



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

**248 RECEIVED**  
**FOR OFFICE USE ONLY**  
**TV 2 2 REC'D**  
BY: \_\_\_\_\_

Data Relative to Subject Property: 09/04/2024

Date:

Location address: 1417 Lenway

Zoning District: PD 595

Lot No.: \_\_\_\_\_ Block No.: 1/1175

Acreage: 7,300 SF

Census Tract: \_\_\_\_\_

0.167 AC

Street Frontage (in Feet): 1) 50' 2) 50' 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): DR TERRY J FLOWERS

Applicant: Jay Taylor

Telephone: 9728167530

Mailing Address: 1033 E 9th St, Dallas TX

Zip Code: 75203

E-mail Address: jtaylor@juxtadesigns.com

Represented by: \_\_\_\_\_

Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Zip Code: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

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

authorizing an additional dwelling unit at 1417 Lenway AND VARIANCE EXCEEDING

25% JF

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:

To provide an affordable house with an additional dwelling unit for older senior family member

NOT TO BE USED FOR RENT JF

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 Jay Taylor

(Affiant/Applicant's name printed)

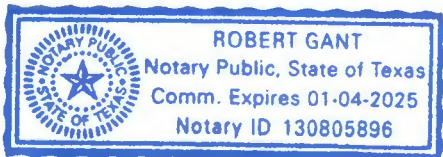
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

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

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 24 day of September, 2024

Robert Gant  
Notary Public in and for Dallas County, Texas





November 01, 2024

Board of Adjustment  
Dallas, Texas

PLANNING  
ARCHITECTURE  
DEVELOPMENT  
COMMUNITY

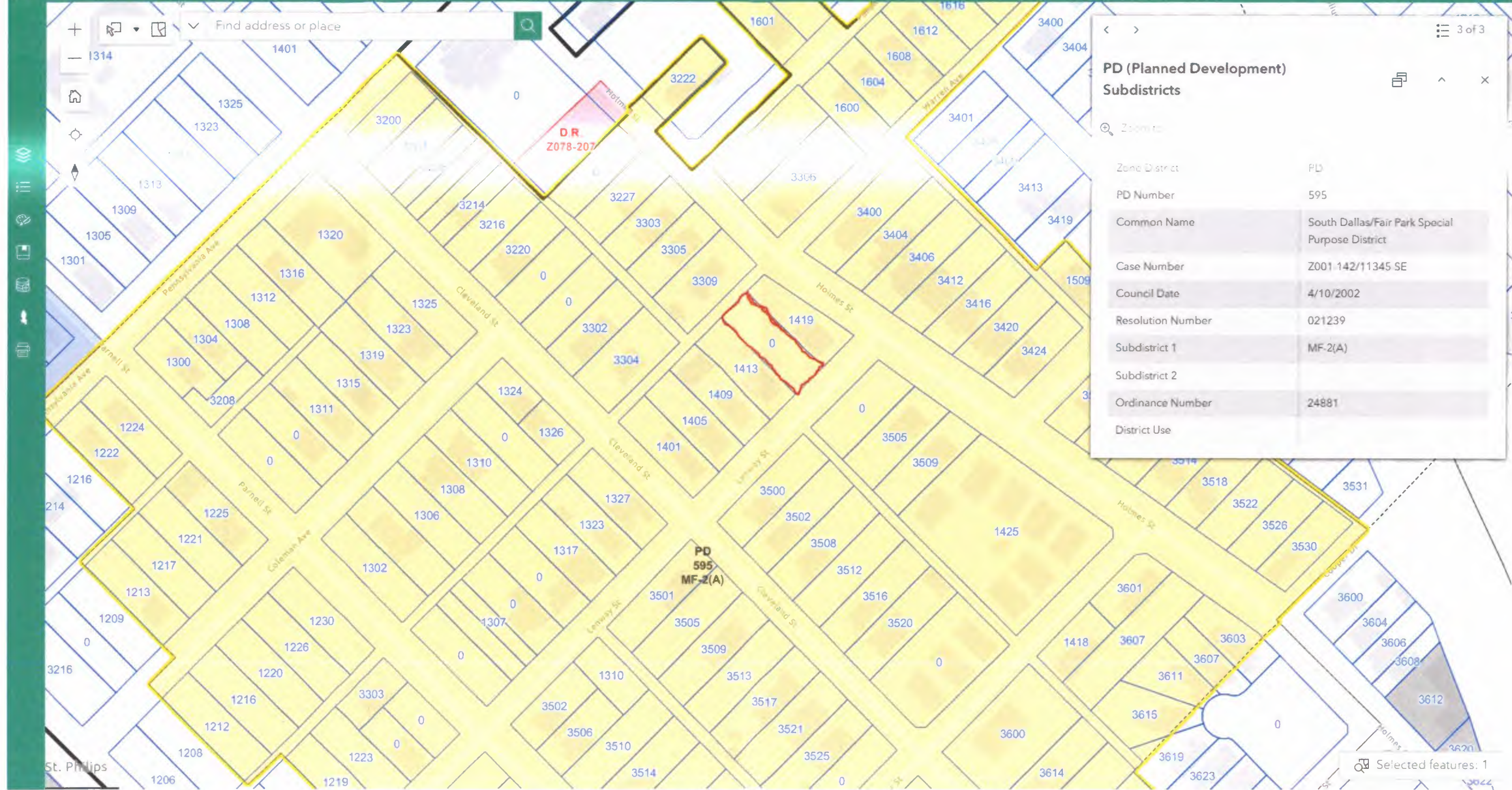
Re: Request to exceed 25% floor area

DALLAS  
FORT WORTH  
PLANO  
MESQUITE  
FORNEY  
DUNCANVILLE  
CEDAR HILL  
HOUSTON  
AUSTIN

Dear Board of Adjustment,  
May I formally request the accessible dwelling unit floor area exceed the 25% floor area of the main house. Our goal is to make the ADU handicap accessible for a senior family member in a wheelchair. The current design of the ADU is 28% of the main floor area which is 48.5 square feet over the allowable 25% floor area. We feel that this extra square footage allows for easier mobility for the handicap family member. Thank you for any consideration you may give to this request.

Sincerely,  
Jay Taylor

HARTFORD, CT  
INGLEWOOD, CA  
OKLAHOMA, OK



BDA245-001







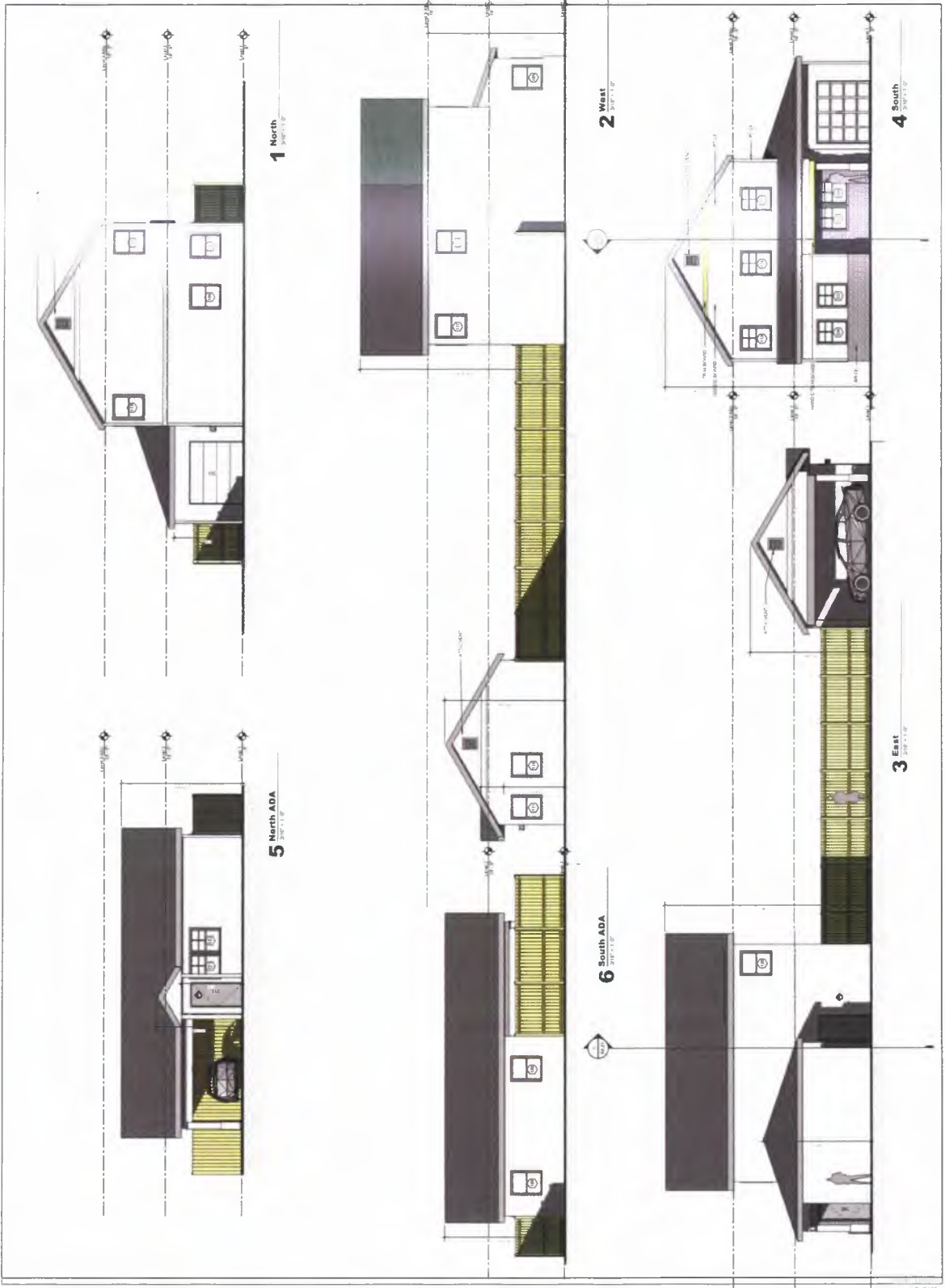


# 1417 LENWAY ST

NO.	REVISION	DATE

PROJECT NUMBER  
0042  
DATE  
03/01/2024  
ISSUE FOR REVIEW  
ELEVATIONS

SHEET NO  
**A5.01**



BAA245-001