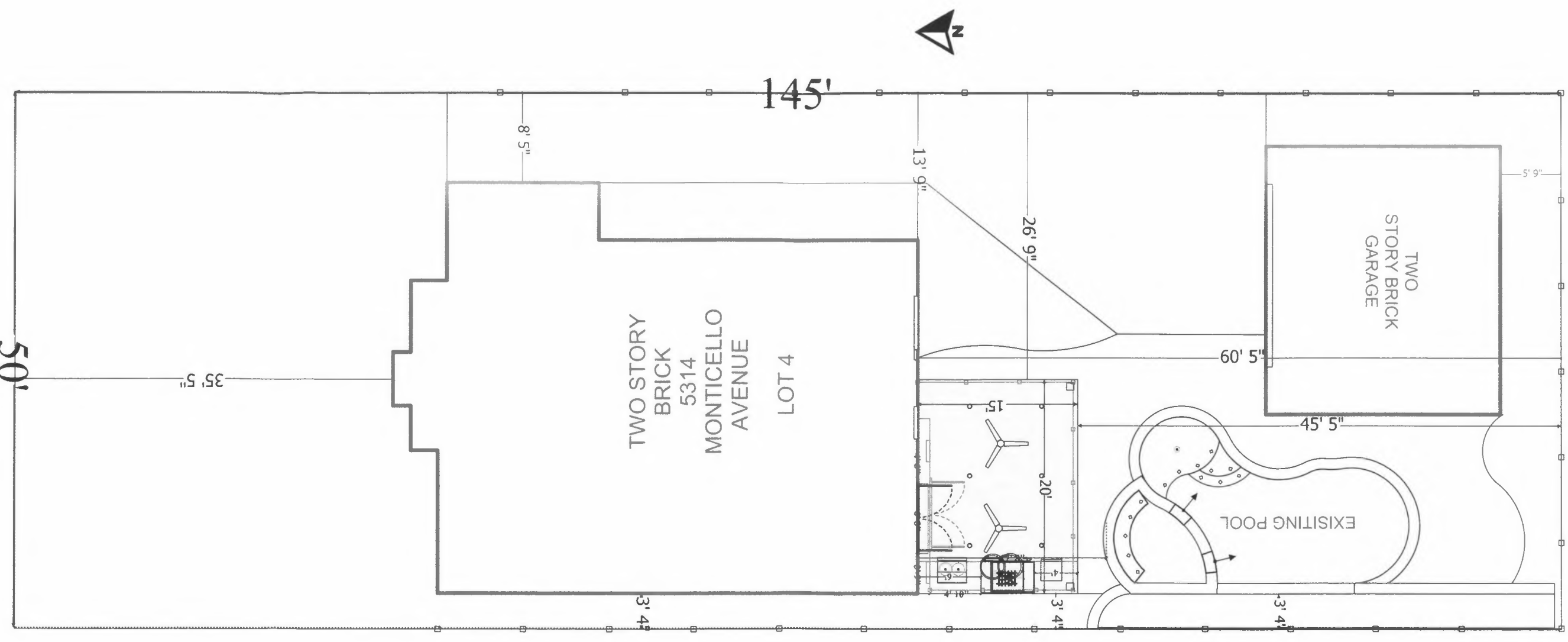


W.R. Lee, R.P.L.S., No. 2018

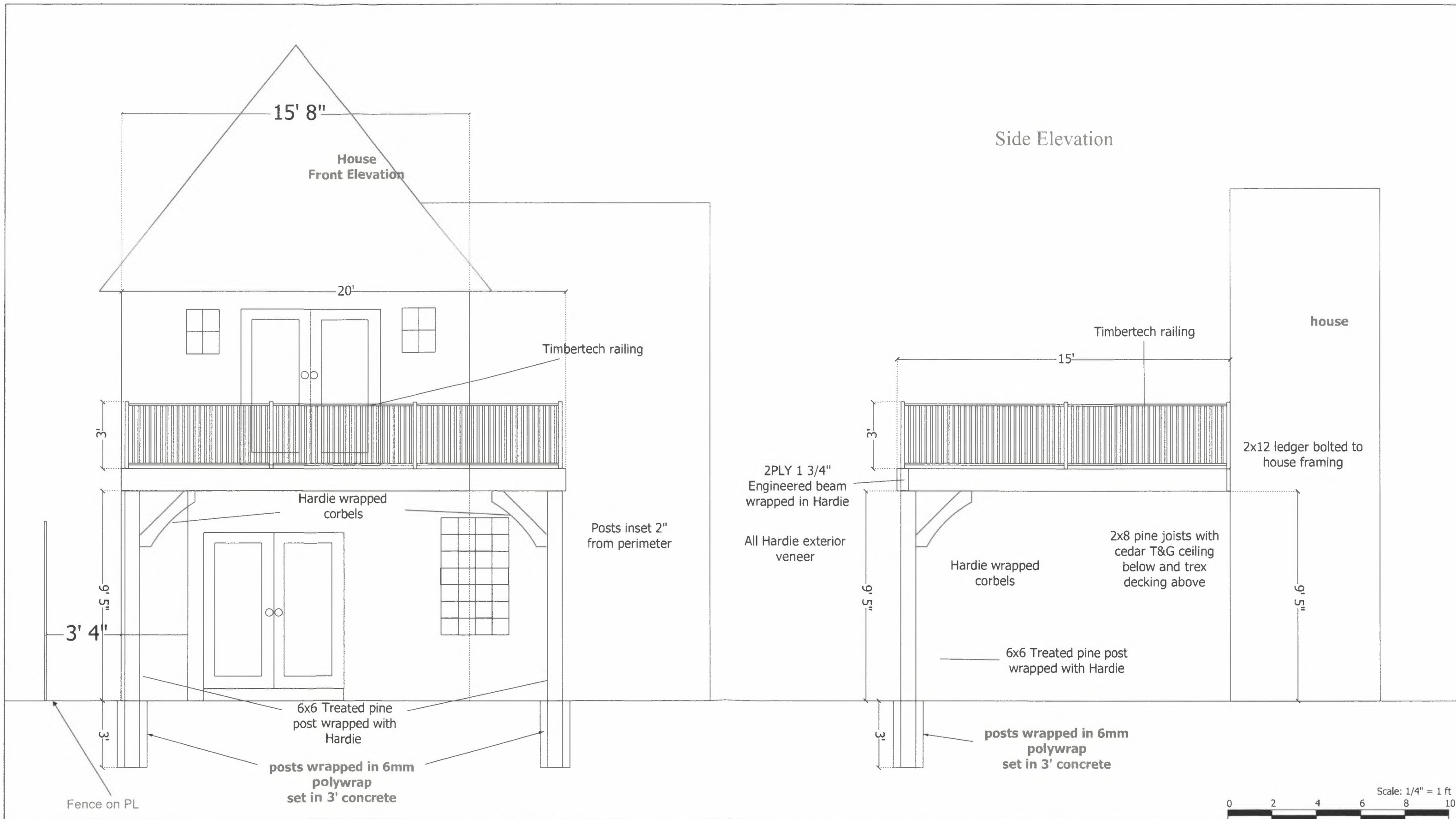
BA0234-070

PDA 23A-070

Monticello Avenue
50'



Scale: 3/32" = 1 ft



Material Selections

Stain/paint Super Cedar Dark Stone Veneer: Random flagstone
 Beam Cuts: N/A Stone Caps: Buff Leuder
 Enclosed rafters: Cedar T&G ceiling Gutters: to match
 Decking: N/A
 Misc: Timbertech Landmark French White Oak deck boards and railing

Customer Info

Name: Brad Grimsley
 Address: 5314 Monticello Ave
 City: Dallas State: TX Zip: 75206
 Mobile: 214-476-5462 Email: _____
 Designer: Jen Owens 214-766-0259



Owner's Responsibility

1- I agree to proceed with plans as drafted
 2- HOA approval has been obtained
 I have reviewed and I give my approval to proceed with the construction of this project.

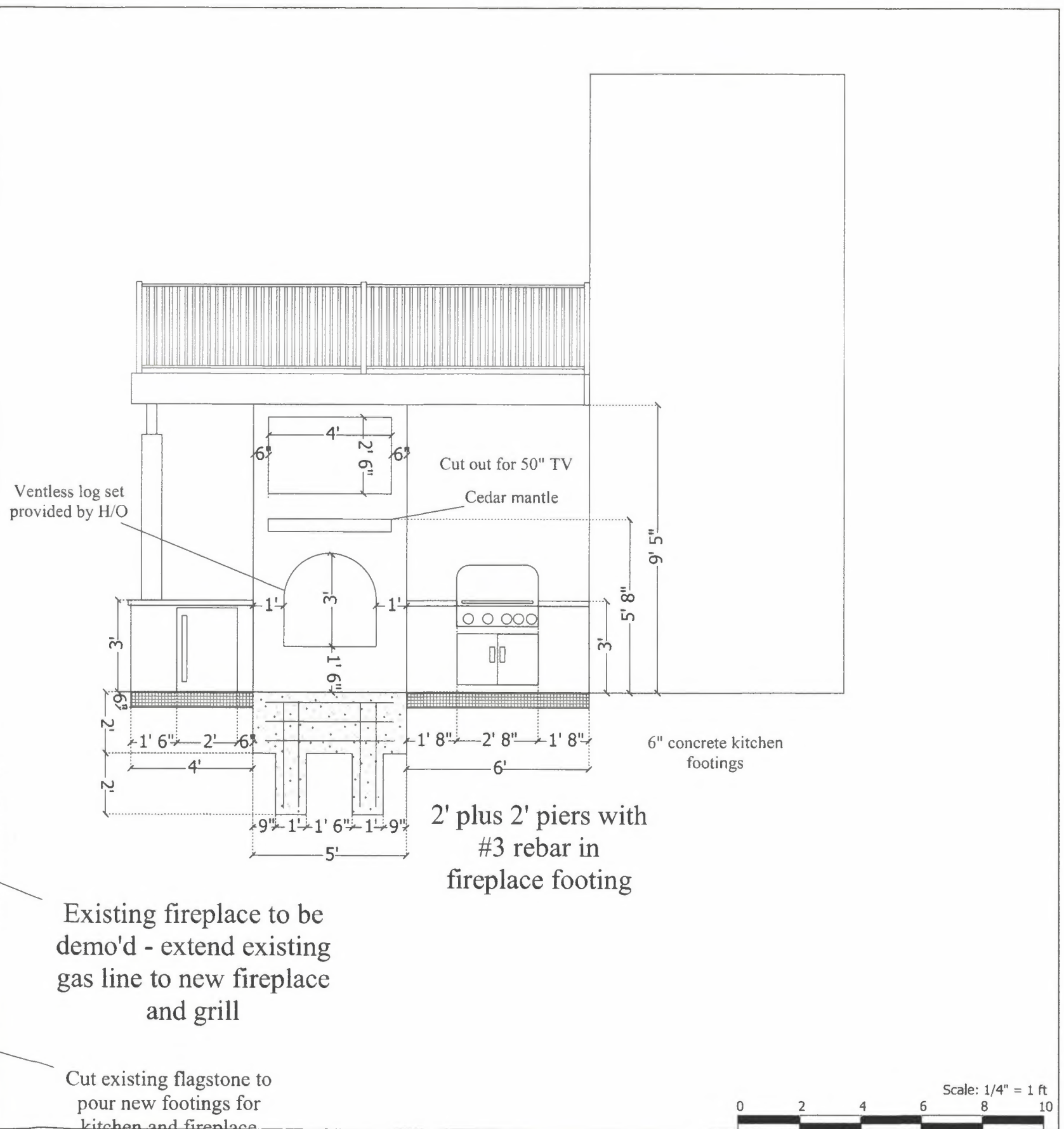
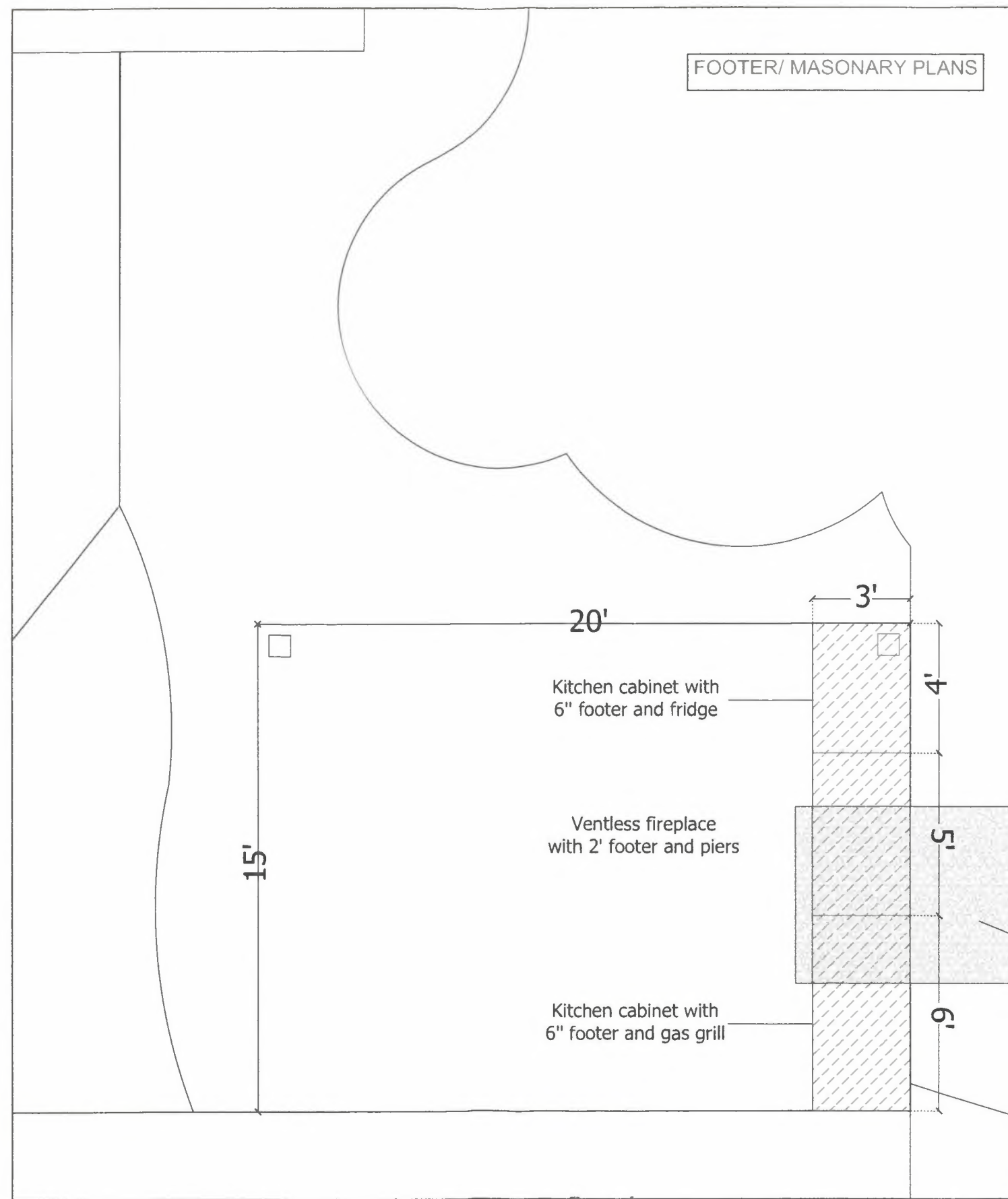
X _____

Customer Signature

Date

BDA 234-070

FOOTER/ MASONRY PLANS



Material Selections
 Stain/paint Super Cedar Dark
 Beam Cuts: N/A
 Enclosed rafters: Cedar T&G ceiling
 Decking: N/A
 Misc: Timbertech Landmark French White Oak deck boards and railing

Stone Veneer: Random flagstone
 Stone Caps: Buff Leuder
 Gutters: to match

Customer Info
 Name: Brad Grimsley
 Address: 5314 Monticello Ave
 City: Dallas State: TX Zip: 75206
 Mobile: 214-476-5462 Email: _____
 Designer: Jen Owens 214-766-0259



Owner's Responsibility
 1- I agree to proceed with plans as drafted
 2- HOA approval has been obtained
 I have reviewed and I give my approval to proceed with the construction of this project.
 X _____
 Customer Signature Date



BDA234-070