



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234122

**RECEIVED**  
AUG 26 REC'D  
BY: \_\_\_\_\_

Data Relative to Subject Property: \_\_\_\_\_ Date: \_\_\_\_\_

Location address: 5314 URSULA LN 75229 Zoning District: R-1AC

Lot No.: 5 Block No.: C/5518 Acreage: 1.1 Census Tract: \_\_\_\_\_

Street Frontage (in Feet): 1) 200' 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

To the Honorable Board of Adjustment: JENNIFER CERRETO

Owner of Property (per Warranty Deed): TRUSTEE OF THE 4610 SOUTH LINDHURST AVENUE TRUST

Applicant: EDWARD GROTHAUS Telephone: 214 914 0079

Mailing Address: 4004 BARNES BRIDGE RD Zip Code: 75228

E-mail Address: EDDIE@HAUSCOHOMES.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 FENCE/GATE HEIGHT & STANDARDS. SEEKING TO CONSTRUCT SEMI-PRIVATE ENTRY GATES (2) AND WING WALLS AT 72" HEIGHT. PICTURE OF SLIDING GATE ATTACHED.

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:

SAFETY & SECURITY AS FAMILY TRAVEL SCHEDULE IS PUBLIC KNOWLEDGE.

WINGWALL  
OPACITY  
0%

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

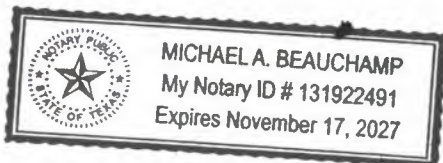
Before me the undersigned on this day personally appeared EDWARD GROTHAUS Y  
(Affiant/Applicant's name printed)

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 23 day of July, 2024

Notary Public in and for Dallas County, Texas





CITY OF DALLAS  
AFFIDAVIT

Appeal number: BDA 234-122

I, Jennifer Cerreto, 4610 S. Lindhurst Trust, Owner of the subject property  
(Owner or Grantee of property as it appears on the Warranty Deed)

at: 5314 Ursula Ln, Dallas TX  
(Address of property as stated on application)

Authorize: Edward Grothman IV  
(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)

~~X~~ Variance (specify below) SE

X Special Exception (specify below) Fence Height

Other Appeal (specify below)

Specify: Construct 72" entry gates and wing walls  
at 2 entries. WING WALL OPACITY 0%

Jennifer Cerreto, 4610 S. Lindhurst Trust Jen Cerreto  
Print name of property owner or registered agent      Signature of property owner or registered agent

agent Date 7/16/2024

Before me, the undersigned, on this day personally appeared  
JENNIFER CERRETO

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 16<sup>TH</sup> day of  
July, 2024

[Signature]

Commission expires on Sept. 10, 2027

**SANDRA BACA CASTILLO**  
Notary Public  
State of New Jersey  
My Commission Expires Sept. 10, 2027



5314

### Zonina Grid

#### Search result

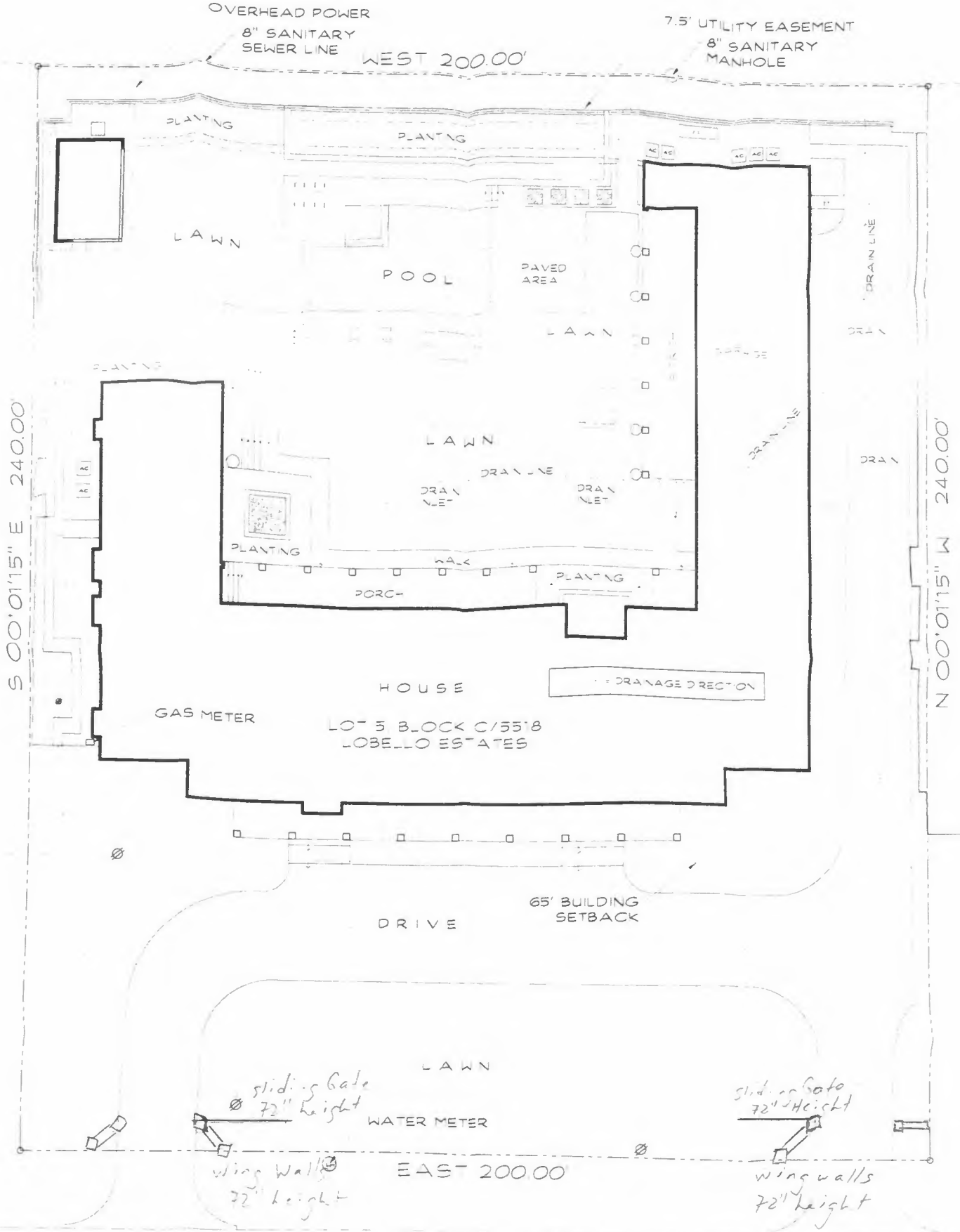
Zoom to

Grid Number	E-7
MAPBOOK	034
GENERAL_LOCATION	



500 ft

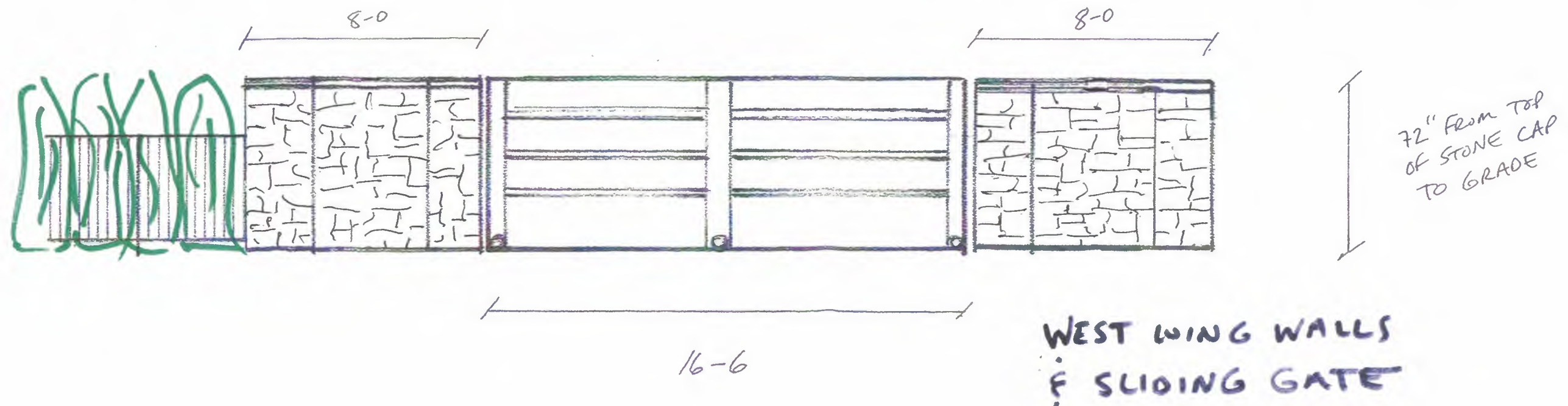
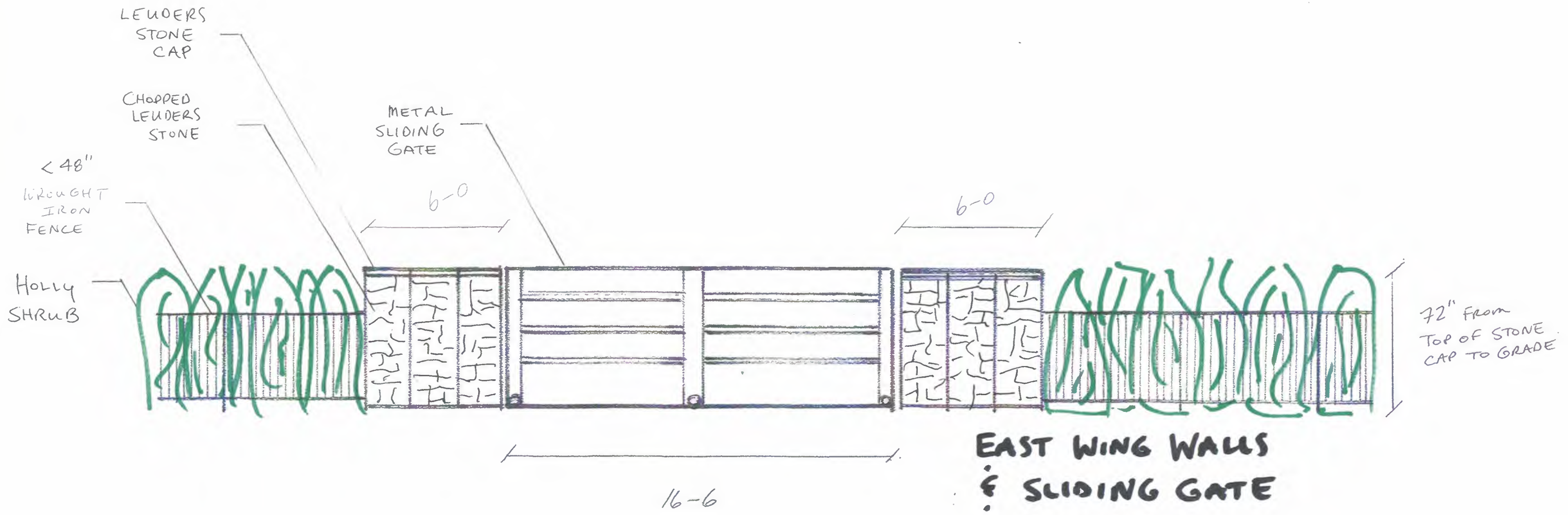
Selected features: 1



LOT 5 BLOCK C/55'8"  
LOBELLO ESTATES

5314 URSULA LANE  
SITE PLAN

SCALE 1/8"=1'-0" OCT. 21 2020



1/4" = 1'