



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 245-068 **RECEIVED**  
 Date: **APR 02 2025**  
 BY: \_\_\_\_\_

Data Relative to Subject Property: \_\_\_\_\_ Date: \_\_\_\_\_  
 Location address: 2706 Lenway Street Zoning District: PD 595  
Sub(R-5)  
 Lot No.: 14 Block No.: \_\_\_\_\_ Acreage: 0.1 Census Tract: \_\_\_\_\_  
 Street Frontage (in Feet): 1) 50' 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Mohammed K. Hurrum  
 Applicant: Mohammed K. Hurrum Telephone: 817-808-2152  
 Mailing Address: 411 W. Standifer St. Zip Code: Mckinney, TX 75069  
 E-mail Address: mkhurrum52@gmail.com  
 Represented by: Noel C. Livingston Telephone: 469-673-8128  
 Mailing Address: 909 Chelsea Drive Zip Code: Mesquite, Tx. 75149  
 E-mail Address: ncelect@gmail.com  
 Affirm that an appeal has been made for a Variance  or Special Exception  of parking off  
Street.

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:

We respectfully request your approval for the Parking Adjustment to adhere from street side curb parking for traffic safety.

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 Noel C. Livingston  
 (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: Noel C. Livingston  
 (Affiant/Applicant's signature)



Subscribed and sworn to before me this 21 day of March, 2025

Duana Marie Davis-Livingston  
 Notary Public in and for Dallas County, Texas



CITY OF DALLAS  
AFFIDAVIT

Appeal number: BDA 245-008

I, Mohammed K. Hurrum, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 2706 Lenway Street  
(Address of property as stated on application)

Authorize: Noel C. Livingston  
(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 Approval for Parking Variance

Noel C. Livingston  
Print name of property owner or registered agent

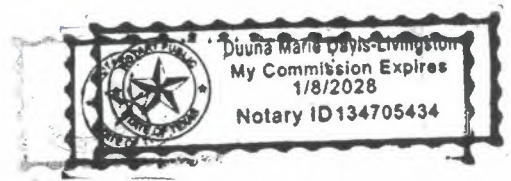
Noel C. Livingston  
Signature of property owner or registered agent

agent Date 3-27-2025

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 27th day of March, 2025



Duana Marie Davis-Livingston  
Notary Public for Dallas County,  
Texas

Commission expires on 1-8-2028

# DUPLICATE TAX RECEIPT



JOHN R. AMES, CTA  
DALLAS COUNTY TAX ASSESSOR/COLLECTOR  
500 Elm Street, Suite 3300  
Dallas, Texas 75202

**Certified Owner:**

**KHURRUM MOHAMMED  
4112 VALLEY RIDGE LN  
MCKINNEY, TX 75071-0000**

**Legal Description:**

SOUTH SIDE  
BLK B/1695 LT 14  
INT201800268347 DD09282018 CO-DC  
1695 00B 01400 1001695 00B  
**Parcel Address:** 2706 LENWAY ST, DA  
**Legal Acres:** 0.0000

**Deposit No:** P0237778  
**Validation No:** 900002047707071  
**Account No:** **000-001-700-23000000**  
**Operator Code:** ANGEL\_ARAIZAPUE

**Remit Seq No:** 2024022162  
**Receipt Date:** 03/25/2025  
**Deposit Date:** 03/25/2025  
**Print Date:** 03/25/2025 12:51 PM  
**Printed By:** ANGEL\_ARAIZAPUB

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2024	Tax Certificates	TL	0	0.000000	10.00	0.00	0.00	10.00
					<b>\$10.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10.00</b>

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Check Number(s):

PAYMENT TYPE:

Credit Card Authorization No: 0

**Credit Cards:** \$10.00

Exemptions on this property:

NHS CAP LOSS

**Total Applied:** \$10.00

**Change Paid:** \$0.00

**Account No:** 000-001-700-23000000  
**PAYER**  
**KHURRUM MOHAMMED  
4112 VALLEY RIDGE LN  
MCKINNEY, TX 75071-0000**

**CURRENT YEAR TOTAL IS \$0.00  
ACCOUNT PAID IN FULL**

*BAZAS-000*





## Posting of Notification Sign

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

Address: 2706 Lenway Street

Appeal Number: BDA 245-068

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.

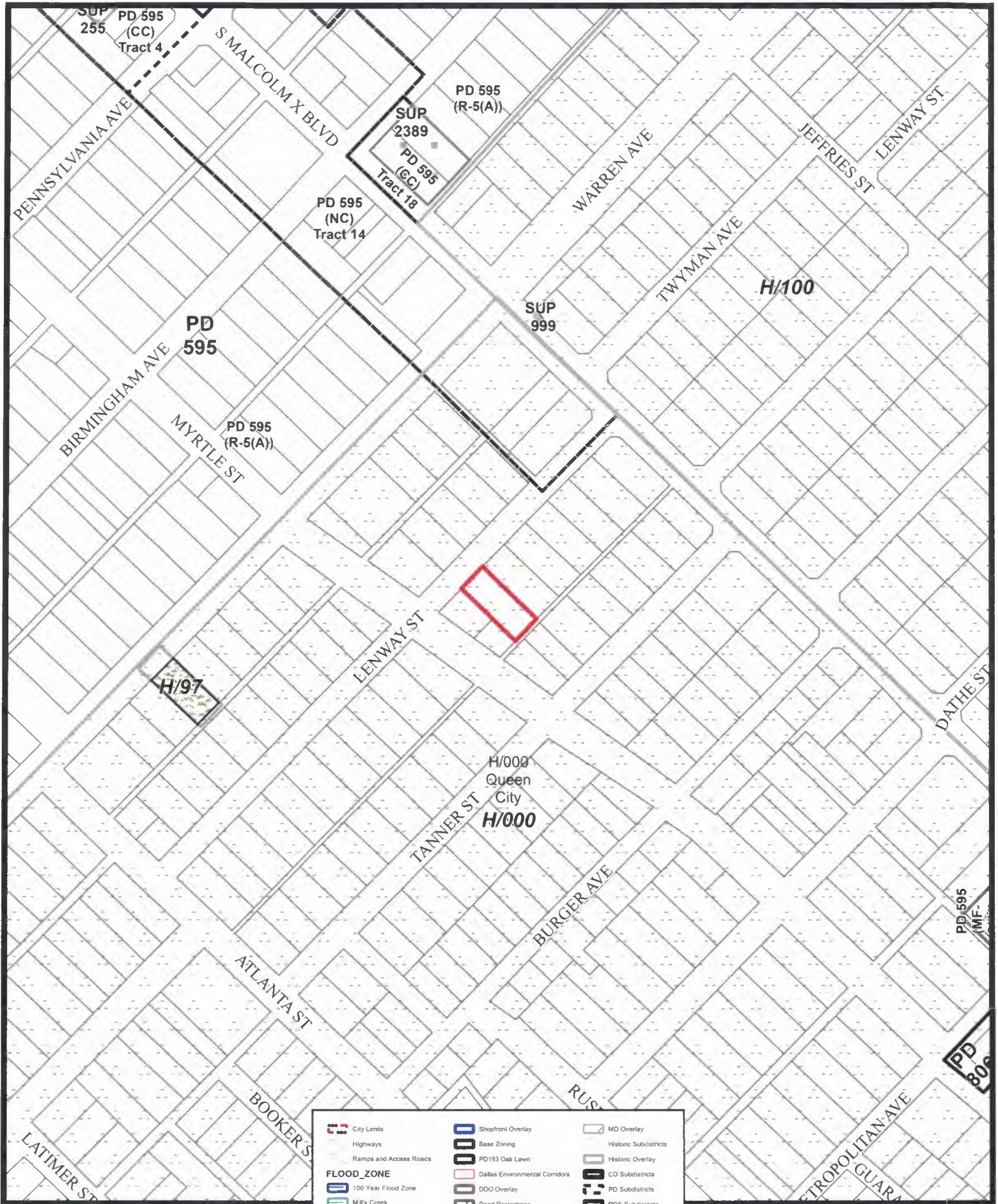
Footage of each street frontage: 50'

Number of acres: 0.14

Number of signs received: 1

Paul C. Livingston  
Signature of applicant or person receiving signs

4/1/25  
Date



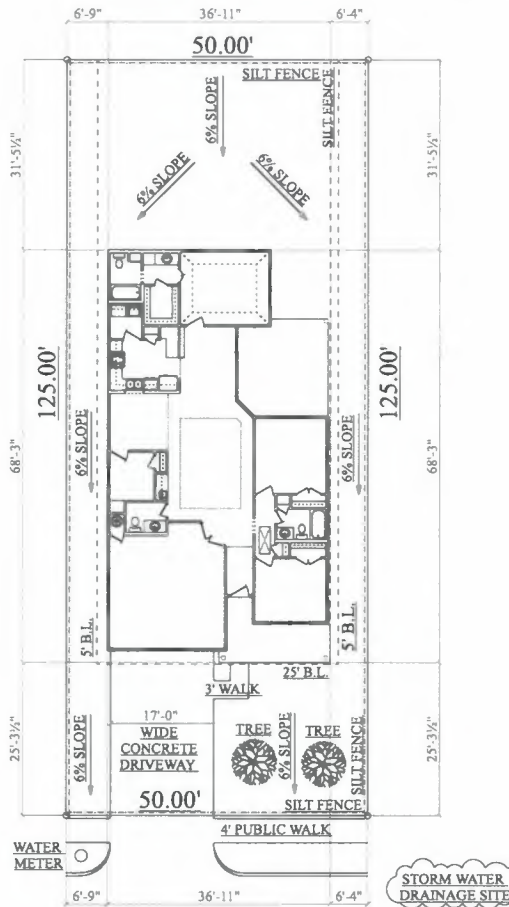
1:2,400

	City Limits		Shopfront Overlay		MD Overlay
	Highways		Base Zoning		Historic Subdistricts
	Ramps and Access Roads		PD193 Oak Lawn		Historic Overlay
	FLOOD_ZONE		Dallas Environmental Corridors		CD Subdistricts
	100 Year Flood Zone		DDO Overlay		PD Subdistricts
	M/E's Creek		Deed Restrictions		POS Subdistricts
	Peak's Branch		SUP		NSO Subdistricts
	X PROTECTED BY LEVEE		D		NSO Overlay
	Parks		D-1		Escarpment Overlay
	Height Map Overlay		CP		
	Parking Management Overlay		SP		

Case ID: **BDA245068**  
 Printed: 4/2/2025



**LOT 14 BLOCK B/1695  
SOUTH SIDE  
DALLAS, TEXAS  
DALLAS COUNTY**



**2706 LENWAY STREET**

BUILDER TO FIELD  
VERIFY ALL BUILDING LINES,  
SETBACKS, AND PROPOSED  
STRUCTURE LOCATION PRIOR TO  
CONSTRUCTION

**SITE PLAN**  
SCALE: 1" = 20'-0"

**BDA245-068**



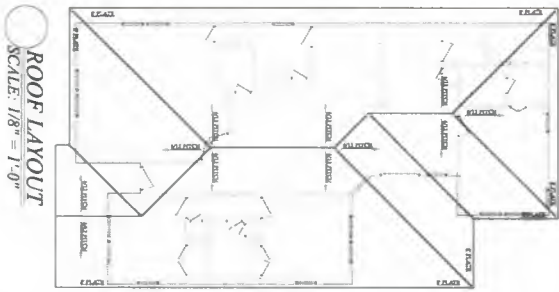
213 W ENNIS AVENUE  
SUITE 400  
ENNIS, TX 75119  
OFFICE# (972) 935-9710  
WWW.PLAN-MASTER.COM



**MARCH 5th, 2025**  
A NEW SINGLE FAMILY HOME  
TO BE LOCATED @  
2706 LENWAY - LOT 14 BLK B/1695  
SOUTH SIDE ADDITION  
DALLAS COUNTY- DALLAS, TEXAS

**LIVINGSTON,  
NOEL**



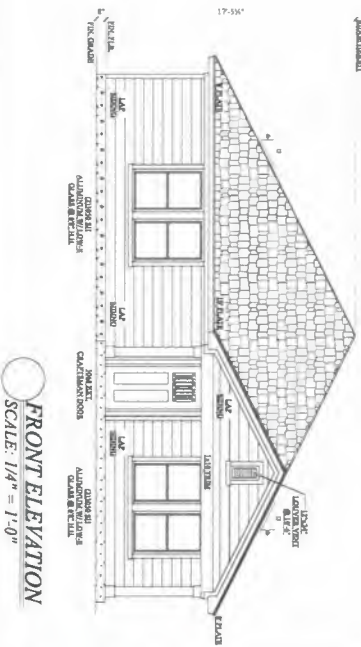
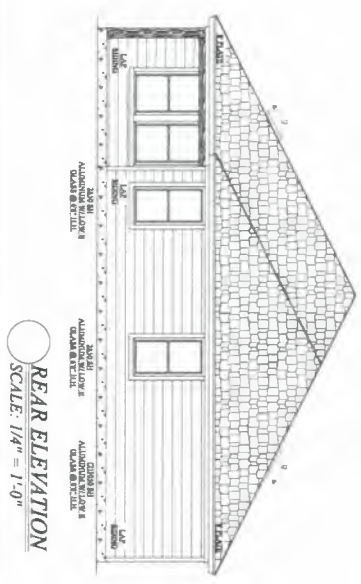
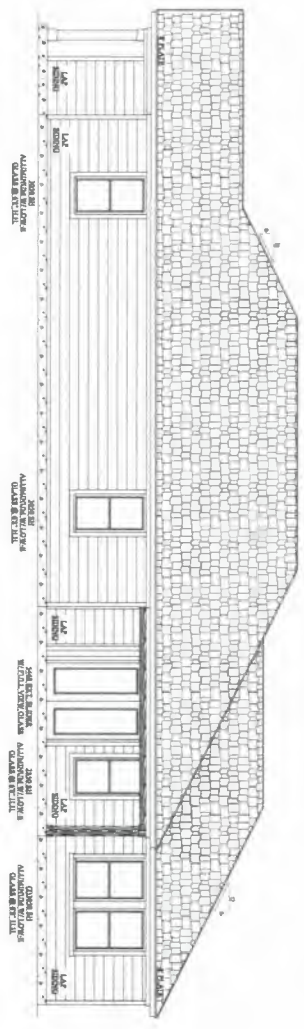
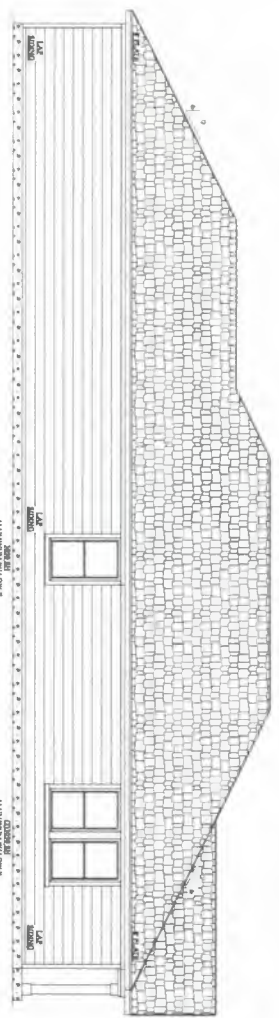


**Plan, Copyright, Ownership and Liability**

This drawing is prepared for the use of the project described herein and is not to be used for any other project without the written consent of the architect. The architect is not responsible for the accuracy of the information provided by the client or for the results of any construction based on this drawing. The architect is not responsible for the construction of the project or for the safety of the project. The architect is not responsible for the construction of the project or for the safety of the project.

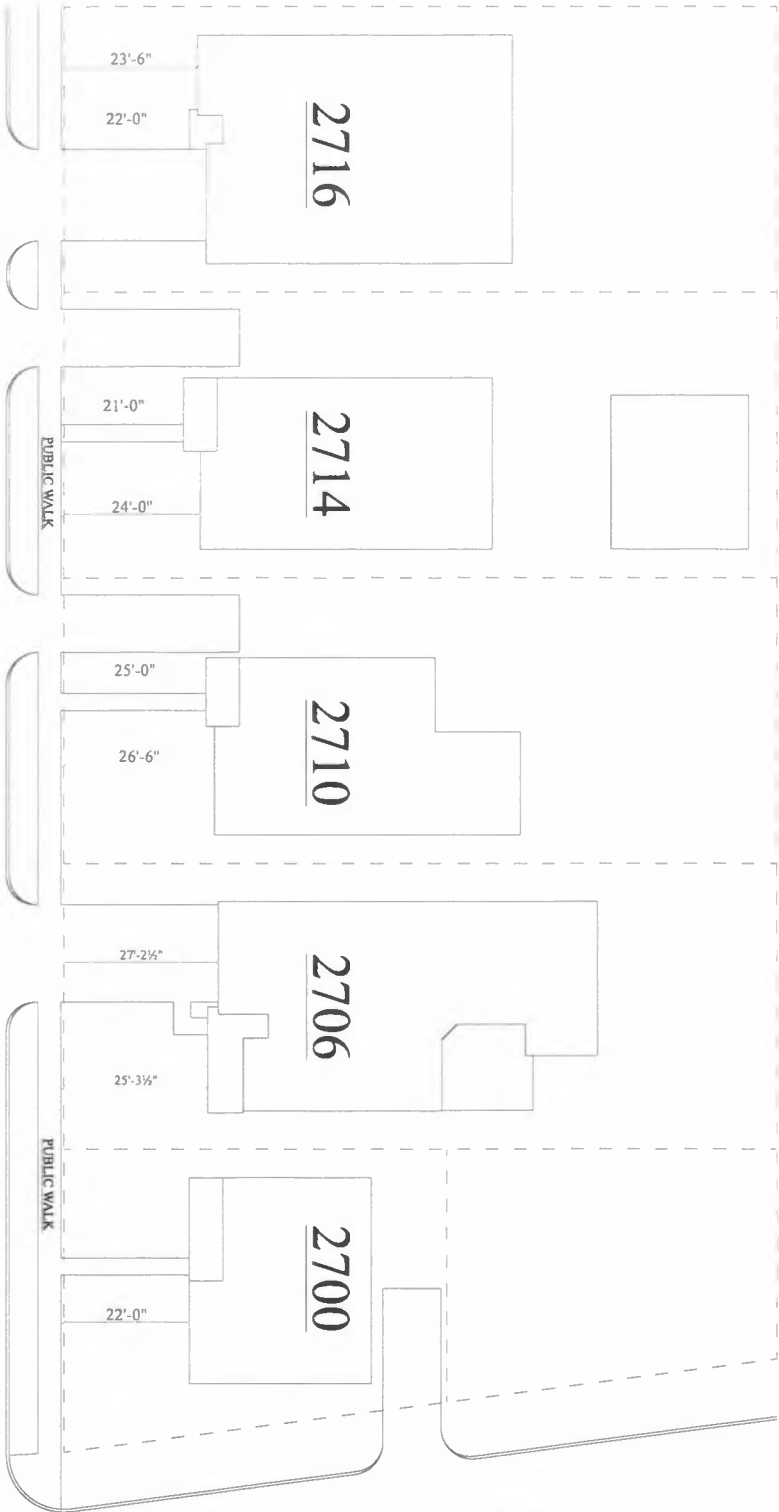
**NOTES:**

1. All dimensions are in feet and inches.
2. All materials are to be of the highest quality.
3. All work is to be done in accordance with the applicable building codes.
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10. All work is to be done in accordance with the applicable building codes.



BD1245-0008

	<p>213 W ENNIS AVENUE SUITE 400 DALLAS, TX 75219 OFFICE (972) 933-9710 WWW.PLAN-MASTER.COM</p>		<p><b>MARCH 5th, 2025</b> A NEW SINGLE FAMILY HOME TO BE LOCATED @ 2706 LENWAY - LOT 14 BLK B1695 SOUTH SIDE ADDITION DALLAS COUNTY - DALLAS, TEXAS</p>	<p><b>LIVINGSTON, NOEL</b></p>	
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**LENWAY STREET**

**MYRTLE STREET**

**Plan Copyright, Ownership and Liability**

This plan is prepared by the architect as a representation of the design of the building and site. It is not to be used for any other purpose without the written consent of the architect. The architect is not responsible for the accuracy of the information provided on this plan. The architect is not responsible for the accuracy of the information provided on this plan. The architect is not responsible for the accuracy of the information provided on this plan.



**CONTEXTUAL SITE PLAN**  
SCALE: 1" = 10'-0"

**BDA245-0608**

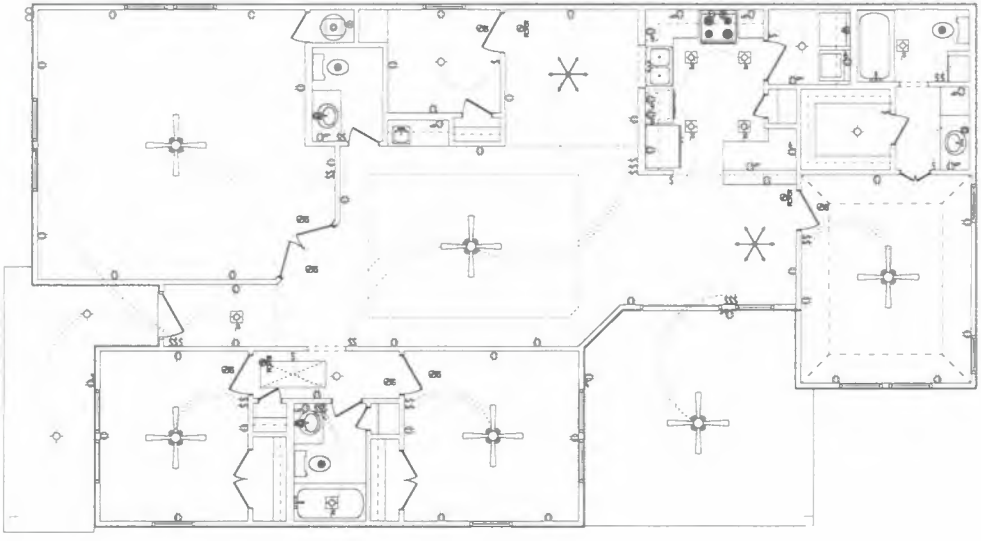


**Plan, General, Remarks and Liability**

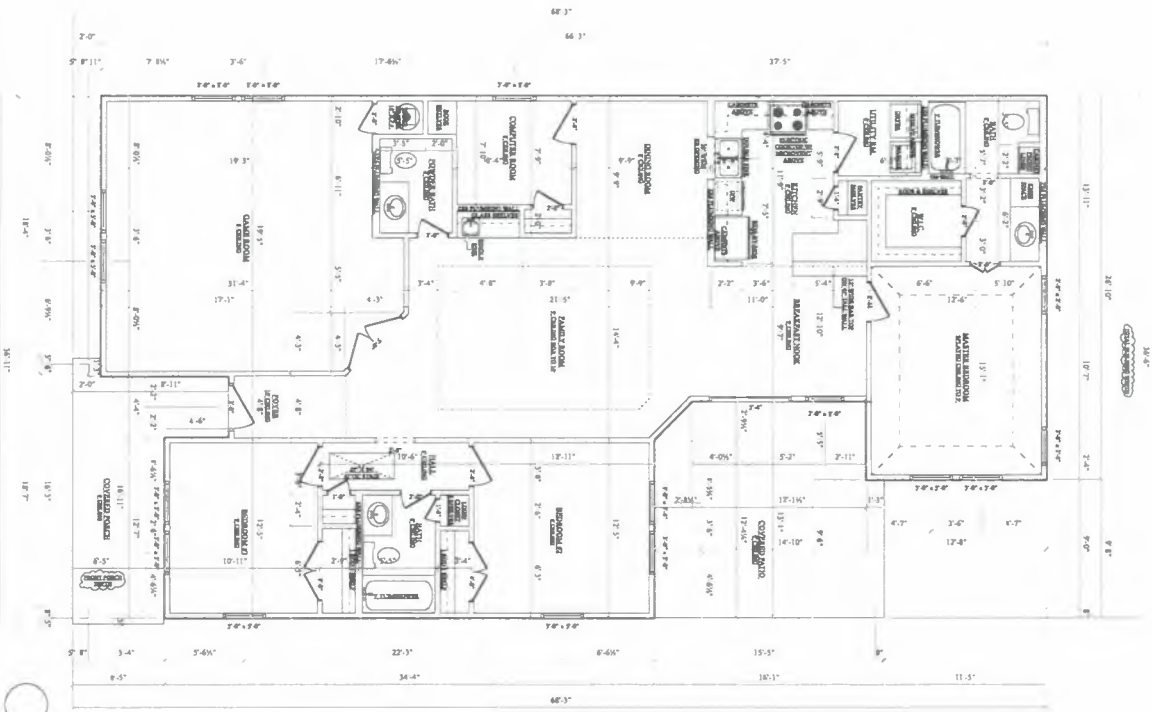
This plan is prepared for the use of the applicant and is not to be construed as a contract. It is the responsibility of the applicant to provide all necessary information and to verify the accuracy of the same. The architect shall not be responsible for the accuracy of the information provided by the applicant. The architect shall not be responsible for the accuracy of the information provided by the applicant. The architect shall not be responsible for the accuracy of the information provided by the applicant.

**NOTES**

1. All dimensions are in feet and inches.
2. All walls are 1/2" thick unless otherwise noted.
3. All doors are 36" wide unless otherwise noted.
4. All windows are 48" wide unless otherwise noted.
5. All electrical symbols are in accordance with the National Electrical Code.
6. All plumbing symbols are in accordance with the International Plumbing Code.
7. All mechanical symbols are in accordance with the International Mechanical Code.
8. All fire alarm symbols are in accordance with the National Fire Alarm Code.
9. All fire sprinkler symbols are in accordance with the National Fire Sprinkler Code.
10. All fire extinguisher symbols are in accordance with the National Fire Extinguisher Code.
11. All fire escape symbols are in accordance with the National Fire Escape Code.
12. All fire alarm pull stations are in accordance with the National Fire Alarm Code.
13. All fire alarm control panels are in accordance with the National Fire Alarm Code.
14. All fire alarm notification appliances are in accordance with the National Fire Alarm Code.
15. All fire alarm control devices are in accordance with the National Fire Alarm Code.
16. All fire alarm control devices are in accordance with the National Fire Alarm Code.
17. All fire alarm control devices are in accordance with the National Fire Alarm Code.
18. All fire alarm control devices are in accordance with the National Fire Alarm Code.
19. All fire alarm control devices are in accordance with the National Fire Alarm Code.
20. All fire alarm control devices are in accordance with the National Fire Alarm Code.



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



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

**AREA CALCULATIONS**  
LIVING AREA 1390  
COVERED PORCH 133  
TOTAL SLAB 2346

BDA2245-006

**31**  
Line Design Co.

213 W ENNIS AVENUE  
SUITE 400  
ENNIS, TX 75119  
OFFICE: (972) 923-9710  
WWW.PLAN-MASTER.COM

**MARCH 5th, 2025**

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TO BE LOCATED @  
2706 LENWAY - LOT 14 31/4, B/1695  
SOUTH SIDE ADDITION  
DALLAS COUNTY - DALLAS, TEXAS

**LIVINGSTON, NOEL**

N.C.B.D.C.

Professional Engineer Seal