



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 245-057

Data Relative to Subject Property: 3516 Booker St. Dallas TX 75215 Date: FOR OFFICE USE ONLY

Location address: 3516 Booker St. Dallas TX 75215 Zoning District: PD 595 / R-5

Lot No.: 22 Block No.: G/1698 Acreage: .101 Census Tract: _____

Street Frontage (in Feet): 1) 44' 2) 44' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): M6 HOMES LLC

Applicant: Sewdat Persaud Telephone: 972-898-2029

Mailing Address: 521 Cove Ridge Rd Rockwall Zip Code: 75032

E-mail Address: spersaud@att.net

Represented by: Sewdat Persaud Telephone: 972-898-2029

Mailing Address: 521 Cove Ridge RD. Rockwall TX Zip Code: 75032

E-mail Address: spersaud@att.net

Affirm that an appeal has been made for a Variance or Special Exception of 8'-1" OFF STREET PARKING
Requesting an 8.5' x 19' variance to park in the front yard setback. SP

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:

Lot is not big enough to accommodate parking space.

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

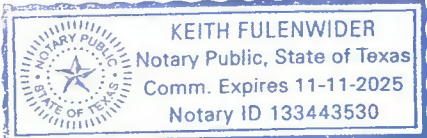
Before me the undersigned on this day personally appeared Sewdat Persaud
(Affiant/Applicant's name printed)

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 20th day of February, 2025

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





CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 245-057

I, SEWDAT PERSAUD/ M6 HOMES LLC, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 3516 BOOKER STREET DALLAST X 75215
(Address of property as stated on application)

Authorize: SEWDAT PERSAUD
(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: Requesting Variance of 8'-1" OFF STREET PARKING

SEWDAT PERSAUD

Print name of property owner or registered agent

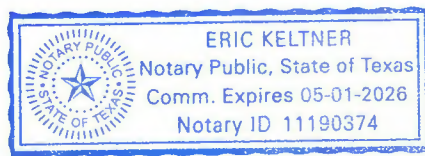
[Signature]
Signature of property owner or registered agent

agent Date 2/12/25

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 12 day of
February, 2025



[Signature]
Notary Public for Dallas County,
Texas

Commission expires on
5/1/2026

3516 BOOKER

Date of copy: 1/26/2025

DCAD Tax Account: 0000017038600000

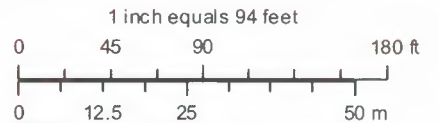


DCAD, NCTCOG, MAPSCO, USGS,

This product is for INFORMATIONAL purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



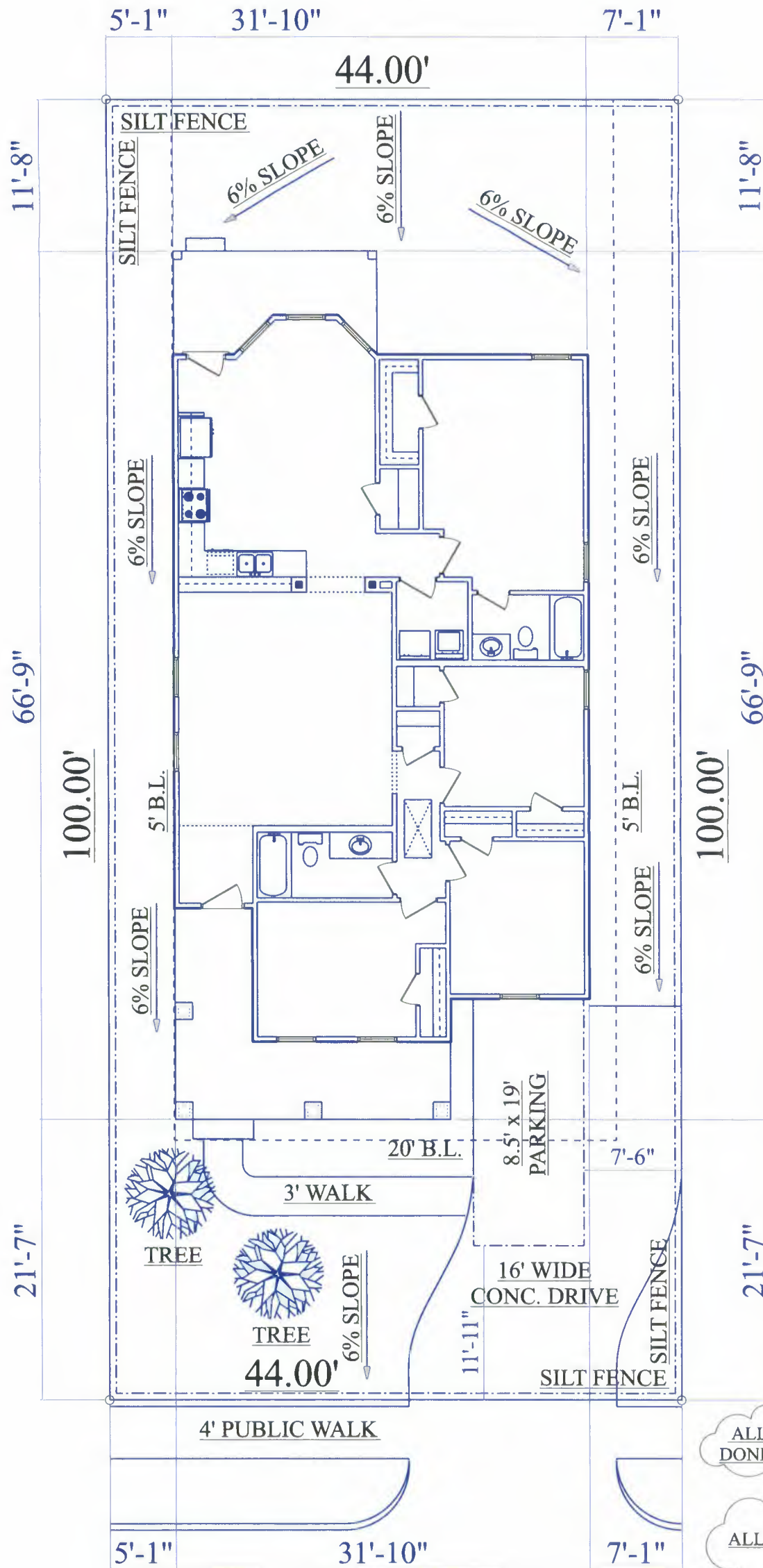
Dallas Central Appraisal District
2949 N Stemmons Freeway
Dallas, TX 75247-6195
(214) 631-1342
www.dallascad.org



BD245-057

DCAD, NCTCOG, USGS, Esri, Inc

LOT 22
 ATLANTA TO BOOKER BRISTOLS L.L. ADDITION
 DALLAS, TEXAS
 DALLAS COUNTY



CONC. SLAB
 TO BE 15"
 ABOVE GRADE

ALL DRIVEWAYS AND STEPS TO BE
 DONE IN BRUSH FINISHED CONCRETE

BUILDER TO FIELD VERIFY
 ALL SETBACKS AND BUILDING LINES
 PRIOR TO CONSTRUCTION

3516 BOOKER STREET SITE PLAN
 SCALE: 1" = 10'-0"

BDA245-057



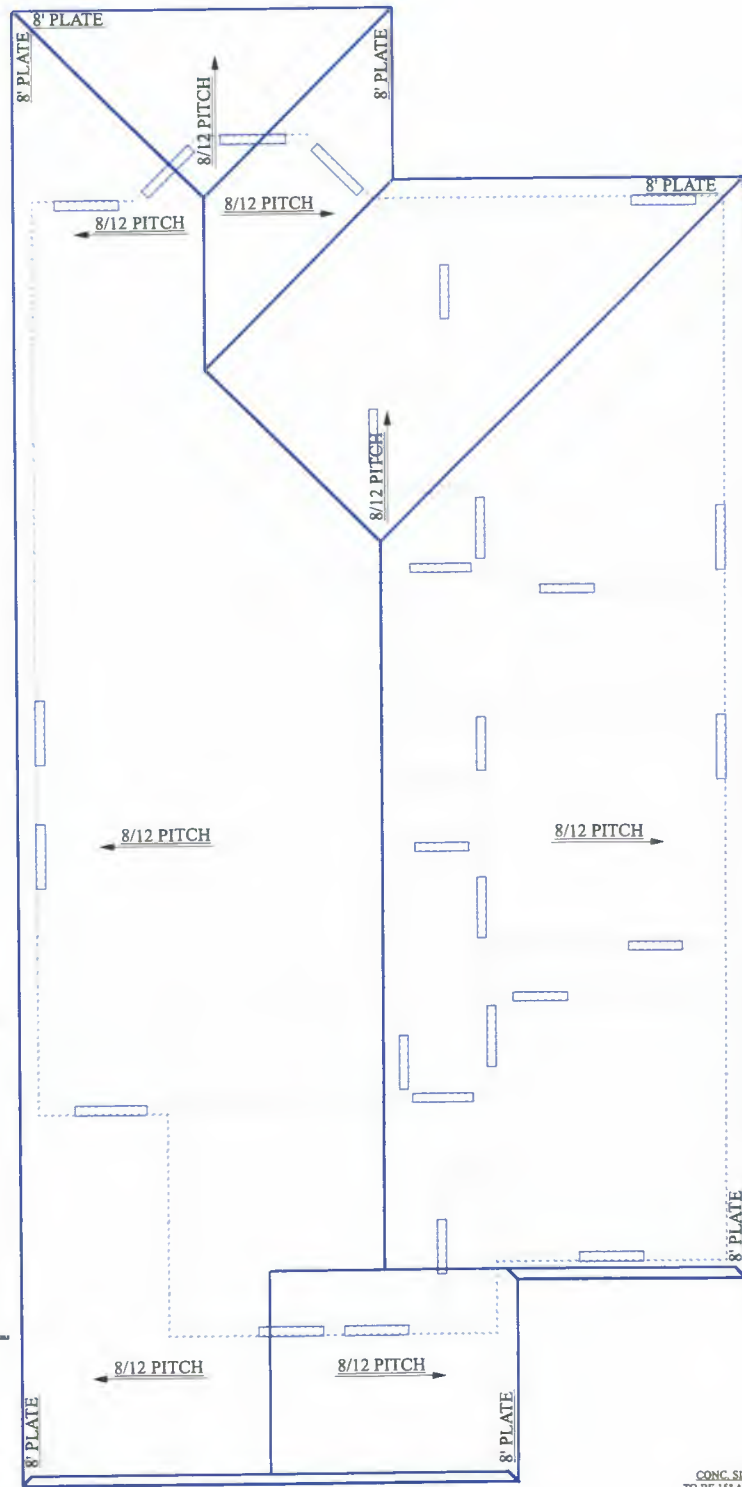
213 W ENNIS AVENUE
 SUITE 400
 ENNIS, TX 75119
 OFFICE# (972)935-9710
 WWW.PLAN-MASTER.COM



JANUARY 9th, 2025
 A NEW SINGLE FAMILY HOME
 TO BE LOCATED @
 3516 BOOKER STREET - LOT 22
 ATLANTA TO BOOKER BRISTOLS L.L. ADD.
 DALLAS, TX - DALLAS COUNTY

M6 HOMES, LLC.
 PERSAUD SEWDAT
 972-898-2029





ROOF LAYOUT PLAN
SCALE: 1/4" = 1'-0"

Plan Copyright, Ownership and Liability

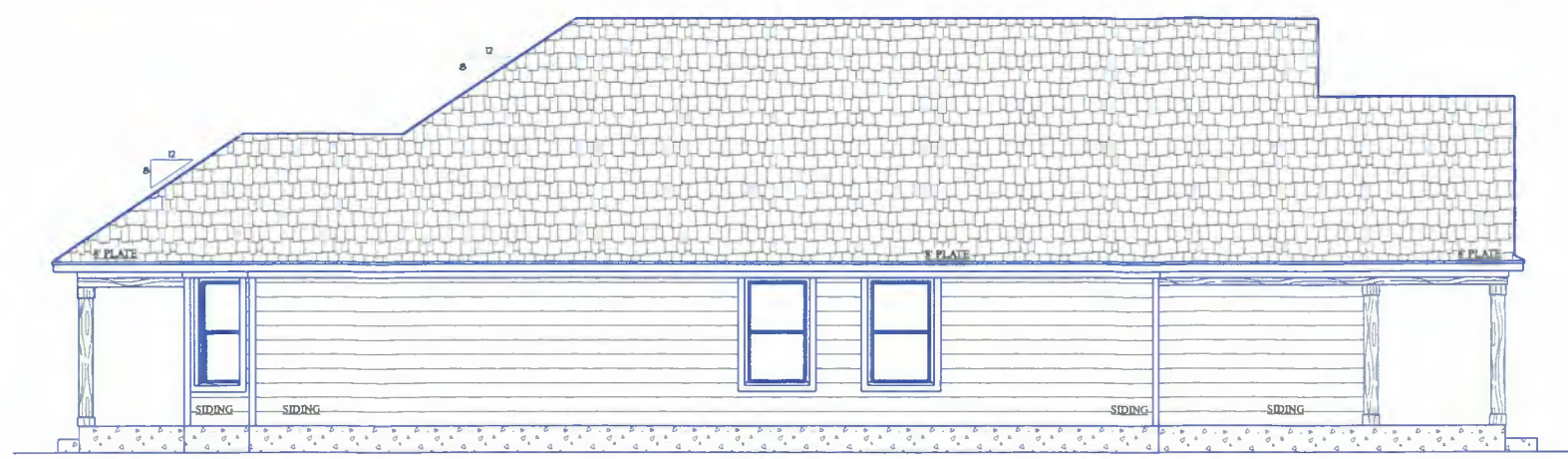
These plans are copyrighted and are subject to copyright protection in accordance with the Copyright Act of 1976, as amended December 1990 and known as Architecture Works Copyright Protection Act of 1990. Reproduction of these home plans or design either as whole or in part, including any form and presentation of derived works thereof for any reason without prior written permission is strictly prohibited. The purchase of a set of home plans is not a transfer of copyright or other ownership interest in it to the buyer except for a limited license to use that set of home plans for the construction of one dwelling unit. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. These plans are the property of Blue Line Design.

Blue Line Home Design assumes no liability for any structure constructed from these plans. It is the responsibility of the purchaser of this plan to perform the following before beginning any construction:
 1. Verify dimensions and all aspects of plans for compliance with all local codes and ordinances where home is to be constructed.
 2. Verify all structural for design, site and conditions with local engineer and building officials.
 3. Plans indicate locations only; engineering aspects should incorporate actual site and soil conditions.

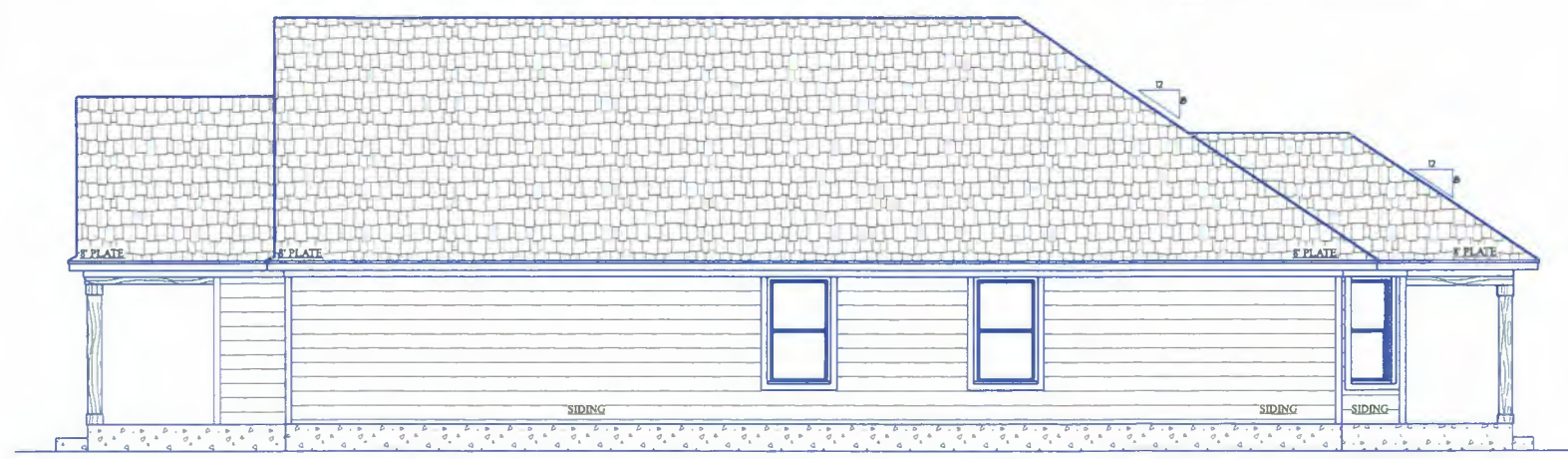
Limit of Designer liability is not to exceed price paid for plans. Blue Line Design assumes no liability for any change made to these plans and do not assume any liability for advice given or methods used by the builder, contractor or other professionals involved in the construction of a home from the plans. Blue Line Design is not a registered Architect however, Blue Line Design is registered and maintains good standing with the American Institute of Building Design.

NOTES:

1. These plans are intended to provide the basic construction information necessary to substantially complete the structure. These plans must be verified and checked completely by the builder. Any discrepancy, error and/or omission is found to be brought to the attention of the architect before any construction work or purchase have been made.
2. These plans are designed to be in substantial compliance with the 2021 International Residential Code. The construction shall conform to all national, state and local building codes and ordinances. There shall be no substitutions or any other changes without the written consent of the architect.
3. Contractor must verify all dimensions and note drawings.
4. All steel work are dimensional 6" nominal, 1/4" thick, 2" nominal and flat wide 2" nominal.
5. Lamin doors and positive have 5 high sheath unless noted otherwise.
6. Provide 3/8 inch wrenn that is not galvanized.
7. Use wrenn hangers in the garage are to be on a 11" platform.
8. All conditioner condenser must be 7" above grade.
9. In absence of building schedule prepared by architect or engineer, and accepted by building official see Table B602.3 in the International Residential Code.
10. Refer to engineer drawings for all foundations.
11. Lot drawings to comply with the International Residential Code.
12. Building area to be cleared of all trees, rocks and vegetation. Cut stumps a minimum of 8" below grade and 4" below breast.
13. Check plans for level changes floor levels and plumbing fixture locations.



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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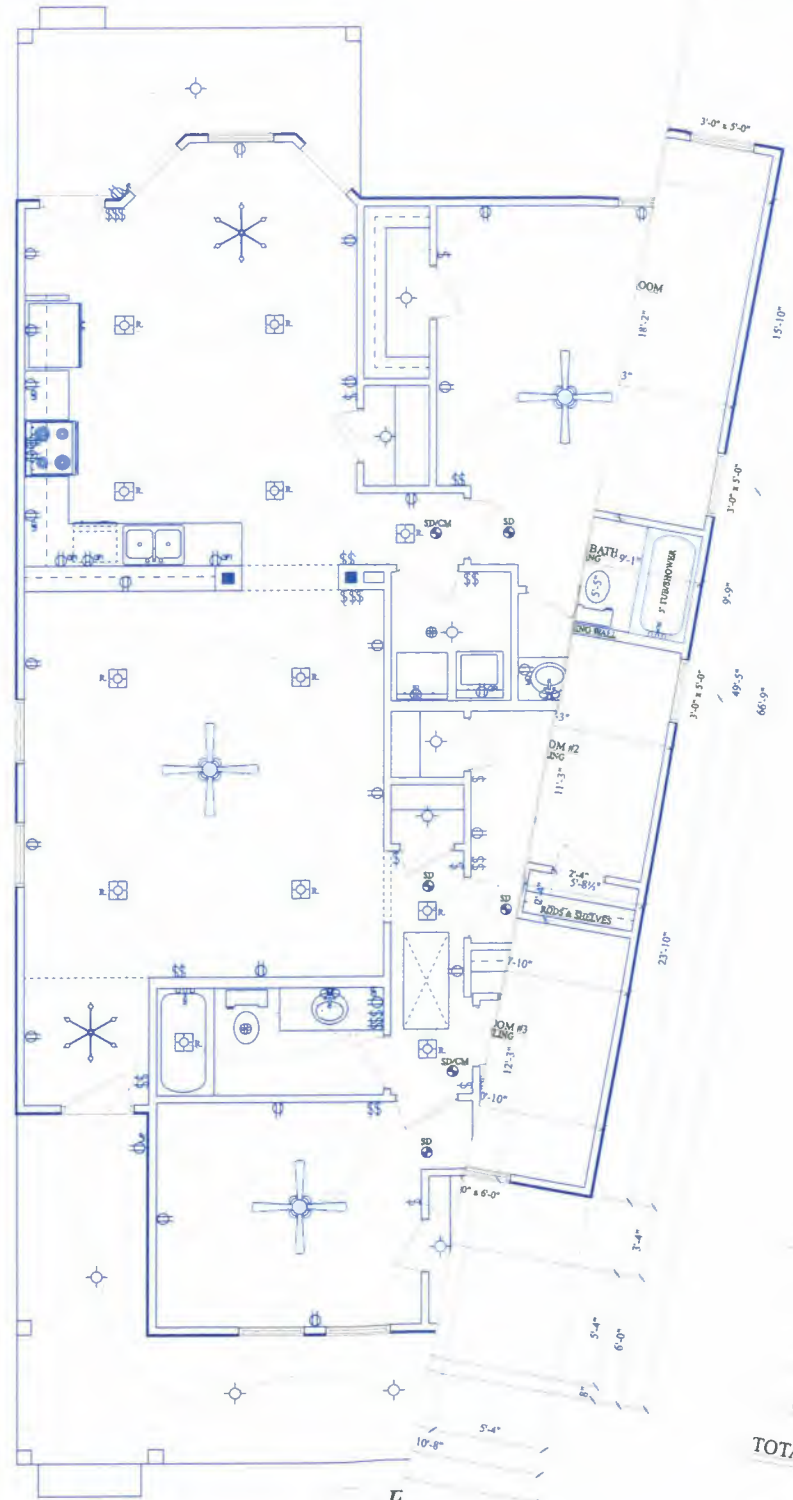


MATTHEW L. EDWARDS
AIBD CERTIFICATION # 44-798

213 W ENNIS AVENUE
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ENNIS, TX 75119
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BDA245-057



Plan Copyright, Ownership and Liability

These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. Reproduction of these plans in any form or by any means without the prior written permission is strictly prohibited. The purchase of a set of home plans is no way transfers any copyright or other ownership interest in a set of home plans to the buyer except for a limited license to use the set of plans for the construction of one dwelling unit. The protection includes, but is not limited to, the overall form as well as the arrangement and composition of spaces and elements of the design. These plans are the property of Blue Line Design.

Blue Line Home Design assumes no liability for any services constructed from this plan. It is the responsibility of the purchaser of the plan to perform the following before beginning any construction:
 1. Verify dimensions and all aspects of plans for compliance with all local codes and ordinances where home is to be constructed.
 2. Verify all structural for design, size and reinforcement with local engineer and building officials.
 3. Please indicate licenses only engineering services should incorporate actual size and soil conditions.

Loss of Designer liability is set or stated price paid the plan. Blue Line Design assumes no liability for any changes made in these plans and do not assume any liability for advice given or methods used by the builder, contractor or other professionals involved in the construction of a home from the plan. Blue Line Design is not a registered Architect however, Blue Line Design is registered and maintains good standing with the American Institute of Building Design.

NOTES:

1. These plans are intended to provide the basic construction information necessary to substantially complete the structure. These plans must be verified and checked completely by the builder. Any discrepancy, error and/or omission is found as to be brought to the attention of the architect before any construction work or purchase have been made.
2. These plans are designed to be in substantial compliance with the 2011 International Residential Code. The construction shall conform to all national, state and local building codes and ordinances. These notes shall take precedence over anything noted in these drawings.
3. Contractor must verify all dimensions and note drawings.
4. All wall studs are dimensioned 4" nominal, brack 2" nominal and flat width 2" nominal.
5. Lath, cleats and positive lath 5 high shalvce shall be used wherever.
6. Provide 3/4 inch water line in refrigeration.
7. Gas water heaters in the garage are to be on a 18" platform.
8. All conditioner condenser must be 2" above grade.
9. In absence of zoning schedule prepared by architect or engineer, and accepted by building official see Table R502.3 to the International Residential Code.
10. Refer to engineer drawings for all foundations.
11. Lot drainage to comply with the International Residential Code.
12. Building area to be cleared of all trees roots and vegetation. Cut stumps a maximum of 4" below grade and 4" below house.
13. Check plans for level changes their notes and plumbing fixture locations.

AREA TOTALS
 LIVING AREA 1,606
 COVERED PORCH 189
 COVERED PATIO 101
 TOTAL FOUNDATION 1,896

FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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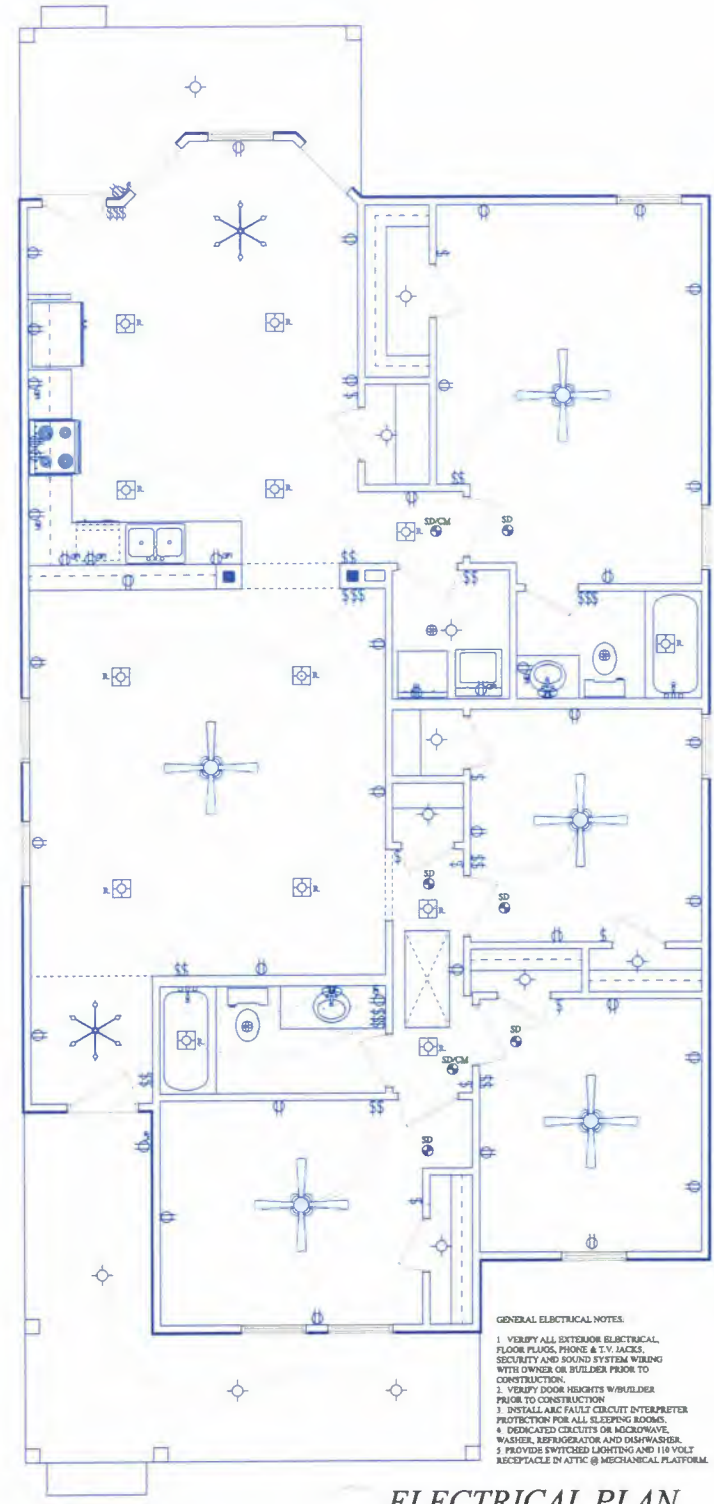
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2. Verify all structural for design, size and reinforcement with local engineer and building officials.
3. Plans indicate locations only; engineering services should incorporate actual site and soil conditions.

Loss of Designer's liability is not to exceed price paid the plans. Blue Line Design assumes no liability for any changes or modifications made to these plans nor do we assume any liability for advice given or methods used by the builder, contractor or other professionals involved in the construction of a home from the plans. Blue Line Design is not a registered Architect hereunder. Blue Line Design is registered and maintains good standing with the American Institute of Building Design.

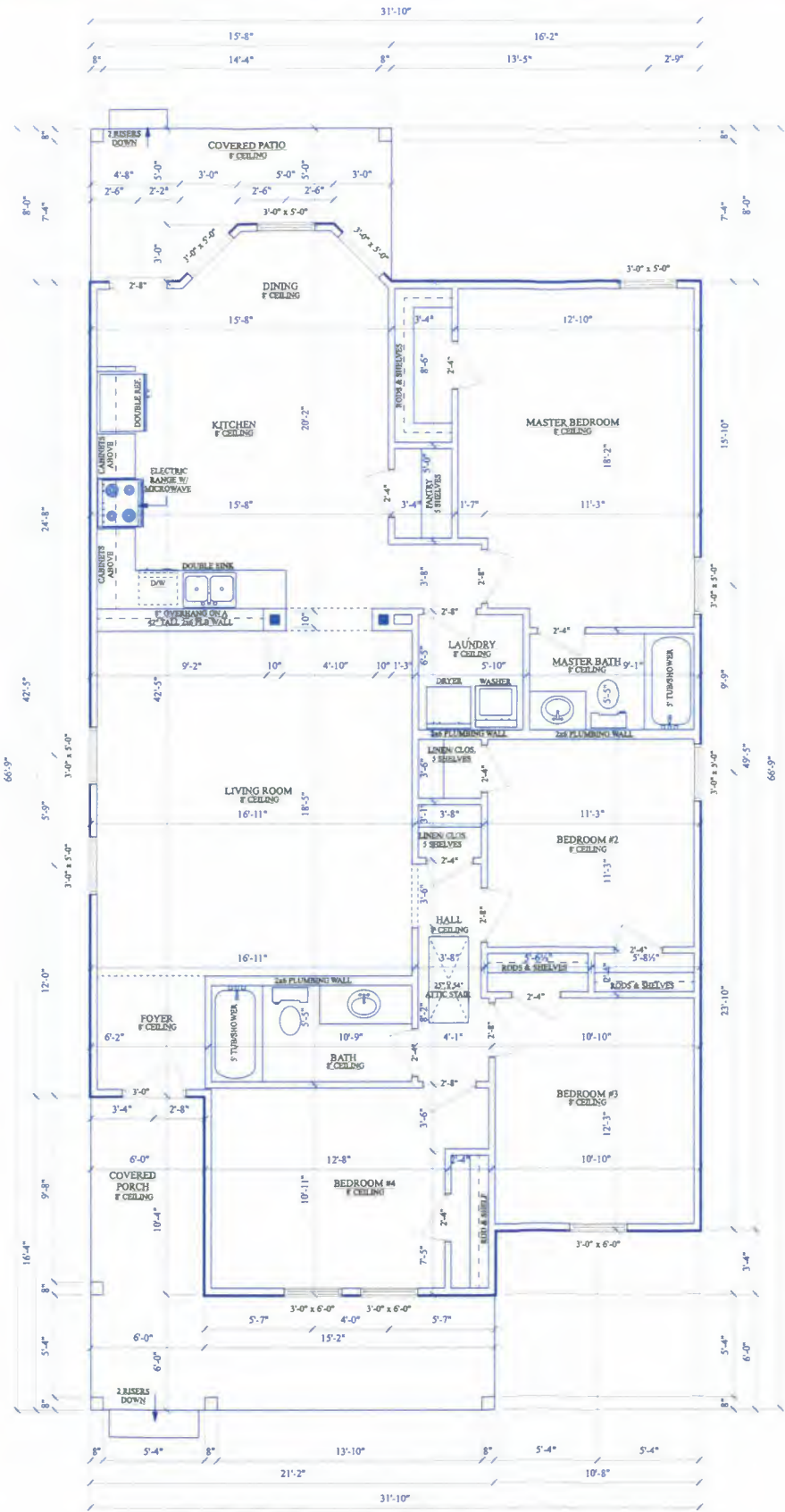
NOTES:

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2. These plans are designed to be in substantial compliance with the 2021 International Residential Code. The construction shall conform to all national, state and local building codes and ordinances. These codes shall also precedence over anything noted in these drawings.
3. Contractor must verify all dimensions and scale drawings.
4. All steel rods are dimensioned 4" nominal, bric 3" nominal and this with 2" nominal.
5. Lamin glass and windows have 3/4" high shutters unless noted otherwise.
6. Provide 1/2" each water line to refrigerator.
7. One water hammer on the garage are to be a 1 1/2" platform.
8. Air conditioner condenser must be 2" above grade.
9. In absence of building schedule prepared by architect or engineer, and accepted by building official use Table R602.3 in the International Residential Code.
10. Refer to engineer drawings for all foundations.
11. Lot drainage to comply with the International Residential Code.
12. Building area to be cleared of all trees, roots and vegetation. One change a minimum of 2" below grade and 4" below house.
13. Check plans for level changes floor finish and planting square locations.



ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

- GENERAL ELECTRICAL NOTES:**
1. VERIFY ALL EXTERIOR ELECTRICAL, FLOOR PLANS, PHONE & T.V. JACKS, SECURITY AND SOUND SYSTEM WIRING WITH OWNER OR BUILDER PRIOR TO CONSTRUCTION.
 2. VERIFY DOOR HEIGHTS W/ BUILDER PRIOR TO CONSTRUCTION.
 3. INSTALL ARC FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL SLEEPING ROOMS, WASHERS, REFRIGERATORS, AND DISHWASHERS.
 4. DEDICATED CIRCUITS FOR REFRIGERATOR, WASHERS, REFRIGERATORS, AND DISHWASHERS.
 5. PROVIDE SWITCHED LIGHTING AND 110 VOLT RECEPTACLE AT ATTIC @ MECHANICAL PLATFORM.



AREA TOTALS

LIVING AREA	1,606
COVERED PORCH	189
COVERED PATIO	101
TOTAL FOUNDATION	1,896

FLOOR PLAN
SCALE: 1/4" = 1'-0"



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