



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT RECEIVED

Case No.: BDA 234-135 SEP 30 2024

Data Relative to Subject Property: _____ Date: FOR OFFICE USE ONLY

Location address: 7707 Linwood Ave D. TX 75209 Zoning District: PD / 67 (R-7.5)

Lot No.: 17 Block No.: A/482 Acreage: .21 Census Tract: _____

Street Frontage (in Feet): 1) 54 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Edna Eastley

Applicant: Edna Eastley Telephone: 972-215-9900

Mailing Address: 7707 Linwood Ave D. TX Zip Code: 75209

E-mail Address: gtmransom@gmail.com

Represented by: Sonya Ransom Telephone: 214-533-4396

Mailing Address: 7707 Linwood Ave D. TX Zip Code: 75209

E-mail Address: gtmransom@gmail.com

Affirm that an appeal has been made for a Variance or Special Exception of additional dwelling unit
Garage turned into living quarters for my son

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:

Not for rental, but in order for my son
can help my daughter take care of Edna Eastley

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 Edna Eastley
(Affiant/Applicant's name, printed)

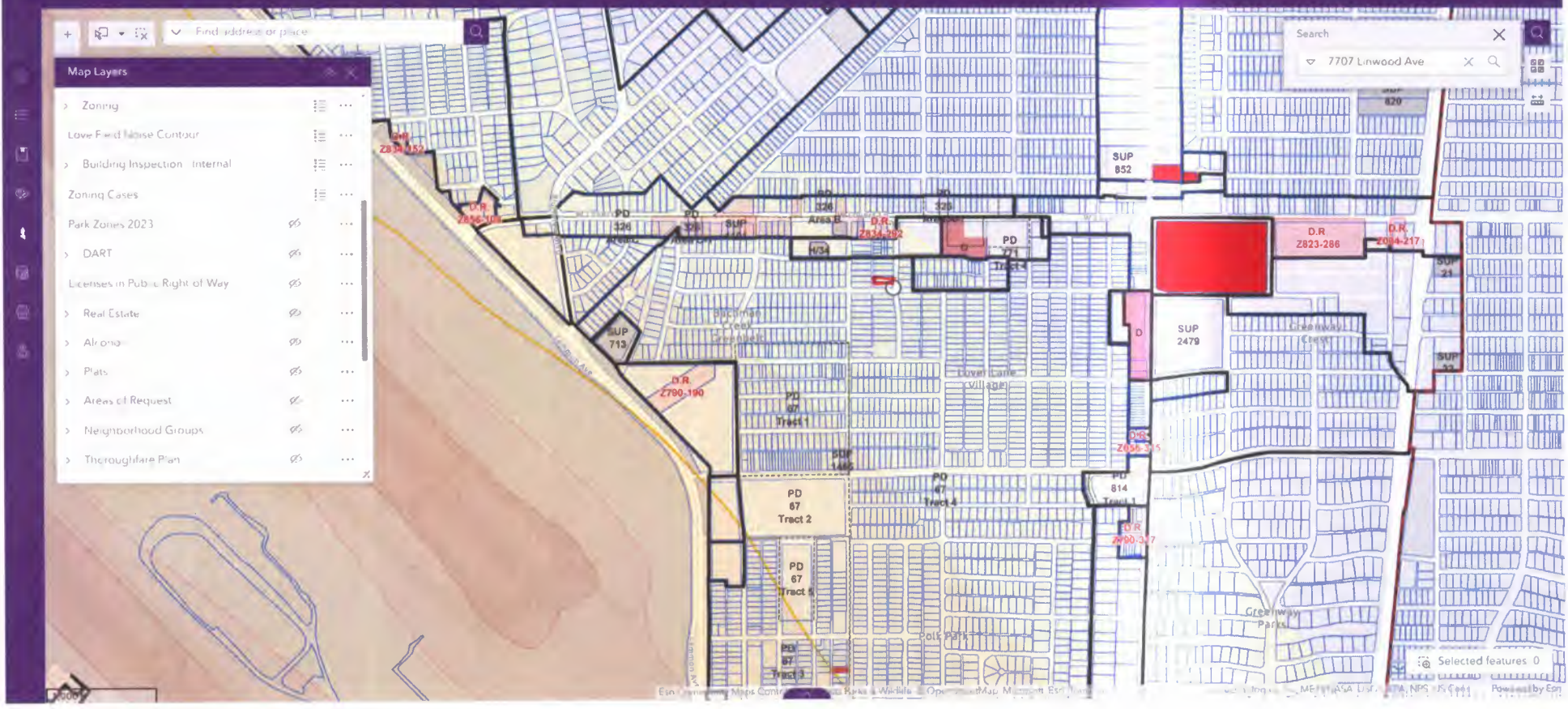
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: [Signature]
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 25 day of September, 2024

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





FINAL SURVEY

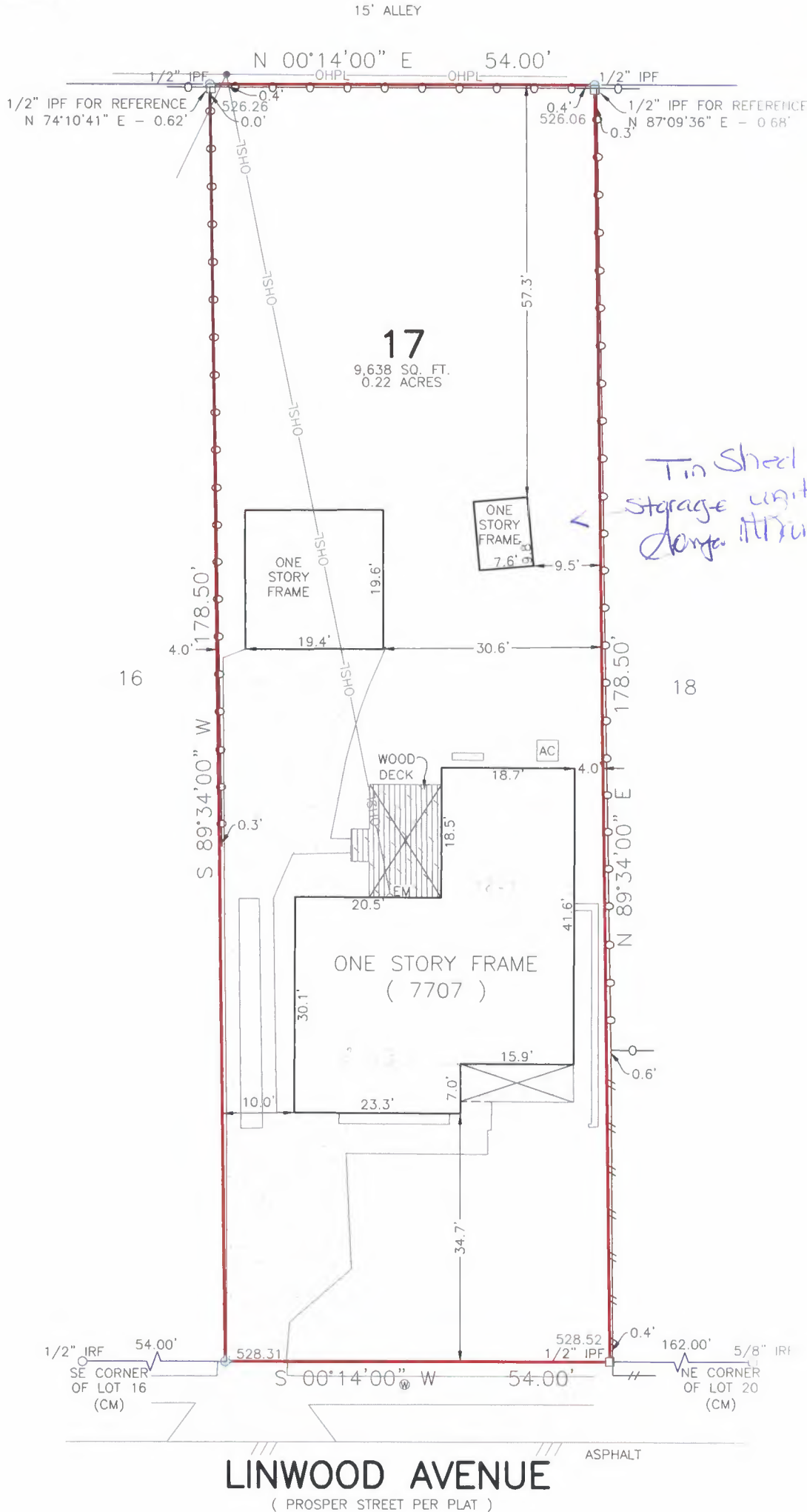


FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 7707 LINWOOD AVENUE in the City of DALLAS Texas.

BEING LOT 17, BLOCK A/4822, OF ROPER HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 379, OF THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.



*Tin Sheet
Storage unit
along driveway*

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

CM'S SHOWN HEREON ARE BASIS FOR DIRECTIONAL CONTROL

THE ABOVE DESCRIBED PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48113C0330J, 8/23/2001, ZONE X

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY N/A

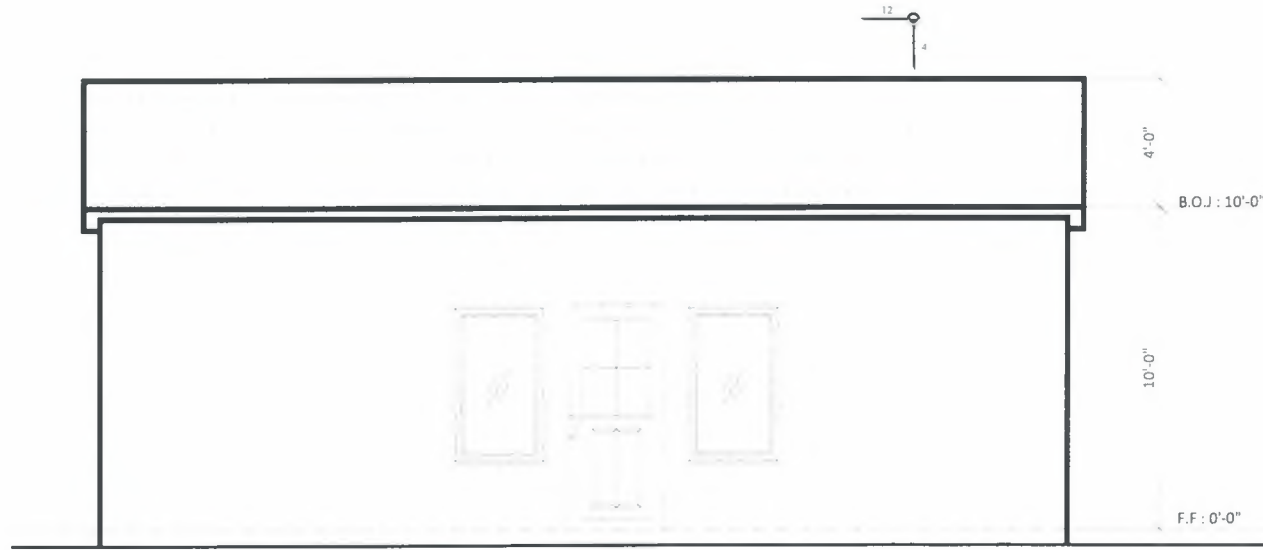
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'
Date: 09/05/2024
G. F. No.: N/A
Job no.: 202407603
Drawn by: CF

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR BLU STEP LLC

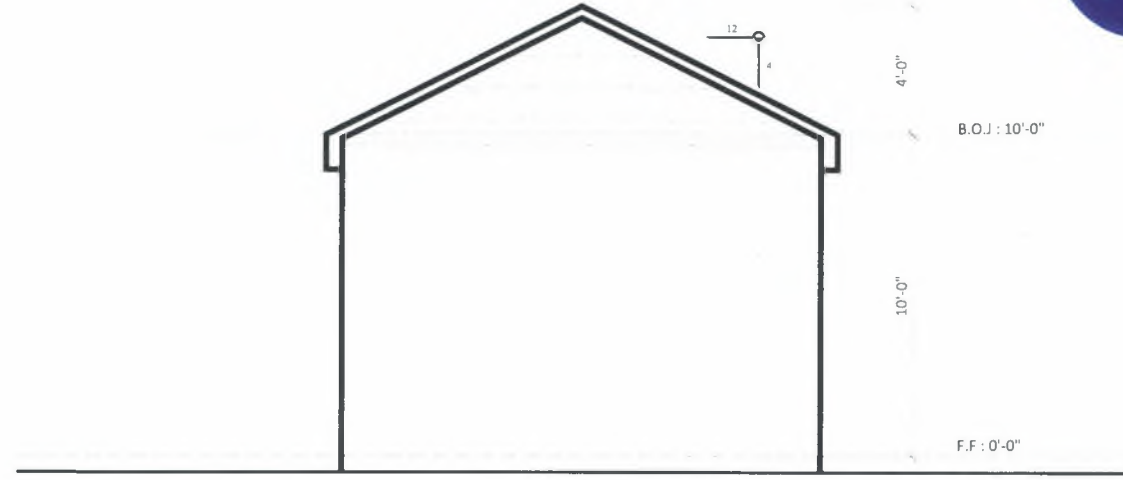
LEGEND	
WOOD FENCE	IRON FENCE
CHAIN LINK	WIRE FENCE
BOUNDARY LINE	EASEMENT SETBACK
CM - CONTROLLING MONUMENT	MRD - MONUMENT OF RECORD DIGNITY
POINT FOR CORNER	1/2" YELLOW-CAPPED IRON ROD SET
5/8" IRON ROD FOUND	STAMPED "BURNS SURVEYING"
1/2" IRON PIPE FOUND	MONUMENT FOUND EM - ELECTRIC METER
C - CABLE	E - ELECTRIC
CO - CLEAN OUT	PE - POOL EQUIP
G - GAS METER	PP - POWER POLE
F - FIRE HYDRANT	T - TELEPHONE
L - LIGHT POLE	W - WATER METER
M - MANHOLE	V - WATER VALVE
(UNLESS OTHERWISE NOTED)	





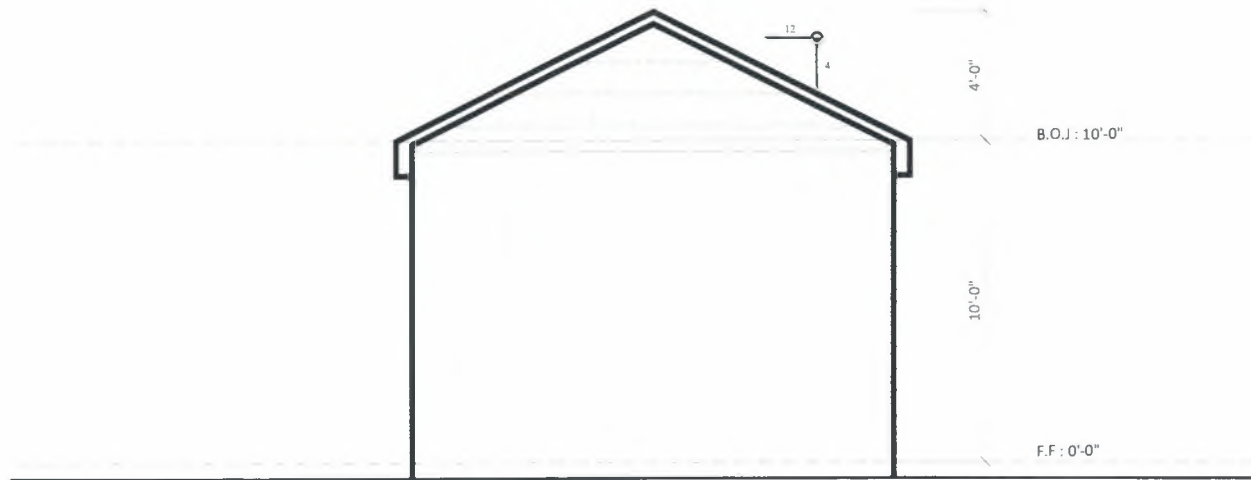
1 EXTERIOR ELEVATION : FRONT

SCALE : 3/8" = 1'-0"



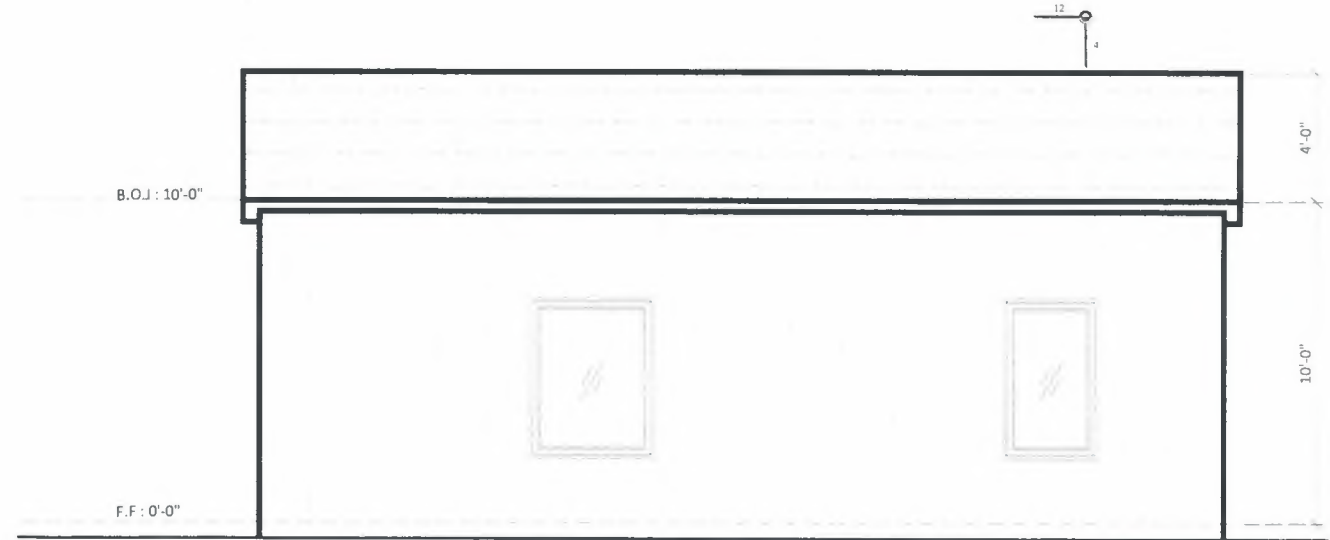
2 EXTERIOR ELEVATION : LEFT

SCALE : 3/8" = 1'-0"



3 EXTERIOR ELEVATION : RIGHT

SCALE : 3/8" = 1'-0"



3 EXTERIOR ELEVATION : REAR

SCALE : 3/8" = 1'-0"

DATE: 09/10/2024
 Scale: 3/16" = 1'
 Drawn By: R.R.
 Page: 2

PROJECT: 7707 Linwood Dallas, TX 75209.

ISSUE RECORD

ISSUED FOR: COMMENTS:

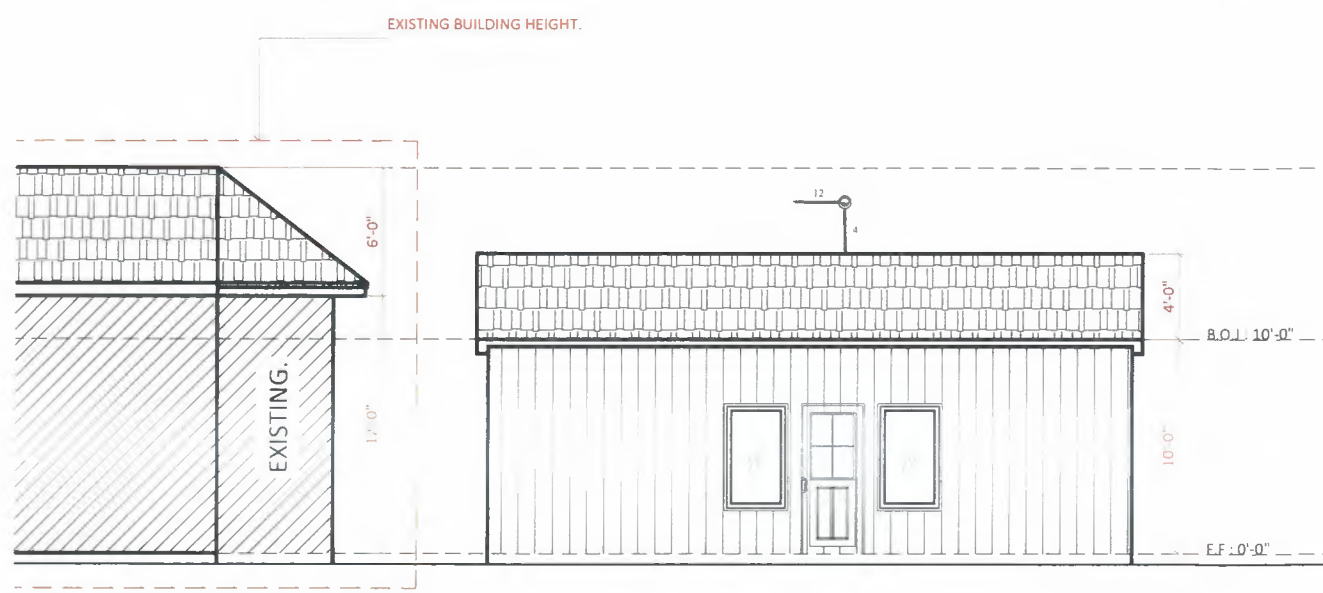
DATE:

SYNOPSIS: Benedict N. Idanya
 9-27-2024

STATE OF TEXAS
 BENEDICT N. IDANYA
 143717
 LICENSED PROFESSIONAL ENGINEER

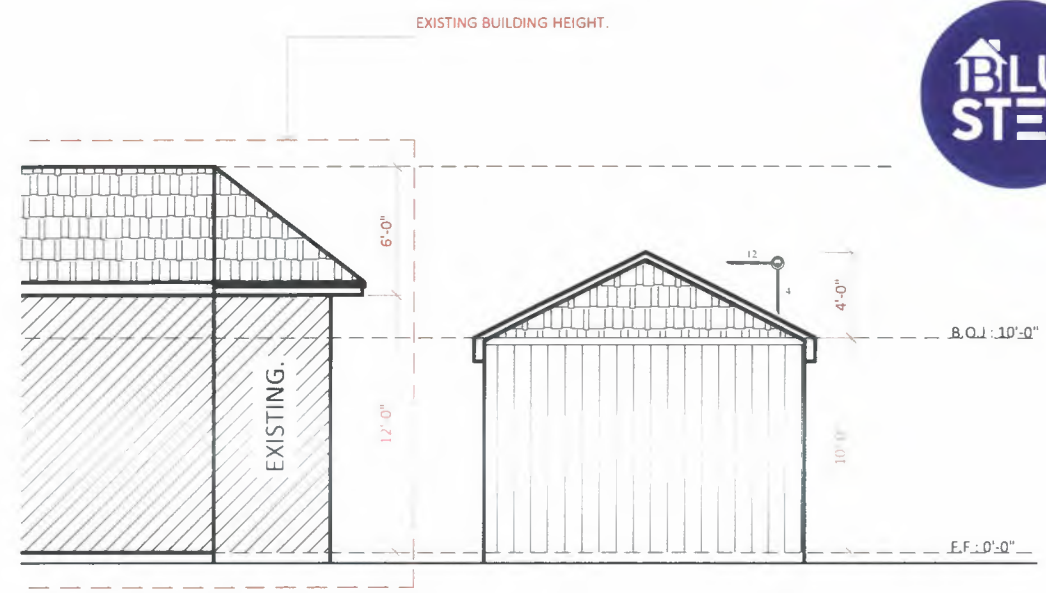
SHEET TITLE: EXTERIOR ELEVATIONS

SHEET: A-4



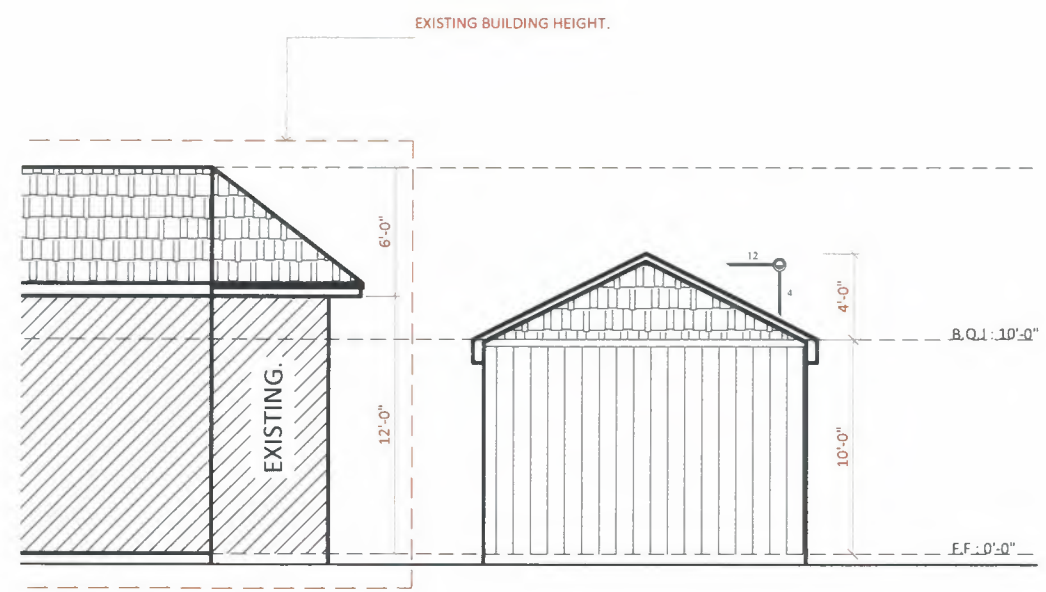
① EXTERIOR ELEVATION : FRONT

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



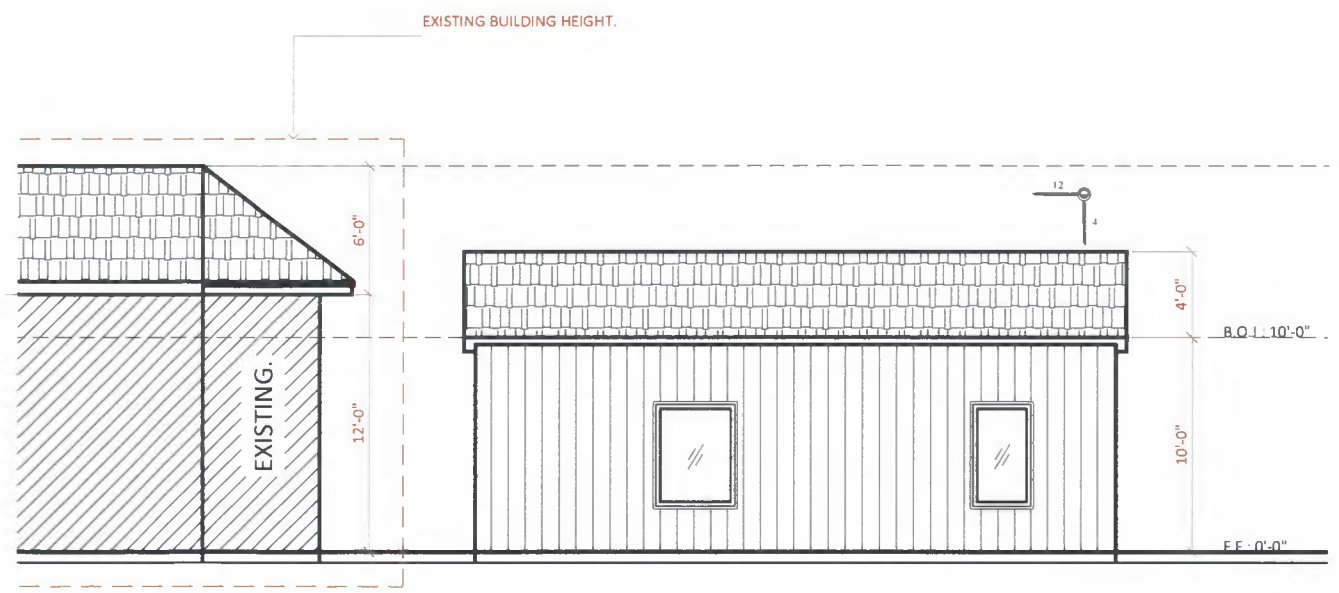
② EXTERIOR ELEVATION : LEFT

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



③ EXTERIOR ELEVATION : RIGHT

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



③ EXTERIOR ELEVATION : REAR

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

DATE	09/28/2024
SCALE	1/4" = 1'
DRAWN BY	R.R.
PAGE	2
PROJECT	7707 Linwood Dallas, TX 75209.
ISSUE RECORD	
ISSUED FOR	
COMMENTS	
DATE	
DRAWING FILE	
SHEET TITLE	EXTERIOR ELEVATIONS
SHEET	A-5