



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

RECEIVED
257-053
MAR 21 REC'D
FOR OFFICE USE ONLY
BDA 5-RS-1A

Data Relative to Subject Property: _____

Date: _____

Location address: 3139 McDermott Ave

Zoning District: PD 5-RS-1A

Lot No.: 118

Block No.: 1802

Acreage: 0.055

Census Tract: _____

Street Frontage (in Feet): 1) 25

2) 100

3) _____

4) _____

5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): heandra hester

Applicant: Braylon hester

Telephone: _____

817-361-2716

Mailing Address: 4300 Wildbrier Ln mensfield tx

Zip Code: _____

76063

E-mail Address: newbuild@3blcm.com

Represented by: Krystina Paige

Telephone: _____

214-232-4706

Mailing Address: 550 W laureland Rd Dallas tx

Zip Code: _____

75232

E-mail Address: paigekrystina@att.net

Affirm that an appeal has been made for a Variance or Special Exception of side yard setback to be 0 ft and not the regular 5ft. left side at 5ft Right side at zero boundary

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:

This lot which was allowed to be divided into measurements that are not conforming which the regular lot size of 34x100 which creates a hardship on the development because lots to narrow

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 _____

Braylon hester

(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

DocuSigned by:

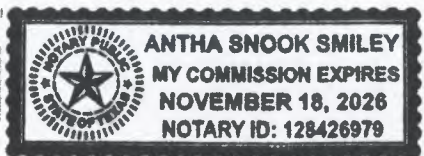
Respectfully submitted: _____

Braylon hester

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 14 day of February

Anthia Snook Smiley
Notary Public in and for Dallas County, Texas





AFFIDAVIT

Appeal number: BDA 234-053

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

at: 3139 McDermott St Dallas Tx
(Address of property as stated on application)

Authorize: Braylon Lester
(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: left side at Sft ~~of~~ Right side at
off

Leandra Lester
Print name of property owner or registered agent

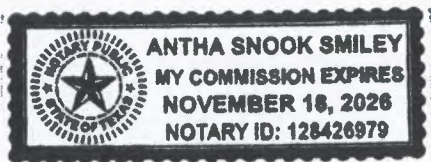
DocuSigned by:
Leandra Lester
Signature of property owner or registered agent

agent Date 2/14/24

Before me, the undersigned, on this day personally appeared

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 14th day of
February, 2024



Commission expires on 11-18-2026



CITY OF DALLAS

February 26, 2024

Lester, Braylon
3540 E. Broad St
Mansfield, TX 76063
(469) 454-0669

RE: Legal Building site determination for **3139 McDermott, NE ½ of Lot 18, Block 1802**

Dear Mr. Lester:

This is in response to your request for a determination regarding a legal build site on a parcel located at the above address.

Per the Sanborn map, a building has existed since 1952. The city's records do not indicate any use has been on the property other than single family residential. Therefore, a new residence can be constructed on this site as it has been determined to be a legal building site. Construction of the new residence will have to meet all current ordinance requirements including, but not limited to, building codes, setbacks, lot coverage, and building height.

This letter does not constitute a building permit or certificate of occupancy, nor does it imply that a building permit or certificate of occupancy will be approved without complying with all applicable rules and regulations. The City of Dallas does not provide letters certifying that a property or development complies with all applicable rules and regulations. If you have any further questions, please contact me at 214-948-4634.

Respectfully,

A handwritten signature in blue ink that reads "Greg Franklin".

Greg Franklin
Senior Planner
Development Services Department

CC: Jason Pool, Development Services Administrator
Tenisha Lester, Zoning Chief



MOMENTOUS
Design Studio
3018 Runkling Dr.
Dallas, TX 75228 (214) 883-4327
www.momentous.com

777

Consultant
Address
Phone
Fax
email

Consultant
Address
Phone
Fax
email

Residence
3139 McDermott
Dallas, Texas
2 Story | 3 Bedroom | 2 Bath | 2 Car Garage
Project Status

No.	Date	Description
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These drawings or parts thereof shall not be reproduced in any form, by any method for any purpose without prior written consent from Momentous Design Studio. The design plans and specifications issued for this project have been prepared by Momentous Design Studio from data provided by the representation of the client. Drawings and details designed are subject to modifications or changes due to field conditions or any other conditions and building code requirements. The development shall be responsible for obtaining all required permits for the project and for compliance with all local, state and federal codes. In the event the plans and/or specifications are required to be revised by a licensed professional, it is the responsibility of the development to retain a licensed professional to sign and seal the plans.

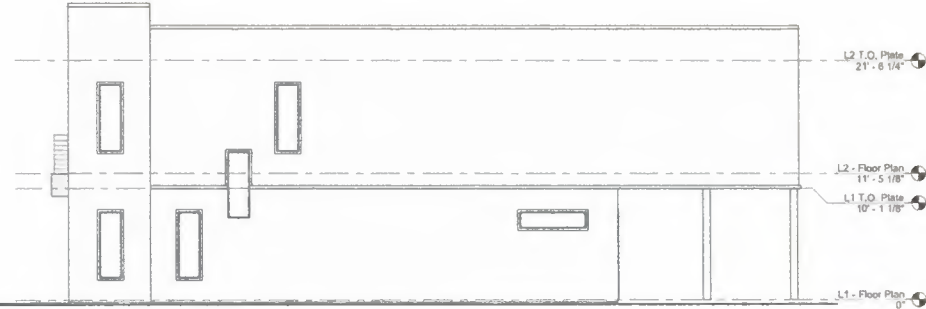
Project number	Y999
Date	Issue Date
Drawn by	Author
Checked by	Checker

Architectural Site Plan

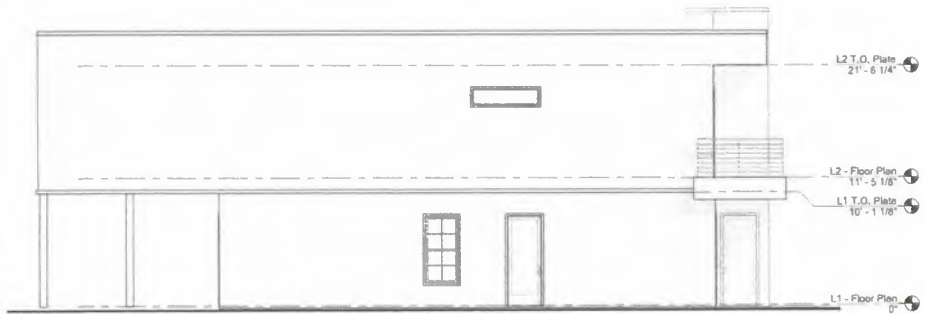
A1.01

Notes - General Site

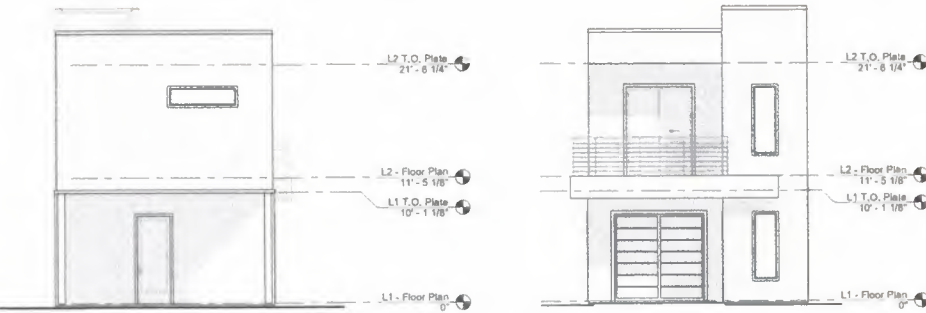
- CH Engineer, Landscape Architect and/or GC to Provide Engineering, Site, Survey and Drainage Plans and All Additional Site Information, Architectural Site Plan is For Reference Only For Owner, GC and Designer
- Utilities:
 - Electric, Cable 3 V, And Telephone Underground in Common Trench Unless Otherwise Noted.
 - Verify All Utility Locations Prior To Any Work. Coordinate Utility Routing With Appropriate Utility Company. All Utilities to Be Underground.
 - Survey Information:
 - Survey Information Obtained From _____ Dated _____
 - Drainage:
 - Provide Positive Drainage At Building Perimeter (Slope Away From Building At 1:12 Min For 10' Min)
 - Landscape:
 - Plant All Trees For Owner Prior To Thinning Or Removing.
 - Protect All Remaining Trees With Approved Barrier During Construction.
 - Provide 8" Dia. Stone Rip Rap And Landscape Edging Over Wood Barrier Fabric At Eaves And Valley Grip Locations.
 - Sealing:
 - Obtain House Location for Owner, Designer, and Architectural Review Board Prior To Any Work.
 - General:
 - General Contractor To Review & Comply With All Submittal Conditions.



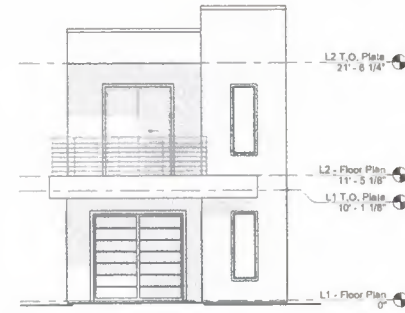
7 Right Elevation
3/16" = 1'-0"



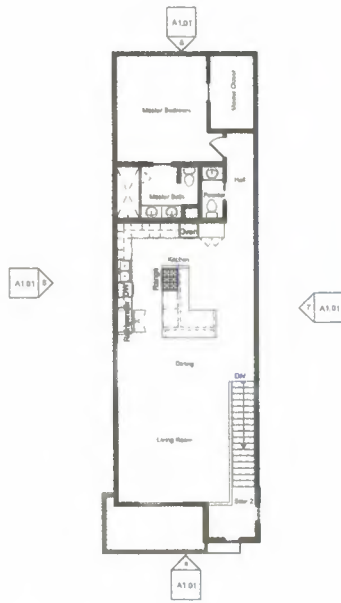
8 Left Elevation
3/16" = 1'-0"



9 Rear Elevation
3/16" = 1'-0"



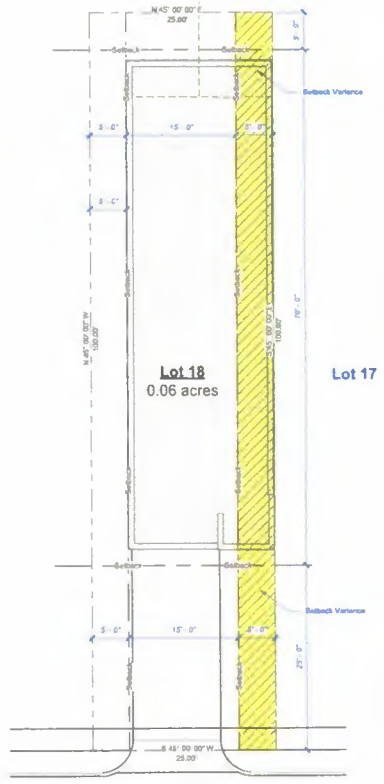
4 Front Elevation
3/16" = 1'-0"



3 L2 - Floor Plan
1/8" = 1'-0"



2 L1 - Floor Plan
1/8" = 1'-0"



1 Architectural Site Plan
1/8" = 1'-0"

3/11/2024 10:54:08 AM

BDA23A-053