



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

JAN 12 REC'D

Case No.: BDA

FO 284-029 REC'D

Data Relative to Subject Property:

Date:

FOR ORANDELUS ONLY

Location address: 3500 Latimer Street

Zoning District:

CA-1(A) PD S95, R-5

Lot No.: 1 & 2 Block No.: G/1698 Acreage: 0.1147

Census Tract:

Street Frontage (in Feet): 1) SD' 2) 100' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Nine Four Eleven, LLC

Applicant: Rick Smith

Telephone: 214-649-3258

Mailing Address: 518 N Hwy 67, Cedar Hill, Texas

Zip Code: 75104

E-mail Address: Nine4Eleven@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 _____

15ft to the front yard setback along Lenway St. Proposing setback at 5ft. (RS)

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:

Building new construction on a corner lot
I would like to provide continuity along Lenway. I am liberal on construction. (RS)

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 Rick Smith

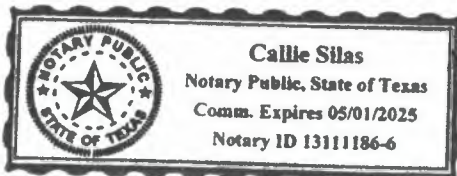
(Affiant/Applicant's name printed)

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: _____

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 30 day of October, 2023



Callie Silas
Notary Public in and for Dallas County, Texas



Appeal number: BDA 234-029

I, Nine Four Eleven, LLC / Jennifer Smith, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 3500 Latimer Street, Dallas, Texas 75215
(Address of property as stated on application)

Authorize: Rick Smith
(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: 15 ft to the front yard setback along Latimer St & proposing setback at 5 ft along Lengway St.

The reason for the request is to provide continuity of construction on the block & to avoid conflict with neighbors due to unusual aesthetics.

Nine Four Eleven, LLC / Jennifer Smith
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

Date 10/30/23

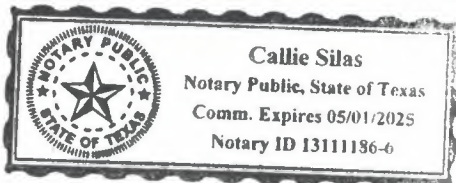
Before me, the undersigned, on this day personally appeared Jennifer Smith

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 30 day of October, 2023

[Signature]
Notary Public for Dallas County, Texas

Commission expires on 05/01/2025



Search result: 3500 LATIMER ST, DALLAS

Map navigation controls: Home, Clock, Compass, and a vertical toolbar with various map tools.



Scale bar: 0 m, 10 ft

BJA234-029

SHIPPED DATE 7/76 RECEIVED DATE

CITY OF DALLAS PLAT BOOKS

ANNEXED APRIL 1, 1919 ORD. NO.

ADDITION

BLOCKS 1694 TO 1704

SURVEY A. MCDANIEL

ABST. 983

SCALE 100 FT. EQUALS 1 INCH

SCHOOL DISTRICT DALLAS



BDA234-029

Warren's Addn.

DALLAS COUNTY PLAT BOOKS

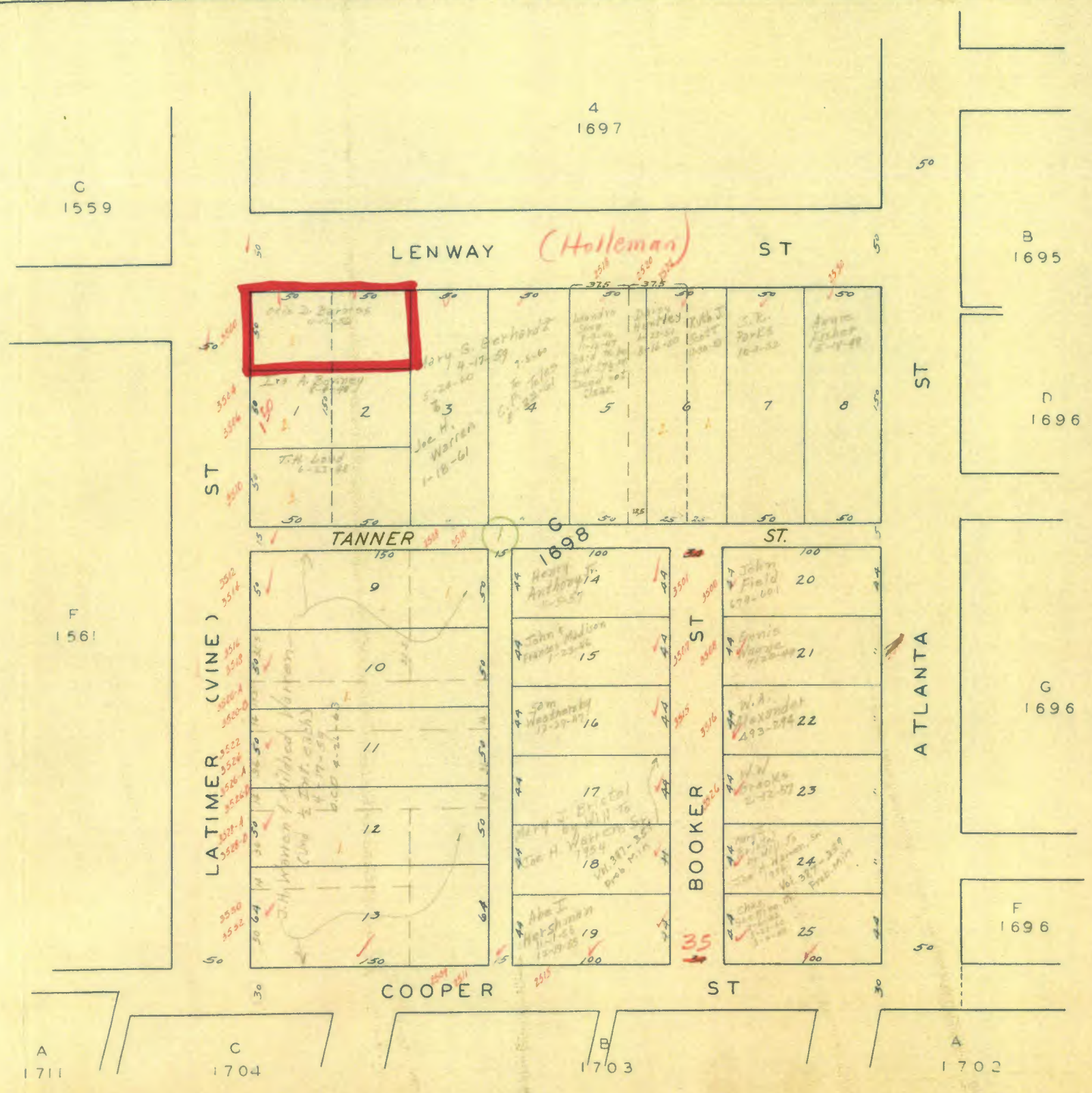
BRISTOLS
Filed 1-18-10

REVISED ADDITION
VOL. 1-250
m.R.

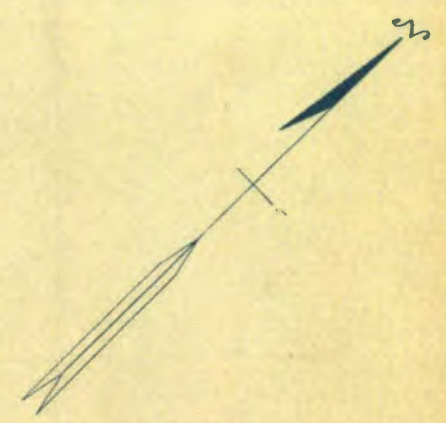
OF THE CITY OF DALLAS
SCALE 5.0 FT EQUAL 1 INCH

555

BLOCKS 1698



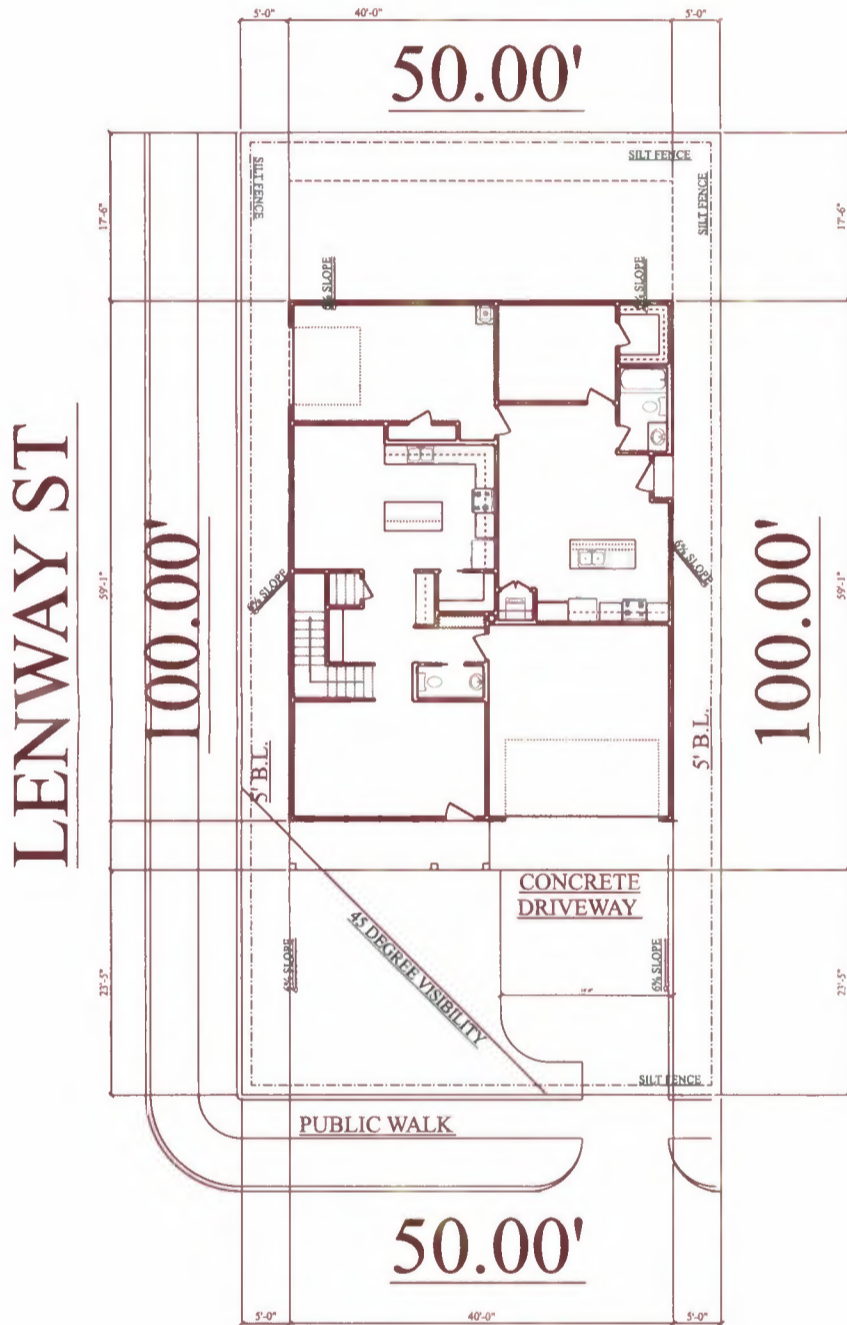
205



BDA234-029



**BLK G/1698 PT 1 & 2
LATIMER & LENWAY
DALLAS, TEXAS
DALLAS COUNTY**



FLOOD CONTOUR
ZONING R-5A
LOT SIZE 9,809
AREA COVERAGE 1,738
COVERAGE AREA 18%

NO UTILITY POLE,
STORM WATER INLETS, ETC.
ARE PRESENT ON PROPERTY

TREE - MIN 2" CALIPER

WATER DRAINAGE
PLAN INDICATED
BY ARROWS

3500 LATIMER STREET **SITE PLAN**
SCALE: 1" = 20'-0"

BDA234-029

dyw DESIGNS YOUR WAY
BY RACHEL CARTER

Residential Home Designs
(214) 399-0663
DesignsYourWay.RC@gmail.com
18756 Stone Oak Pkwy., Suite 200
San Antonio, TX 75258

JULY 22nd, 2023

PLAN ID
2258

SMITH

A NEW SINGLE FAMILY HOME
TO BE CONSTRUCTED @
3500 LATIMER STREET
LOT PT 1 & 2 BLOCK G/1698
BRISTOLS LL
DALLAS, TEXAS - DALLAS COUNTY

MEMBER
A I B D
AMERICAN INSTITUTE of
BUILDING DESIGN