



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/APEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY

Case no. _____
Date _____

Data Relative to Subject Property: _____
Location address: 1871 Summit Ave Zoning District: _____
Lot No.: 2A Block No.: 4 Acreage: _____ Census Tract: _____
Street Frontage (in Ft.): 1) 20 2) 5 3) _____ 4) _____ (5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Ashish Oommen
Applicant: Jay Peskuski Telephone: (469) 682-8956
Mailing Address: 1811 Greenville Ave. Ste #3129 Zip Code: 75206
E-mail Address: jp@jpdfirm.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:

To the front setback due to two frontages

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:

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 Ashish Oommen
(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.

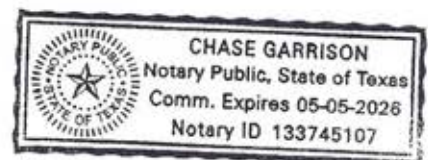
Respectfully submitted: Ashish Oommen
(Affiant/ Applicant's signature)

Subscribed and sworn to before me this 10 day of June, 2025

Notary Public in and for Dallas County, Texas

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

4/30/2025





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AFFIDAVIT

Appeal number: _____

I, Ashish Oommen, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 1871 Summit Ave
(Address of property as stated on application)

Authorize: Jay Peskuski
(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: To the front setback due to two frontages

Ashish Oommen
Print name of property owner or registered agent

Date 6.10.25

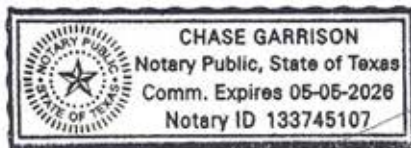
[Signature]
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared Ashish Oommen

Who on his/her oath certifies that the above statements are true and correct to his/her

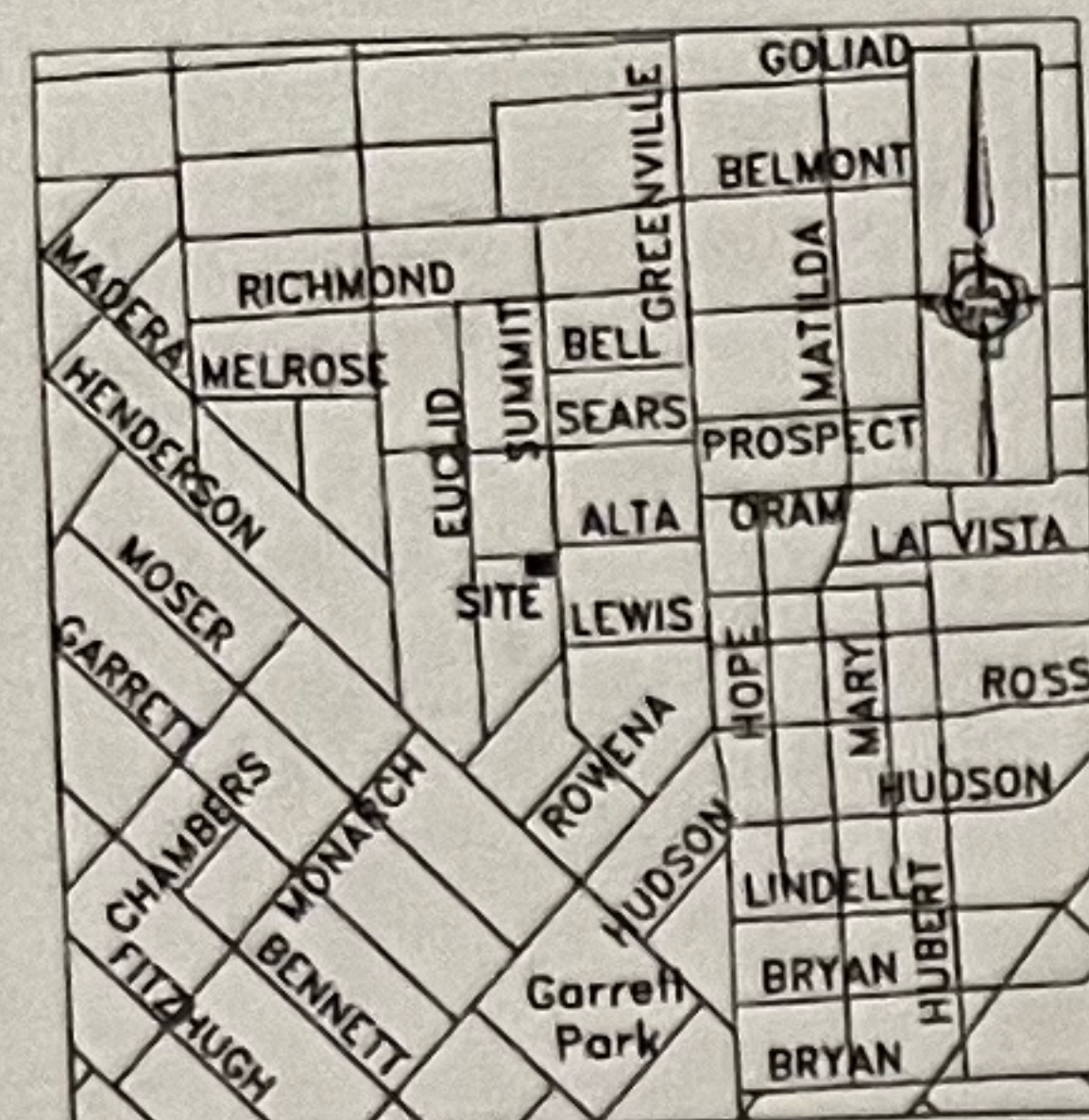
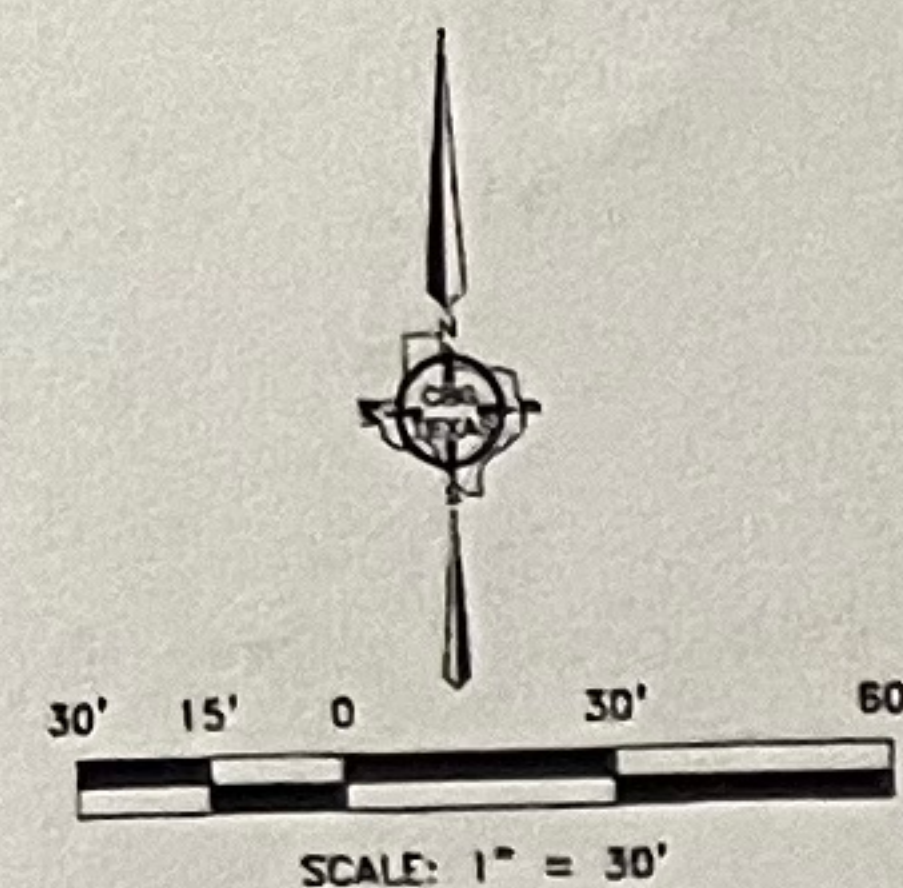
best knowledge. Subscribed and sworn to before me this 10th day of

June, 2025



[Signature]
Notary Public for Dallas County,
Texas

Commission expires on 05.05.2026



VICINITY MAP
NOT TO SCALE

ALTA AVENUE

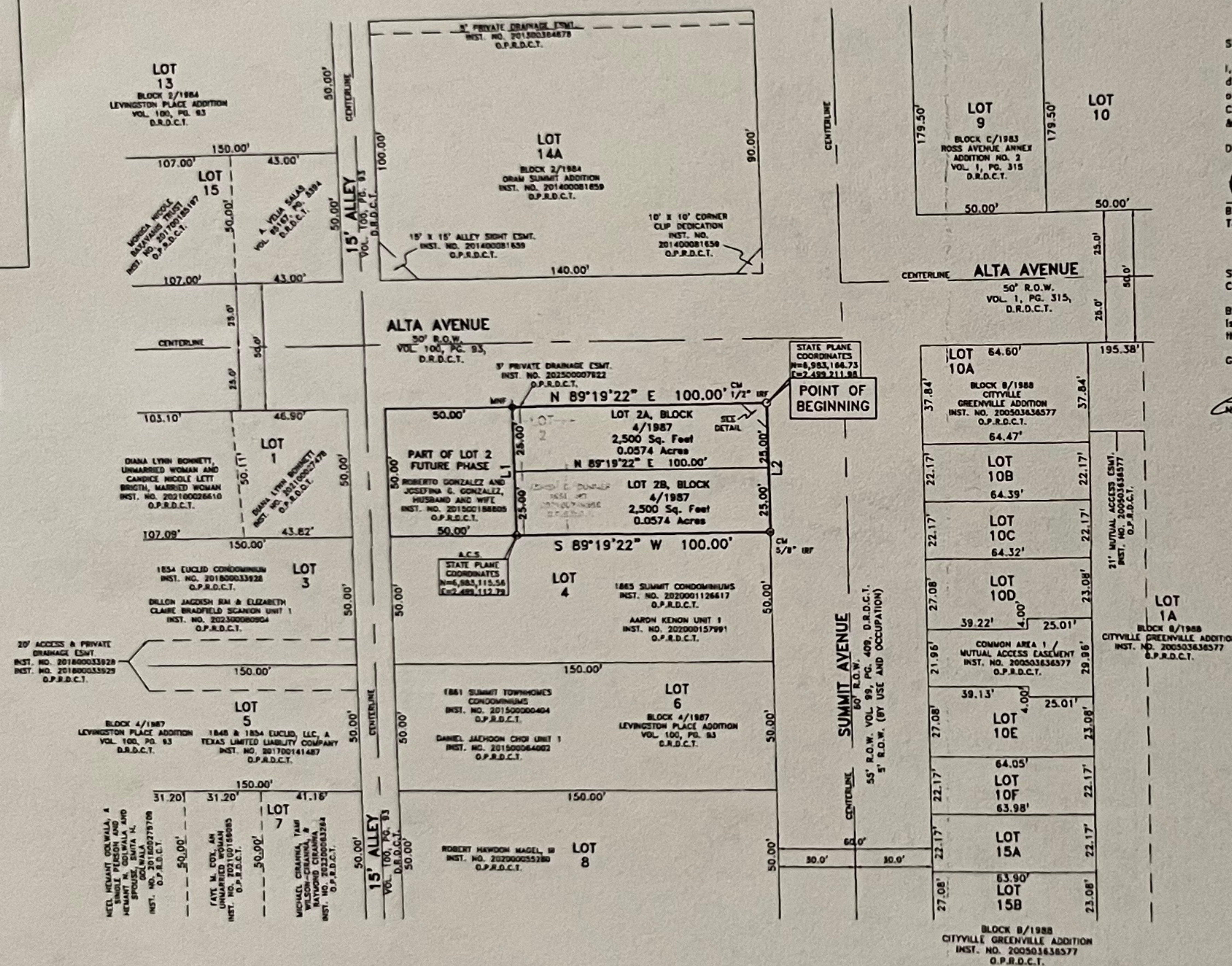
50' R.O.W.
VOL. 100, PG. 93, D.R.D.C.T.

10' X 10' STREET ESMT.
"BY THIS PLAT"

SUMMIT AVENUE
55' R.O.W. VOL. 99, PG. 409, D.R.D.C.T.
5' R.O.W. (BY USE AND OCCUPATION)

10' X 10' STREET ESMT.
DETAIL NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N 00°55'23" W	50.00'
L2	S 00°55'23" E	50.00'



LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
ESMT. = EASEMENT
1/2" IRF = 1/2 INCH IRON ROD FOUND
5/8" IRF = 5/8 INCH IRON ROD FOUND
MNF = MAG NAIL FOUND
A.C.S. = 3" ALUMINUM DISK STAMPED "O.G.A. AND RPLS 5513"
SET OVER A 1/2 INCH IRON ROD SET

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4201, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS OUT OF PART OF LOT 2, BLOCK 4/1987, OF LEVINGSTON PLACE ADDITION.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Ashish G. Oommen, does hereby adopt this plat, designating the herein described property as OOMMEN GRAND PHASE ONE ADDITION, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, and the responsibility of the property owner, agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line easements shall be the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this 21 day of January, 2025.

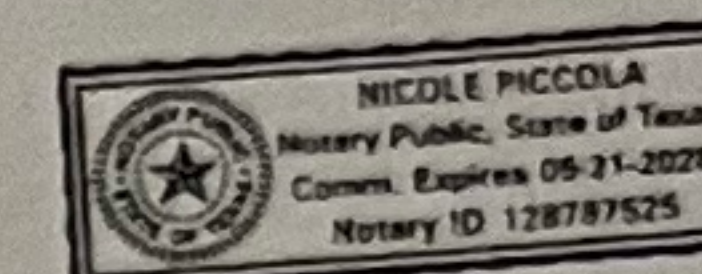
BY: *Ashish G. Oommen*
Ashish G. Oommen (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Ashish G. Oommen known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21 day of January, 2025.

Nicole Piccola
Notary Public in and for Dallas County, Texas.



SURVEYOR'S STATEMENT:

I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this 17th day of January, 2025.

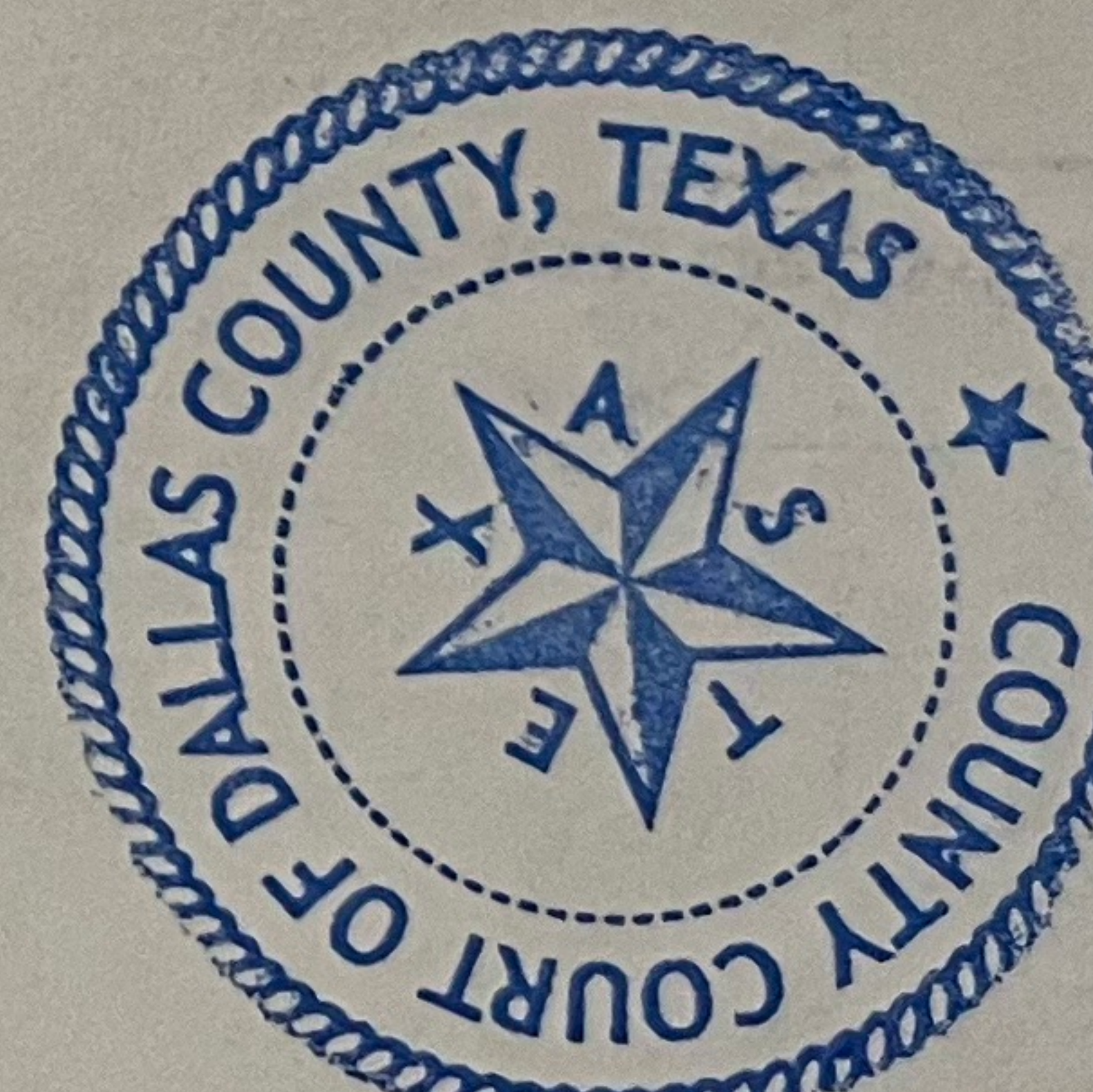
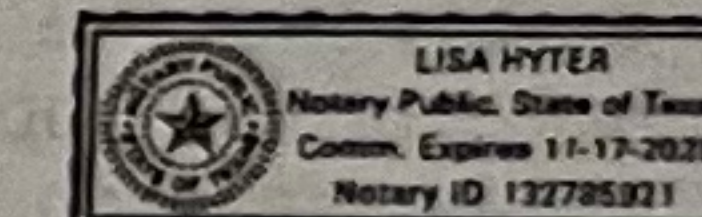
Bryan Connolly
Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of January, 2025.

Lisa Pyter
Notary Public in and for the State of Texas



Filed for Record
in the Official Records Of:
Dallas County
On: 2/12/2025 1:16:47 PM
in the PLAT Records

Doc Number: 2025 - 202500029174
Number of Pages: 1
Amount: \$3.00
Order# 20250212000818
By: KM

CERTIFICATE OF APPROVAL

I, Tony Shidlo, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the 20th day of April, A.D. 2022, and same was duly approved on the 19th day of May, A.D. 2022, by said Commission.

Tony Shidlo
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas
Attest: *Michael V. Hall*
Secretary

FINAL PLAT OOMMEN GRAND PHASE ONE ADDITION

LOTS 2A & 2B, BLOCK 4/1987
BEING A REPLAT OF A PORTION OF LOT 2, BLOCK
4/1987, LEVINGSTON PLACE ADDITION
J.M. PATTERSON SURVEY, ABSTRACT NO. 1121
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S212-172A



PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10188800
www.cbgtlxc.com

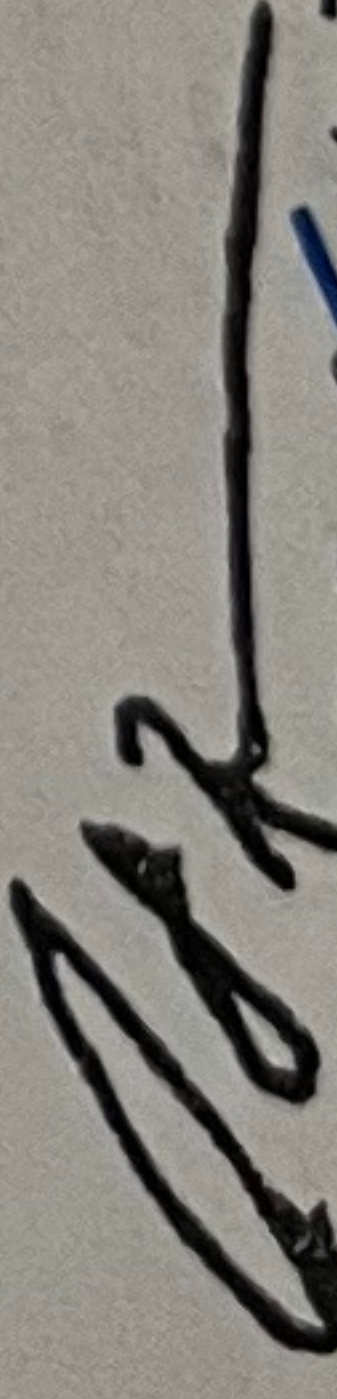
OWNER: ASHISH G. OOMMEN
323 HONEY CREEK LANE
FAIRVIEW, TEXAS 75009
215-544-4777
AGOOMMEN@GMAIL.COM

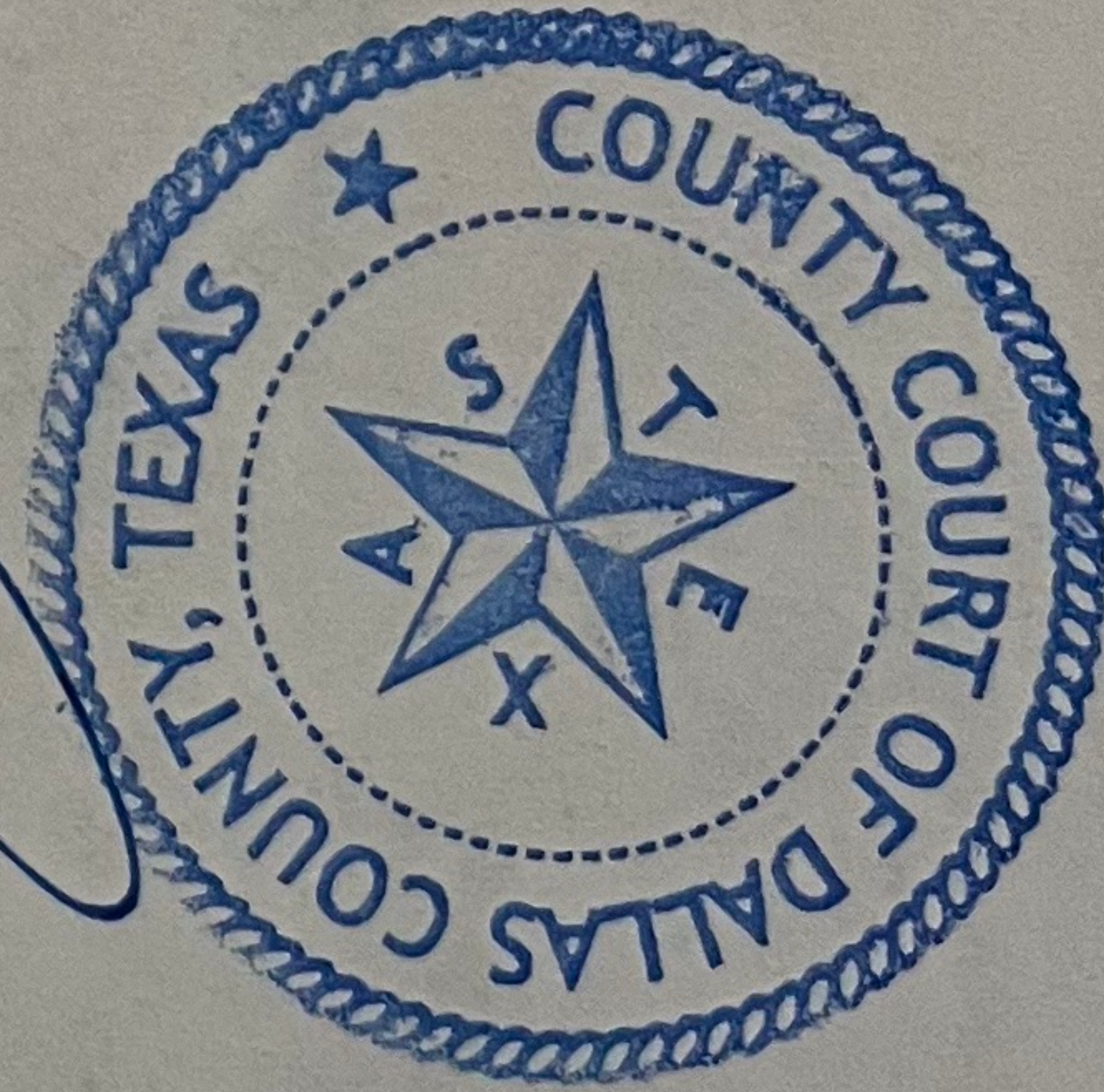
SCALE: 1"=30' / DATE: 01/15/2025 NO. 211570-01 / DRAWN BY: JA

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 16 2025



By:  Deputy
COUNTY CLERK, Dallas County, Texas





SITE PLAN

SCALE: 1" = 10'

PLAN NO.
1871
DATE
3/15/2025

PDF

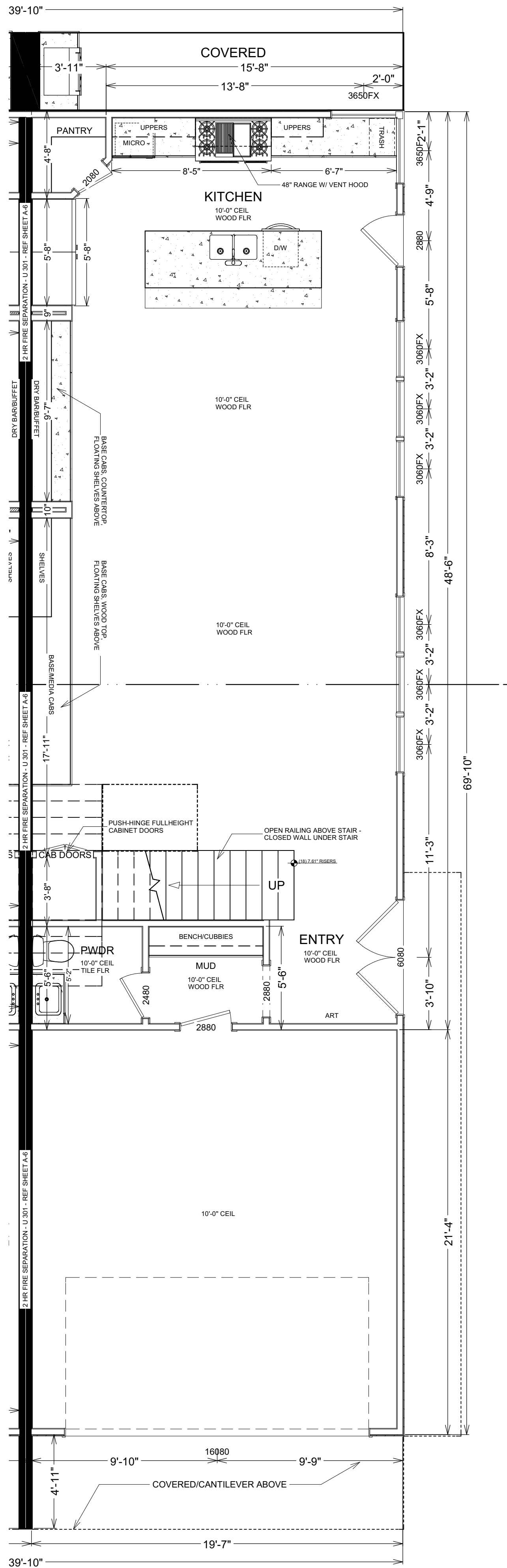
PESKUSKI DESIGN FIRM
DALLAS, TEXAS

PHONE: (469) 682-8936 FAX: (972) 279-0238

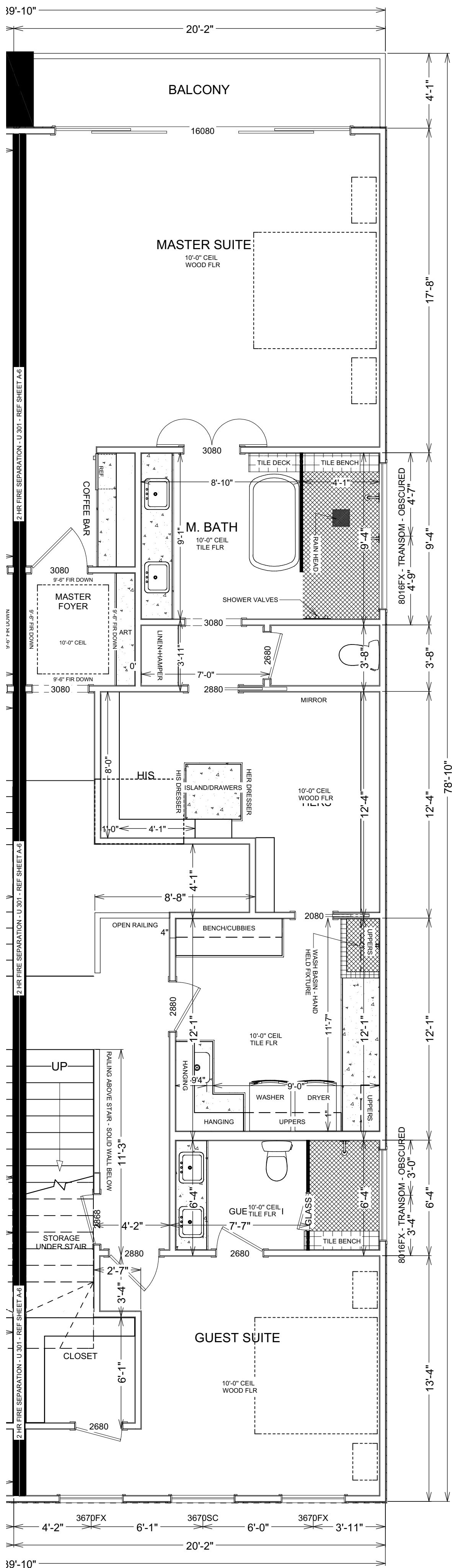
**1871 SUMMIT AVE
LOT 2B, BLOCK 4
DALLAS, TX**

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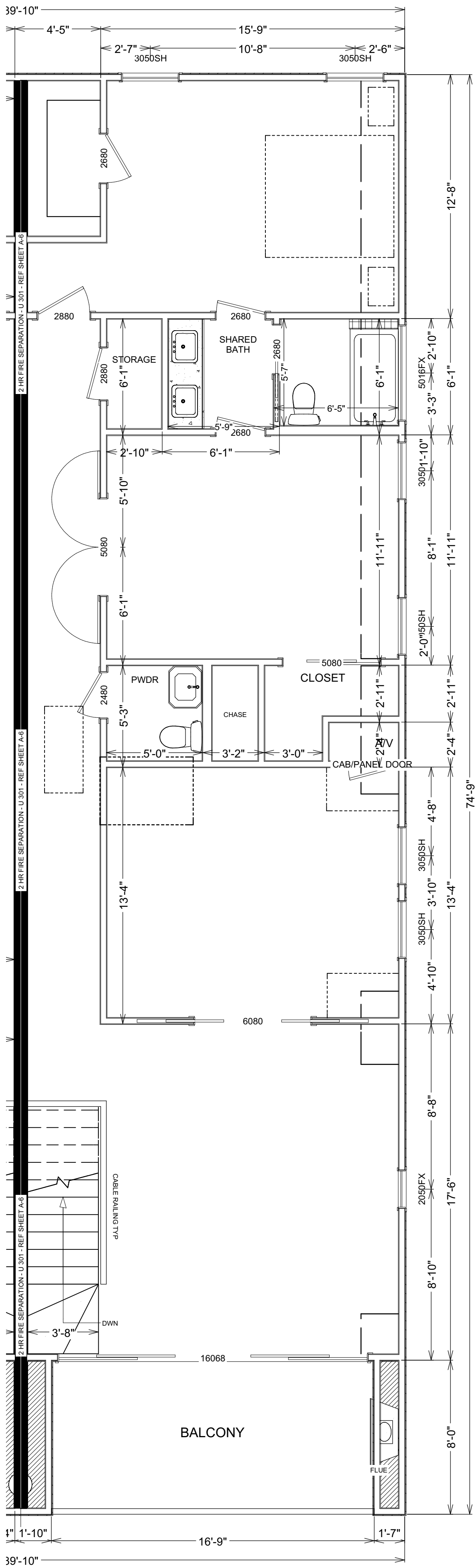
SHEET
A-0



FIRST FLOOR



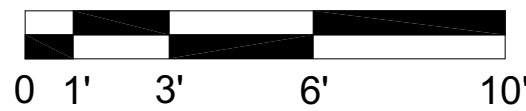
SECOND FLOOR



THIRD FLOOR

FLOOR PLANS

SCALE: 1/4" = 1'



NOTES:

1. COMPLY WITH ALL STATE, COUNTY, AND LOCAL BUILDING CODES, ORDINANCES AND REGULATIONS PERTAINING TO CONSTRUCTION.
2. CONNECT WATER, GAS, AND ELECTRIC LINES TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES. IF NEEDED.
3. MINIMUM FINISHED FLOOR ELEVATION WILL BE AT LEAST 2' ABOVE MINIMUM FEMA 100 YEAR FLOOD ELEVATION, OR AS NOTED ON SITE.
4. ALL FOOTINGS TO EXTEND BELOW GRADE MINIMUM AS PER LOCAL CODE AT BEARING WALLS. INTERIOR BEARING FOOTINGS 6" INTO NATURAL GRADE UNLESS OTHERWISE NOTED.
5. EXTERIOR WALLS 2" X 4" OR 2" X 6" STUD FRAMING WITH VENEERS AS SELECTED.
6. INTERIOR WALLS 2" X 4" WOOD STUD WITH SHEETROCK FACE, EXCEPT WHERE SHOWN AS 6" WALL FOR PLUMBING SUPPLY AND VENTS
7. VENT ALL PLUMBING STACKS TO REAR OF HOUSE
8. HEADER HEIGHTS SHOWN ARE TOP OF WINDOW HEIGHTS
9. PER SECTION 907.2.18.1 IBC SMOKE DETECTOR LOCATIONS SHOWN ON ELECTRICAL PLAN.
10. DIMENSIONS AND SCALE ONLY ACCURATE IF PLOTTED ON 24"X36" PAGE.
11. DIMENSIONS SHOWN MEASURE TO STUD WALL - THICKNESS OF VENEERS, FOOTINGS, SHEETROCK, ETC. NOT INCLUDED.
12. SAFETY GLASS TO BE USED IN ALL HAZARDOUS AREAS, INCLUDING WET AREAS, ADJACENT TO STAIRS, GLAZING IN DOORS (FIXED/OPERABLE PANELS IN ALL SWINGING, SLIDING AND BIFOLD DOORS), GLAZING ADJACENT TO DOORS (WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION).

MECHANICAL NOTES

- 1) AIR FILTERS TO BE MERV 8 OR GREATER
- 2) AIR HANDLERS SIZED TO MAINTAIN AIR PRESSURE AND AIR FLOW
- 3) AIR FILTER HOUSING TO BE AIRTIGHT
- 4) HVAC LOCATED IN ATTIC UNLESS NOTED OTHERWISE

GREEN PLAN REVIEW NOTES

- 1) ALL PENETRATIONS ABOVE GARAGE ARE SEALED
- 2) FLOOR AND CEIL JOIST BAYS ARE SEALED
- 3) ALL WALLS IN CONDITIONED SPACES ARE SEALED/ PAINTED
- 4) ENERGY STAR DISHWASHER (6.0 GALLONS OR LESS PER CYCLE), OR ENERGY STAR CLOTHES WASHER (WITH ENERGY FACTOR > 2.0 AND < 5.5) TO BE USED
- 5) ALL 2X6 STUD WALLS TO HAVE AN INSULATION VALUE OF R-19 OR GREATER - ALL 2X4 STUD WALLS TO HAVE AN INSULATION VALUE OF R-13 OR GREATER, PLUS R-5 RIGID FOAM BOARD INSULATION
- 6) ATTIC TO HAVE AN INSULATION VALUE OF R-38 OR GREATER, IN ADDITION TO A RADIANT BARRIER.
- 7) ALL PLANT BEDS AND BEDDING AREAS TO BE IRRIGATED WITH DRIP EMITTERS
- 8) 70% (OR GREATER) OF THE NON-ROOF AREA OF THE LOT COVERED WITH VEGETATIVE LANDSCAPE OR PERMEABLE PAVING

WALL TYPES	
ICF BRICK	
ICF STONE	
ICF SIDING	
ICF STUCCO	
BRICK 6"	
BRICK 4"	
STONE 6"	
STONE 4"	
SIDING 6"	
SIDING 4"	
INTERIOR 6"	
INTERIOR 4"	
DECO WALL 12"	
GLASS WALL	

PLAN NO.

1871

DATE

7/23/2025

PDF
PESKUSKI DESIGN FIRM
DALLAS, TEXAS

PHONE: (469) 682-8656 FAX: (972) 279-0298

1871 SUMMIT AVE
LOT 2B, BLOCK 4
DALLAS, TX

SHEET

A-2

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