



Planning & Development Department

320 E Jefferson Blvd,
Dallas TX 75203
(214) 948-4480

Board of Adjustment:
1500 Marilla Street, 5CN
Dallas Tx 75201
(214) 948-4480

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY

Case no. _____
Date _____

Data Relative to Subject Property: _____

Location address: 3320 LIVE OAK ST

Zoning District: PD-298

Lot No.: 1 Block No.: A/499 Acreage: 0.6164 Census Tract: _____

Street Frontage (in Ft.): 1) 188 2) 97 3) _____ 4) _____ (5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): PSL LIVE OAK DALLAS, LLC

Applicant: TEXAS PRO SIGNS (WAN KIM) Telephone: 214-956-7811

Mailing Address: 2312 FABENS RD Zip Code: 75229

E-mail Address: PM@TEXASPROSIGNS.COM

Represented by: WAN KIM Telephone: 214-956-7811

Mailing Address: 2312 FABENS RD Zip Code: 75229

E-mail Address: PM@TEXASPROSIGNS.COM

Affirm that an appeal has been made for a ☐ Variance or ☒ Special Exception, of:

CODE MAX OF (8) WORDS PER ELEVATION

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:

For facade over 16,000 ft², two complete signs require (10) words (long name of hospital). Would be hardship for identification without these.

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.

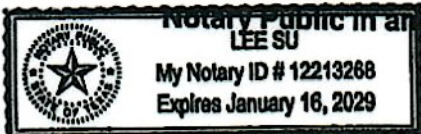
Affidavit

Before me, the undersigned on this day personally appeared Wan Kim
(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: _____
(Affiant/ Applicant's signature)

Subscribed and sworn to before me this 11th day of 6 2025



Notary Public in and for Dallas County, Texas

Together we are planning and building a better Dallas for all!

4/30/2025

**BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS**

FILE NUMBER: BOA-25-000022

BUILDING OFFICIAL'S REPORT: Application of Daniel Le for a special exception to the single-family use regulations at 5315 BONITA AVE. This property is more fully described as Block 22/1942 Lot 25 and is zoned R-7.5(A) | CD-15, which limits the number of dwelling units to one. The applicant proposes to construct and/or maintain an accessory dwelling unit (not for rent), which will require a special exception to the single-family use regulations.

LOCATION: 5315 BONITA AVE

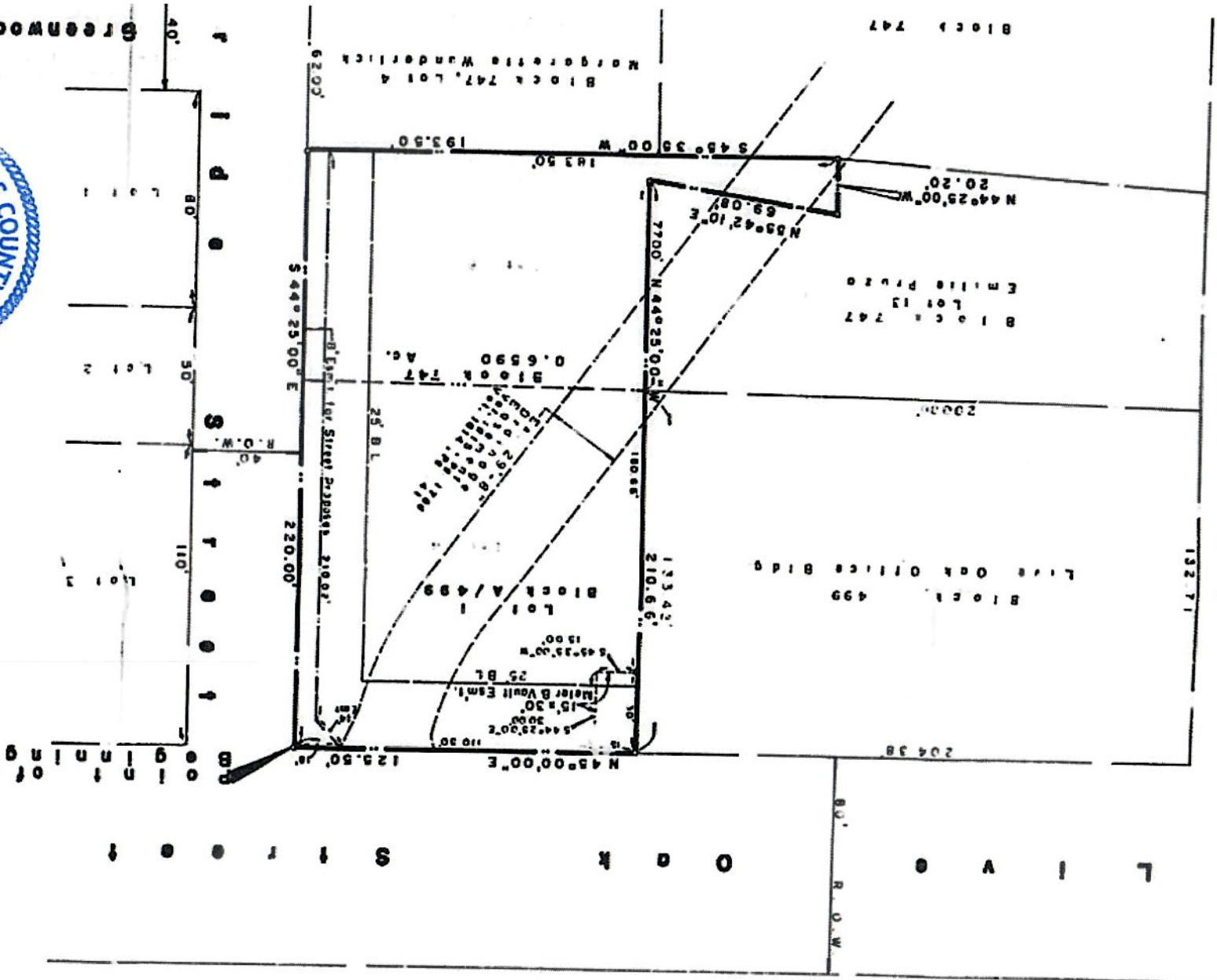
APPLICANT: Daniel Le

REQUEST: A special exception to the single-family use regulations



Block 745

Greenwood St.



THE STATE OF TEXAS
COUNTY OF DALLAS

I hereby certify that the above and foregoing is a full, true, and correct photographic copy of the original record now in my lawful custody and possession, filed on the date stamped thereon and as the same is recorded in the Recorder's Records in my office under the volume and page or instrument # stamped thereon.
I hereby certify on

JUN 11 2025



COUNTY CLERK, Dallas County, Texas

By: _____ Deputy



**PAM HEALTH REHABILITATION HOSPITAL
3320 LIVE OAK STREET, DALLAS TX 75204**

LEGAL DESCRIPTION:

LOT 1, BLOCK A/499, LIVE OAK OFFICE BUILDING-II ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 86093, PAGE 4801, DEED RECORDS, DALLAS COUNTY TEXAS



REFERRAL FORM FOR BOARD OF ADJUSTMENT

APPLICANT:		OWNER:	
ADDRESS:	STATE:	ZIP:	
LOT:	BLOCK:	ZONING:	

<input type="checkbox"/> <u>Variance</u> <input type="checkbox"/> Yard setback <input type="checkbox"/> Lot width <input type="checkbox"/> Lot Depth <input type="checkbox"/> Lot Coverage <input type="checkbox"/> Floor area for accessory structures for single family uses <input type="checkbox"/> Height <input type="checkbox"/> Minimum width of sidewalk <input type="checkbox"/> Off-street parking <input type="checkbox"/> Off-street loading <input type="checkbox"/> Landscape regulations <input type="checkbox"/> Other	<input type="checkbox"/> <u>Special Exception</u> <input type="checkbox"/> Fence height and standards <input type="checkbox"/> Visibility triangle obstructions <input type="checkbox"/> Parking demand <input type="checkbox"/> Landscaping <input type="checkbox"/> Additional dwelling unit for a single-family <input type="checkbox"/> Carport <input type="checkbox"/> Non-conforming use <input type="checkbox"/> Other
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Please list the City of Dallas Development Code(s) this project is non-compliant with:

Description: _____

Alternative resolutions discussed/offered:

Referred by: _____ Contact: _____ Date: _____

Trevor Lumsden

Distance to Property Line

#	EXTERIOR SIGNAGE	DISTANCE
ES01 01	North Building Sign	26'
ES01 02	North Building Sign	23'
ES02 01	West Building Sign	27'
ES03 01	East Building Sign	65'
ES04 01	South Building Sign	1/2'
ES05 01	Ambulance Sign	65'
ES06 01	Building Number Sign	35'
ES07 01	Monument Sign	7'
ES08 01	Directional Sign	25'
ES09 01	Wayfinding Sign	26'
ES09 02	Wayfinding Sign	26'

Setback from (Live Oak St.)

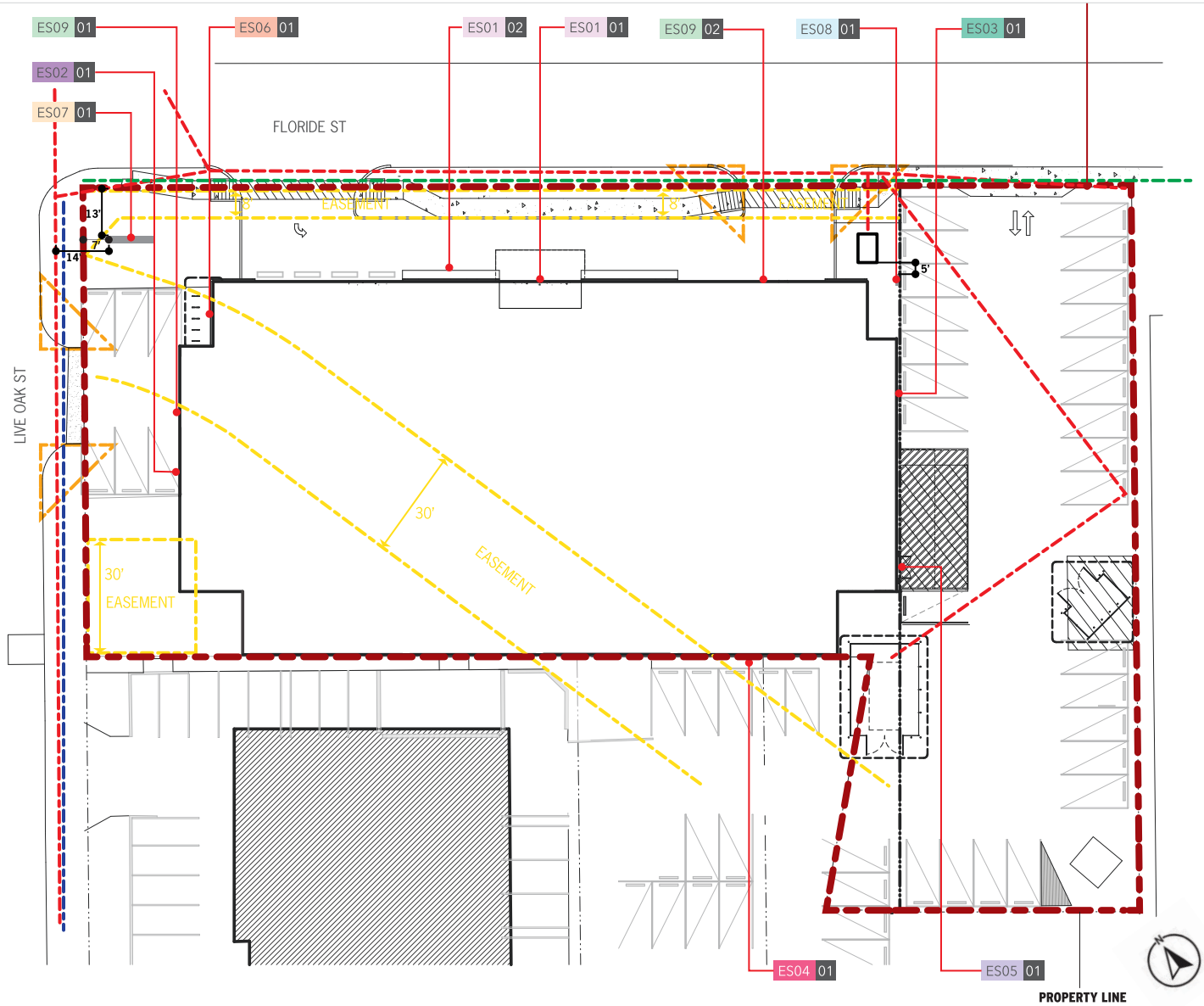
#	EXTERIOR SIGNAGE	DISTANCE
ES07	Monument Sign	19'

Setback from (Florida St.)

#	EXTERIOR SIGNAGE	DISTANCE
ES07	Monument Sign	19'

Utility Lines

UTILITY	KEY
Electric Line	---
Water Line	---
Sewer Line	---
20' Visibility Triangle	---



1 Site Plan
Scale : NTS



TEXAS PRO SIGNS

☎ 214.956.7811 ☎ 972.241.6744
 🌐 www.texasprosigns.com
 📍 2312 Fabens Rd, Dallas, TX 75229

TITLE : PAM HEALTH
FILE : PAM HEALTH_DALLAS_SITE PLAN
ADDRESS : 3320 LIVE OAK ST, DALLAS TX 75204
SCALE : 1:128
DESIGNER : J, BALLESTEROS
DATE : 03/21/2025

CLIENT APPL LANDLORD APPL PERMIT
 PROJECT PRODUCTION INSTALL

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Underwriters Laboratories Inc. E206103