

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY

Case no. _____

Date _____

Data Relative to Subject Property: _____

Location address: 6406 Royalton Drive Zoning District: R-16A

Lot No.: 1 Block No.: 8/5500 Acreage: 0.33 Census Tract: 0133.00

Street Frontage (in Ft.): 1) 90 2) 159 3) _____ 4) _____ (5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Caldwell Residential, LLC

Applicant: Caldwell Residential, LLC Telephone: 21 _____

Mailing Address: 7616 LBJ Fwy, Suite 540, Dallas, TX Zip Code: 75251

E-mail Address: _____

Represented by: Ben Caldwell Telephone: _____

Mailing Address: 7616 LBJ Fwy, Suite 540, Dallas, TX Zip Code: 75251

E-mail Address: _____

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

Allow a pool to be built over the 20ft platted side building line

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:

Narrow property with overly restrictive platted side build line. Pool will be inside fenced yard. Similar condition allowed at 6339 Azalea where pool was constructed.

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 Benjamin Ryan Caldwell
(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.

Benjamin Ryan Caldwell

07/31/2026

Respectfully submitted: _____

(Affiant/ Applicant's signature) Benjamin Ryan Caldwell

Subscribed and sworn to before me this 07/31/2026 day of _____, 20____

Notary Public in and for Dallas County, Texas

Winston Ndow

Newport News, Virginia

8040550

02/28/2027

REGISTRATION NUMBER

8040550

COMMISSION EXPIRES

February 28, 2027

Together we are planning and building a better Dallas for all!

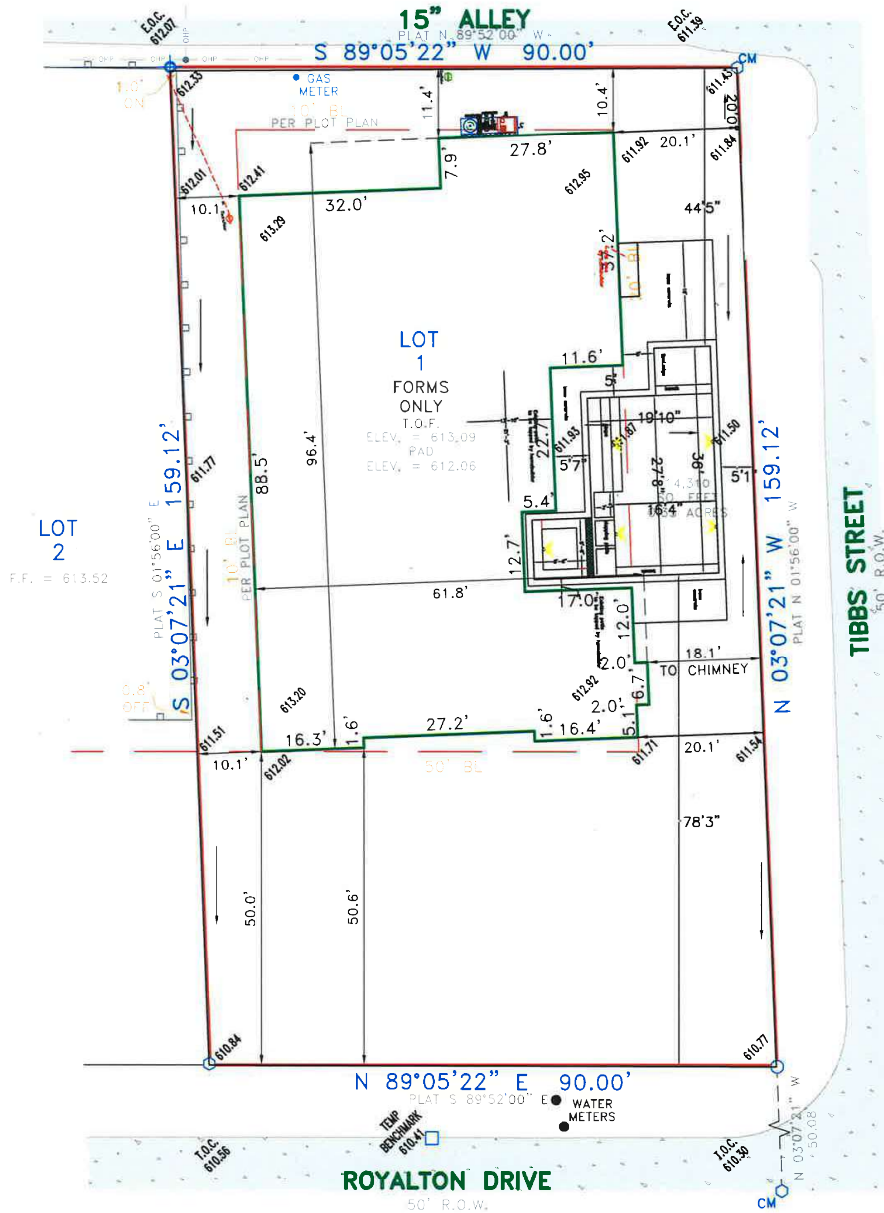
4/30/2025

Notarized remotely online using communication technology via Proof.

6406 Royalton Drive

Being Lot 1, in Block 8/5500, of ROYAL CREST NO. 2, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 16, Page 107, of the Map Records of Dallas County, Texas.

○ 1/2" ROD FOUND	□ SQUARE CUT FOUND	TE TELEPHONE PAD	LP LIGHT POLE	LEGEND	SSE SANITARY SEWER EASEMENT	OHP OVERHEAD ELECTRIC POWER	PIPE FENCE	CONCRETE
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT	TELEPHONE PEDESTAL	BL BUILDING LINE	BL BUILDING LINE	UE UTILITY EASEMENT	OES OVERHEAD ELECTRIC SERVICE	WOOD DECK	COVERED AREA
⊗ "X" PIPE FOUND/SET	AC AIR CONDITIONER	▲ UNDERGROUND ELECTRIC	AE AERIAL EASEMENT	AE AERIAL EASEMENT	UE UTILITY EASEMENT	WOOD FENCE 0.5' WIDE TYPICAL	EDGE OF ASPHALT	BRICK
⊗ 5/8" ROD FOUND	PE POOL EQUIPMENT	△ OVERHEAD ELECTRIC	II IRON FENCE	II IRON FENCE	CHAIN LINK		EDGE OF GRAVEL	STONE
● POINT FOR CORNER								
■ COLUMN								



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 3470, PG. 13, VOL. 99028, PG. 4994

NOTE
GF NO. LISTED WAS PROVIDED TO SURVEYOR ON EXISTING SURVEY. TITLE COMMITMENT EFFECTIVE DATE 04/15/2024

BENCHMARK INFO
NAME: 25-G-9
ELEVATION: 610.34'
LOCATION: TIBBS STREET - AZALEA DRIVE
DESCRIPTION: A SQUARE IS CUT AT MIDPOINT OF CURB ON THE NORTHEAST CORNER OF THE INTERSECTION.

Date: _____

Accepted by: _____

Purchaser _____

Purchaser _____

NOTES:

BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48113C0195K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the Information provided by Caldwell Residential. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: RYR

Scale: 1" = 20'

Date: 09/08/2025

GF No.:

1014-397623-RTT

Job No. 2406152-02

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