



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234027

RECEIVED
JAN 12 2023

Data Relative to Subject Property:

Date:

Location address:

718 S. ROSE MOUNT

Zoning District:

R-7.5

Lot No.:

11

Block No.:

B/3535

Acreage:

7,737 sq ft

Census Tract:

Street Frontage (in Feet):

1) 49.99

2) 150.0

3) _____

4) _____

5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed):

SPATES HOLDINGS, LLC

Applicant:

ISAIAH SPATES

Telephone:

682-472-3011

Mailing Address:

718 S. ROSEMONT

Zip Code:

75208

E-mail Address:

isaiah@sgchomes.com

Represented by:

SAME

Telephone:

Mailing Address:

SAME

Zip Code:

E-mail Address:

SAME

Affirm that an appeal has been made for a Variance or Special Exception of

FLOOR AREA

Rebuilding garage (detached) that exceeds ratio because existing house is smaller.

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 family needs a garage built ASAP so we can fence in the yard for kids to play in.

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

ISAIAH SPATES

(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:

[Signature]
(Affiant/Applicant's signature)

Subscribed and sworn to before me this

12 day of DECEMBER, 2023



Abbigayle Becker
Notary Public in and for Dallas County, Texas



Appeal number: BDA 234-027

I, SPATES HOLDINGS, LLC, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 718 S. ROSEMONT
(Address of property as stated on application)

Authorize: ISAIAH SPATES
(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: FLOOR AREA RATIO

ISAIAH SPATES [Signature]
Print name of property owner or registered agent Signature of property owner or registered agent

Date 12/12/23

Before me, the undersigned, on this day personally appeared ISAIAH SPATES

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

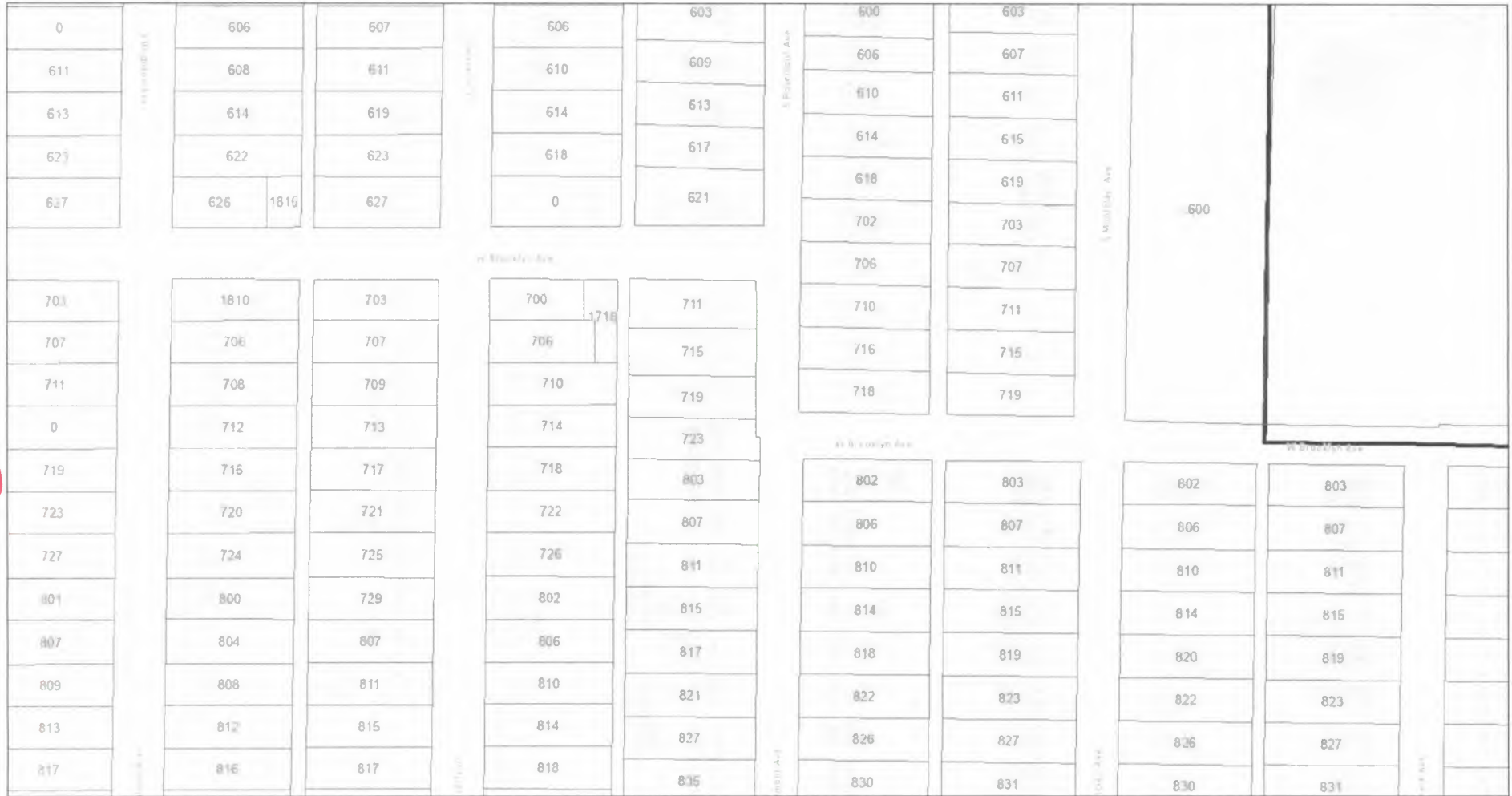
Subscribed and sworn to before me this 12 day of DECEMBER, 2023

[Signature]
Notary Public for Dallas County, Texas

Commission expires on 4-18-2027



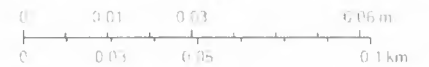
ArcGIS Web Map



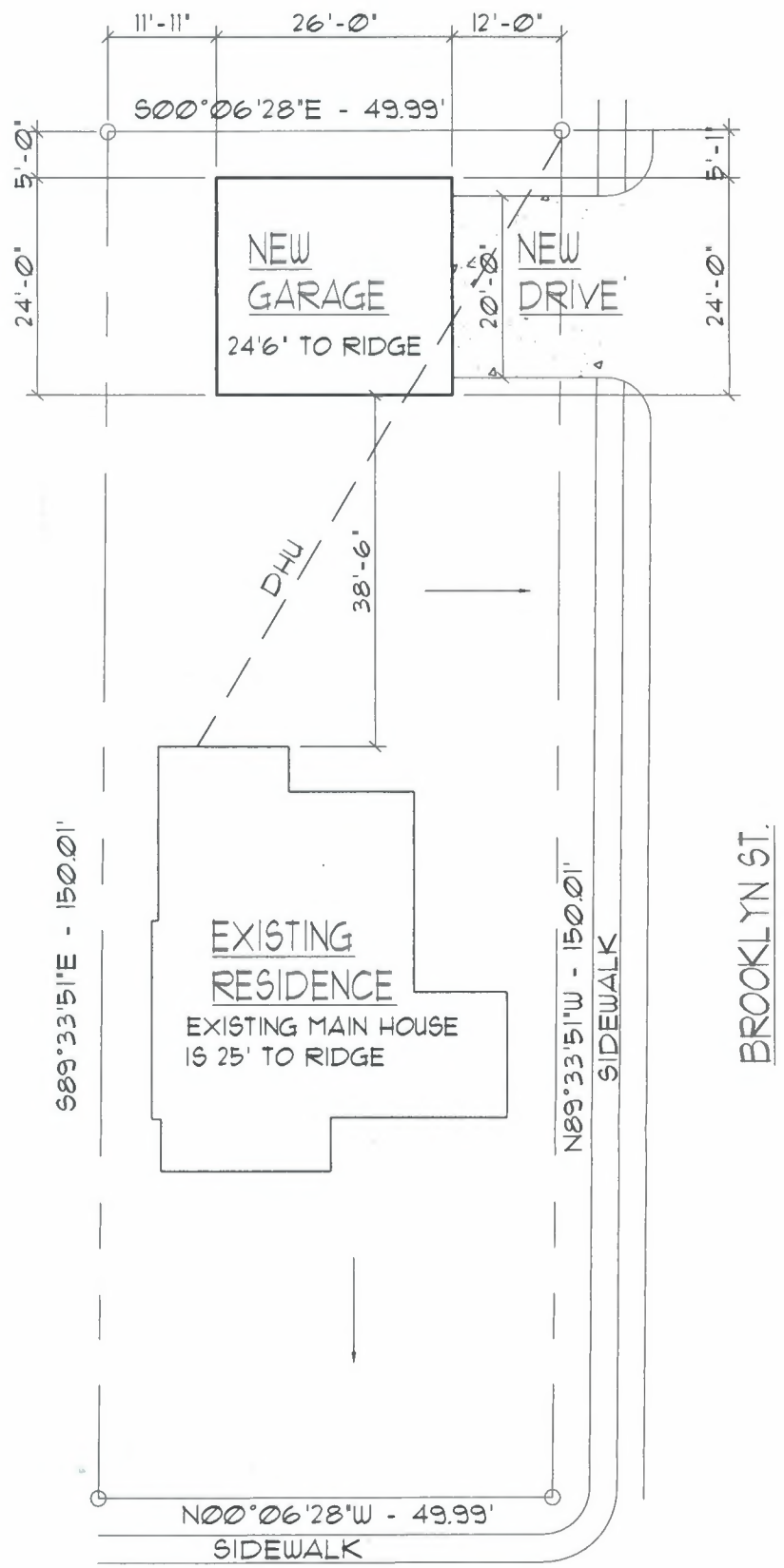
BDA-234-027

12/27/2023, 8:35:57 AM

1:1,596



Source: Esri, HERE, DeLorme, FAO, NOAA, USGS, and other contributors, and the GIS User Community



S. ROSEMONT

ARROWS INDICATE WATER FLOW
 T.O.C. 100.0'
 T.O.S. 101.0'
 LOT AREA: 7499 SF.
 EXISTING HOUSE SLAB AREA: 1346 SF.
 NEW GARAGE SLAB AREA: 624 SF.
 26.3% LOT COVERAGE

PLOT PLAN SCALE: 1"=20' 718 S ROSEMONT AVE. LOT 11 ROSEMONT AND BROOKLYN L R SMITH BLK B/3535 CITY OF DALLAS DALLAS COUNTY			
JOB: 10450 DATE: 11/10/23	REV.* NA	REV. DATE: NA	
THE PLAN FACTORY			BDA234-02

IT SHALL BE THE FULL RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ASPECTS OF THIS PLAN AND ADJUST IF REQUIRED