

Planning & Development Department 320 E Jefferson Blvd, Board of Adjustment:

Dallas TX 75203 (214) 948-4480

1500 Marilla Street, 5CN Dallas Tx75201 (214) 948-4480

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

	OFFICE USE ONLY Case no.
Data Relative to Subject Property:	Date
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	S, LLC
Applicant: TEXAS PRO SIGNS (WAN KIM) Telephone: 214-	956-7811
Mailing Address: 2312 FABENS RD Zip Code:	
E-mail Address: PM@TEXASPROSIGNS.COM	
Represented by: WAN KIM Telephone: 214	-956-7811
Mailing Address: 2312 FABENS RD Zip Code:	
E-mail Address: PM@TEXASPROSIGNS.COM	
Affirm that an appeal has been made for a □Variance or ■Sp CODE MAX OF (8) WORDS PER ELEVATION	ecial Exception, of:
Application is made to the Board of Adjustment, in accordance Dallas Development Code, to Grant the described appeal for the For facade over 16,000 ft2, two complete signs require (10) words (long name of hospital). Would	he following reason:
Note to Applicant: If the appeal requested in this application is Adjustment, a permit must be applied for within 180 days of the Board, unless the Board specifically grants a longer period	s granted by the Board of he date of the final action of
<u>Affidavit</u> Before me, the undersigned on this day personally appeared _.	Wan Kin
who on (his/her) oath certifies that the above statements are best knowledge and that he/she is the owner/or principal/or a the subject property.	(Affiant/Applicant's name printed) true and correct to his/her
Respectfully submitted:	
(Affiant/ Applicant's signature)	_
Subscribed and sworn to before me thisday of	6 25
votary Public in and for Dallas County, Texas	M/\sim
ly Notary ID # 12213268 Together we are planning and building a better Dall	as for all! 4/30/2025

Expires January 16, 2029

BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS

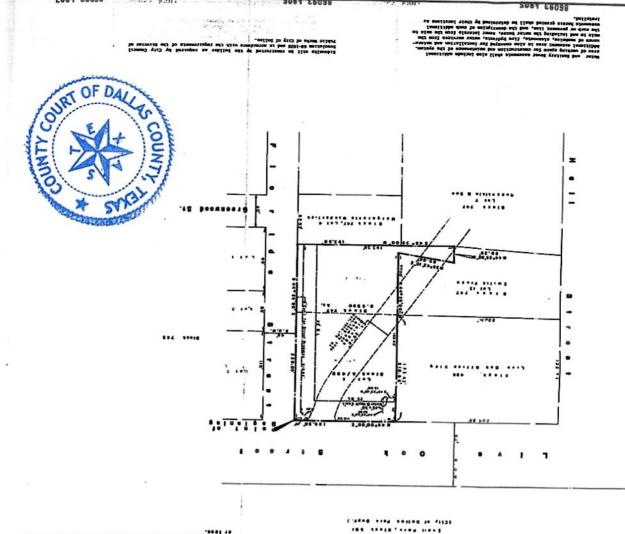
FILE NUMBER: BOA-25-000022

<u>BUILDING OFFICIAL'S REPORT</u>: 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





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CHARGE BEFORE STREET

City of Dollos, Dollos County, Texas Being out of the John Grisby Survey. Abstract No. 495 Addition Block 499 and Being Part of Block 747 A Report of Port of Ine Nassoumer's Field Street LIVe Det Office Bidg. TI

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FINAL PLAT 148 - 8+8 - ME - 0 M - 114 mold K+13



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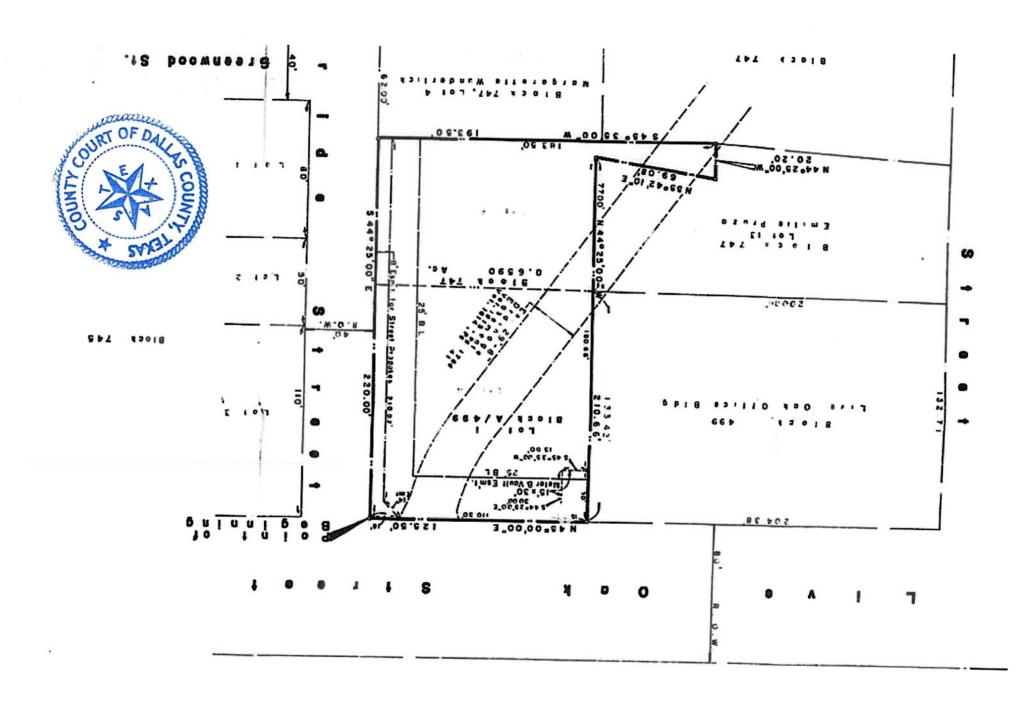
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City Plan Commission City Plan Commission Caller, Terus

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CERTIFICATE OF APPROVAL



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.

JUN 11 2025





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

AP	APPLICANT: OWNER:				
ADDRESS: STATE:			ZIP:		
LOT: BLOCK:			ZONING:		
	<u>Variance</u>		<u>Specia</u>	al Exception	
	Yard setback		Fence	height and standar	ds
	Lot width		Visibili	ty triangle obstruct	tions
	Lot Depth		Parkin	g demand	
	Lot Coverage		Landso	aping	
	Floor area for accessory structures fo	r single 🛚	Additio	Additional dwelling unit for a	
	family uses		single-	family	
	Height		Carpor	t	
	Minimum width of sidewalk		Non-co	onforming use	
	Off-street parking		Other		
	Off-street loading				
	Landscape regulations				
	Other				
De	Please list the City of Dallas Development Code(s) this project is non-compliant with: Description:				
Alternative resolutions discussed/offered:					
Refe	rred by: Trevor Lumsa	Conta	act:		Date:

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.)

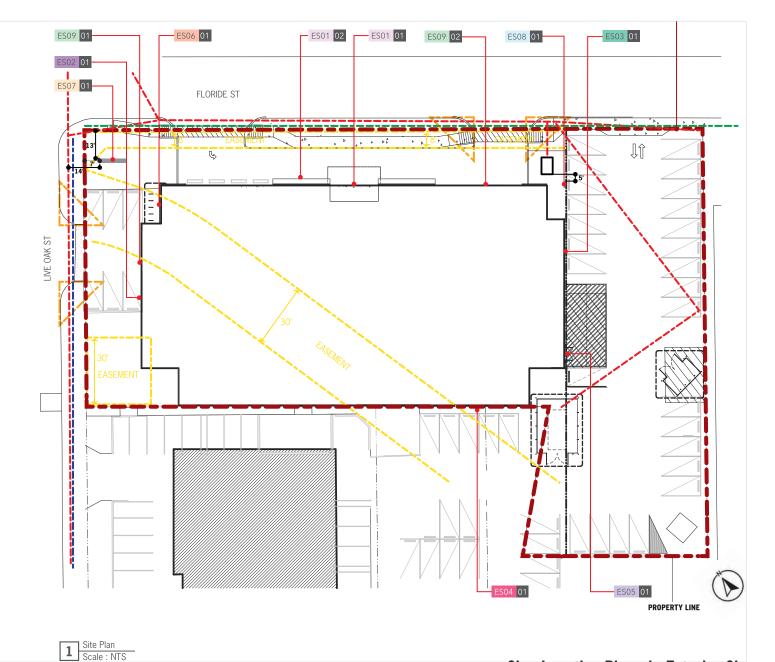
#	EXTERIOR SIGNAGE	DISTANCE
ES07	Monument Sign	19'

Setback from (Florida St.)

#	EXTERIOR SIGNAGE	DISTANCE
ES07	Monument Sign	19'

Utility Lines

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





TEXAS PRO SIGNS

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

All designs and drawings remain Texas Pro Signs exclusive property and in no way may be copied or duplicated without written consent.

(UL) Under writers Laboratories Inc. E206103