



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234 RECEIVED

Data Relative to Subject Property:

Date:

FOR OFFICE USE ONLY
MAR 25 2024

Location address: 2323 N. Carroll Ave.

Zoning District: MF-2

Lot No.: 20 Block No.: K/662 Acreage: 0.08

Census Tract: 48115000800

Street Frontage (in Feet): 1) 45 2) 81 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Subdivisions Realty, LLC

Applicant: Nicholas Batey

Telephone: 214-876-2505

Mailing Address: PO Box 720549

Zip Code: 75372

E-mail Address: nick@lecomte.com

Represented by: Josh LeComte

Telephone: 214-827-1431

Mailing Address: PO Box 720549

Zip Code: 75372

E-mail Address: josh@lecomte.com

Affirm that an appeal has been made for a Variance or Special Exception of fence height, 45' visibility triangle and 20' visibility triangle (driveway).

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:

The variance will not be contrary to public interest and literal enforcement will result in unnecessary hardship.

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 Nicholas Batey

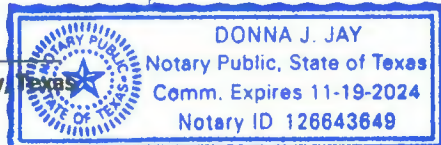
(Affiant/Applicant's name printed)

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 25th day of March, 2024

Notary Public in and for Dallas County, Texas





Posting of Notification Sign

PER SEC 51A-1.106 Notification signs required to be obtained and posted

Address: 2323 N. Carroll Ave.

Appeal Number: BDA 234-060

All required notification signs must be posted on the property within fourteen (14) days after an application has been made, prior to the Board of Adjustment Hearing, and not be removed until the hearing ends.

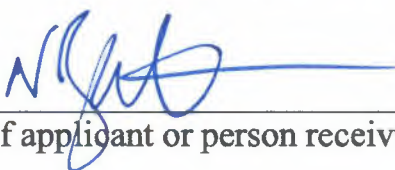
The sign must be posted at a prominent location adjacent to the public street, evenly spaced along each frontage, and easily visible from the street. Failure to properly post the sign(s) may result in either a postponement or denial of the appeal.

All required notification signs have been received. One sign is required for each 500 feet or less of frontage, or every tract of five (5) acres or less, with a maximum of five (5) signs required. The cost of each sign is \$10.00.

Footage of each street frontage: 45' & 81'

Number of acres: 0.08

Number of signs received: 2


Signature of applicant or person receiving signs

1/15/2024
Date



Appeal number: BDA 234060

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

at: 2323 N. Carroll Ave.
(Address of property as stated on application)

Authorize: Nicholas Batey
(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: Special exception to fence height, 45' visibility triangle
and 20' visibility triangle (driveway).

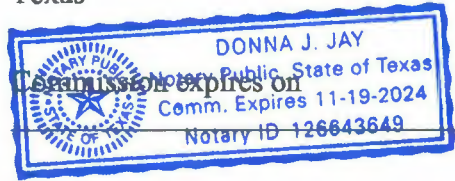
Josh LeComte
Print name of property owner or registered agent
agent Date 3/25/24

[Signature]
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared Josh LeComte

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 25th day of
March, 2024

[Signature]
Notary Public for Dallas County,
Texas





CITY OF DALLAS

JANUARY 16 , 2024

ADDRESS: 2323 N CARROLL AVE

RE: **DCAD # 00000119542000000**

DEAR SIR/MADAM,

No information was found responsive to your request for 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 **2323 N CARROLL AVE**. 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 Special Collections at 214-670-3438.

Sincerely,


Special Collections Division
Dallas Water Utilities

SHIPPED DATE: 5-2-96 RECEIVED DATE: 7-11-96

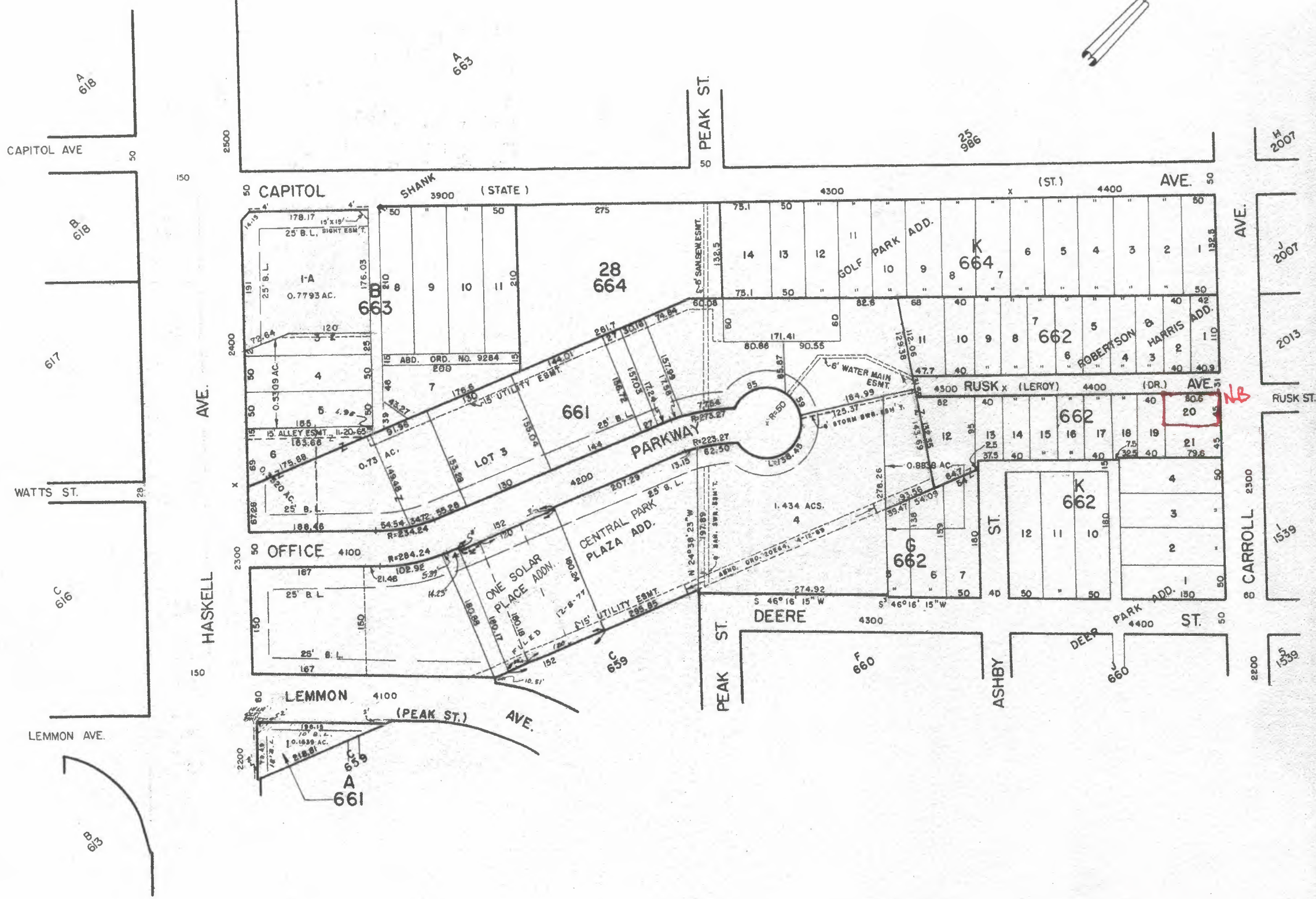
CITY OF DALLAS PLAT BOOKS

ANNEXED _____ ORD. NO. _____
SURVEY J. GRIGSBY _____ ABST. 495

ADDITION _____
SCALE 100 FT. EQUALS 1 INCH PHA 5-3-88

BLOCKS G, K, B, 28, K
661, 662, 663, 664
SCHOOL DISTRICT DALLAS

FILED: 10-25-71 BLK. 661 LOT 3
CENTRAL PARK PLAZA LOT 1 BLK. A/661 FILED: 2-18-83
FILED: 7-14-88 Irvin-Woodruff Development LOT 1-A BLK. B/663
FILED: 5-22-89 Dallas Services For Visually Impaired Children, Inc. Cityplace III LOT 4 BLK. 661



BDA234-000

NICK BATEY - 214-876-2505
nick@lecomte.com

1/16/24



REFERRAL FORM FOR BOARD OF ADJUSTMENT

APPLICANT: <u>Nicholas Batey</u>	OWNER:		
ADDRESS: <u>2323 N. Landl</u>	STATE: <u>TX</u>	ZIP:	
LOT: <u>20</u>	BLOCK: <u>K/662</u>	ZONING: <u>MF-2</u>	

<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Yard setback	<input type="checkbox"/> Fence height and standards
<input type="checkbox"/> Lot width	<input type="checkbox"/> Visibility triangle obstructions
<input type="checkbox"/> Lot Depth	<input type="checkbox"/> Parking demand
<input type="checkbox"/> Lot Coverage	<input type="checkbox"/> Landscaping
<input type="checkbox"/> Floor area for accessory structures for single family uses	<input type="checkbox"/> Additional dwelling unit for a single-family
<input type="checkbox"/> Height	<input type="checkbox"/> Carport
<input type="checkbox"/> Minimum width of sidewalk	<input type="checkbox"/> Non-conforming use
<input type="checkbox"/> Off-street parking	<input type="checkbox"/> Other
<input type="checkbox"/> Off-street loading	
<input type="checkbox"/> Landscape regulations	
<input checked="" type="checkbox"/> Other	

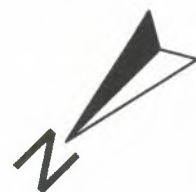
Please list the City of Dallas Development Code(s) this project is non-compliant with:

Description: Need to reduce size of visibility triangle.

Alternative resolutions discussed/offered:

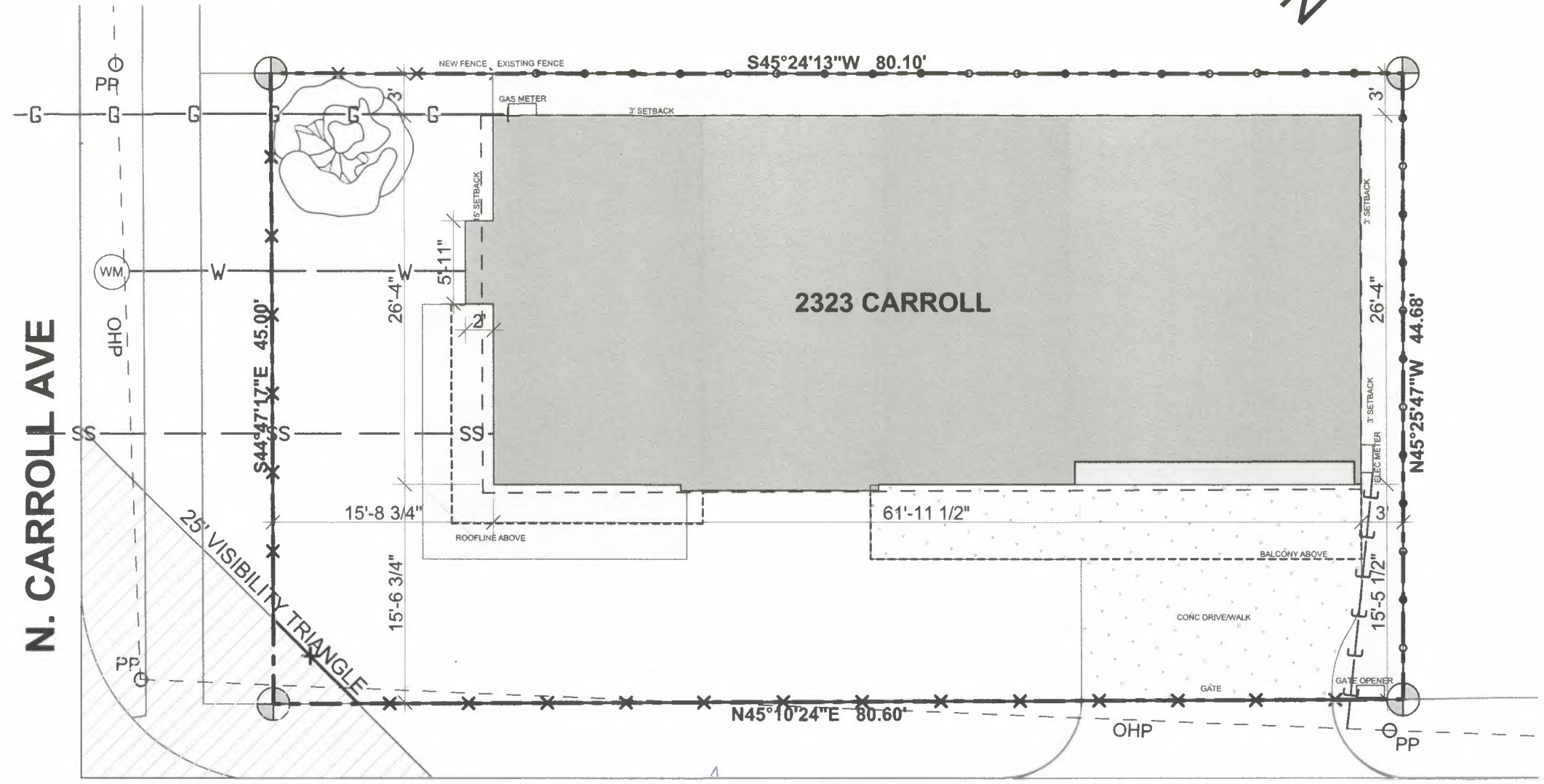
Referred by: Quinton Kelly Contact: 214-948-4515 Date: 1/16/24

EDA 234-000



LEGEND

- CONCRETE
- DECOMPOSED GRANITE
- BUFFALO GRASS TURF
- SMALL TREE- Crepe Myrtle
- MEXICAN FEATHERGRASS
- EXISTING FENCE
- 8' SHADOWBOX FENCE
- SEWER LINE
- WATER LINE
- GAS LINE
- ELECTRICAL LINE
- Property Line
- Property Corner



- NOTES:**
1. No existing trees on site.
 2. Lots 4,000 square feet or less in area require a minimum of one(1) medium or large nursery stock trees.

SITE INFORMATION	
LOT SIZE:	3603 SF
ZONING:	MF-2
PROPOSED USE:	SINGLE FAMILY HOME
FRONT YARD SETBACK:	15'
SIDE AND REAR SETBACK:	0' (SINGLE FAMILY RESIDENTIAL)
MAX HEIGHT:	36' ALLOWED
MAX HEIGHT:	35'-6.5" PROVIDED
LOT COVERAGE:	60% ALLOWED
LOT COVERAGE:	42.9% PROVIDED (1556/3620)

RUSK AVE

1 SITE PLAN
SCALE : 1" = 10'

LEGAL DESCRIPTION

ROBERTSON & HARRIS
BLK K/662 LOT 20
RESUB OF PT DEERE PARK ADDN

2323 NORTH CARROLL AVE
DALLAS, TX 75204

BDA 234-060



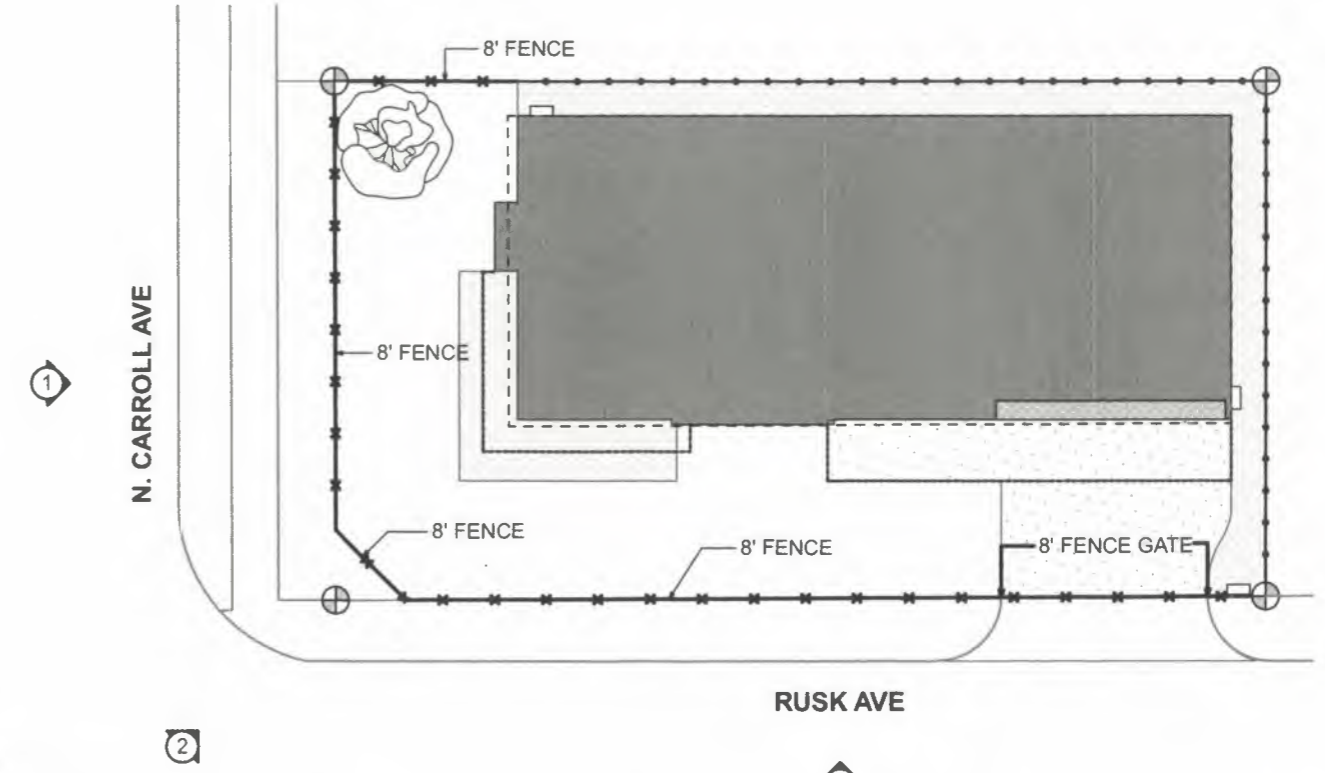
1 FENCE ELEVATION CARROLL
SCALE : 3/32" = 1'-0"



2 FENCE ELEVATION CORNER
SCALE : 3/32" = 1'-0"

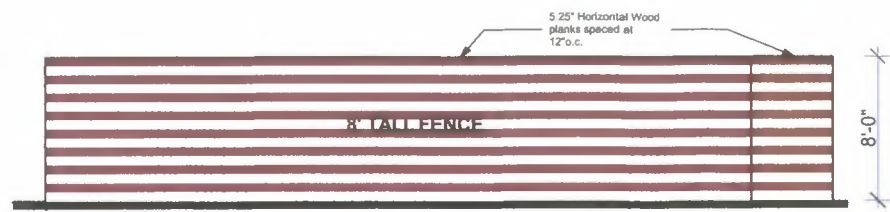


3 FENCE ELEVATION RUSK
SCALE : 3/32" = 1'-0"

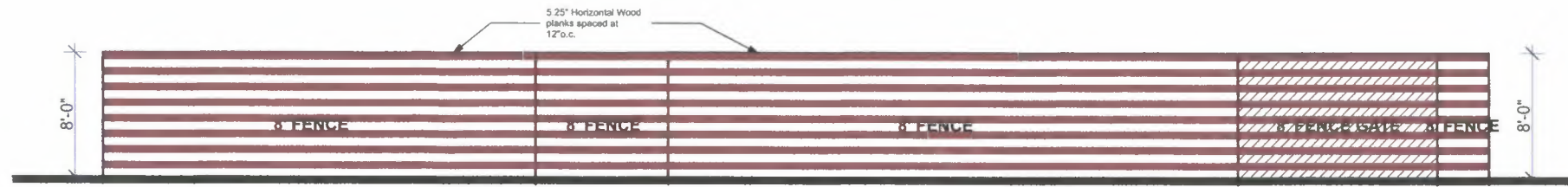


4 FENCE LAYOUT PLAN
SCALE : 1:200.73

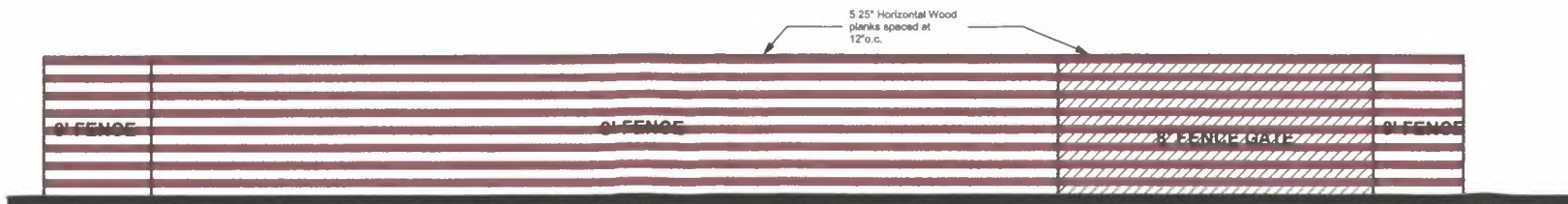
BDA234-060



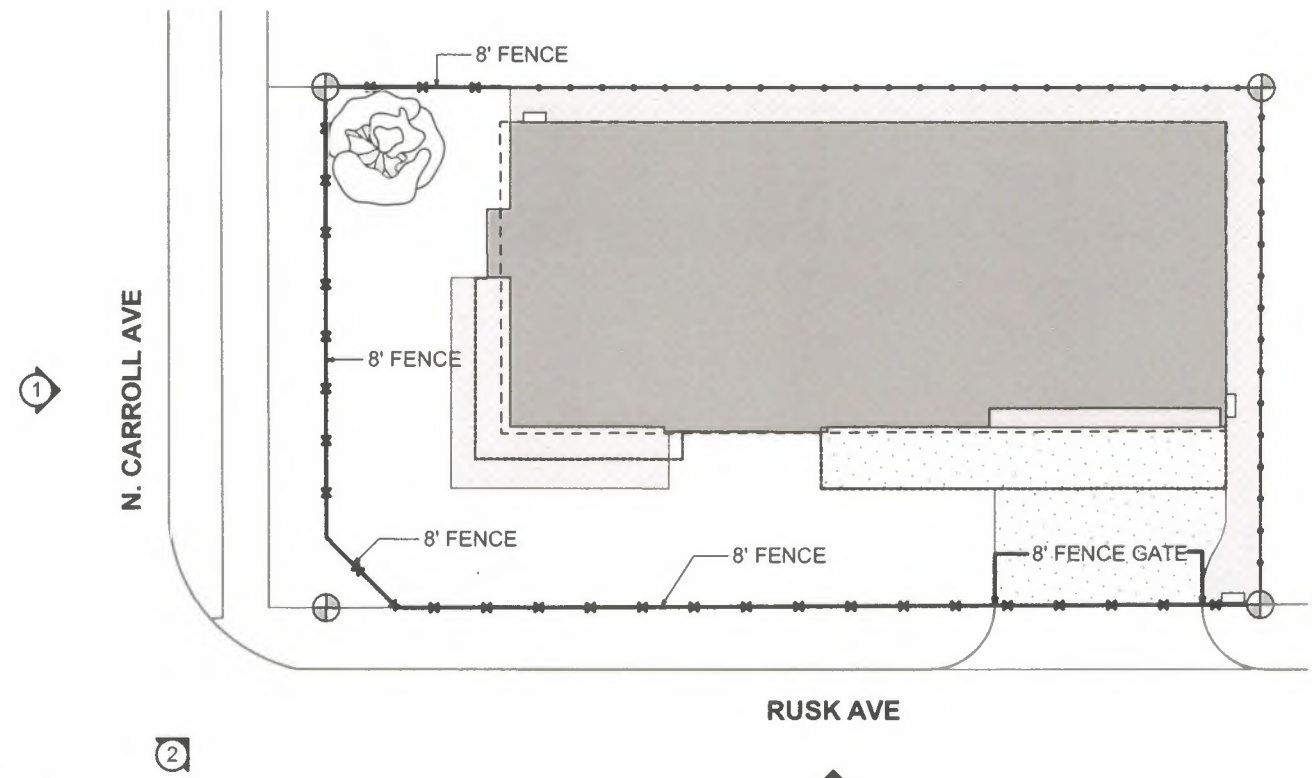
1 FENCE ELEVATION CARROLL
SCALE : 3/32" = 1'-0"



2 FENCE ELEVATION CORNER
SCALE : 3/32" = 1'-0"



3 FENCE ELEVATION RUSK
SCALE : 3/32" = 1'-0"



4 FENCE LAYOUT PLAN
SCALE : 1:200

BDA234-060