



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

**RECEIVED**

Case No.: BDA

234-151

OCT 25 2024

Data Relative to Subject Property: \_\_\_\_\_

Date: \_\_\_\_\_

FOR OFFICE USE ONLY

BY: \_\_\_\_\_

Location address: 1602 Kessler PKwy. Zoning District: Conservation District 13 Subarea 3/R-7.5C

Lot No.: 10 Block No.: 1/5928 Acreage: 0.30 or 13,123 sq Census Tract: 48113004400

Street Frontage (in Feet): 1) 105.70' 2) 87.75' 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Gilbert Ryer Brown & Shawn Shutzman

Applicant: Gilbert Brown & Shawn Shutzman Telephone: (214) 674-7217

Mailing Address: 1602 Kessler PKwy. Zip Code: 75208

E-mail Address: gillemaplewoodgroup@tx.com

Represented by: Jokabet Anata Telephone: (469) 275-6810

Mailing Address: 5225 Maple Ave. Zip Code: 75235

E-mail Address: jokabet@xhoprojects.com

Affirm that an appeal has been made for a Variance  or Special Exception  of side yard setback off street parking.

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:

The lot is on a corner, the street is diagonal, there is currently a large tree and a pool and because of all of these factors, the current setback (20') would put the garage in the middle of the backyard. Off street parking Variance.

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

GILBERT BROWN & SHAWN SHUTZMAN

(Affiant/Applicant's name printed)

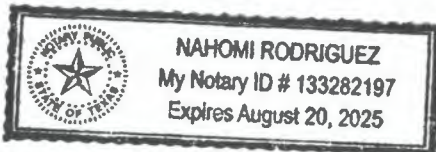
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: \_\_\_\_\_

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 28 day of October, 2024

Nahomi Rodriguez  
Notary Public in and for Dallas County, Texas



  
CITY OF DALLAS  
AFFIDAVIT

Appeal number: BDA 234-151

I, Gilbert Brown + Shawn Shatzman, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 1602 Kessler Pkwy.  
(Address of property as stated on application)

Authorize: Jokabet Anaya  
(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: The lot is on a corner, the street is diagonal, there is currently a large tree and a pool and because of all of these factors the current setback (20') would put the garage in the middle of the backyard.

Gilbert Brown + Shawn Shatzman  
Print name of property owner or registered agent

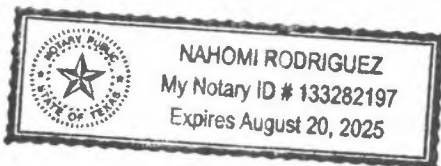
[Signature]  
Signature of property owner or registered agent

agent Date 10/28/24

Before me, the undersigned, on this day personally appeared  
Gilbert Brown + Shawn Shatzman

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 28th day of  
October, 2024



Nahomi Rodriguez  
Notary Public for Dallas County,  
Texas

Commission expires on  
August 20, 2025

  
CITY OF DALLAS  
AFFIDAVIT

Appeal number: BDA 234-151

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Gilbert Brown & Sharon Shatzman  
Print name of property owner or registered agent

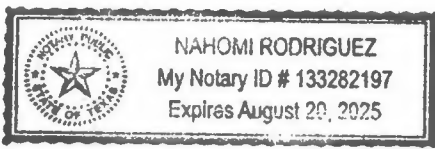
[Signature]  
Signature of property owner or registered agent

agent Date 10/29/24

Before me, the undersigned, on this day personally appeared  
-Gilbert Brown + Sharon Shatzman

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knowledge. Subscribed and sworn to before me this 29th day of  
October, 2024

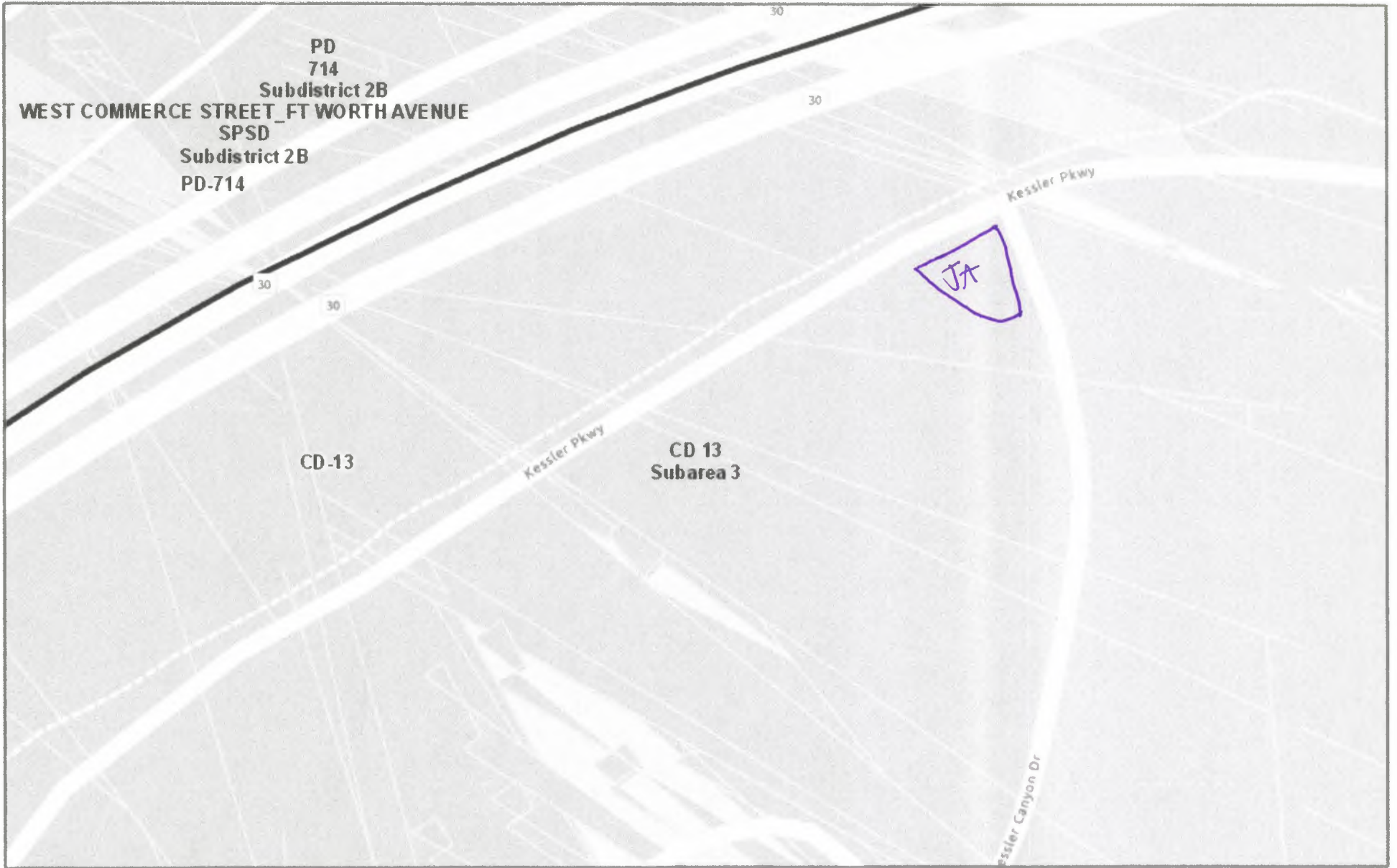


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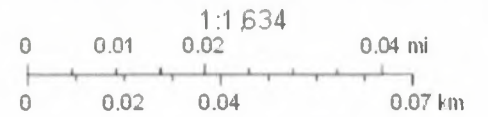
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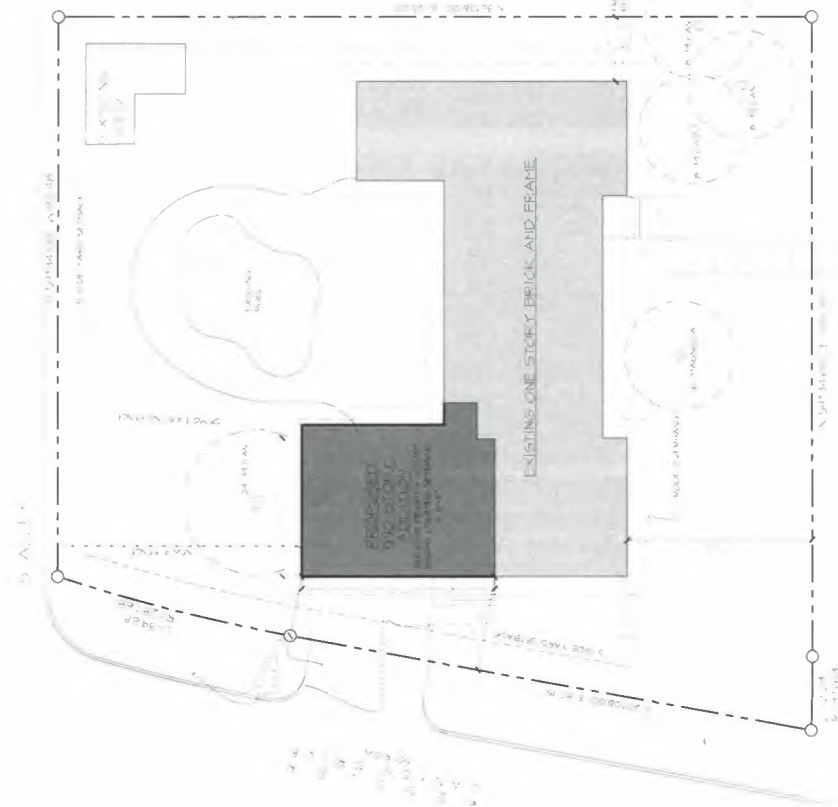


# ArcGIS Web Map



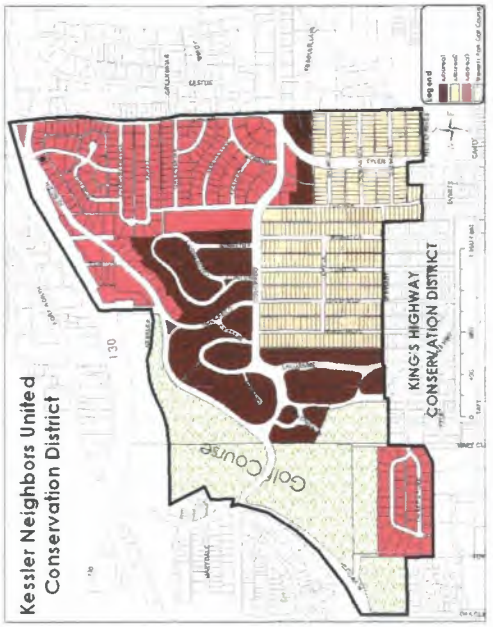
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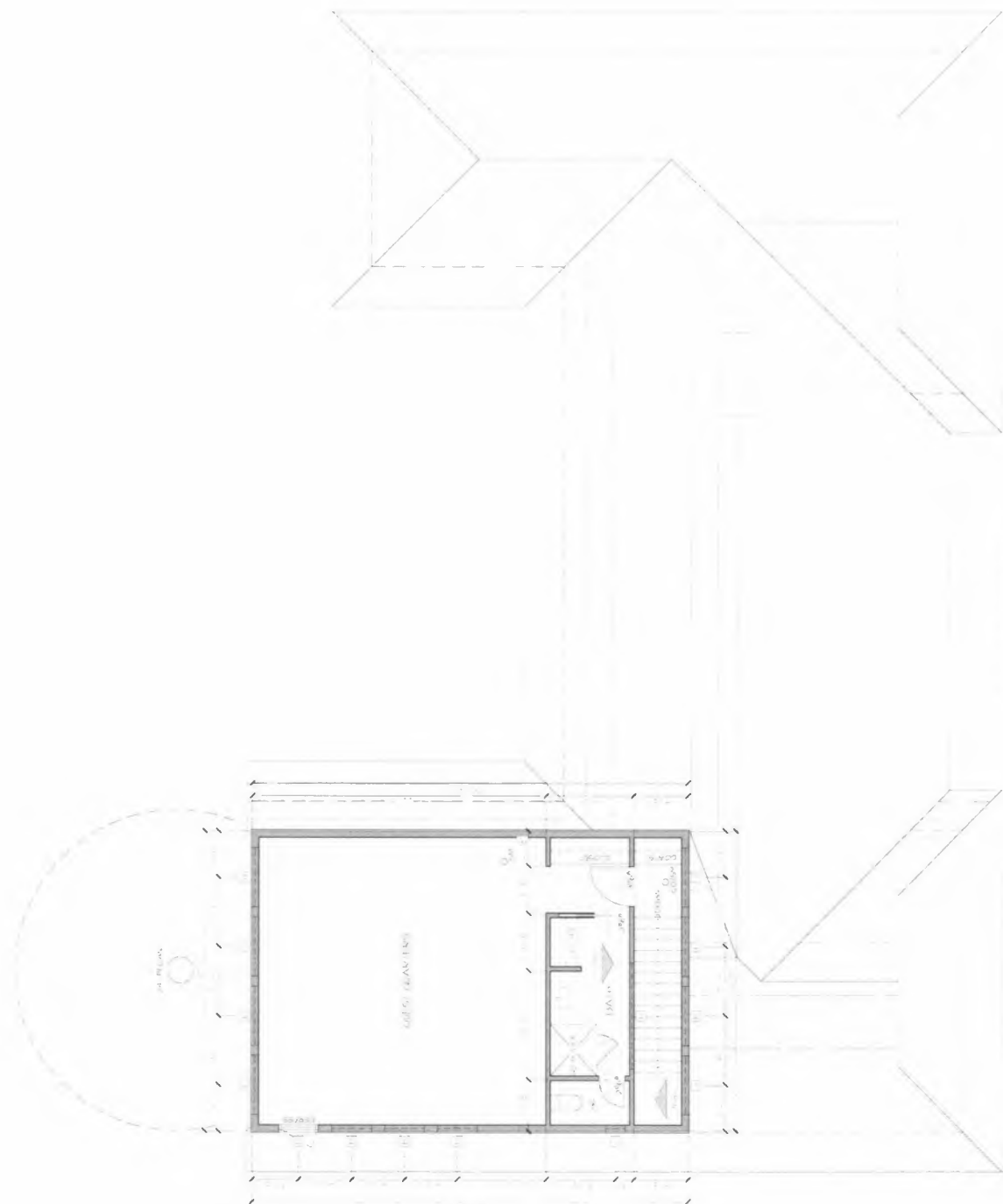




BROWN SHOTZMAN RESIDENCE  
GARAGE AND GUEST QUARTERS ADDITION

1602 KESSLER PARKWAY  
DALLAS, TX 75208  
02-27-2023 - FOR CONSTRUCTION

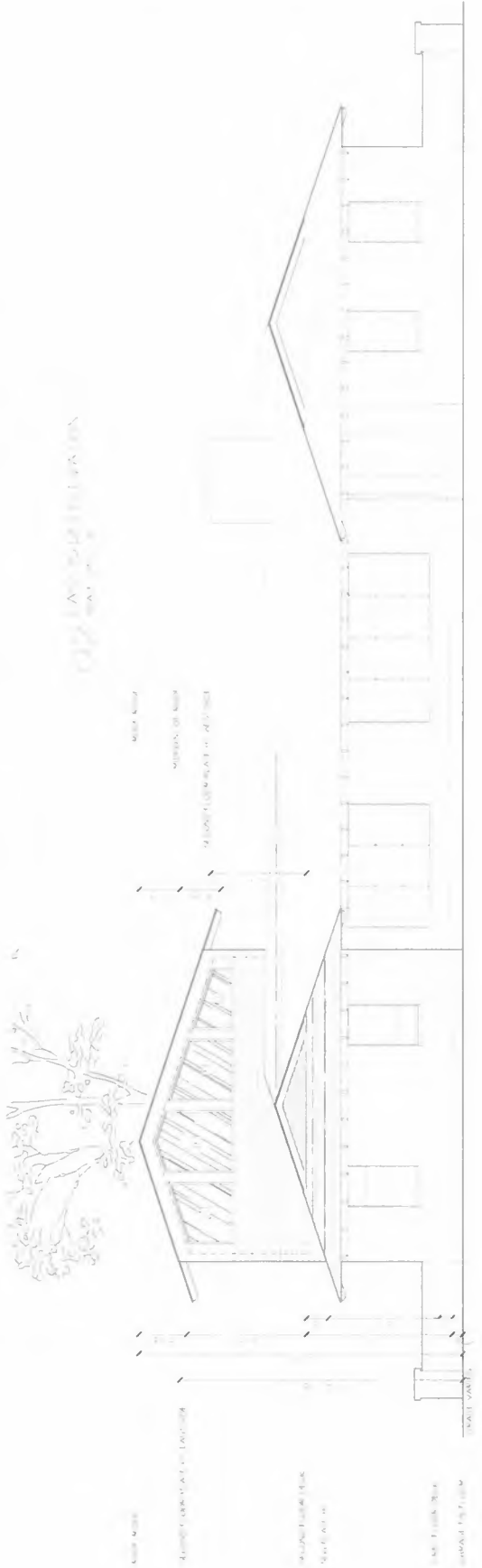
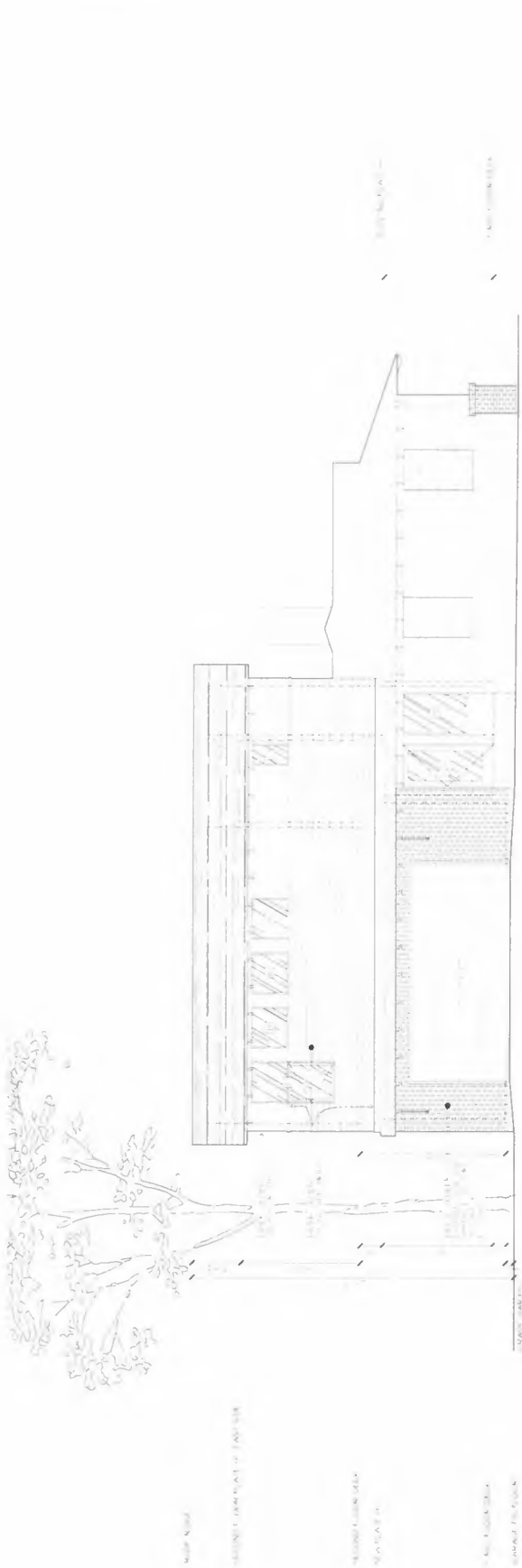
A3



DESIGNED BY COREY REINAKER, AIA  
DATE: 02/27/23  
DRAWN BY: JACOB DEGEN  
DATE: 02/27/23  
CHECKED BY: JACOB DEGEN  
DATE: 02/27/23  
PROJECT: BROWN SHOTZMAN RESIDENCE  
GARAGE AND GUEST QUARTERS ADDITION  
SHEET: A3



BROWN SHOTZMAN RESIDENCE  
GARAGE AND GUEST QUARTERS ADDITION



1602 KESSLER PARKWAY