



Planning & Development Department

320 E Jefferson Blvd,
Dallas TX 75203
(214) 948-4480

Board of Adjustment:
1500 Marilla Street, 5CN
Dallas Tx 75201
(214) 948-4480

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY

Case no. _____
Date _____

Data Relative to Subject Property: Building Variance

Location address: 5043 Linnet Lane

Zoning District: R-1ac(A)

Lot No.: 6 Block No.: 8/4/14 Acreage: 0.206 Census Tract: _____

Street Frontage (in Ft.): 1) 60 2) _____ 3) _____ 4) _____ (5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Olerio Homes LLC

Applicant: Bryan E. Foster Telephone: [REDACTED]

Mailing Address: 10003 Technology Blvd. W. Zip Code: 75220

E-mail Address: [REDACTED]

Represented by: Louis M. Olerio Telephone: [REDACTED]

Mailing Address: 6310 Lemmon Ave. Ste. 202 Zip Code: 75209

E-mail Address: [REDACTED]

Affirm that an appeal has been made for a ☒ Variance or ☐ Special Exception, of:

25' front building setback line change to 20'

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:

House has already been built

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 Bryan E. Foster
(Affiant/Applicant's name printed)

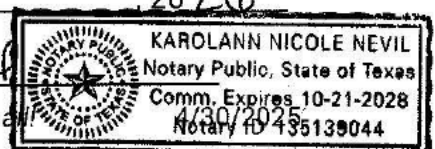
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted: Bryan E. Foster
(Affiant/ Applicant's signature)

Subscribed and sworn to before me this 29th day of May

Notary Public in and for Dallas County, Texas Karolann Nevil

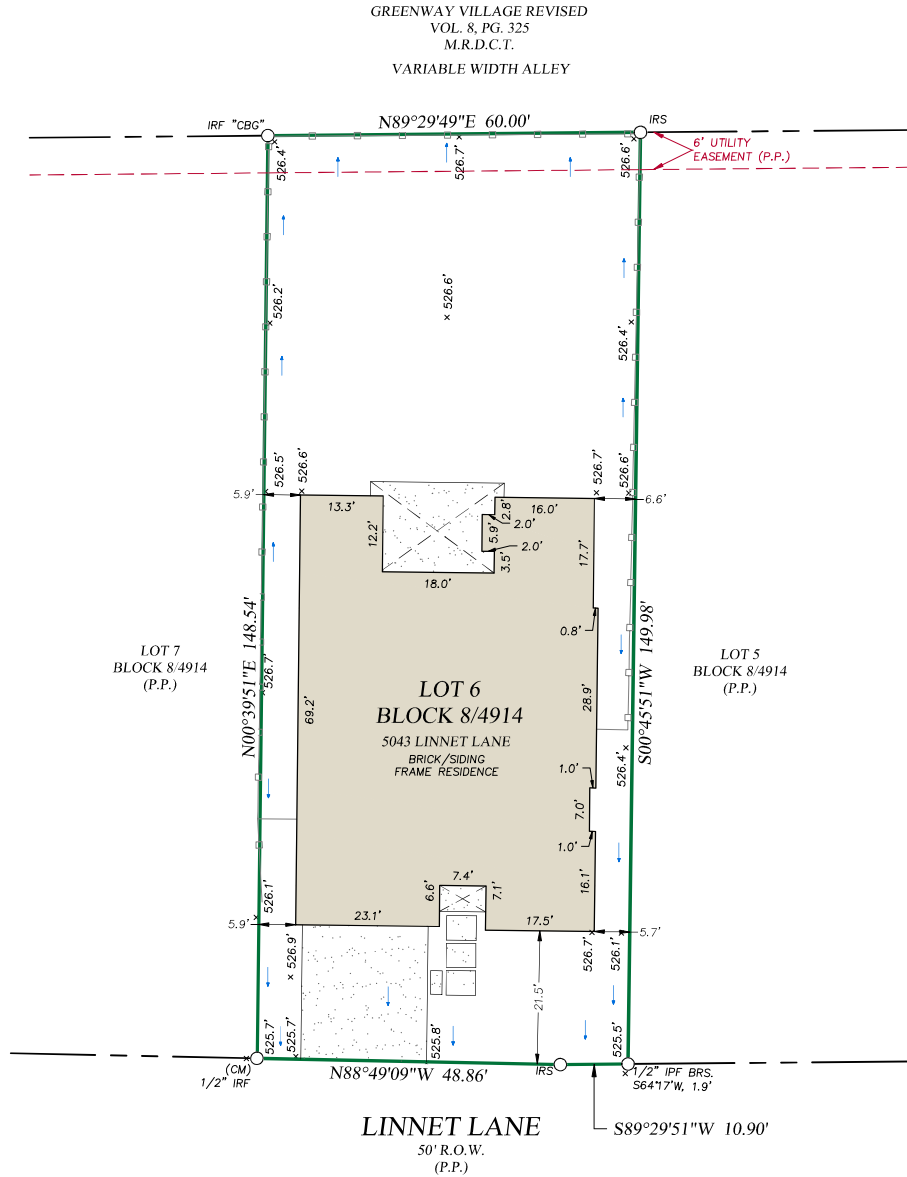
Together we are planning and building a better Dallas for all



LAND TITLE SURVEY WITH FINAL GRADES

LEGEND

- [A] a/c unit
- CATV ○ cable tv
- EM ○ electric meter
- FDC ○ fire dept. connection
- FH ○ fire hydrant
- GV ⊠ gas valve
- BOL ○ ballard
- GI □ grate inlet
- GM ⊠ gas meter
- LP ○ light pole
- sign
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- TFL ○ tank fill lid
- TPED □ telephone pedestal
- traffic signal pole
- transformer
- CO ○ utility clean out
- utility cabinet
- UV □ utility vault
- utility markings
- UP ○ utility pole
- utility sign
- water shutoff
- WV ⊠ water valve
- water manhole
- WM ⊠ water meter
- IRF iron rod found
- IRS 1/2" iron rod with cap stamped "STRAND" set
- (C.M.) controlling monument
- (B.S.L.) building setback line
- (P.Z.) per zoning requirements
- G.E.T.V.E. gas, electric, telephone, & cable TV easement
- boundary line
- - - - - adjointer line
- - - - - easement line
- fence
- concrete
- drainage arrow



SCHEDULE B ITEM 10:

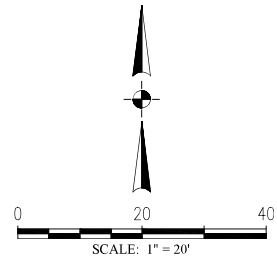
EASEMENTS AND SETBACKS RECORDED IN PLAT OF RESUBDIVISION OF LOTS 3, 4, 5, 6, 7, 8 AND 9 OF BLOCK 8/4914, SHANNON ESTATES NO. 3, RECORDED IN VOLUME 10, PAGE 367, AFFECT SUBJECT PROPERTY AS SHOWN.

SURVEYOR'S NOTES:

- 1.) BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(2011).
- 2.) ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) (US FOOT).
- 3.) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION.

CERTIFIED TO: CHICAGO TITLE INSURANCE COMPANY; CORNERSTONE HOME LENDING; ELIZABETH KIRBY FULLER; OLERIO HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY.

I, BRYAN E. FOSTER, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY DIRECT SUPERVISION. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND WAS PERFORMED IN CONNECTION WITH TITLE COMMITMENT OF NO. 782601246 PROVIDED BY CHICAGO TITLE INSURANCE COMPANY REFLECTING ONLY THE EASEMENT(S) LISTED IN SCHEDULE "B" OF SAID COMMITMENT. USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.



STRAND 2534934

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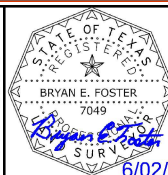
DATE 5/18/26
SCALE 1"=20'
DNN M.C.
REVISED: 6/02/2026

BUILDER Olerio Homes
SUBD. Shannon Estates No. 3
LOT 6 BLOCK 8/4914
ADDRESS 5043 LINNET LANE
CITY DALLAS, Texas
PLAN

VERSION

LEGAL DESCRIPTION:

LOT NO. 6, BLOCK NO. 8/4914 OF RESUBDIVISION OF LOTS 3, 4, 5, 6, 7, 8 AND 9 OF BLOCK 8/4914, SHANNON ESTATES NO. 3, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10 AT PAGE 367 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.
FIELD WORK COMPLETE ON: 05-18-26. SURVEY UPDATED TO REFLECT TITLE COMMITMENT. THE SPOT ELEVATIONS AND/OR DRAINAGE PATTERN SHOWN MAY NOT REFLECT CURRENT SITE CONDITIONS.



10003 Technology Blvd. West
Dallas, TX 75220
972-420-3204
TSPS#FRIAL No. 10194078

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