



City of Dallas

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: 1724 Poplar Dallas, Tx

Zoning District: PD595, R5(A)

Lot No.: 17 Block No.: F/1606 Acreage: 0.165 Census Tract: 170.04

Street Frontage (in Ft.): 1) 48x100 2) 7200 3) _____ 4) _____ (5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): _____

Applicant: Sheila Hunter Telephone: (707) 334-2204

Mailing Address: 2770 Bent Tree Ct. FF, CA. Zip Code: 94534

E-mail Address: sheilah33@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:

Returning property to multifamily nonconforming use

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:

To restore and enlarge structure to non-conforming use.

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 Sheila Hunter

(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: Sheila Hunter

(Affiant/Applicant's signature)

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

San Francisco County, California vs

Notary Public in and for Dallas County, Texas *please see attached notarial certificate

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

4/30/2025

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Francisco

On August 11th, 2025 before me, Reynaldo Garcia, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Shelia Hunter
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Application/appeal to the board of adjustment

Document Date: 08/11/2025 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

SENDERA TITLE GF# 2401747-TISU

AFTER RECORDING RETURN TO GRANTEE:

SHELIA HUNTER

2770 BENTLEY CT
FAIRFIELD CA 94534

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: AUGUST 9th, 2024

Grantor: WALTZ REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY

Grantor Mailing Address: 3936 Biggs Meadows Dr. Grand Prairie, TX 75051

Grantee: SHELIA HUNTER

Grantee Mailing Address: 2770 BENTLEY CT FAIRFIELD CA 94534

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) CASH and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

LOT 17, BLOCK F/1606, OF COLONIAL ANNEX ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 196, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

Validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the current and subsequent years; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.



Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS, AND CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, TO HAVE AND HOLD IT to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators and successors to WARRANT AND FOREVER defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Grantor:

WALTZ REAL ESTATE LLC,
A TEXAS LIMITED LIABILITY COMPANY

By: [Signature]

DANYEIL WALTERS

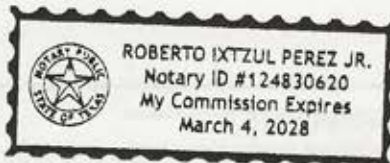
Title: Manager

ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF Dallas

This instrument was acknowledged before me, the undersigned notary public on this the 9th day of August, 2024, by DANYEIL WALTERS, Manager of WALTZ REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY, on behalf of said company.



[Seal]

[Signature]
NOTARY PUBLIC, STATE OF TEXAS



TAX CERTIFICATE



JOHN R. AMES, CTA
DALLAS COUNTY TAX ASSESSOR/COLLECTOR
500 Elm Street, Suite 3300
Dallas, Texas 75202

Issued To:

HUNTER SHELIA
2770 BENT TREE CT
FAIRFIELD, CA 94534-7541

Legal Description

COLONIAL
BLK F/1606 LOT 17

INT202400163489 DD08092024 CO-DC
1606 00F 01700 1001606 00F

Parcel Address: 1724 POPLAR ST, DA

Legal Acres: .0000

Account Number: 000-001-623-13000000

Certificate No: 120555

Certificate Fee: \$10.00 CREDIT

Print Date: 04/23/2025 04:39:27 PM

Paid Date: 04/23/2025

Issue Date: 04/23/2025

Operator ID: JOEL_BOWERSPUB

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2024, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

NHS CAP LOSS

Certified Owner:

HUNTER SHELIA
2770 BENT TREE CT
FAIRFIELD, CA 94534-7541

Certified Tax Unit(s):

1002 DALLAS COUNTY
1021 PARKLAND HOSPITAL
1031 DALLAS COLLEGE
1102 DALLAS ISD
1208 CITY OF DALLAS

2024 Value:	276,380
2024 Levy:	\$5,970.48
2024 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

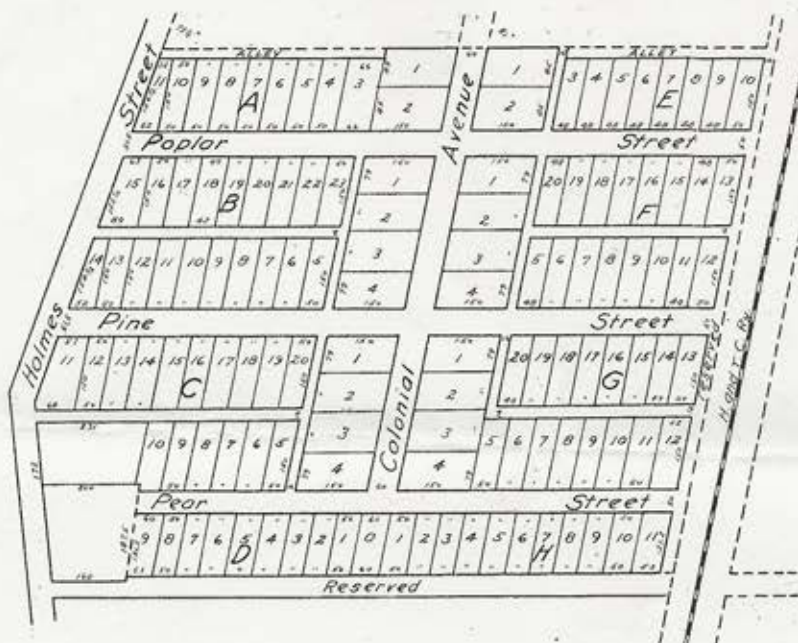
Reference (GF) No: N/A

Issued By: JOEL BOWERS

JOHN R. AMES, CTA
DALLAS COUNTY TAX ASSESSOR/COLLECTOR



COLONIAL ANNEX



THE STATE OF TEXAS |
COUNTY OF DALLAS |

KNOW ALL MEN BY THESE PRESENTS:- That I, R. L. Chapman of said County and State do hereby adopt the above and foregoing map or plat as a correct representation of Colonial Annex Addition to the City of Dallas, Texas, and do hereby dedicate for the use and benefit of the Public forever the streets and alleys shown therein.

WITNESS my hand this 5th day of January A.D. 1909.

R. L. Chapman.

THE STATE OF TEXAS |
COUNTY OF DALLAS |

Before me, J. Lawson Gorgans, a Notary Public in and for Dallas County, Texas, on this day personally appeared R. L. Chapman, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein shown.

Witness my hand and seal of office this the 5th day of January, A.D. 1909.

J. Lawson Gorgans,

Notary Public in and for Dallas County, Texas.

(Seal)

I certify that the foregoing map and deed of dedication was filed for record in my office January 5th, 1909 at 10:15 o'clock A.M. and was duly recorded Jan'y 9th, 1909.

Jack M. Gaston,

County Clerk, Dallas Co., Texas.

By Sip D. Floyd, 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

6 day of JAN 1909 and duly recorded on the

9 day of JAN 1909 in Volume 1

Page 196 of the Records of Dallas County, Texas

WITNESS my hand and seal of office at Dallas, Texas

this 23 day of APR, 20 25.

JOHN F. WARREN, COUNTY CLERK
DALLAS COUNTY, TEXAS

By [Signature] Deputy





CITY OF DALLAS

April 23, 2025

1724 POPLAR ST

DCAD #00000162313000000

DEAR SIR/MADAM

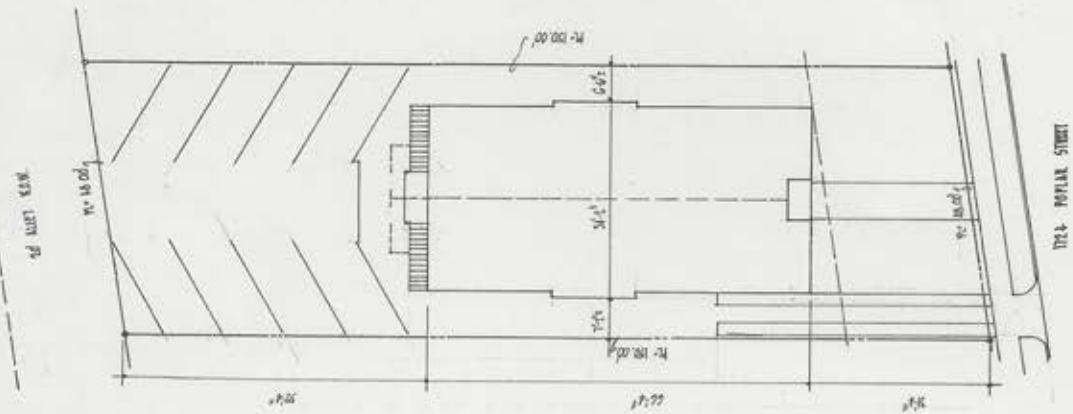
No information was found responsive to your request for the identification of City liens in the records of Special Collections. This response does not constitute legal advice regarding the status of the real property at 1724 POPLAR ST. There may be additional liens of record in the County Clerk's office. This response is made to your request for public information and constitutes neither estoppel against the City of Dallas nor relinquishment, waiver, release, or other change in any lien interest of record.

Should you have any further questions please contact 214-671-3438

























Sincerely,

A handwritten signature in blue ink, appearing to read "J. Bernard". The signature is stylized with a large, looping initial "J" and a cursive "Bernard".

Special Collections Division
Dallas Water Utilities



COPYRIGHT © DATE 12/05/2024

LEGEND			
	POWER POLE		FENCE
	WOOD DECK		BUILDING LINE
	CONCRETE		EASEMENT LINE
	GRAVEL	 IRF	IRON ROD FOUND
	BRICK	 IRS	IRON ROD SET
	SEPTIC LIDS	 NTS	POWER LINE
	GAS METER	 U.E.	NOT TO SCALE
	COVERED AREA		UTILITY PEDESTAL
	AC PAD		ELECT. BOX
	FIRE HYDRANT		UTILITY EASEMENT
	BUTANE TANK		WATER METER
	UTILITY LINE		MAILBOX


1. BEARINGS SHOWN HEREON ARE REFERENCED TO TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
2. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS
3. ALL DISTANCES ARE MEASURED IN US SURVEY FEET.

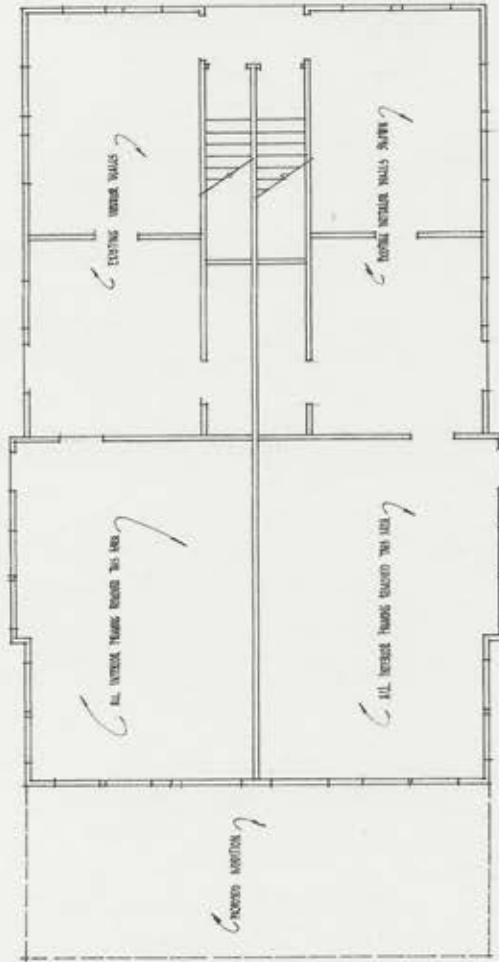


FIRE #101219-00 Email: kstuart@immywogue.com

SHELIA HUNTER

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 Stanley D. Woodard RPLS #0306
 THIS SLIP IS VALID WITH PROOF OF SALE

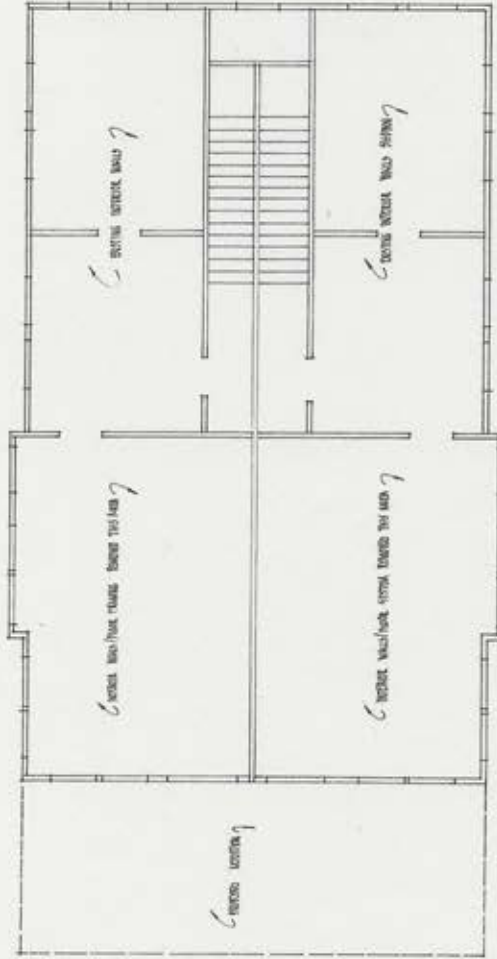


EXISTING FIRST LEVEL FLOOR PLAN SC: 1/4" = 1'-0"

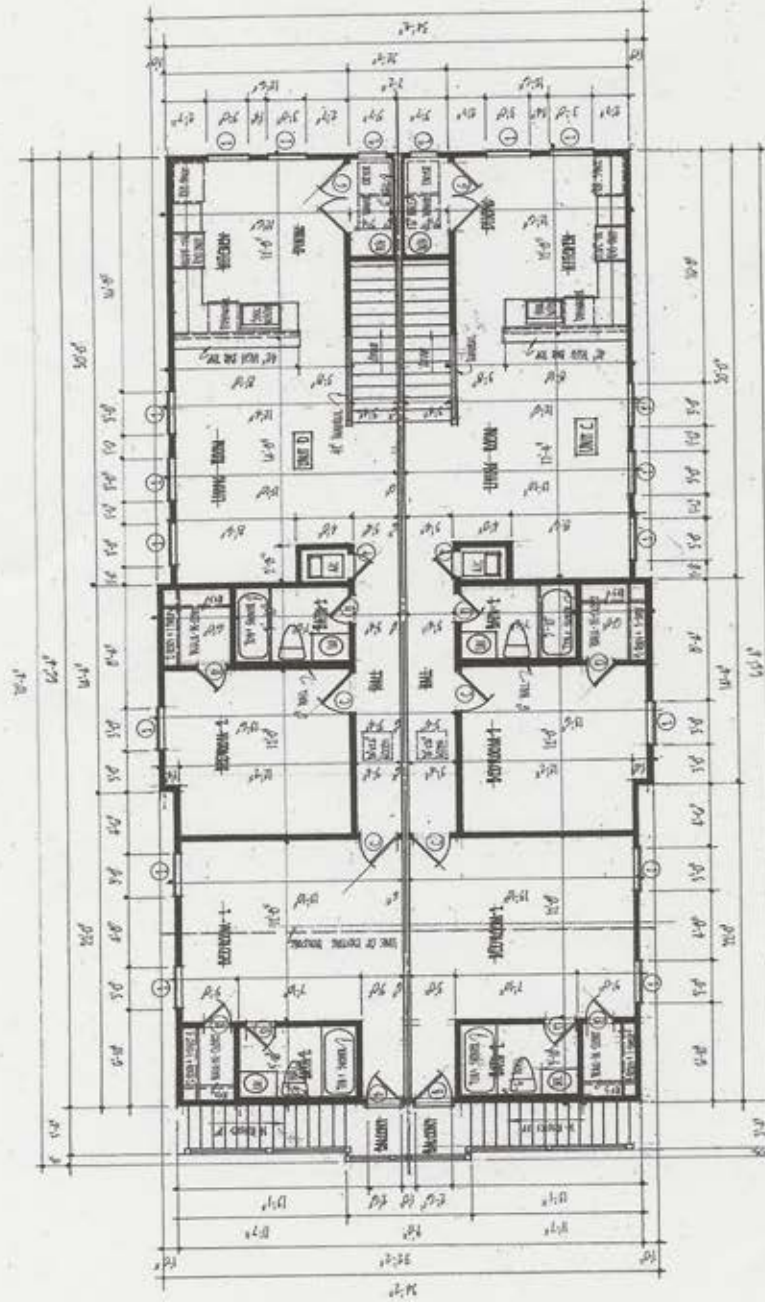


LEGEND	
DRY 1 - 100 AHS	10.64
DRY 2 - 100 AHS	10.64
DRY 3 - 100 AHS	10.64
DRY 4 - 100 AHS	10.64
DRY 5 - 100 AHS	10.64
DRY 6 - 100 AHS	10.64
DRY 7 - 100 AHS	10.64
DRY 8 - 100 AHS	10.64
DRY 9 - 100 AHS	10.64
DRY 10 - 100 AHS	10.64
DRY 11 - 100 AHS	10.64
DRY 12 - 100 AHS	10.64
DRY 13 - 100 AHS	10.64
DRY 14 - 100 AHS	10.64
DRY 15 - 100 AHS	10.64
DRY 16 - 100 AHS	10.64
DRY 17 - 100 AHS	10.64
DRY 18 - 100 AHS	10.64
DRY 19 - 100 AHS	10.64
DRY 20 - 100 AHS	10.64
DRY 21 - 100 AHS	10.64
DRY 22 - 100 AHS	10.64
DRY 23 - 100 AHS	10.64
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DRY 26 - 100 AHS	10.64
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DRY 38 - 100 AHS	10.64
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DRY 40 - 100 AHS	10.64
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DRY 80 - 100 AHS	10.64
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DRY 84 - 100 AHS	10.64
DRY 85 - 100 AHS	10.64
DRY 86 - 100 AHS	10.64
DRY 87 - 100 AHS	10.64
DRY 88 - 100 AHS	10.64
DRY 89 - 100 AHS	10.64
DRY 90 - 100 AHS	10.64
DRY 91 - 100 AHS	10.64
DRY 92 - 100 AHS	10.64
DRY 93 - 100 AHS	10.64
DRY 94 - 100 AHS	10.64
DRY 95 - 100 AHS	10.64
DRY 96 - 100 AHS	10.64
DRY 97 - 100 AHS	10.64
DRY 98 - 100 AHS	10.64
DRY 99 - 100 AHS	10.64
DRY 100 - 100 AHS	10.64

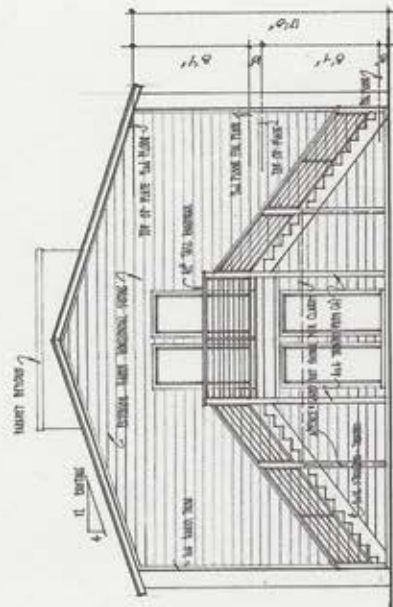
817-769-0011



EXISTING SECOND LEVEL FLOOR PLAN S.C. 1/4" = 1'-0"



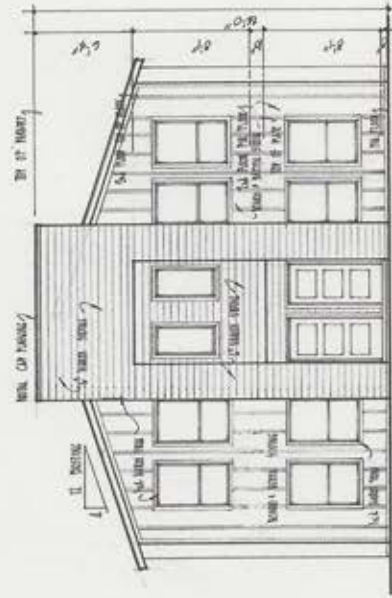
SECOND LEVEL FLOOR PLAN 5/8" = 1'-0"



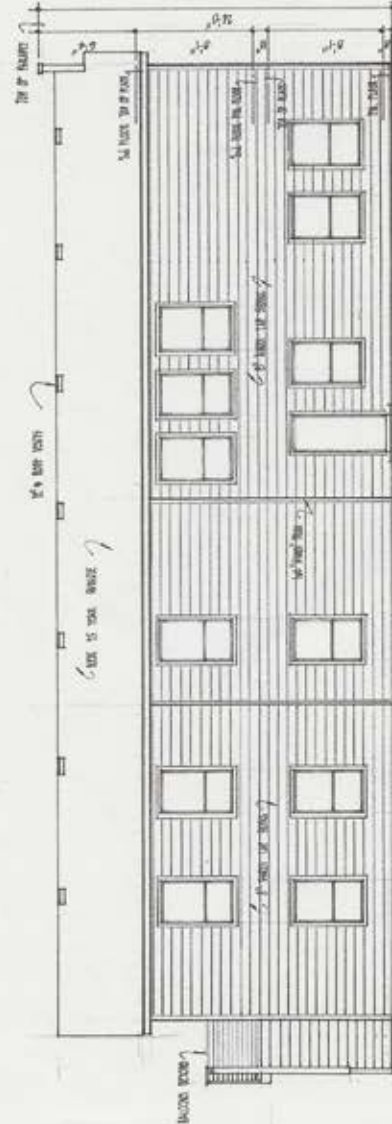
REAR ELEVATION SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION SCALE: 1/4" = 1'-0"



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



LEFT SIDE ELEVATION SCALE: 1/4" = 1'-0"