



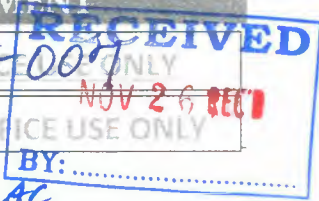
Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245-007



Data Relative to Subject Property:

Date:

Location address: 5055 Walnut Hill Lane Dallas 75229

Zoning District: R-1AC

Lot No.: 11 Block No.: A/5530 Acreage: 1.123 Census Tract:

Street Frontage (in Feet): 1) 300' 2) 193' 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Maninder Sethi AKA ERVIN SINGH

Applicant: ERVIN SINGH Telephone: 562 412 2053

Mailing Address: 5055 Walnut Hill Ln Zip Code: 75229

E-mail Address: Dallas TX primax9@gmail.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 Garage on front of property. ~~10ft~~ Variance to front yard setback. Special Exception to fence 45' visibility triangle.

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:

Allow the garage Building on front as it is already existing

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

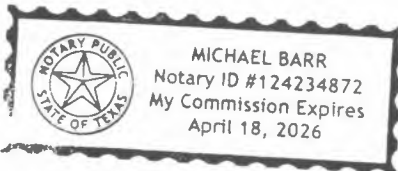
Before me the undersigned on this day personally appeared Ervin Singh (Affiant/Applicant's name printed)

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: Ervin Singh (Affiant/Applicant's signature)

Subscribed and sworn to before me this 22nd day of August 2021

Michael Barr Notary Public in and for Dallas County, Texas



SHIPPED DATE: 4-17-96 RECEIVED DATE: 6-18-96
ANNEXED JULY 11, 1948 ORD. NO. 3653
SURVEY MILFORD F. FORTNER ABST. 479

CITY OF DALLAS PLAT BOOKS

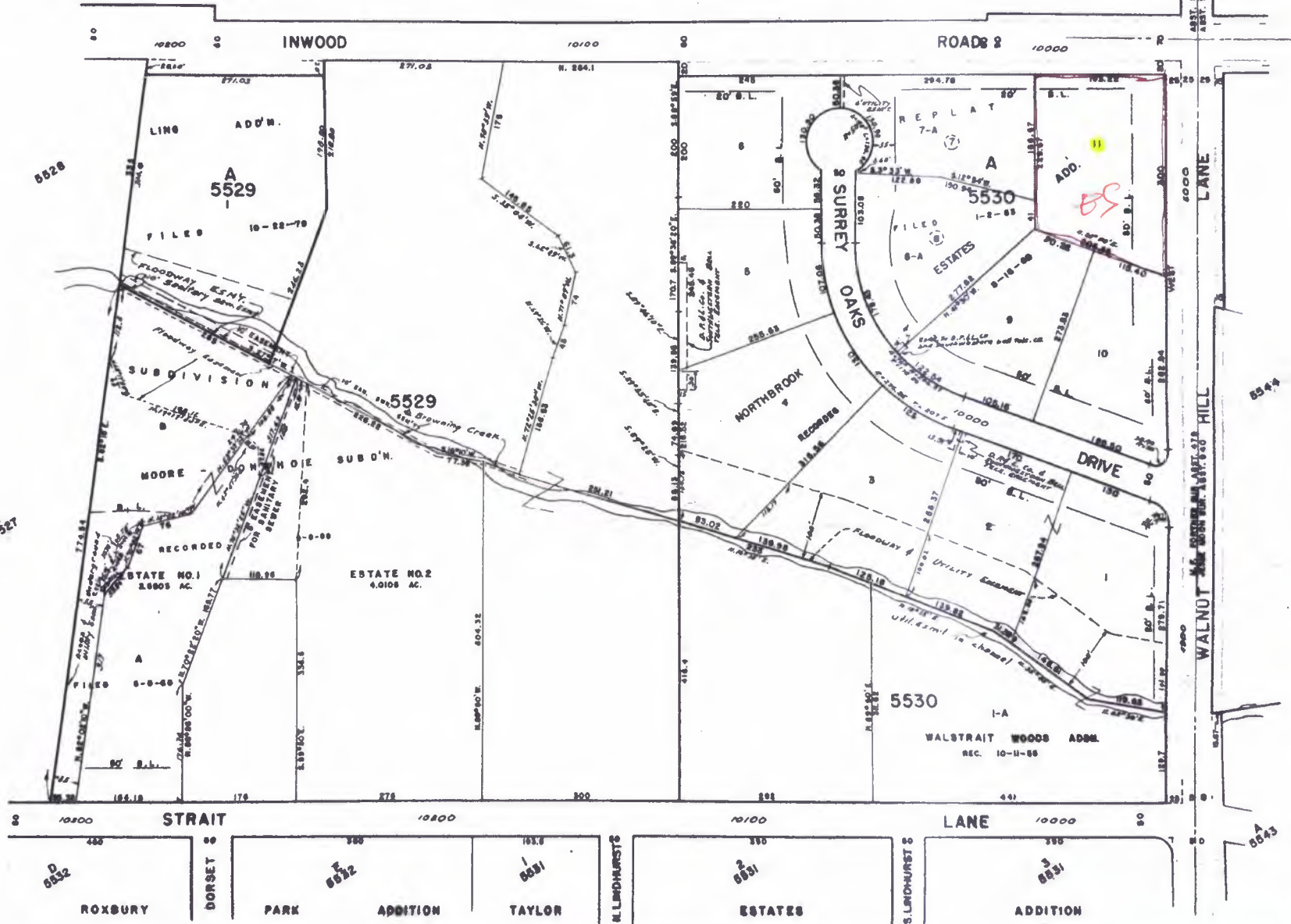
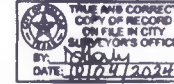
ADDITION _____

BLOCK ^A 5529, ^A 5529, 5530 & 5530

SCALE 100 FT. EQUALS 1 INCH

D.C. 18-3-79

SCHOOL DISTRICT DALLAS



BD225-COT

ArcGIS Web Map



10/4/2024, 3:07:19 PM



Sources: Esri, Airbus DS, USGS, IGA, NASA, CGIAR, J. Robinson, HEREAS, HLS, OS, NIMA, Geodatasystemen, Rijswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

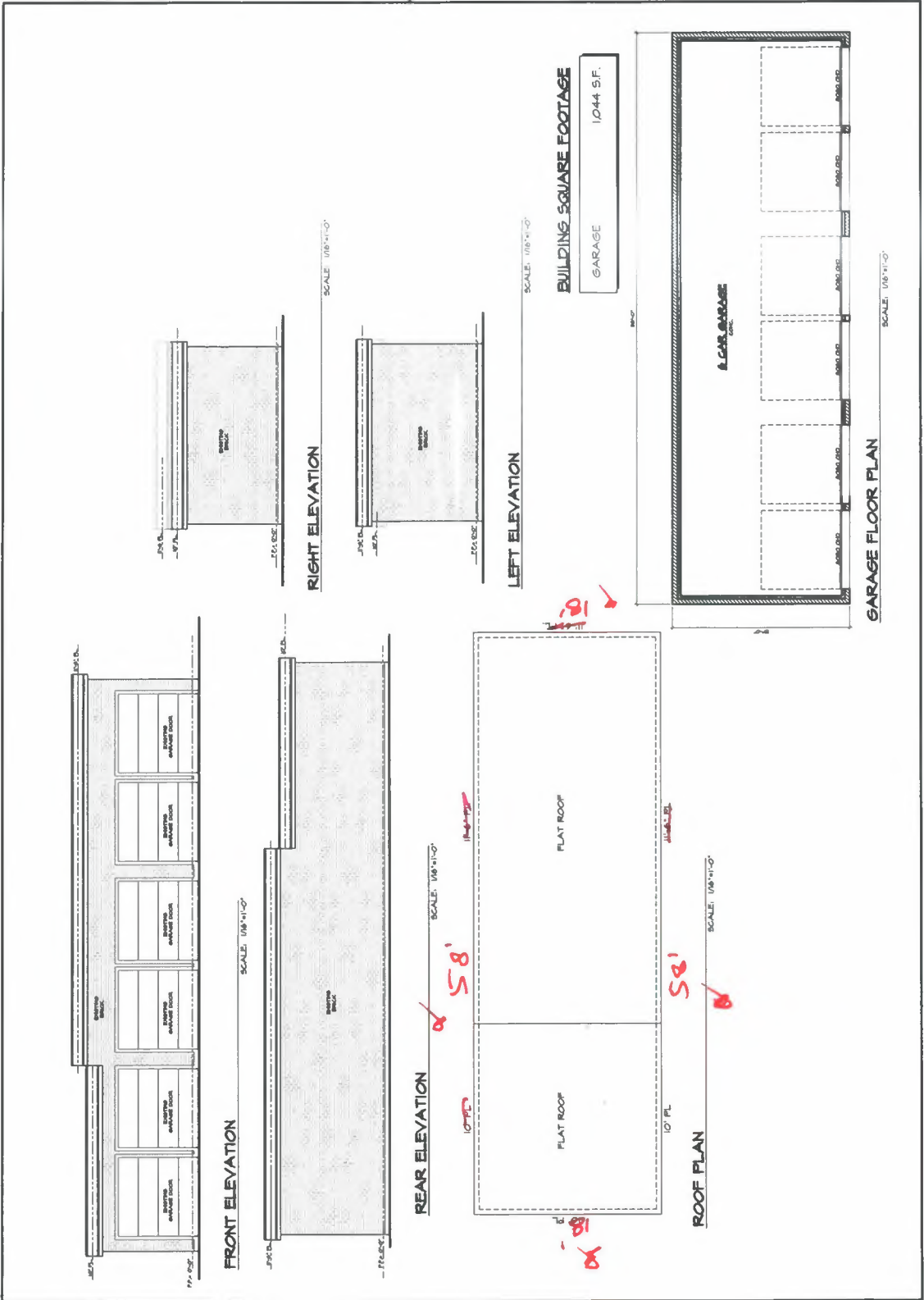
DATE: 03/20/17
 NAME: M. SINGH
 REVISIONS:

MANNY SINGH
 SINGH RESIDENCE GARAGE
 9055 WALNUT HILL LANE
 DALLAS, TEXAS

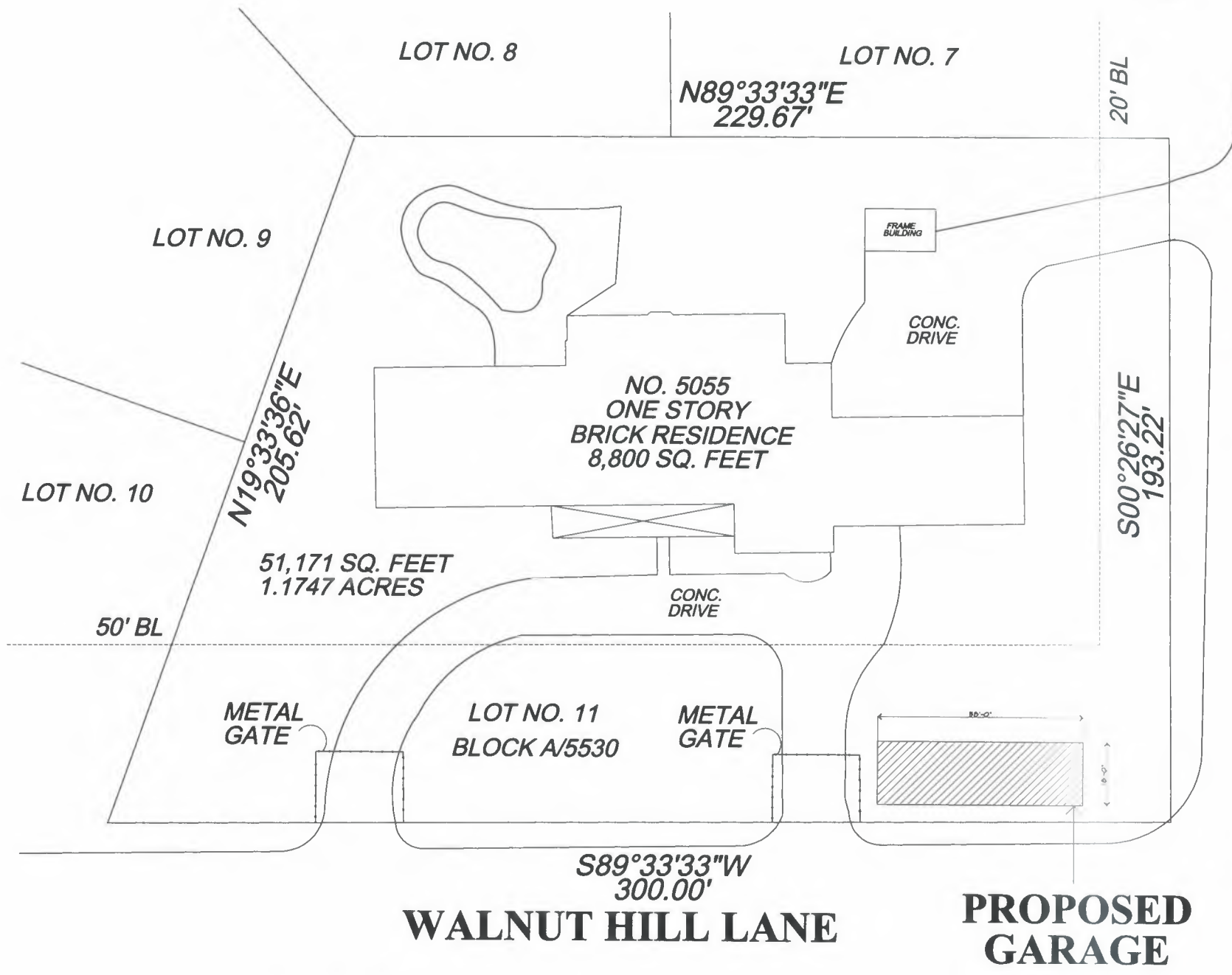


IKEMIRE ARCHITECTS
 INTERIORS
 PLANNING
 1880 DALLAS PARKWAY, SUITE 1150 DALLAS, TX 75248-2408 FAX 972-248-1057

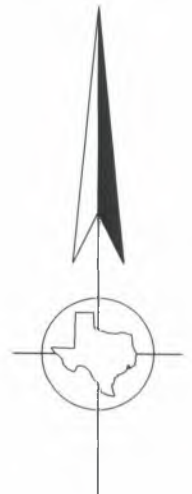
A1
 1 of 1



BDA245-007



| | |
|----------------------------|-------------|
| TOTAL LOT AREA | = 51,171 SF |
| TOTAL CVD. AREA | = 10,084 SF |
| COVERAGE | 19.71% |
| TOTAL OPEN AREA | = 41,087 SF |
| OPEN | 80.29% |
| TOTAL IMPERMEABLE COVERAGE | = 19,102 SF |
| | 37.33% |



PLOT PLAN

5055 WALNUT HILL LANE
 LOT: 11 BLK: A/5530 NORTHBROOK ESTATES
 DALLAS, TEXAS

SCALE: 1"=40'-0"
 JOB #XXXXXX
 DATE: 10-25-24



BDA245-007