



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234-152

RECEIVED

Data Relative to Subject Property: 6114 Carlton Garrett St Date: _____

Location address: 6114 Carlton Garrett St Zoning District: PD 595-R5

Lot No.: 8 Block No.: 23/2565 Acreage: 0.113 Census Tract: 4811 3020500

Street Frontage (in Feet): 1) 250' 2) 80' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

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

Applicant: Monique Everett Telephone: 919-523-9908

Mailing Address: 4608 Steel St Zip Code: 75219

E-mail Address: admin@renuhouses.com

Represented by: Monique Everett Telephone: 919-523-9908

Mailing Address: 4608 Steel St Zip Code: 75219

E-mail Address: Admin@renuhouses.com

Affirm that an appeal has been made for a Variance or Special Exception of _____

Front yard setback (5) instead of 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:

Because we have two frontage

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 Monique Everett
(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 9th day of Oct, 2024



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



CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 204-157

I, Daniel Bressler, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 6114 Carlton Garrett St Dallas, TX
(Address of property as stated on application)

Authorize: Monique Everett
(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: Front yard setback (5) instead of 20

Daniel Bressler
Print name of property owner or registered agent
agent Date 10/09/2024

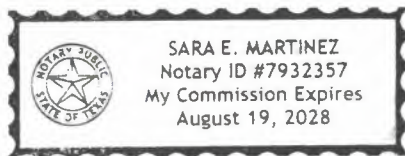
[Signature]
Signature of property owner or registered

Before me, the undersigned, on this day personally appeared

Daniel Bressler

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 9th day of
October, 2024



[Signature]
Notary Public for Dallas County,
Texas

Commission expires on 8-19-28



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234-152

I, Daniel Bressler, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 6114 Carlton Garrett St Dallas TX
(Address of property as stated on application)

Authorize: Monique Everett
(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: Front yard setback (5) instead of 20

Daniel Bressler
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

agent Date 10/09/2024

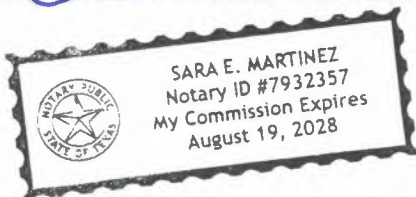
Before me, the undersigned on this day personally appeared

Daniel Bressler

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 9th day of

October, 2024



Commission expires on 8-19-28

LINCOLN MANOR No 2



THE STATE OF TEXAS |
 COUNTY OF DALLAS |

KNOW ALL MEN BY THESE PRESENTS:-

That I, R. C. Ayres, Trustee of the City and County of Dallas, State of Texas, do hereby designate, as "Lincoln Manor" No. 2 the area on the plat of "Lincoln Manor" No. 2, an addition to the City of Dallas, Texas, a plat of which is recorded in Volume . . Page . . of the Map Records of Dallas County, Texas, and I do hereby dedicate the streets and alleys shown on said plat within the said boundary lines of said plat to the use of the public forever.

Witness my hand this the 4th day of
 October, 1913.
 R. C. Ayres, Trustee.



THE STATE OF TEXAS |
 COUNTY OF DALLAS |

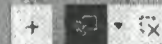
Before me, Milton Park, a Notary Public in and for said County and State on this day personally appeared R. C. Ayres, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 4th day of October, 1913.

Milton Park,
 Notary Public, Dallas County, Texas.

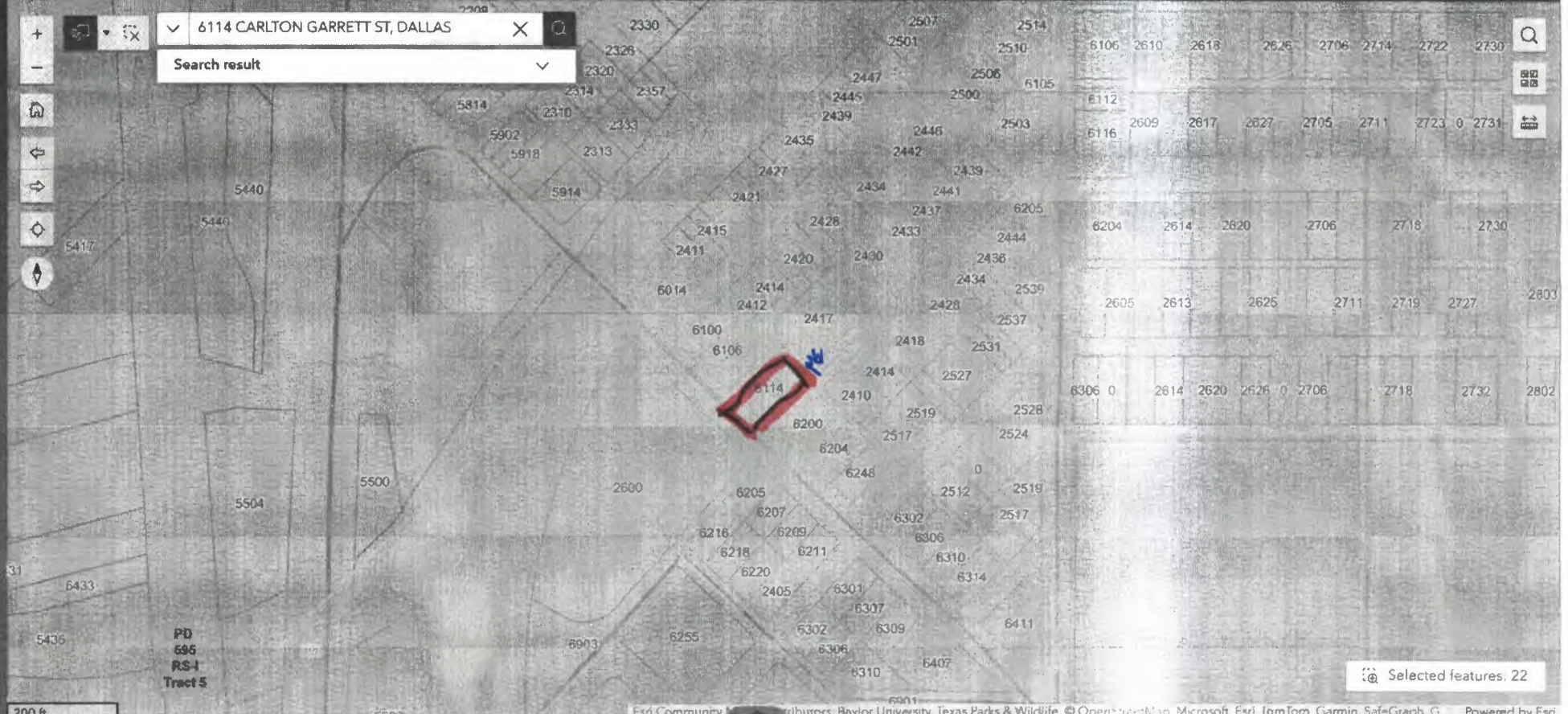
Filed for Record October 4th, 1913, at 5 P.M. J. E. Record
 County Clerk, by Sam Barnett, Deputy.

Recorded October 31st, 1913, J. E. Record, County Clerk
 By S. S. Fitzhugh, Deputy.

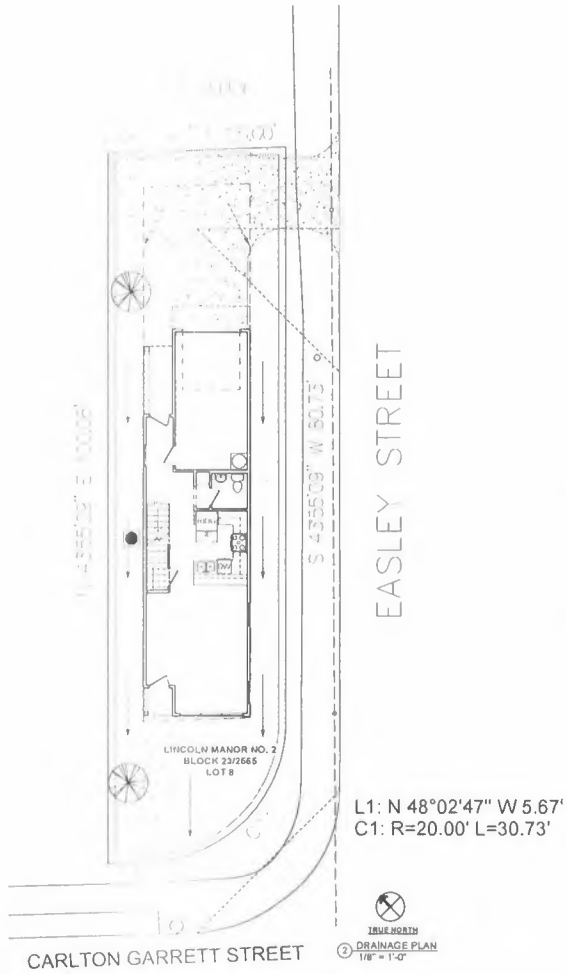


6114 CARLTON GARRETT ST, DALLAS X

Search result

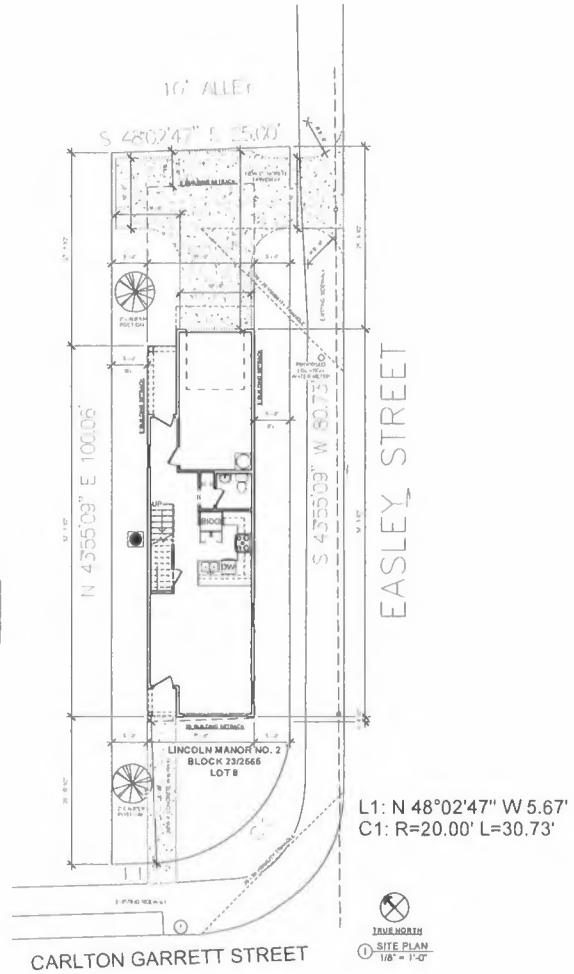


Selected features: 22



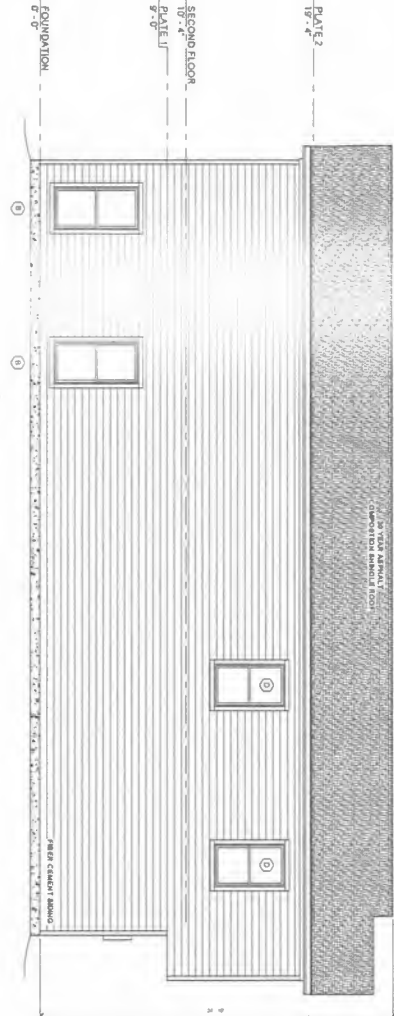
ZONING: PD 598 R-5(A)
 LOT COVERAGE PER ZONING: 45%
 LOT AREA: 2,420 SF
 HOUSE AREA: 808 SF
 LOT COVERAGE: 33%

GENERAL SITE PLAN NOTES:
 1. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD, ALLEY, OR EASEMENT UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD, ALLEY, OR EASEMENT UNLESS OTHERWISE NOTED.

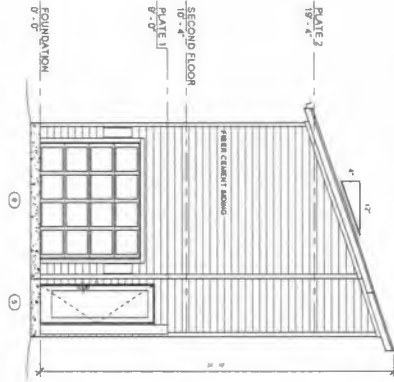


GENERAL NOTES:
 1) These plans are intended to provide the best construction information on this project. It is the contractor's responsibility to verify all dimensions and conditions in the field. These plans must be verified and checked completely by the builder. Any discrepancy, error, or other omission found to be brought to the attention of the engineer before any construction work is performed shall be the contractor's responsibility.
 2) These plans are designed to be in substantial compliance with current city, adopted by ordinance, International Code. The construction shall conform to all national, state, and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.
 3) Contractor must verify all dimensions and scale drawings.

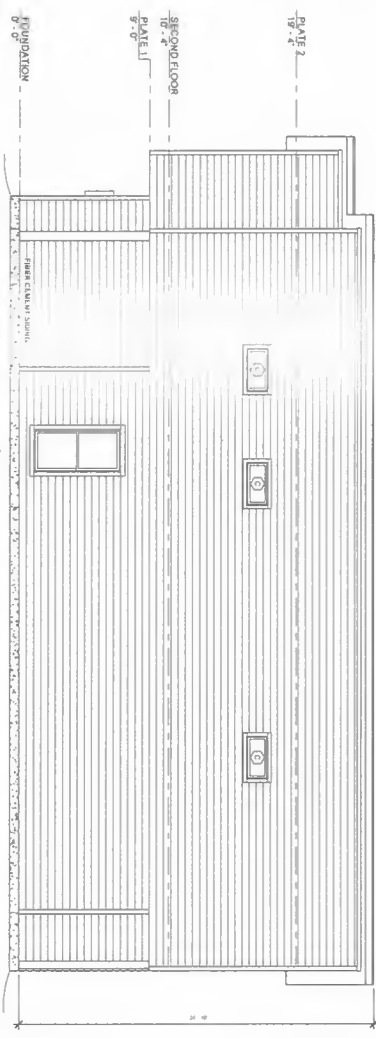




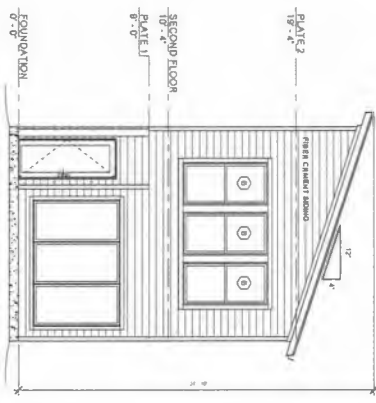
① RIGHT ELEVATION
1/4" = 1'-0"



② REAR ELEVATION
1/4" = 1'-0"



③ LEFT ELEVATION
1/4" = 1'-0"



④ FRONT ELEVATION
1/4" = 1'-0"

NOTES:
 1) These plans are intended to provide a general guide only. They are not to be used for construction without the approval of the local building department.
 2) The owner is responsible for obtaining all necessary permits and approvals from the local building department.
 3) The owner is responsible for providing all materials and labor for the construction of the building.
 4) The owner is responsible for the safety of all workers and the public.

GENERAL NOTES:
 1) All dimensions are in feet and inches.
 2) All materials shall be as specified or approved by the local building department.
 3) The owner is responsible for providing all materials and labor for the construction of the building.

DC TEXAS ARCHITECTURE
 2024 ■ 4100-10-1 ■ 2024 ■ 2024 ■ 2024
 1000 N. GARDNER STREET, SUITE 100
 DALLAS, TEXAS 75202
 TEL: 214.742.8888
 WWW.DCTEXASARCHITECTURE.COM

BRESSLER

6114 Carlton Garrett Street
 Lincoln Manor No. 2
 Block 23/2565, Lot 8
 Dallas, Texas 75215

ISSUE FOR PERMIT
 June 20, 2024



ELEVATIONS

A-301

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 DC TEXAS ARCHITECTURE

WINDOW SCHEDULE

WINDOW	UNIT	HEIGHT	TYPE	GLAZING
A	2'-0"	6'-0"	FIXED WINDOW	7'-0"
B	2'-0"	6'-0"	FIXED WINDOW	7'-0"
C	2'-0"	6'-0"	FIXED WINDOW	7'-0"
D	2'-0"	6'-0"	FIXED WINDOW	7'-0"

DOOR SCHEDULE

TABLE #	UNIT	HEIGHT	TYPE
1	2'-0"	6'-0"	FIXED WINDOW
2	2'-0"	6'-0"	FIXED WINDOW
3	2'-0"	6'-0"	FIXED WINDOW
4	2'-0"	6'-0"	FIXED WINDOW
5	2'-0"	6'-0"	FIXED WINDOW
6	2'-0"	6'-0"	FIXED WINDOW
7	2'-0"	6'-0"	FIXED WINDOW
8	2'-0"	6'-0"	FIXED WINDOW
9	2'-0"	6'-0"	FIXED WINDOW
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98	2'-0"	6'-0"	FIXED WINDOW
99	2'-0"	6'-0"	FIXED WINDOW
100	2'-0"	6'-0"	FIXED WINDOW

GENERAL NOTES

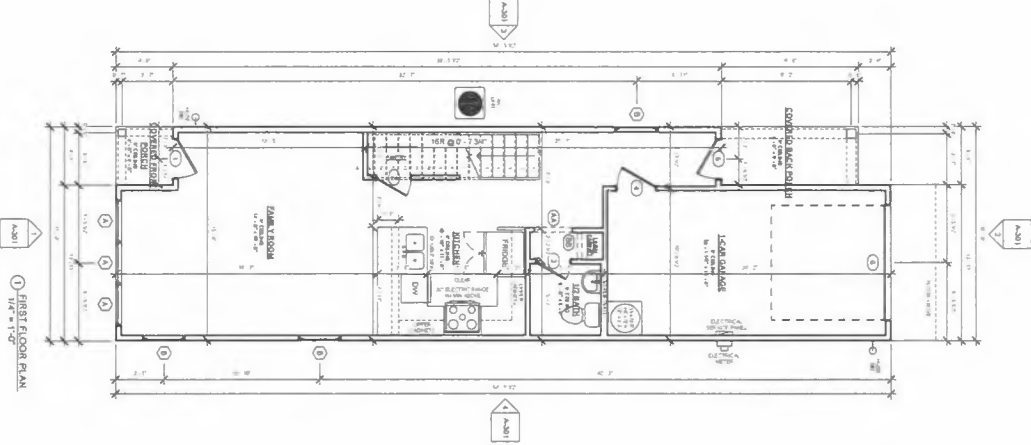
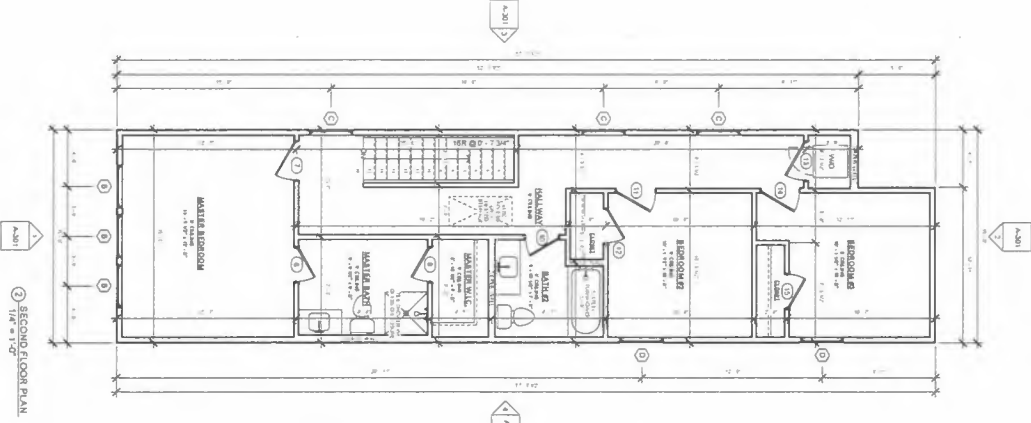
1. All dimensions are in feet and inches unless otherwise noted.
2. All work shall be in accordance with the 2021 International Building Code (IBC) and all applicable local codes.
3. The contractor shall be responsible for obtaining all necessary permits.
4. The contractor shall be responsible for coordinating with all other trades.
5. The contractor shall be responsible for protecting all existing work.
6. The contractor shall be responsible for maintaining site safety.
7. The contractor shall be responsible for maintaining site cleanliness.
8. The contractor shall be responsible for maintaining site security.
9. The contractor shall be responsible for maintaining site access.
10. The contractor shall be responsible for maintaining site parking.
11. The contractor shall be responsible for maintaining site utilities.
12. The contractor shall be responsible for maintaining site drainage.
13. The contractor shall be responsible for maintaining site landscaping.
14. The contractor shall be responsible for maintaining site signage.
15. The contractor shall be responsible for maintaining site lighting.
16. The contractor shall be responsible for maintaining site fire protection.
17. The contractor shall be responsible for maintaining site security systems.
18. The contractor shall be responsible for maintaining site communication systems.
19. The contractor shall be responsible for maintaining site monitoring systems.
20. The contractor shall be responsible for maintaining site record keeping.

AREA TOTALS

FIRST FLOOR FINISH	1,521 SF
SECOND FLOOR FINISH	1,521 SF
COVERED PATIO FINISH	1,521 SF
COVERED PORCH FINISH	1,521 SF
SCREENED PORCH	1,521 SF
TOTAL UNFINISHED AREA	6,084 SF

GENERAL NOTES

1. These plans are to be reviewed in priority to those submitted for permits. These plans shall be revised and resubmitted for permits as needed.
2. The contractor shall be responsible for coordinating with all other trades.
3. The contractor shall be responsible for protecting all existing work.
4. The contractor shall be responsible for maintaining site safety.
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BRESSLER

6114 Carlton Garrett Street
Lincoln Manor No. 2
Block 23/2565, Lot 8
Dallas, Texas 75215

ISSUE FOR PERMIT
June 20, 2024



FLOOR PLAN

A-101

DC TEXAS ARCHITECTURE