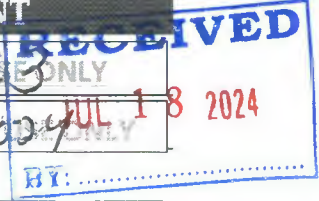




Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT



Case No.: BDA 234-103
Date: 7/18/2024

Data Relative to Subject Property: Fee Waiver
Location address: 2323 N. Carroll Ave. Zoning District: MF-2
Lot No.: 20 Block No.: K/662 Acreage: 0.08 Census Tract: 48113000800
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: Josh LeComte Telephone: 214-827-1431
Mailing Address: PO Box 720549 Zip Code: 75372
E-mail Address: josh@lecomte.com
Represented by: Nicholas Batey Telephone: 214-876-2505
Mailing Address: PO Box 720549 Zip Code: 75372
E-mail Address: nick@lecomte.com

Affirm that an appeal has been made for a Variance or Special Exception of 20' driveway visibility triangle and 45' visibility triangle vs. 30' visibility proposed triangle.

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.

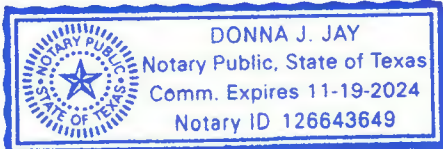
Affidavit

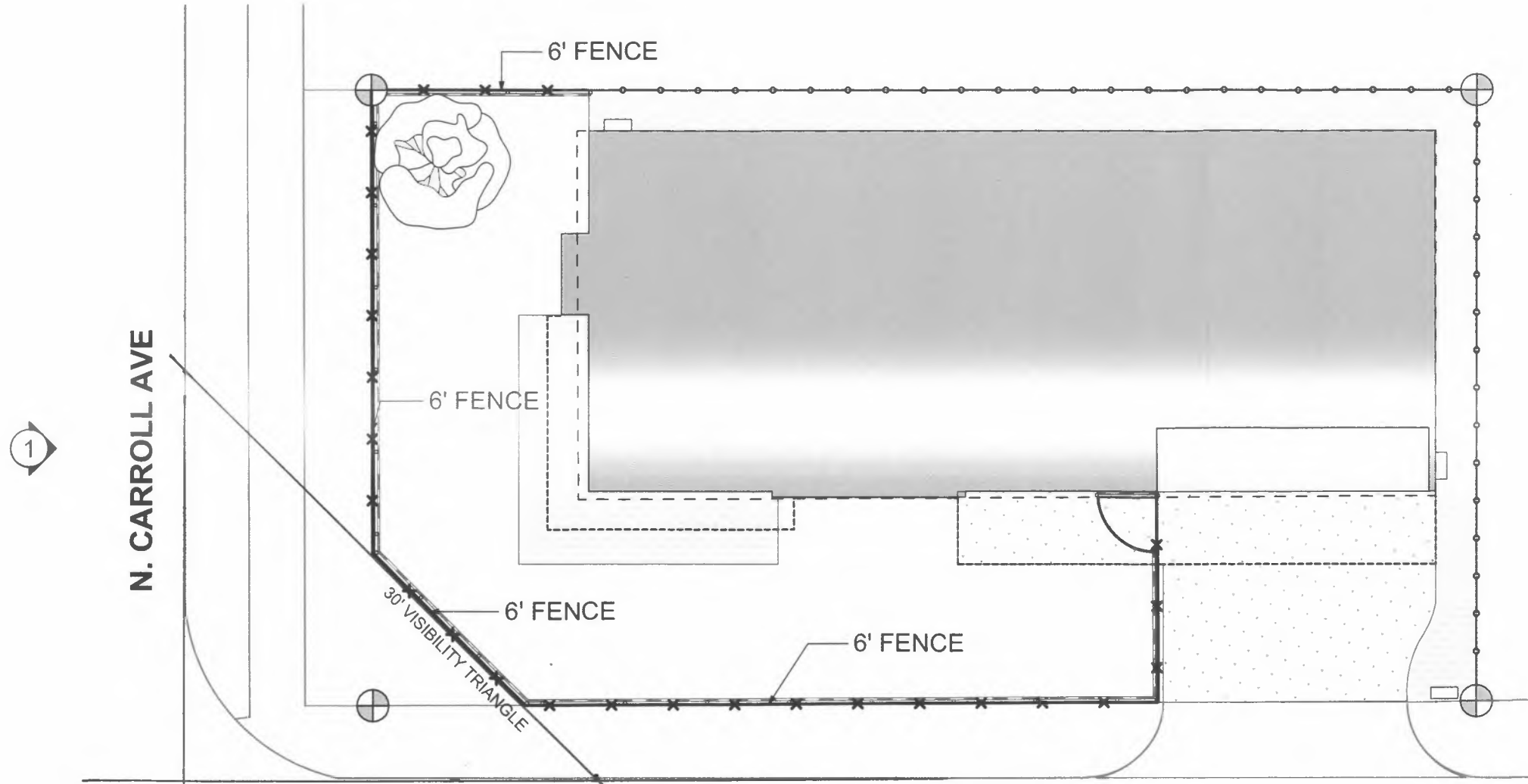
Before me the undersigned on this day personally appeared Josh LeComte
(Affiant/Applicant's name printed)
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: _____
(Affiant/Applicant's signature)

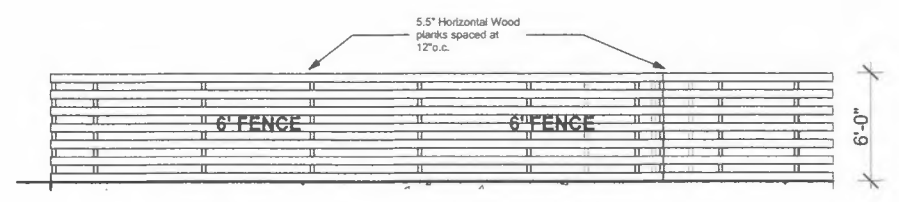
Subscribed and sworn to before me this 1st day of July, 2024

[Signature]
Notary Public in and for Dallas County, Texas

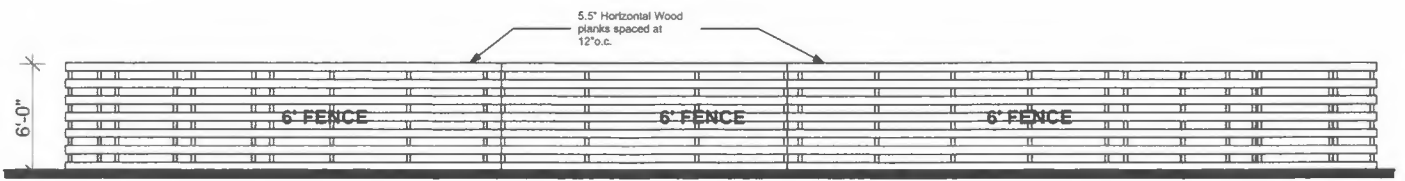




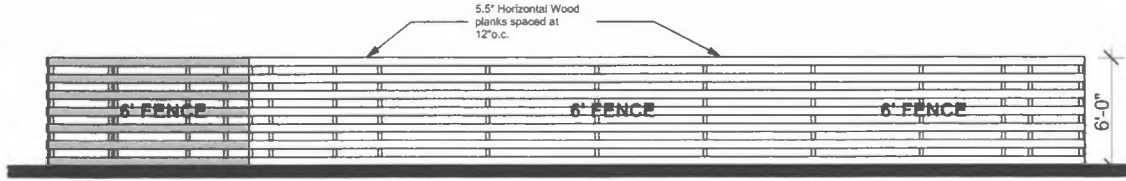
4 FENCE LAYOUT PLAN
SCALE : 3/32" = 1'-0"



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"