



Development Services

"TOGETHER 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: 1315 McKenzie, st

Date: FOR OFFICE USE ONLY

Location address: 1315 McKenzie, st

Zoning District: D(A)

Lot No.: 11 Block No.: 1438

Acreage: _____

Census Tract: _____

Street Frontage (in Feet): 1) _____

2) _____

3) _____

4) _____

5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Edwin Marulanda Vargas

Applicant: Edwin Marulanda Vargas Telephone: 469-377-0031

Mailing Address: 1315 McKenzie, st, Dallas, TX Zip Code: 75223

E-mail Address: edwinvargas1988@gmail.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 Off-street parking.

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: My lot has no rear access and theres no feasible way to meet the off-street parking requirement within the buildable area. I'm requesting

a modest 4ft encroachment to create a usable parking space. This won't negatively impact the neighborhood

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 _____

(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 E.M.V.
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 11 day of June, 2025

Notary Public in and for Dallas County, Texas

DEVELOPMENT SERVICES • BOARD OF ADJUSTMENT | REV 05.24.2023

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

FILE NUMBER: BOA-25-000026

BUILDING OFFICIAL'S REPORT: Application of EDWIN MARULANDA VARGAS for a variance to the off-street parking regulations at 1315 MCKENZIE ST. This property is more fully described as Block 1438 Lot 11, and is zoned D(A), which requires a parking space to be located behind the required front-yard. The applicant proposes a parking space within the required front yard, which will require a variance to the off-street parking regulations.

LOCATION: 1315 MCKENZIE ST

APPLICANT: EDWIN MARULANDA VARGAS

REQUEST: A variance to the off-street parking regulations



Posting of Notification Sign

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

Address: 1315 McKenzie st, Dallas, TX, 75223

Appeal Number: BDA _____

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: _____

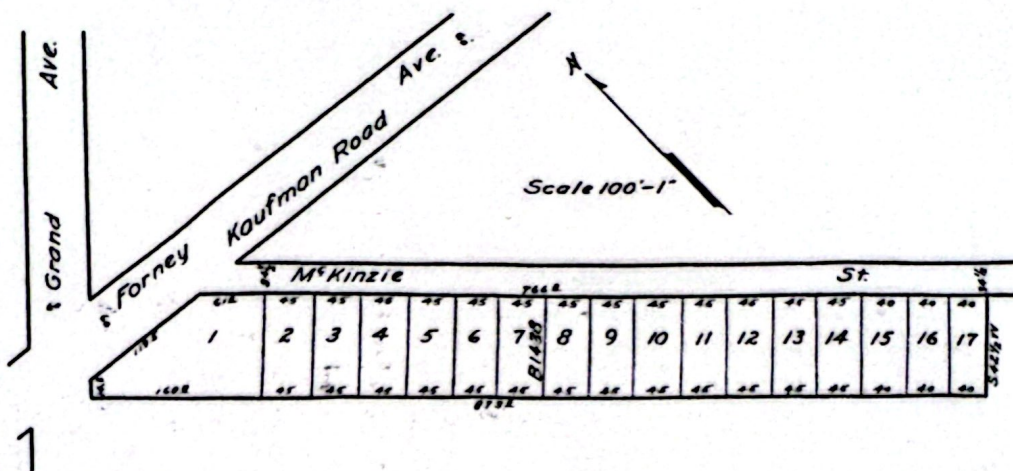
Number of acres: _____

Number of signs received: _____

E.M.V.

Signature of applicant or person receiving signs

06/11/25
Date



THE STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS: That I, D. S. Donovan, of said County and State
aforesaid do hereby adopt the within map as a true and correct representation of my subdivision of a part of the Thomas
Lagow League, being the same land conveyed to me by P. S. Plouts on the 22nd day of October, 1906.

WITNESS my hand this 22nd October, 1906.

D. S. Donovan.

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, C. E. Bell, a Notary Public, in and for Dallas County, in the State
of Texas, on this day personally appeared D. S. Donovan, known to me to be the person whose name is subscribed to the
foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein ex-
pressed.

Given under my hand and seal of office this 22nd day of October, 1906.

C. E. Bell,

Notary Public, Dallas County, Texas.

(Seal)

I hereby certify that the above and foregoing map was filed for record this

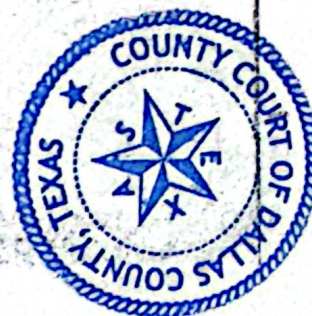
19th day of Nov. 1906, at 10:45 A. M.

Frank R. Shanks, County Clerk, Dallas County, Texas.

By R. W. Loughery, Deputy.

(Seal)

I, JOHN F. WARREN
County Clerk in and for said County
and State, do hereby certify that the above and foregoing is a
true and correct copy of the instrument filed for record on the
day of _____ 1906 and duly recorded on the
day of _____ in Volume _____
of the Records of Dallas County, Texas.
WITNESS my hand and seal of office at Dallas, Texas
this _____ day of _____ 1906.
JOHN F. WARREN, COUNTY CLERK
DALLAS COUNTY, TEXAS
Deputy





STATE OF TEXAS }
COUNTY OF DALLAS }

I, JOHN F. WARREN
County Clerk in and for said County
and State, do hereby certify that the above and foregoing is a
true and correct copy of the instrument filed for record on the
19 day of Nov. 1906 and duly recorded on the
19 day of Nov. 1906 in Volume 1
Page 118 of the Records of Dallas County, Texas

WITNESS my hand and seal of office at Dallas, Texas
this 21 day of April, 2025.

JOHN F. WARREN, COUNTY CLERK
DALLAS COUNTY, TEXAS

By _____ Deputy



City of Dallas
LIEN PAYOFF STATEMENT

As of Date: **06/11/2025**

Property Address: 1315 MCKENZIE ST , DALLAS, TX 75223

DCAD #: 00000153499000000

Property Owner: ALI IRFAN

Contract Account #	Lien Account #	Reference ID	Work Completion Date	Lien Amount	Principal Due	Interest Due	Total Amount Due	Lien Payoff Balance
505032997	W1000155727		08/04/2014	164.22	0.00	0.00	0.00	0.00
							Sub-Total	0.00
Total Amount Due(USD)								0.00

Total amount due if paid by 07/02/2025: \$ 0.00

Total amount due if paid by 08/01/2025: \$ 0.00

Please submit payment via mail to: Special Collection Divisions
P.O. Box 139076
Dallas, TX 75313-9076

If submitting payment in person: Special Collections Division
1500 Marilla St., Rm. 2DS
Dallas, TX 75201

If you have any questions, please call Special Collections at 214-670-3438.



REFERRAL FORM FOR BOARD OF ADJUSTMENT

APPLICANT: EDWIN MARULANDA VARGAS		OWNER: SAME AS APPLICANT
ADDRESS: 1315 MCKENZIE ST	STATE: TEXAS	ZIP: 75223
LOT: 11	BLOCK: 1438	ZONING: D(A)

<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 checked="" 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: SEC. 51A-4.209 (6) Single Family © Requires 2 (two) off-street parking

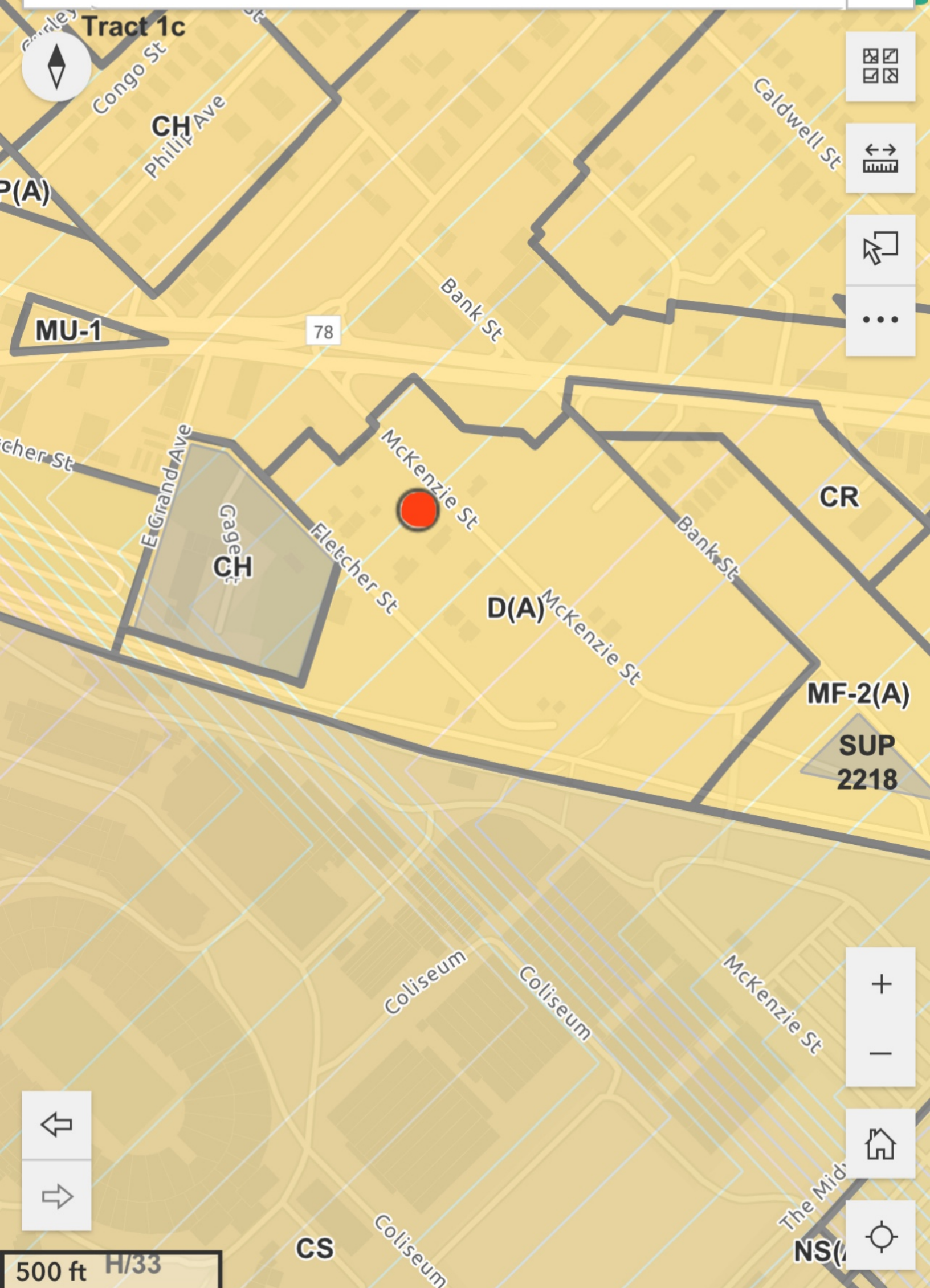
Description: Proposing car conversion and does not have rear entry to provide off-street in rear.

Alternative resolutions discussed/offered: Remove front porch to have enough area for average parking 9'x18' times two.

Referred by: Maria Nava Contact: 214-948-4142 Date: 4/15/2025



1315 MCKENZIE ST, DALLAS, 75223



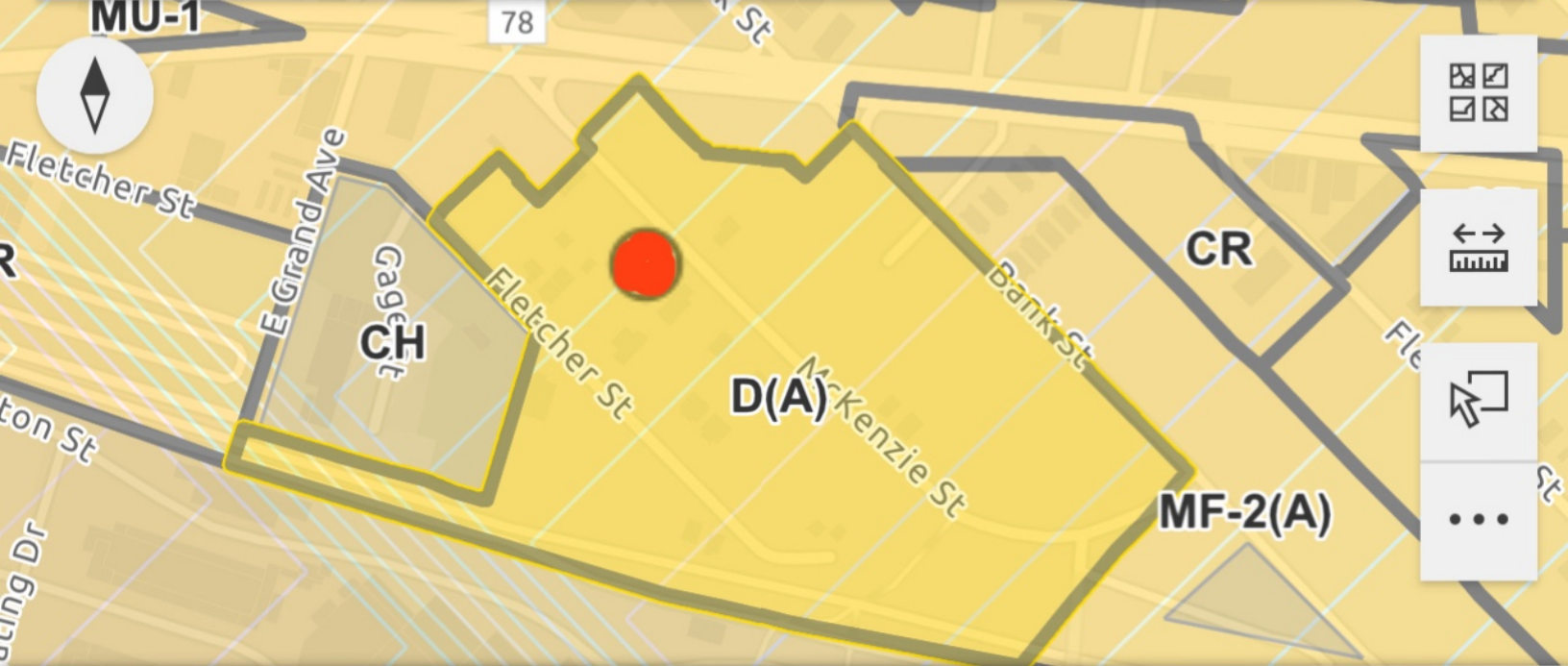
500 ft H/33

Selected features: 0



▼ 1315 MCKENZIE ST, DALLAS, 75223

✕ 🔍



Base Zoning



Zone District	D(A)
PD Number	
CD Number	
Common Name	
Case Number	Transition
Council Date	7/18/1989
Ordinance Number	19455
Resolution Number	870470
District Use	
PD Link	



SHIPPED
DATE: 5-9-96

RECEIVED
DATE: 7-11-96

CITY OF DALLAS PLAT BOOKS

ANNEXED _____ ORD. NO. _____

ADDITION _____

28
BLOCKS 1271, 1272, 1437, 1438, 1439, 1440, 1440 A-C 9-11

SURVEY JOHN GRIGSBY
T. LAGOW ABST. 495
759

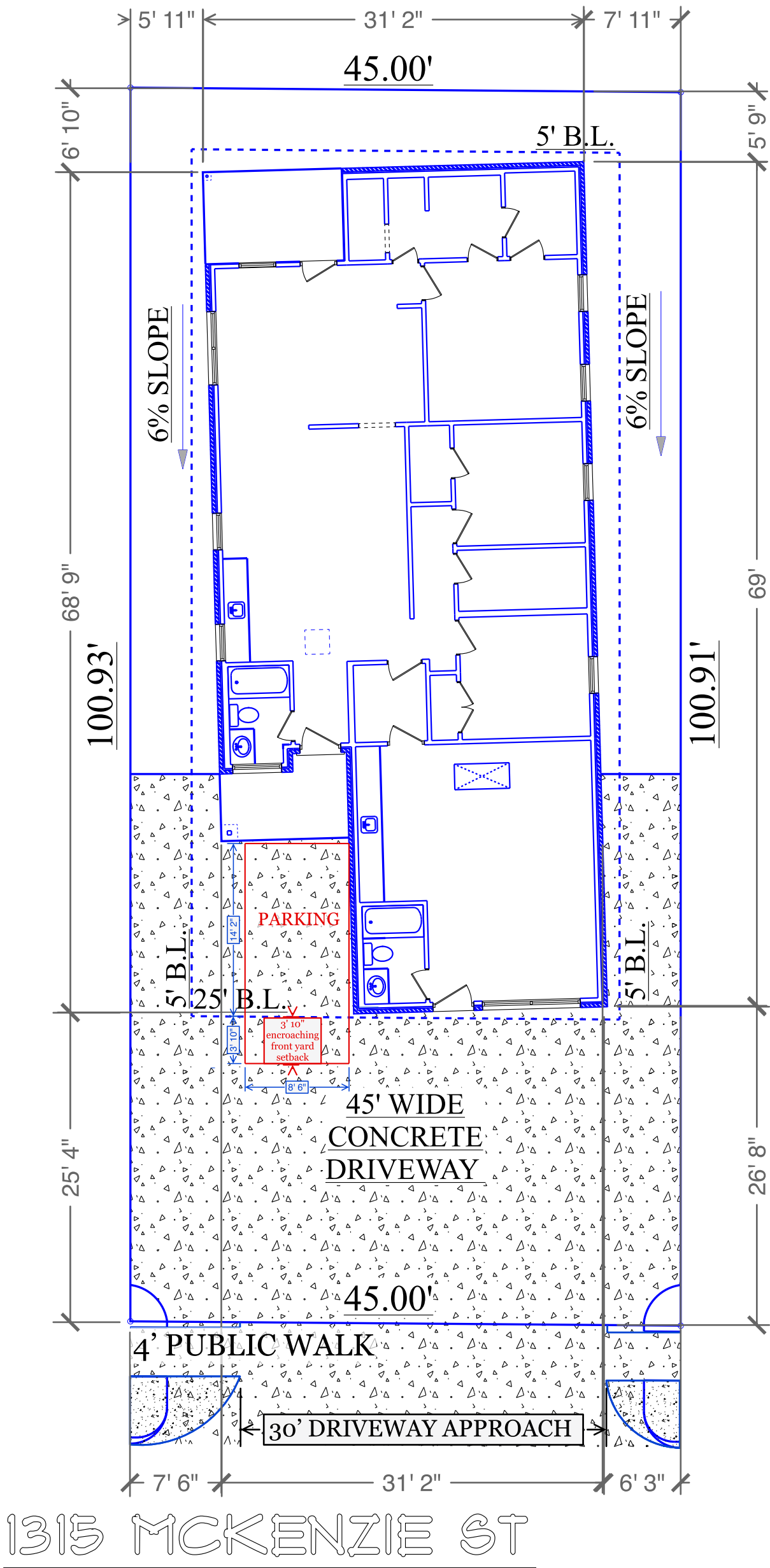
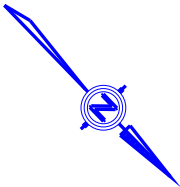
SCALE 100 FT. EQUALS 1 INCH JMC 1-30-92

SCHOOL DISTRICT DALLAS

FILED: 5-17-1901 NATIONAL BANK SUBD. BLK. 8/1440
FILED: 5-17-1901 MERCANTILE NATL. BANK SUBD. BLK. 11/1440
FILED: 6-18-1910 J.A. JOHNSTONS SUBD. BLK. 1-3/1440 & 6-11/1440
FILED: 8-5-04 GRAND AVE. SUBD. BLK. 1439 LOTS 1-15
FILED: 11-19-08 O.S. DONOVAN SUB. BLK. 1438 LOTS 1-17
FILED: 3-20-07 J.D. HERNDON NO. 3 BLK. 1437 LOTS 1-27
HERNDON SUBD. BLK. 1272 LOTS 1-17
BROWDER'S PROVIDENCE ADD. BLK. 28/1271 LOTS 1-26



BLK 1438 LT 11
D S DONOVAN
DALLAS, TEXAS
DALLAS COUNTY



SITE PLAN
SCALE: 1" = 10'-0"



213 W ENNIS AVENUE
SUITE 400
ENNIS, TX 75119
OFFICE# (972)935-9710
WWW.PLAN-MASTER.COM

AIBD CERTIFICATION # 44-798
MATTHEW L. EDWARDS



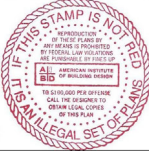
MARCH 24th, 2025

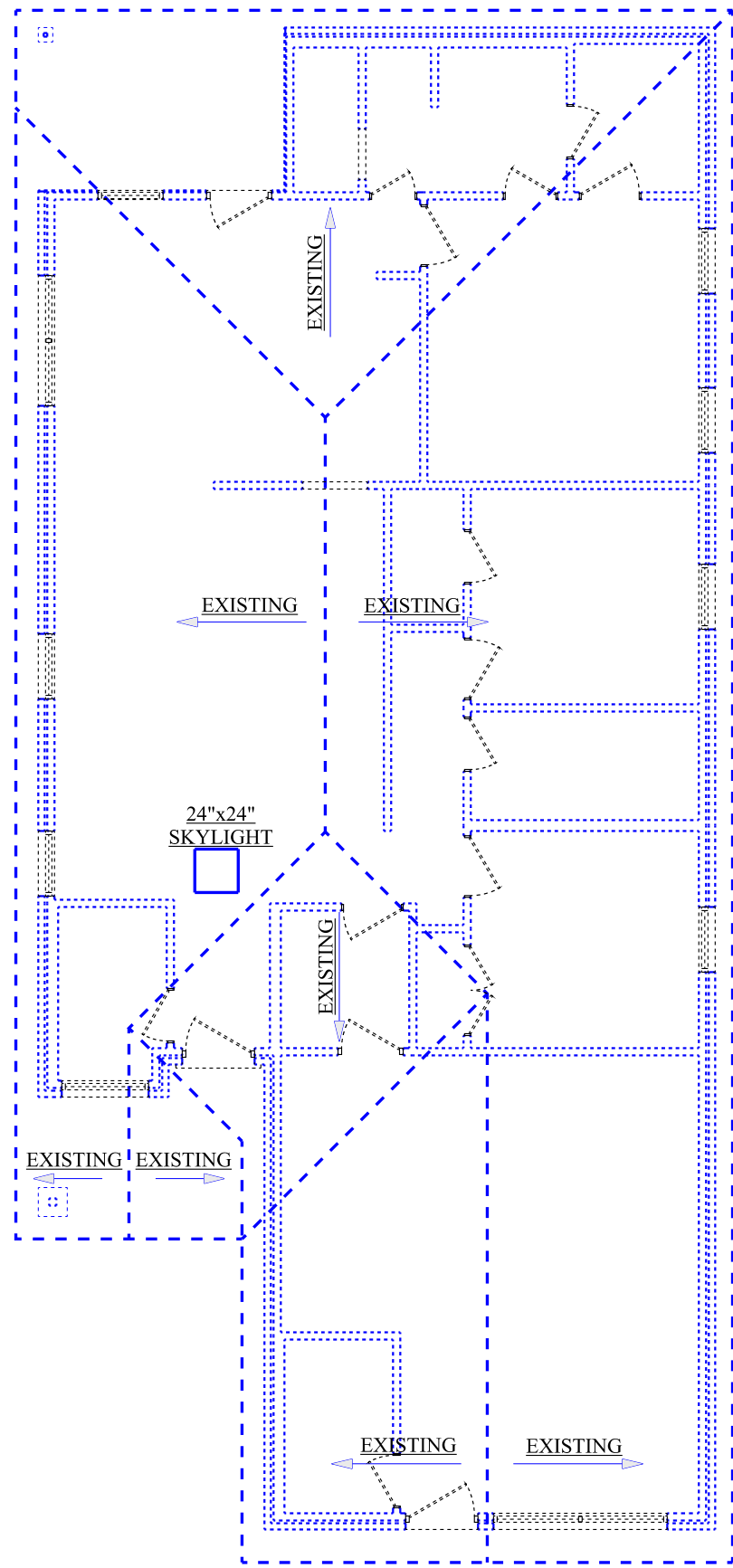
A NEW RENO/ ADDITION
TO BE LOCATED @
1315 MCKENZIE ST
BLK 1438 LT 11 - D S DONOVAN
DALLAS, TEXAS - DALLAS COUNTY

VARGAS
RESIDENCE

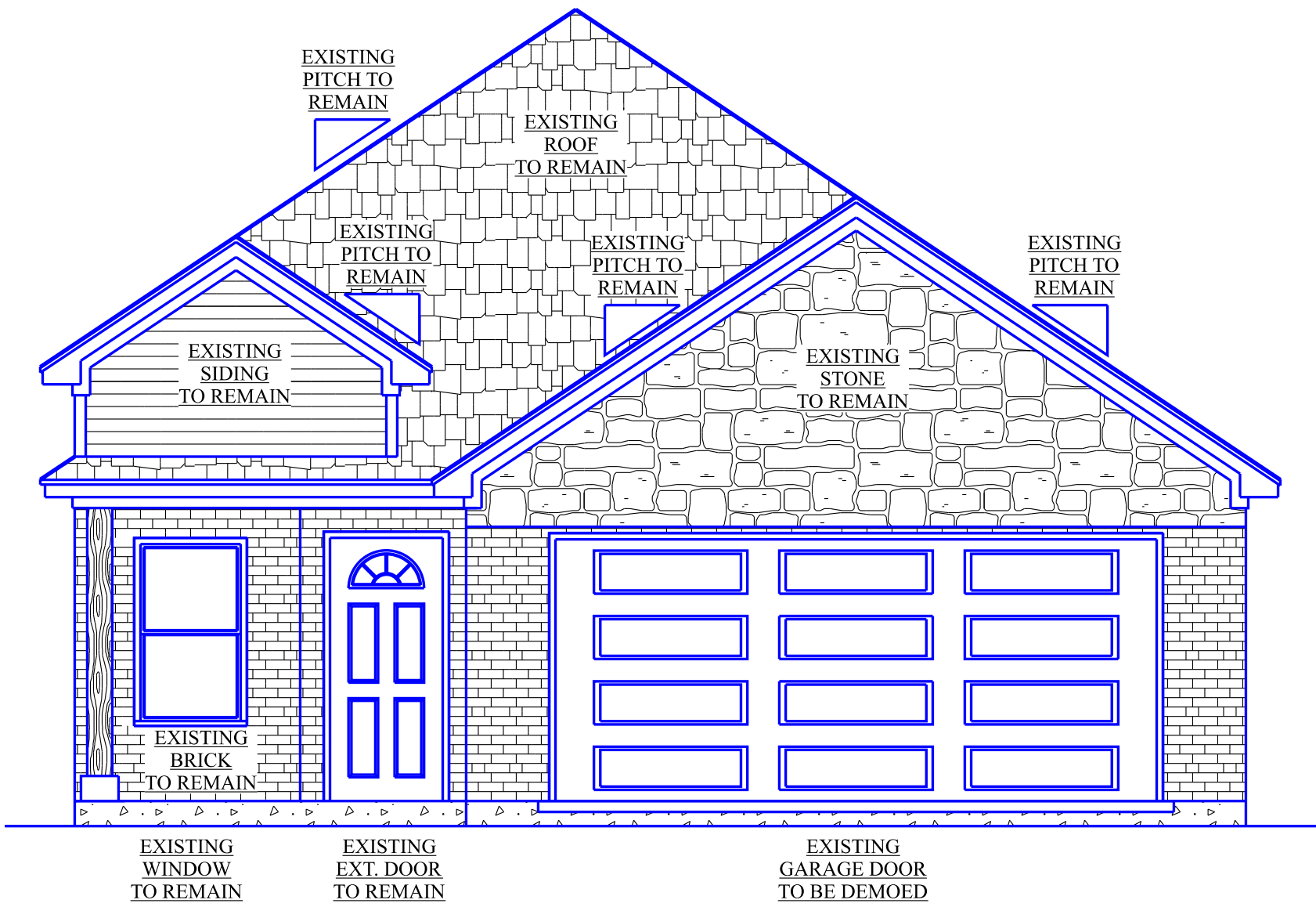


108

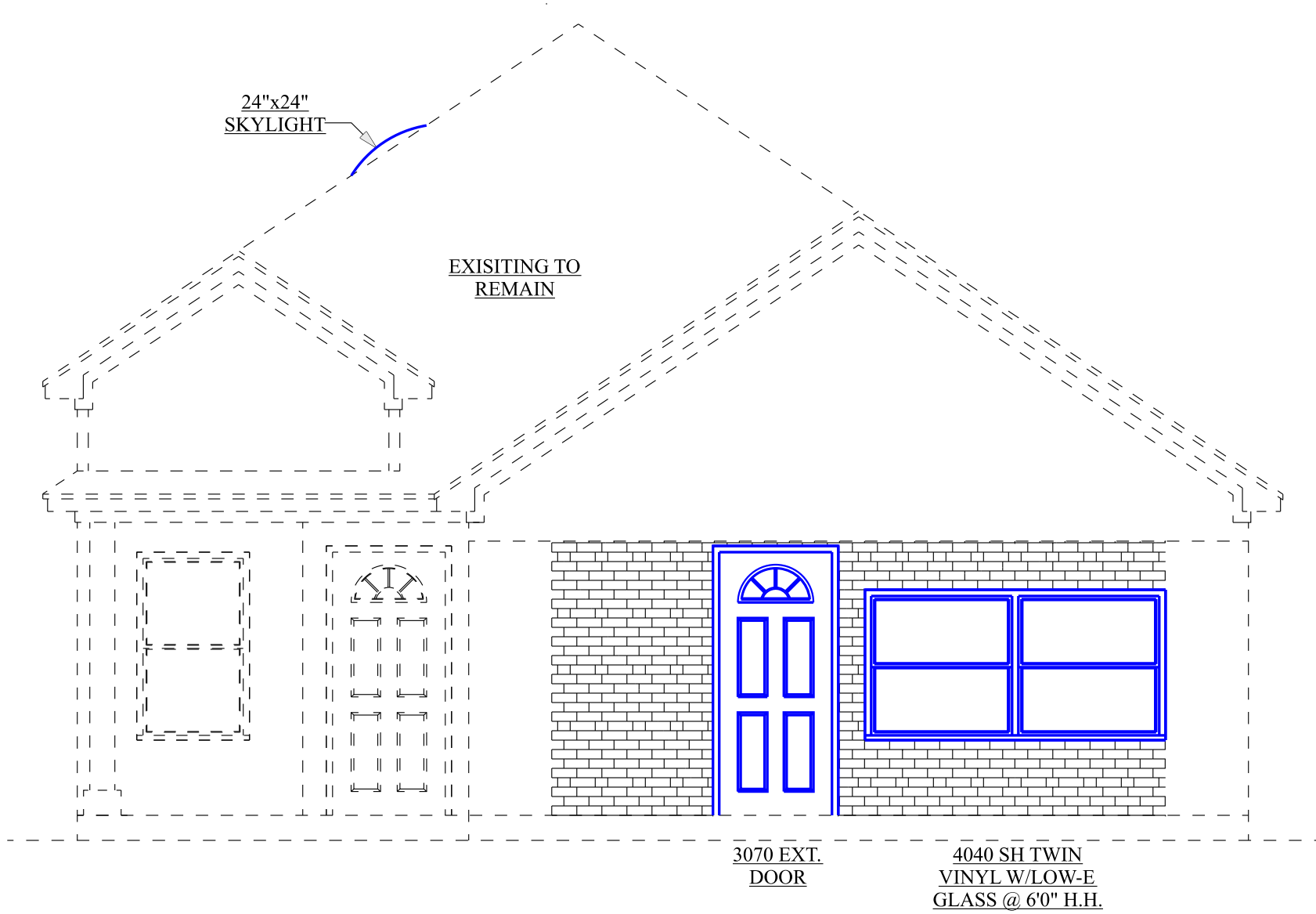




ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



FRONT ELEVATION-EXISTING
SCALE: 1/4" = 1'-0"



FRONT ELEVATION-ADDITION
SCALE: 1/4" = 1'-0"

Plan Copyright, Ownership and Liability

These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of the Copyright Act, 17 U.S.C. as amended (December 1990 and known as Architectural Works Copyright Protection Act of 1990). Reproduction of these home plans or design either in whole or in part, including any form and/or preparation of derived works thereof for any reason without prior written permission is strictly prohibited. The purchase of a set of home plans in no way transfers any copyright or other ownership interest in it to the buyer except for a limited license to use that set of home plans for the construction of one dwelling unit. The protection includes but is not limited to the overall form as well as the arrangement and composition of space and elements of the design. These plans are the property of Blue Line Design Co.

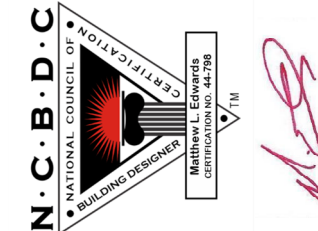
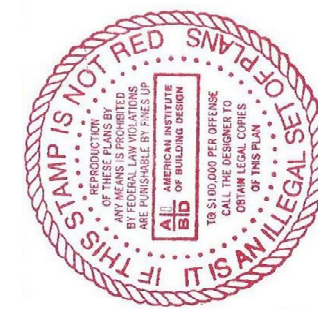
Blue Line Design Co. assumes no liability for any structure constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning any construction.

1. Verify dimensions and all aspects of plans for compliance with all local codes and ordinances where house is to be constructed.
2. Verify all structural for design, size and reinforcement with local engineer and building officials.
3. Plans indicate locations only; engineering aspects should incorporate actual size and soil conditions.

Limit of Designers liability is not to exceed price paid for plans. Blue Line Design Co. assumes no liability for any changes made to these plans nor do we assume any liability for advice given or methods used by the builder, contractor, or other professionals involved in the construction of a house from these plans. Blue Line Design Co. is not a registered Architect however, Blue Line Design Co. is registered and maintains good standing with the American Institute of Building Design.

NOTES:

1. These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error and/or omission is found is to be brought to the attention of the architect before any construction work or purchases have been made.
2. These plans are designed to be in substantial compliance with the 2021 International Residential Code. The construction shall conform to all national, state and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.
3. Contractor must verify all dimensions and scale drawings.
4. All stud walls are dimensioned 4" nominal, brick 5" nominal and thin walls 2" nominal.
5. Linen closets and pantries have 5 high shelves unless noted otherwise.
6. Provide 3/8 inch water line to refrigerator.
7. Gas water heaters in the garage are to be on a 18" platform.
8. Air conditioner condenser must be 3" above grade.
9. In absence of mailing schedule prepared by architect or engineer, and accepted by building official use Table R602.3 in the International Residential Code.
10. Refer to engineer drawings for all foundations.
11. Lot drainage to comply with the International Residential Code.
12. Building area to be cleared of all human roots and vegetation. Cut stumps a minimum of 8" below grade and 4" below beams.
13. Check plans for level changes floor outlets and plumbing fixture locations.



VARGAS RESIDENCE

MARCH 24th, 2025

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BLK 1438 LT 11 - D S DONOVAN
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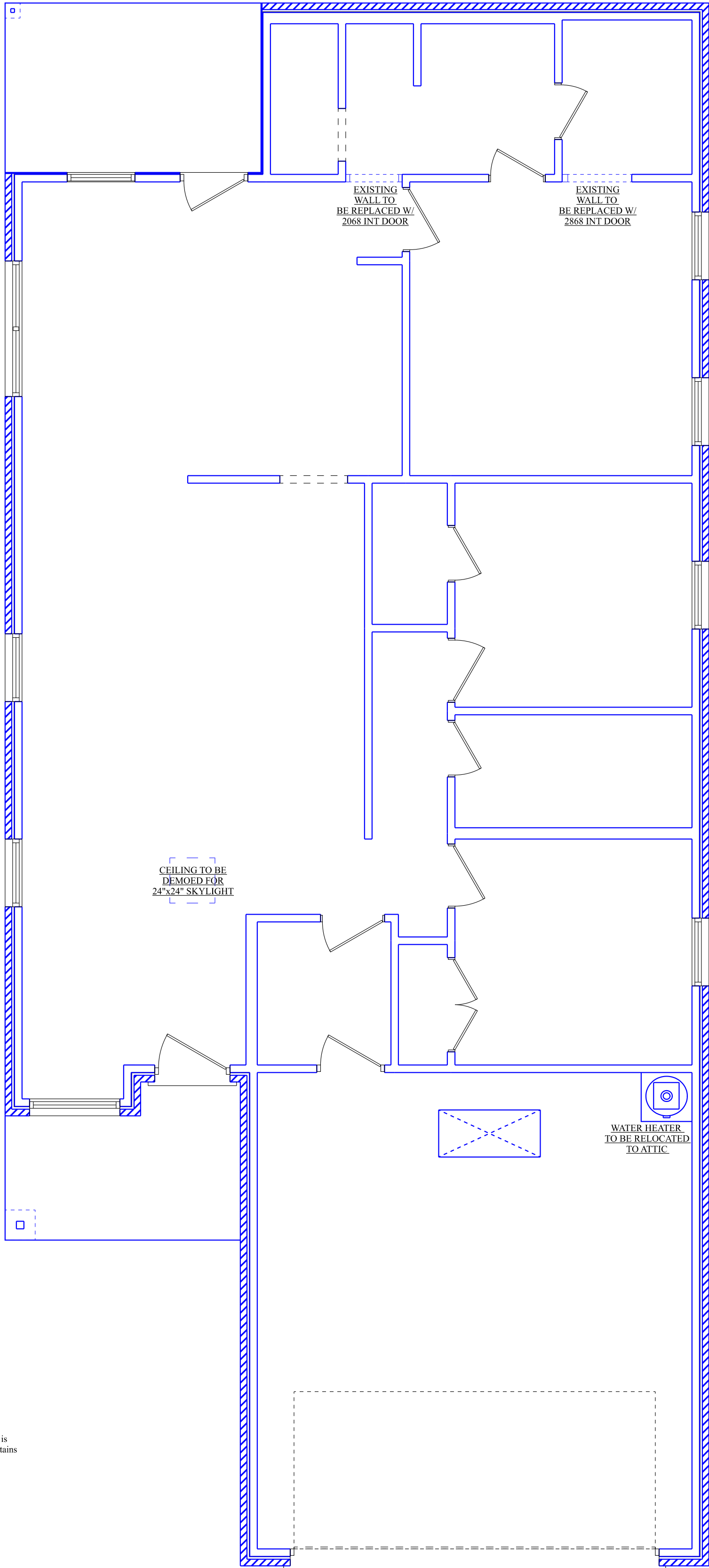
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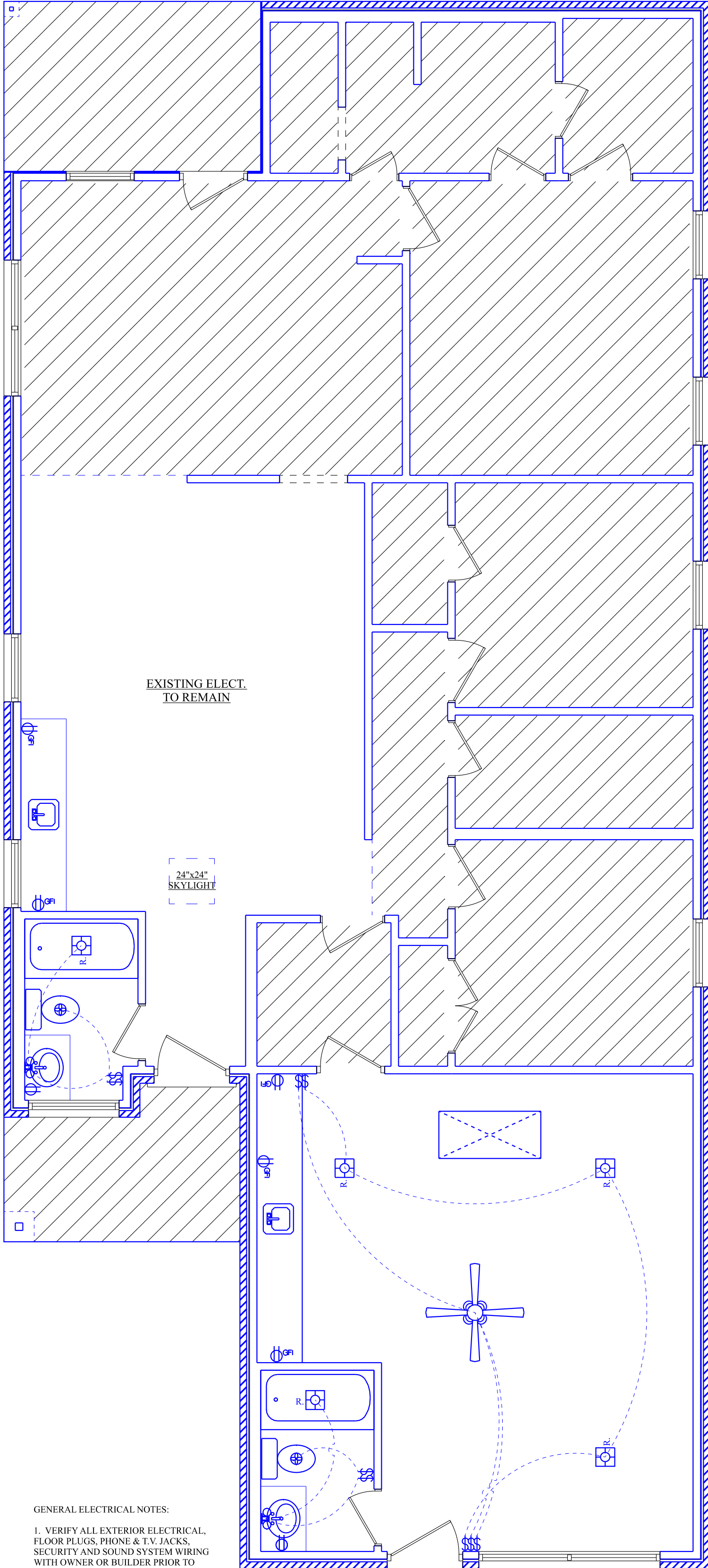
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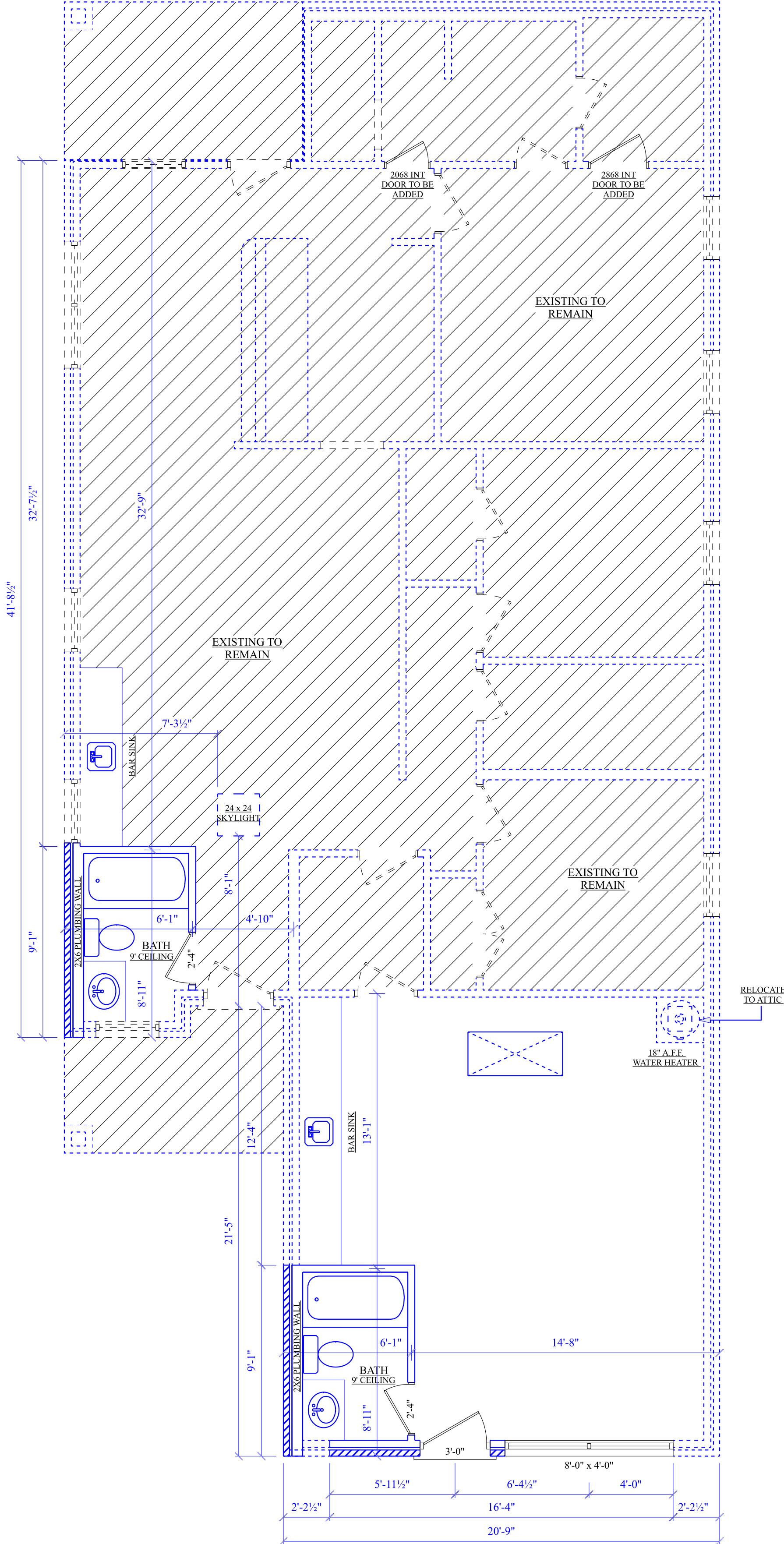
FLOOR PLAN-DEMOLITION
SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES:

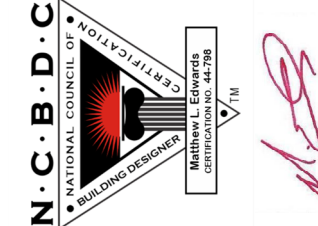
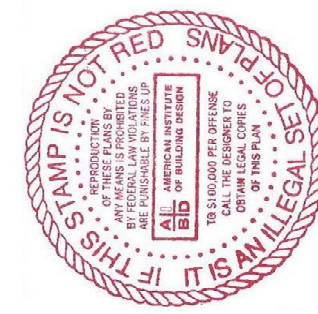
1. VERIFY ALL EXTERIOR ELECTRICAL, FLOOR PLUGS, PHONE & TV JACKS, SECURITY AND SOUND SYSTEM WIRING WITH OWNER OR BUILDER PRIOR TO CONSTRUCTION.
2. VERIFY DOOR HEIGHTS W/ BUILDER PRIOR TO CONSTRUCTION.
3. INSTALL ARC FAULT CIRCUIT INTERPRETER PROTECTION FOR ALL SLEEPING ROOMS.
4. DEDICATED CIRCUITS OR MICROWAVE WASHER, REFRIGERATOR AND DISHWASHER.
5. PROVIDE SWITCHED LIGHTING AND 110 VOLT RECEPTACLE IN ATTIC @ MECHANICAL PLATFORM.



ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



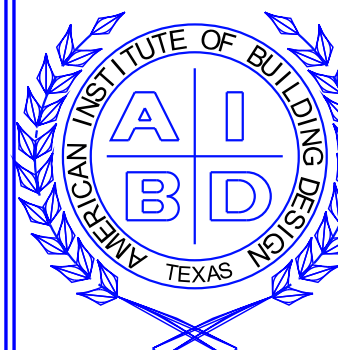
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RESIDENCE**

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