

OGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

	Case No.: BDA	FOR OFFICE USE ONLY	
Data Relative to Subject Property:	Date:	FOR OFFICE USE ONLY	
Location address: 5302 Miller Ave, Dallas, TX 75206	Zoning District:	Vickery Place CD 15	
Lot No.: 1 Block No.: 14/1938 Acreage: 0.184	Census Tract:		
Street Frontage (in Feet): 1) 50' 2) 150' 3)	4) .		
To the Honorable Board of Adjustment:		<b>)</b>	
Owner of Property (per Warranty Deed): Jennifer Christine Pete	erson and Dane Christoph	ner Peterson	
Applicant: Jennifer Peterson	Telephone: 214-		
Mailing Address: 5302 Miller Avenue, Dallas, TX	Zip Code:	Name and April	
E-mail Address: jenanddane@charter.net			
Represented by: Self or Jennifer Galamez	Telephone: _214-	766-0259	
ling Address: 2621 Elm Grove Rd, Wylie, TX Zip Code: 75098			
E-mail Address: jennifer@texasoutdooroasis.com			
Affirm that an appeal has been made for a Variance $\underline{X}$ , or Spe 5302 Miller Ave., Dallas TX 75206	cial Exception of _	Lot coverage	
Application is made to the Board of Adjustment, in accordance Grant the described appeal for the following reason:  Increase lot coverage maximum from 40% to 41% to adding a covered patio that exceeds lot coverage			
Note to Applicant: If the appeal requested in this application is goe applied for within 180 days of the date of the final action of conger period.	granted by the Board o the Board, unless the	of Adjustment, a permit must Board specifically grants a	
Affidavit efore me the undersigned on this day personally appeared	Dane C. Peter Jennifer C.	von Peterson	
who on (his/her) oath certifies that the above statements are to easier that the above statements are to easier.	(Affiant/Applie	cant's name printed)	
espectfully submitted: (Affiant/Applicant's signature)	Jufe & Jo		
ubscribed and sworn to before me this 9 Hay of Man		2025	
2001	4		
FRANK WILSON My Notary ID # 131062749	Dallas County, Texas		
Expires March 31, 2029			

### BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS

**FILE NUMBER:** BOA-25-000025

**BUILDING OFFICIAL'S REPORT:** Application of Jennifer Galdamez for a variance to the maximum allowed lot coverage at 5302 MILLER AVE. This property is more fully described as Block 14/1938 Lot 1, and is zoned CD-15, which has maximum allowed lot coverage of 40 percent. The applicant proposes to construct and/or maintain a single-family residential structure with 3,257 square feet of floor area, which will require a 57 square foot variance to the maximum allowed lot coverage regulations.

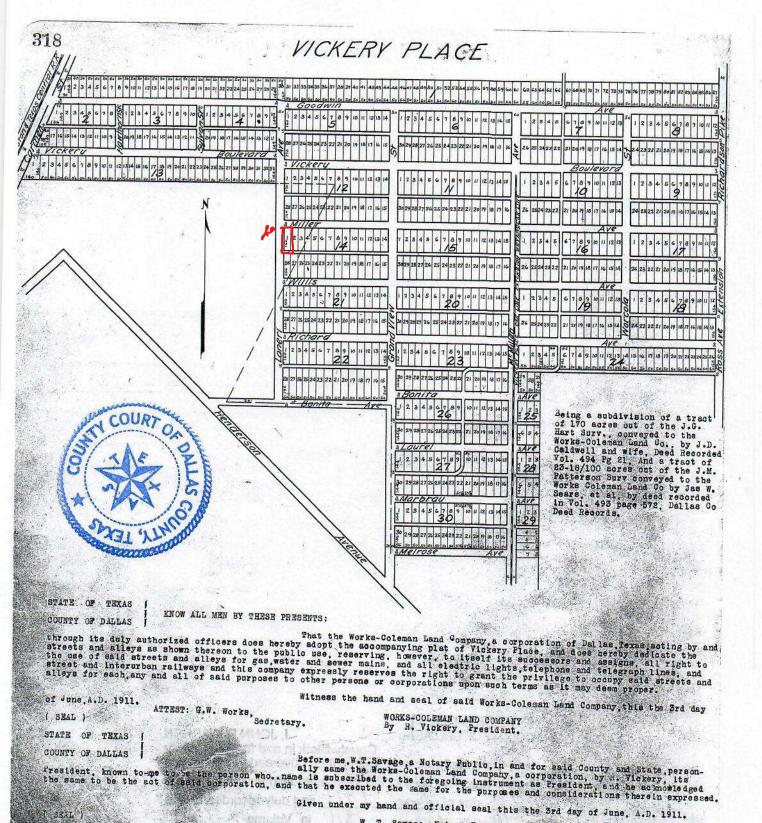
**LOCATION:** 5302 MILLER AVE

**APPLICANT:** Jennifer Galdamez

**REQUEST:** A variance to the maximum allowed lot coverage.



Appeal number: BDA				
I, Dane Christopher Peterson, Owner of the subject property (Owner or "Grantee" of property as it appears on the Warranty Deed)				
at: 5302 Miller Ave., Dallas TX 75206  (Address of property as stated on application)				
Authorize: <u>Jennifer Christine Peterson</u> (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: Increase lot coverage to 41% to accompodate patio coverage.				
Print name of property owner or registered agent  agent Date May 21, 2025  Signature of property owner or registered				
Before me, the undersigned, on this day personally appeared  Dane C Peterson				
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 thisday of				
May , 2025				
DAMIEN SLY Notary ID #135512632 My Commission Expires April 23, 2029  Commission expires on April 23, 2029				



Filed June oth, 1911 at 5:20 o'olk P. M. . J. E. Record, County Glerk

Deputy

(SEAL)

W. T. Savage, Notary Public, Dallas County, Texas.

A CONTRACTOR OF THE CONTRACTOR

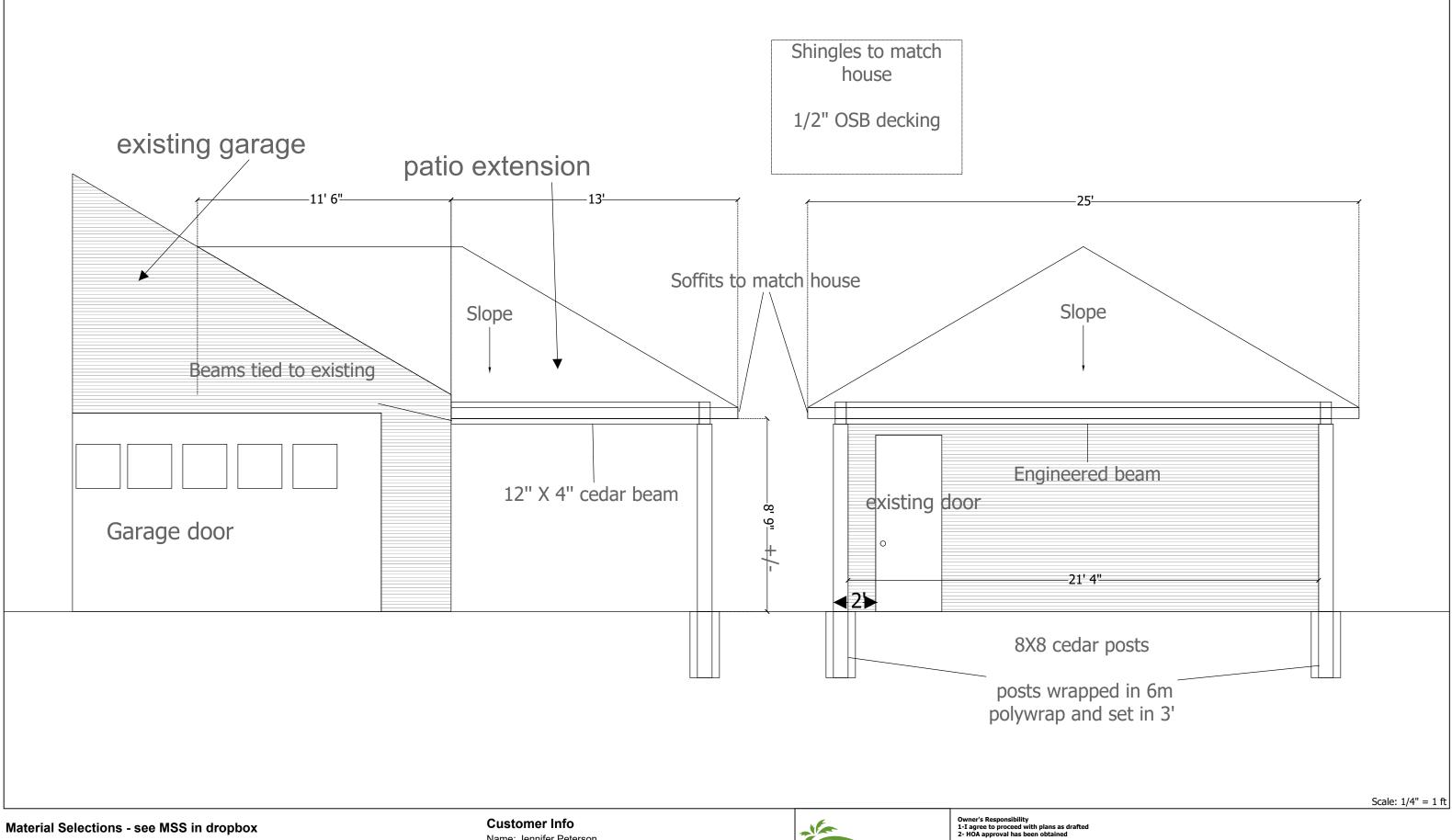
By T. B. Kendall, Deputy.



# **Development Services Board of Adjustment Referral Form:**

Applicant/Representa	ative: Jennifer Galdame	ez	
Owner (if applicable)	: Jennifer Pet	ersor	1
Property address: 53	302 Miller Ave, Dallas T	X	
Lot: 1	City Block: BL	K 14/193	Zoning: CD-15 Vickery Place
Request (check all tha	nt apply):		
□ Variance			Special Exception
☐ Yard setback			Fence height and
□ Lot width			standards
□ Lot Depth			Visibility triangle
X Lot Coverage			obstructions
☐ Floor area for accesso	ory structures for		Parking demand
single family uses			Landscaping
□ Height			Additional dwelling
☐ Minimum width of side	ewalk		unit for a single-
☐ Off-street parking			family
☐ Off-street loading			Carport
☐ Landscape regulations	3		Non-conforming use
□ Other			Other
<u>Referrer</u>			
zoning	ties of the land prohibit cone improvements) has res		ate development with properties of the same e, shape, or slope.
financial reasons on developing a parcel in districts with the Per ORD 26391(4)	ly, nor may a variand of land permitted by same classification."  (k) Maximum lot cov	e be gra the zoni erage is	created or personal hardship, nor for nted to permit any reason privilege in ng ordinance to other parcels of the lan 40 percent for new and existing houses ximately 253 square feet
3LC. 31A 3.102			
Referred by:			Date:
Printe	d name		

Application forms can be obtained at http://www.dallascityhall.com/development\_services/current\_planning.html or



**Material Selections - see MSS in dropbox** 

Name: Jennifer Peterson

Address: 5302 Miller Dr

Mobile: (214) 587-1381 Designer: Jen Galdamez 214-766-0259

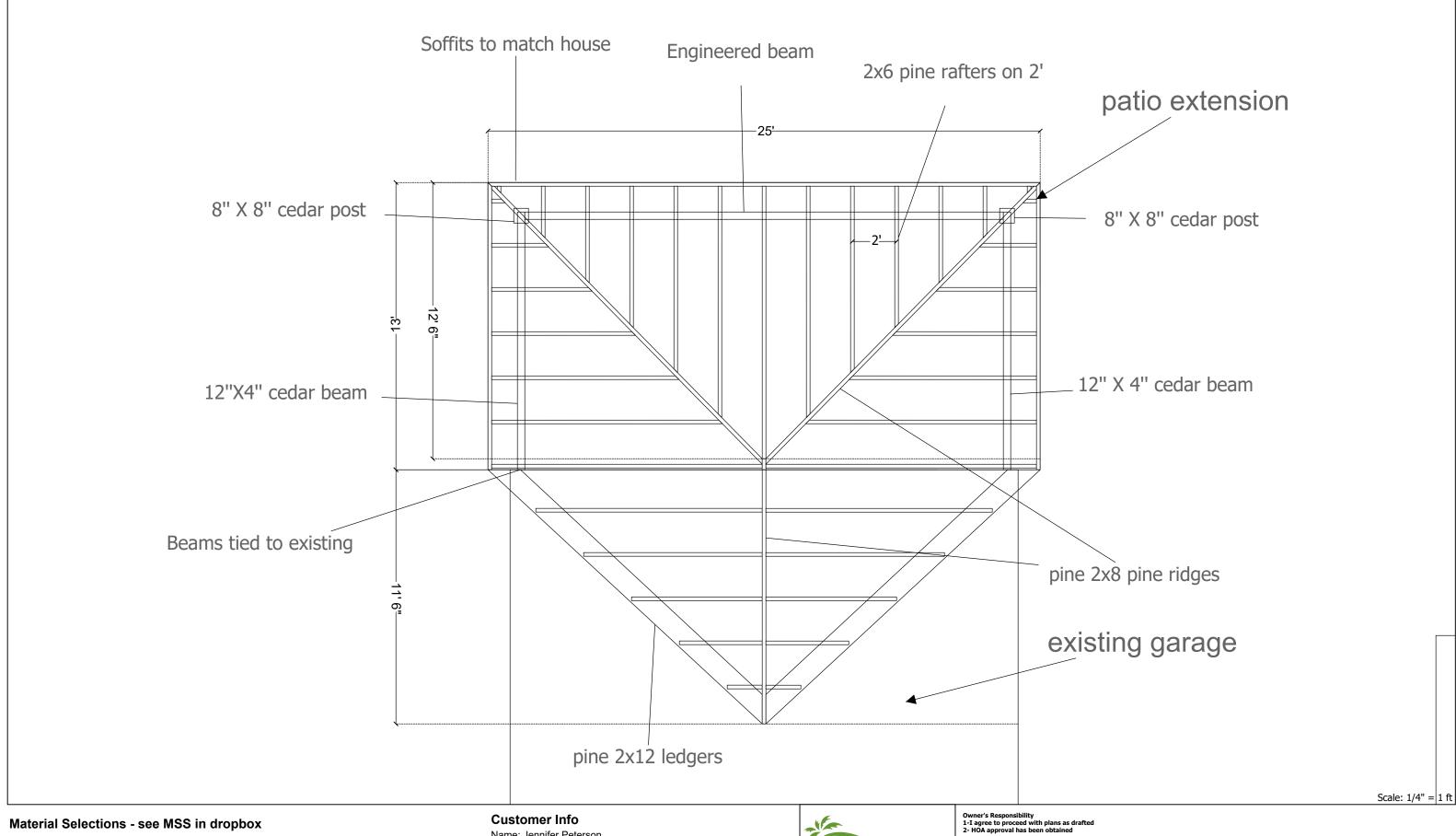
State: TX

Zip: <u>75206</u>



I have reviewed and I give my approval to proceed with the

Customer Signature



Name: Jennifer Peterson

Address: 5302 Miller Dr

Zip: <u>75206</u> State: TX\_

Mobile: (214) 587-1381 Designer: Jen Galdamez 214-766-0259

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