



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 245-004 **RECEIVED**
Date: **DEC 02 REC'D**

Data Relative to Subject Property: _____ Date: _____
Location address: 4819 Melissa Lane Zoning District: R 1/2 AC(A)
Lot No.: 4 Block No.: 3/6391 Acreage: 0.59 Census Tract: 24-H(Dallas)
Street Frontage (in Feet): 1) 124.9' 2) _____ 3) _____ 4) NEIGHBORHOOD 5) 5DSS12

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Andrew & Crista Bell Glover
Applicant: Andrew Glover Telephone: 2145490782
Mailing Address: 4819 melissa lane Zip Code: 75229
E-mail Address: Aglover79@me.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 Interior side yard
Setback is 15' (NS01)

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:

City approved building plans with a 10' side setback.
Approved plans 02/20/2024.

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 Crista Glover Andrew Glover

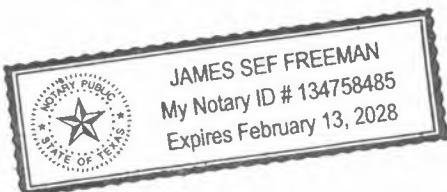
(Affiant/Applicant's name printed)

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: Crista Glover Andrew Glover
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 23 day of October, 2024

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



CITY OF DALLAS PLAT BOOKS

ANNEXED MAY 23 1950 ORD. NO. 4785

ADDITION NORTHAVEN ESTATES NO. 2-3-4

1-2-3 BLOCKS 6391

SURVEY JOHN C. MCGOY ABST. 913

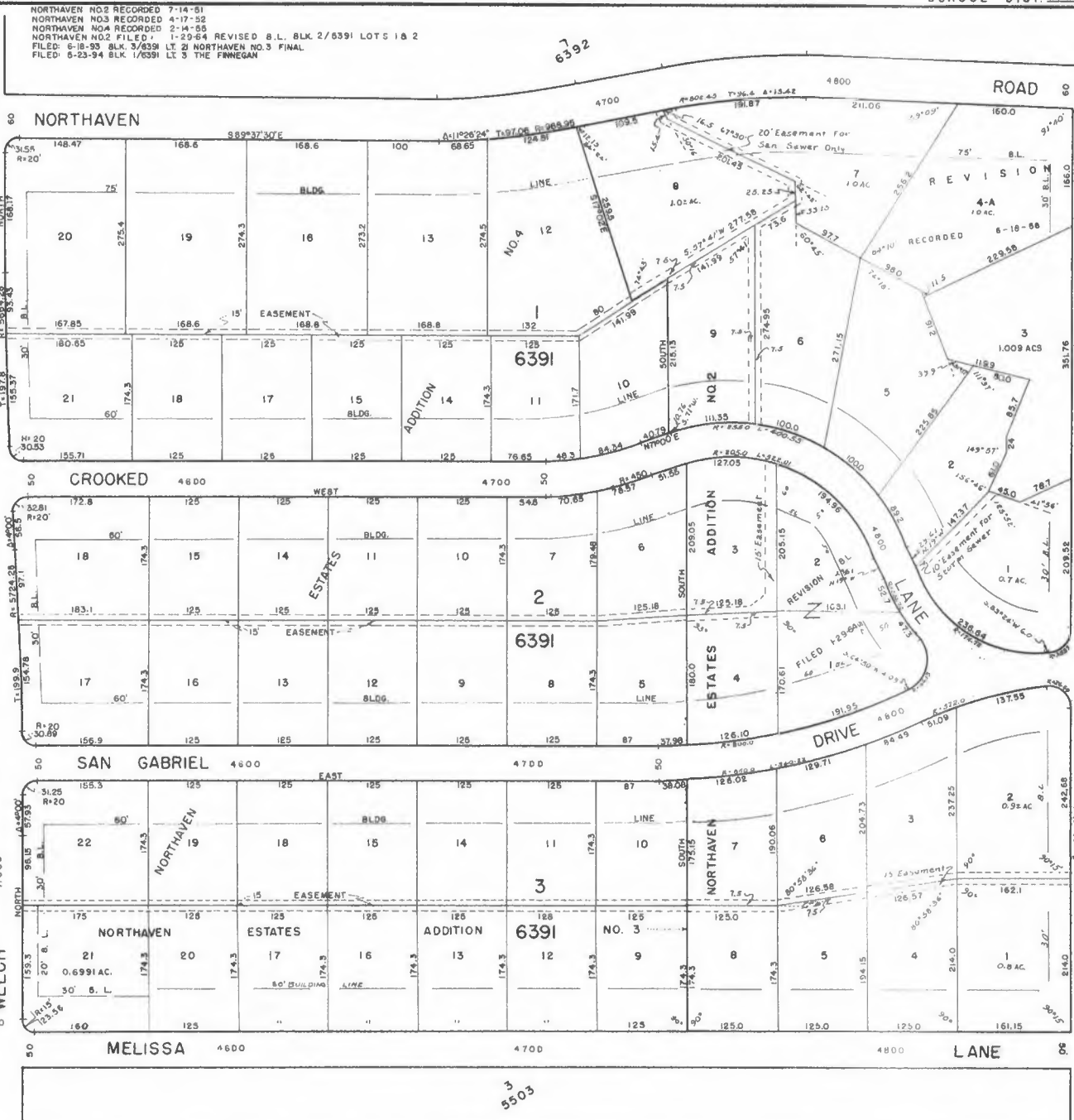
SCALE 100 FT. EQUALS 1 INCH

SCHOOL DIST. DALLAS

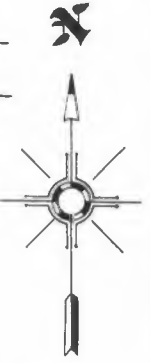
NORTHAVEN NO.2 RECORDED 7-14-61
NORTHAVEN NO.3 RECORDED 4-17-52
NORTHAVEN NO.4 RECORDED 2-14-55
NORTHAVEN NO.2 FILED 1-29-64 REVISED 8.L. BLK. 2/6391 LOTS 1 & 2
FILED: 6-18-93 BLK. 3/6391 LT. 21 NORTHAVEN NO.3 FINAL
FILED: 6-23-94 BLK. 1/6391 LT. 3 THE FINNEGAN

6398
G.W. LAWS SUR. ABST. 842
ABST. 73

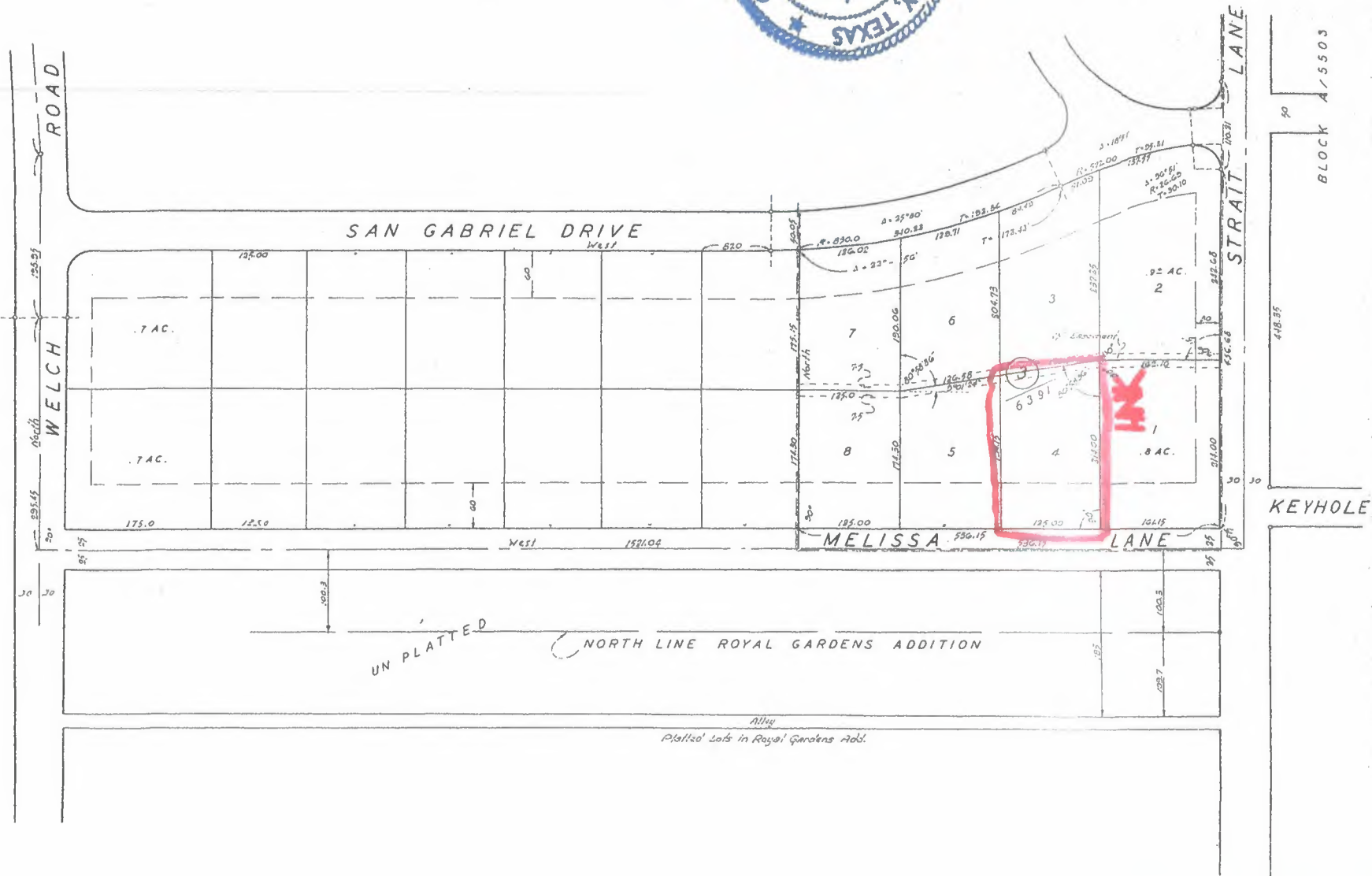
ROAD NORTH
6400
RUTHA BAKER SUR. ABST. 73
ABST. 913
11100
50
6400
6400
A
6400
WELCH
11000
NORTH
30
5404



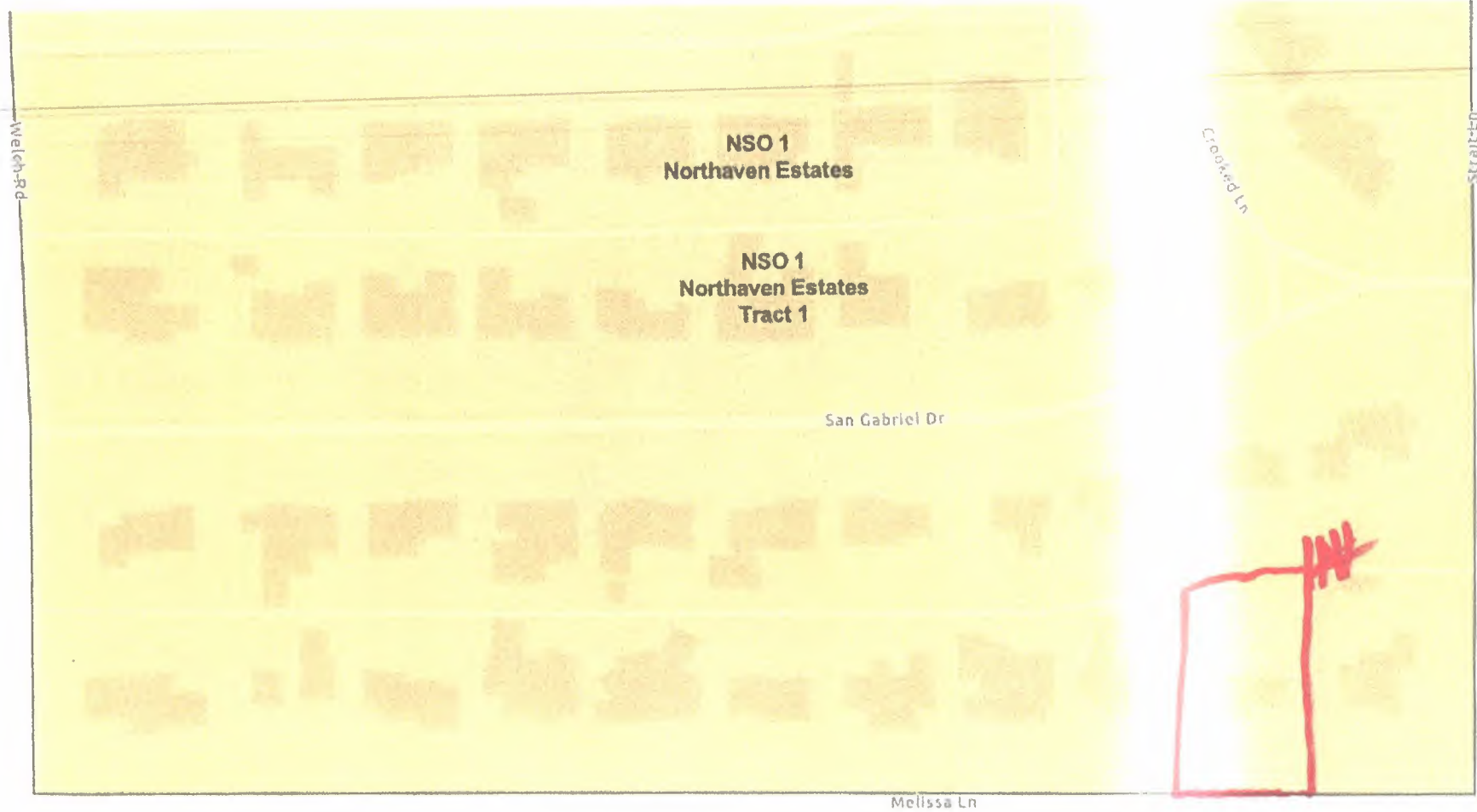
ROAD
80
LANE
165.0
30' B.L.
30' B.L.
351.76
500'15" W
1120.0
209.58
1100
300'15" W
8
6 STRAIT
30'15"
30'15"
161.15
A
5503
B
5503
C
5503
A
5503



302425-004



NSO 1/R-1/2AC(A)



4819 Melissa Lane
Dallas, TX 75229
Lot 4, Block 3/6391
BDA 245-004



LOT 4
BLOCK 3/6391

4819 MELISSA LANE
DALLAS, TEXAS 75229

SITE PLAN

25,512 SF
0.59 ACRES

ZONING: R-1/2AC(A)

MAX LOT
COVERAGE = 40%

EXISTING COVERAGE
14%

PROPOSED COVERAGE
17%

N 81° 05' 41" E 126.53'

10' REAR SETBACK

194.41'
10' SIDE SETBACK

213.95'
10' SIDE SETBACK

N 00° 00' 00" E

S 00° 01' 38" W

BACK ADDITION #3: 555 SF
SUN ROOM, PANTRY, INCREASED LIVING ROOM
AND MASTER EN SUITE

GARAGE
ADDITION #2
115 SF

SINGLE STORY
FRAME HOUSE
2,733 SF

FRONT ADDITION #1
LAUNDRY & MUD ROOM
153 SF

60' BL

S 89° 58' 42" W 124.90'

MELISSA LANE (50' R.O.W.)

Project MELISSA LANE	Sheet 1
Date 10/30/2024	
Scale 1" = 20'	
Prepared Name and Address CRISTA GLOVER 4819 MELISSA LANE DALLAS, TEXAS 75229	

SURVEY PLAT

LOT 4, BLOCK 3/6391, OF NORTHAVEN ESTATES, SECTION 2, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 17, PAGE 123, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Drafted By: PMS DESIGNS, LLC.		
Checked By: Heather Kalley (214) 417-4810		
5		
4		
3		
2		
1		
No.	Revision/Issue	Date

SYMBOL LEGEND:

- WOOD FENCE
- CONCRETE
- PROPOSED

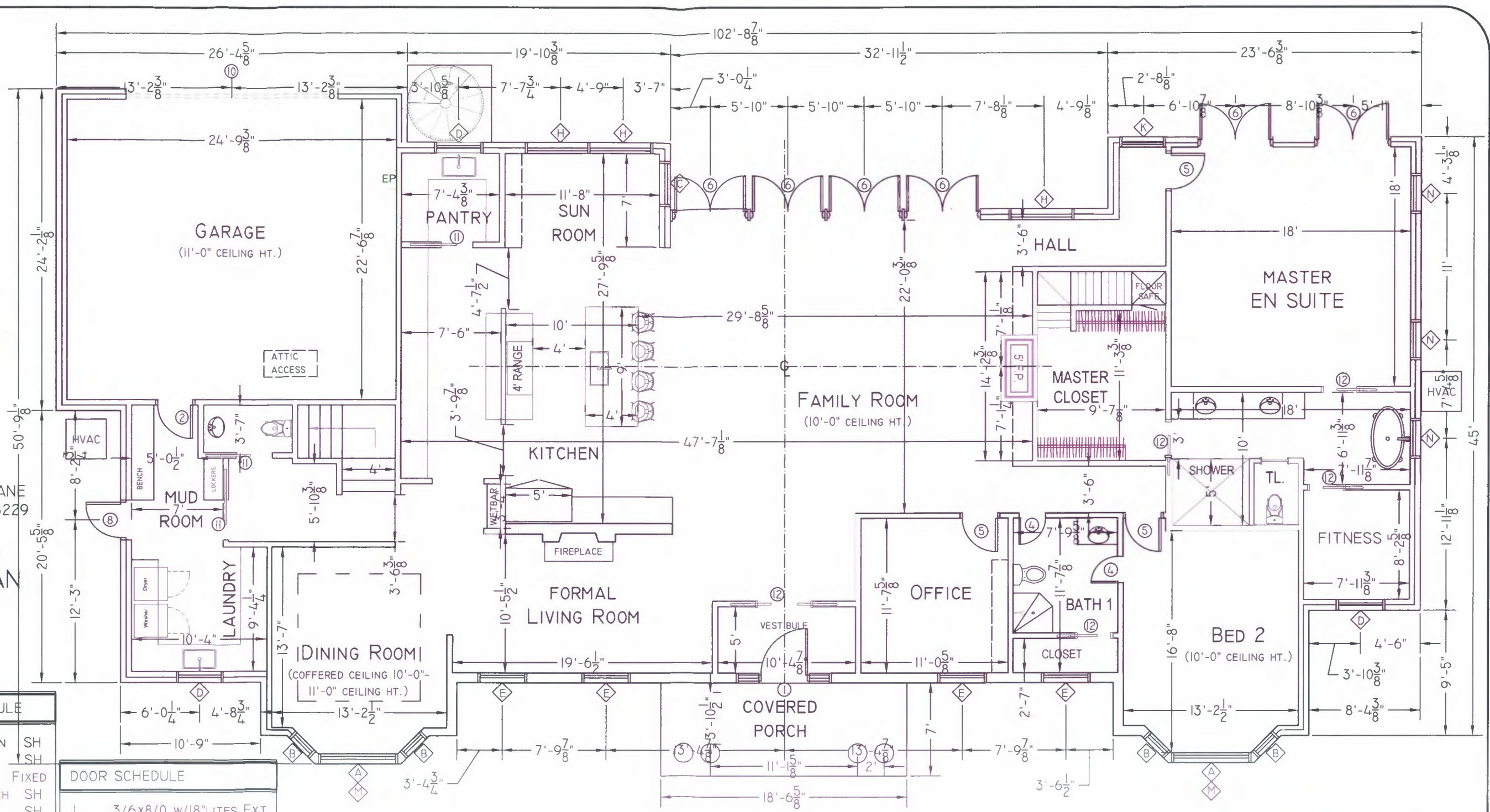
BDA 245-004



LOT 4
BLOCK 3/6391

4819 MELISSA LANE
DALLAS, TEXAS 75229

PROPOSED FLOORPLAN



WINDOW SCHEDULE		
A	68x75 TWIN	SH
B	22x75	SH
C	40x112	FIXED
D	40x34 ARCH	SH
E	40x75	SH
F	17x36	FIXED
G	36x36	SH
H	55x112	FIXED
J	24x60	SH
K	40x76	FIXED
M	34x46 ARCH/ATTIC	
N	32x60	SH
O	24x36	SH
P	36x60 TWIN	SH
Q	36x75	SH
R	24x60 CUST/FIXED	

DOOR SCHEDULE		
1	3/6x8/0 w/18" LITES EXT.	
2	2/8x6/8 EXTERIOR	
3	6/0x6/8 SLIDING DOOR	
4	2/0x6/8 INTERIOR	
5	2/8x6/8 INTERIOR	
6	5/0x6/8 FRENCH PAIR	
7	4/0x6/8 FRENCH PAIR	
8	3/0x6/8 GLASS PACK	
9	6/0x6/8 BI-FOLD PAIR	
10	16x10/0 GARAGE DOOR	
11	3/0x6/8 POCKET DOOR	
12	2/6x6/8 POCKET DOOR	

1ST FLOOR

SYMBOL LEGEND:

- EX CONDITIONS
- DEMOLITION
- PROPOSED

Project MELISSA LANE	Sheet 3
Date 01/11/2024	
Scale 1/8" = 1'	
Project Name and Address CRISTA GLOVER 4819 MELISSA LANE DALLAS, TEXAS 75229	

4819 MELISSA LANE
DALLAS, TEXAS 75229

PROPOSED FLOORPLAN

BDA245-004

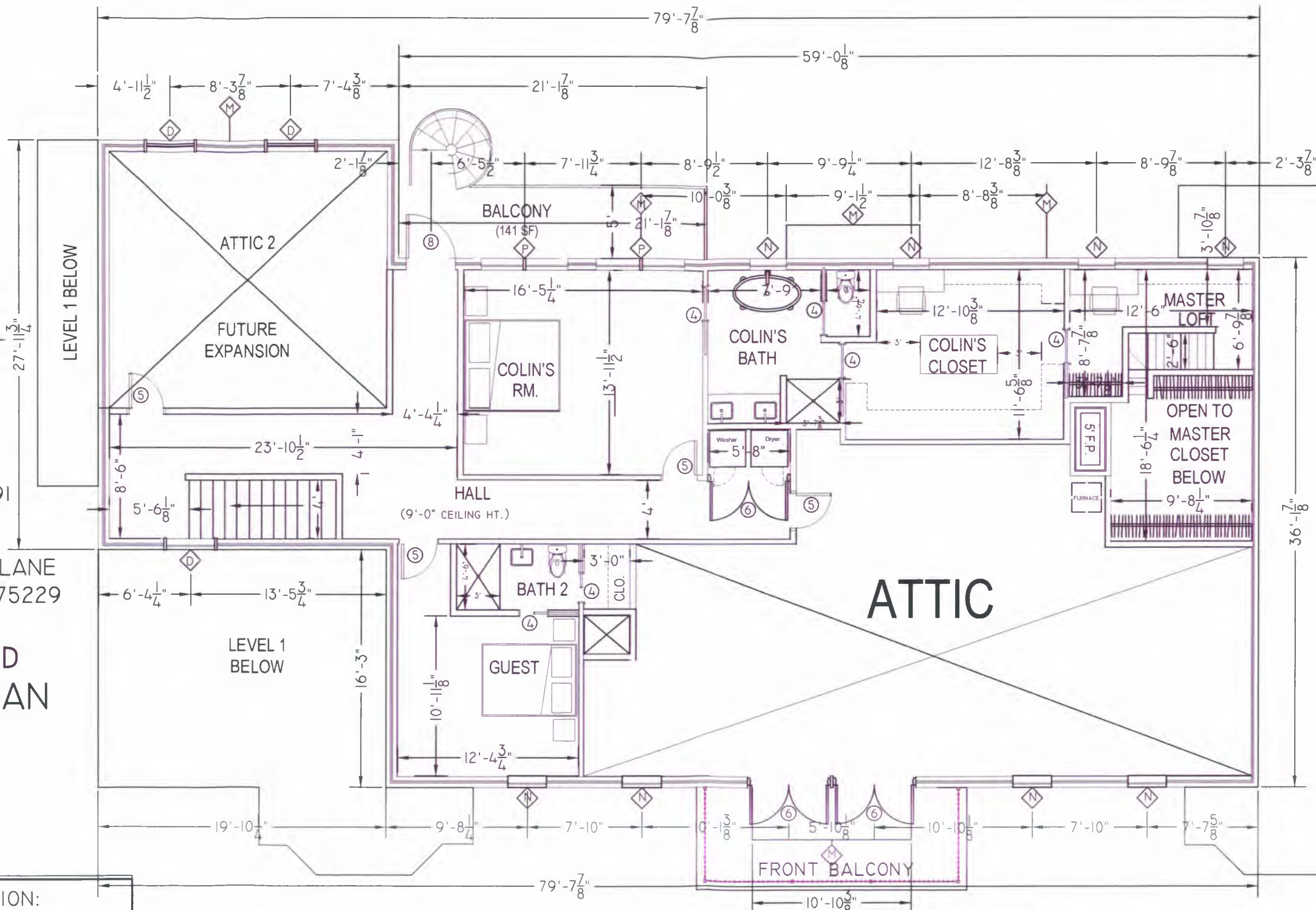
Drafted By: PMS DESIGNS, LLC.		
Checked By: Heather Kelley (214) 417-4810		
5		
4		
3		
2		
1		
No.	Revision/Issue	Date



LOT 4
BLOCK 3/6391

4819 MELISSA LANE
DALLAS, TEXAS 75229

PROPOSED FLOORPLAN



AREA TABULATION:

FIRST FLOOR	2733 SF
ADDITIONS (1ST FL)	890 SF
SECOND FLOOR	1462 SF
EXPANDED GARAGE	612 SF
PORCH/BALCONY	130 SF
TTL UNDER ROOF	5,827 SF

2ND FLOOR

Project MELISSA LANE	Sheet 4
Date 01/10/2024	
Scale 1/8" = 1'	
Project Name and Address CRISTA GLOVER 4819 MELISSA LANE DALLAS, TEXAS 75229	

4819 MELISSA LANE
DALLAS, TEXAS 75229

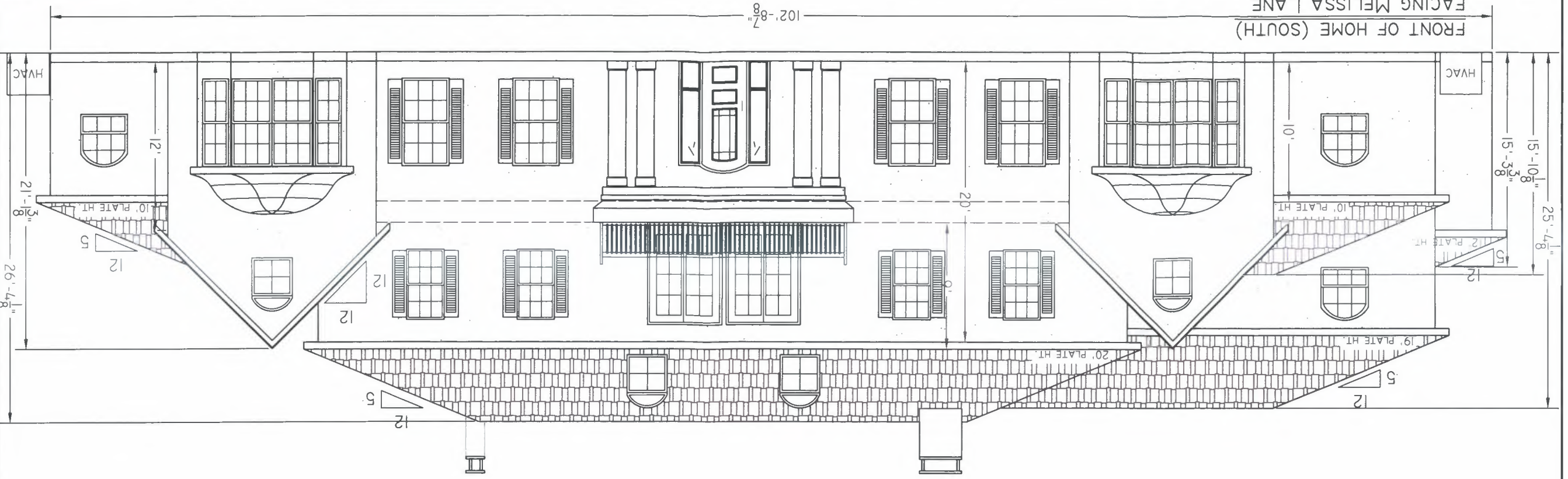
PROPOSED FLOORPLAN

BDA245-004

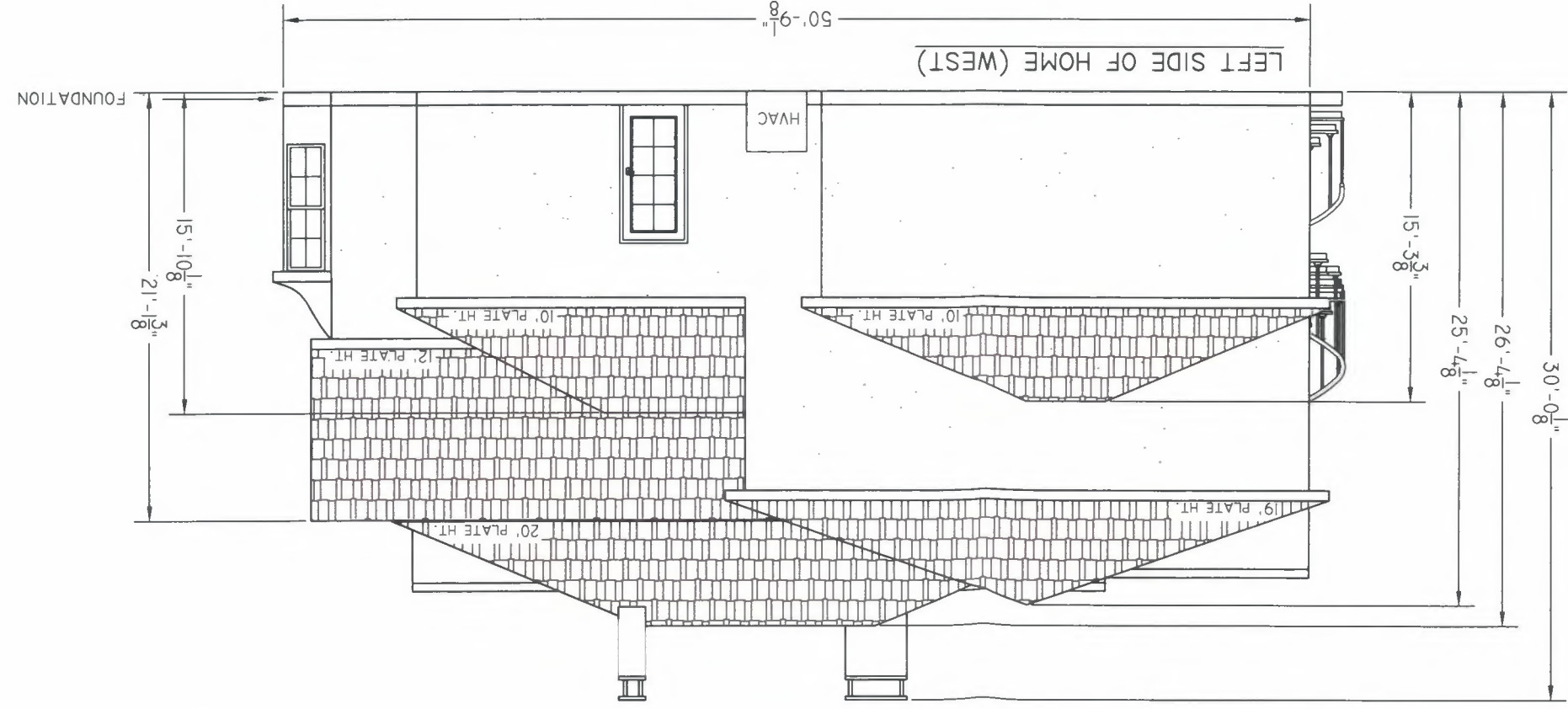
Drafted By: PMS DESIGNS, LLC.		
Checked By: Heather Kelley (214) 417-4910		
5		
4		
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1		
No.	Revision/Issue	Date

BR245-004

FRONT OF HOME (SOUTH)
FACING MELISSA LANE



LEFT SIDE OF HOME (WEST)



ELEVATION PLAN

4819 MELISSA LANE
DALLAS, TEXAS 75229

LOT 4
BLOCK 3/6391

Project Name: MELISSA LANE
 Date: 01/10/2024
 Scale: 1/8" = 1'

7

CRISTA GLOVER
 4819 MELISSA LANE
 DALLAS, TEXAS 75229

4819 MELISSA LANE
 DALLAS, TEXAS 75229

ELEVATION PLAN

Created by: PMS DESIGNS, LLC.
 Contact: Dr. Heather Keady (972) 477-4810

No.	Revision/Date	By
1		
2		
3		
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7		

BD1245-004

Project
 MELISSA LANE
 01/11/2024
 1/8" = 1'

Sheet
 8

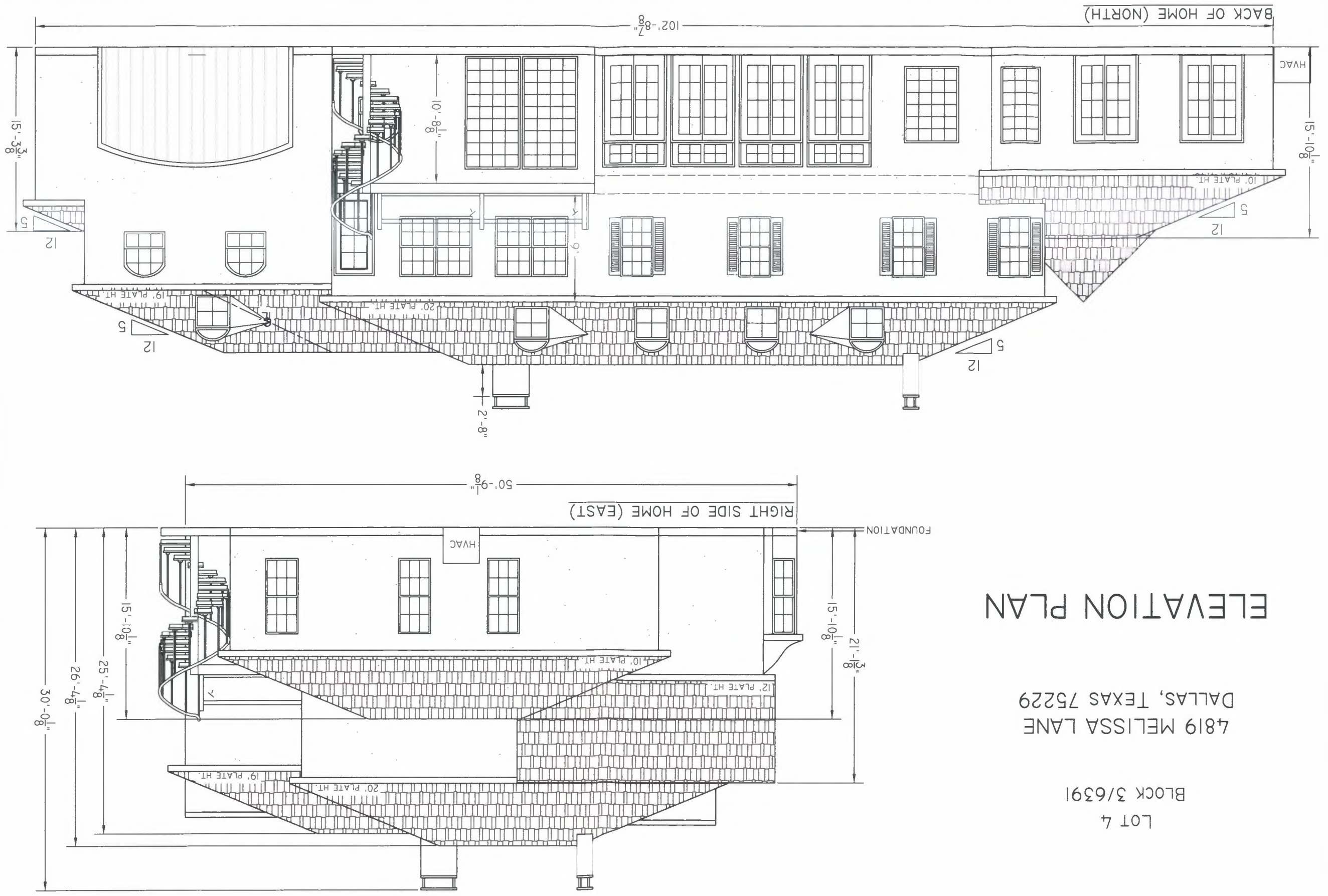
Client
 CRISTA GLOVER
 4819 MELISSA LANE
 DALLAS, TEXAS 75229

4819 MELISSA LANE
 DALLAS, TEXAS 75229

ELEVATION PLAN

Prepared by: PMS DESIGNS, LLC
 Checked by: Andrew Miller (214) 572-4110

No.	Revision/Notes	Date
1		
2		
3		
4		
5		



ELEVATION PLAN

4819 MELISSA LANE
DALLAS, TEXAS 75229

LOT 4
BLOCK 3/6391