



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 245-008 **RECEIVED**
 Date: **NOV 26 REC'D**
 FOR OFFICE USE ONLY
 BY: _____

Data Relative to Subject Property: _____ Date: _____
 Location address: 6041 McCommas Blvd, 75206 Zoning District: CD-11
 Lot No. pt 10/11 Block No.: C/2874 Acreage: .138 Census Tract: Census Tract 2.02
 Street Frontage (in Feet): 1) 55 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Lesley and Darren Dunn
 Applicant: Spencer Estep Telephone: 214-585-6679
 Mailing Address: 9618 Losa Dr Dallas TX Zip Code: 75218
 E-mail Address: gsestep@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 10' East side yard setback
VARIANCE OF 4'8" to SIDE YARD on EAST SIDE

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:

Existing attached garage is nonconforming to setbacks. Nonconforming structures may not be made more conforming, conforming to standards does not make it commensurate with other properties and would not adhere to architectural style

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.

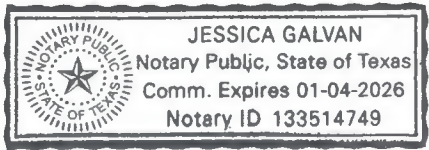
Affidavit

Before me the undersigned on this day personally appeared SPENCER ESTEP
 (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 22 day of October, 2021



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

Michelle and Scott Strong
6045 McCommas Blvd.
Dallas, Texas 75206

October 20, 2024

Board of Adjustment
City of Dallas
Planning and Development Dept
Building and Inspection Permit Center
1500 Marilla St., 5CN
Dallas, Texas 75201

To Whom it may Concern,

We are aware of and approve the construction plans Darren and Lesley Dunn shared for their home at 6041 McCommas, adding a second story to their existing garage at the same 5'5" setback. We understand that code for our area is different, however, we approve the addition remains at the same existing 5'5" set-back distance from our property lines.

You are welcome to reach out to either of us with any questions.

Sincerely,



Scott and Michelle Strong

BDA245-008



Selected featu

BDA2AS 008

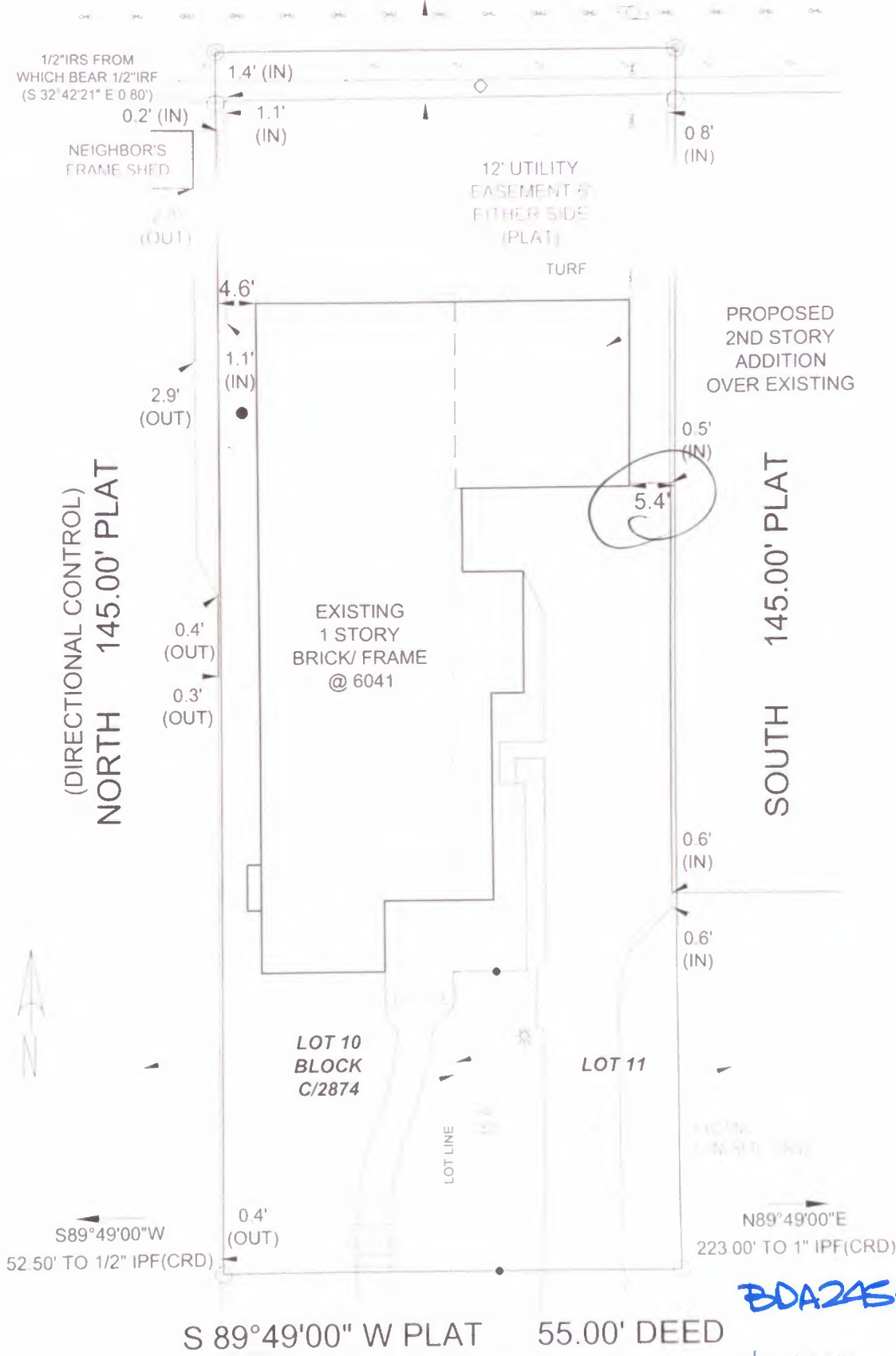
BLOCK C/2874
BALLARD BURGHER'S SUB-DIVISION
OF A PART OF BLOCK 2874, SECOND SECTION
VOL. 5, PG. 61
M.R.D.C.T.

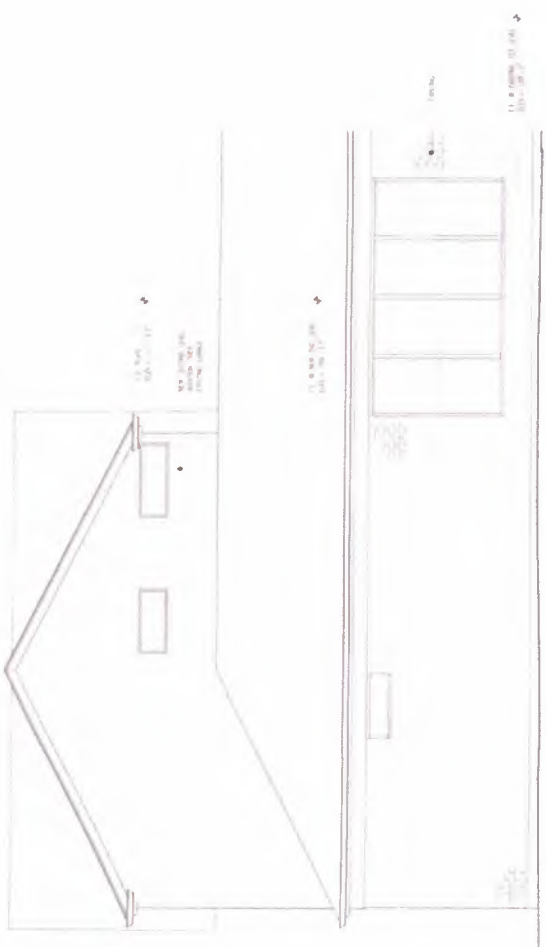
LOT 25

LOT 24

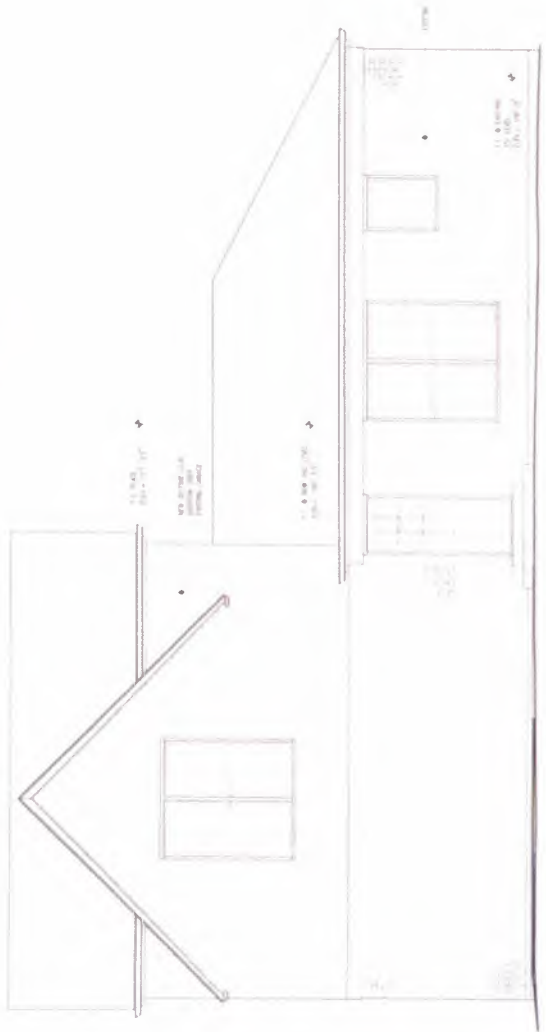
LOT 23

N 89°49'00" E PLAT 55.00' DEED





04 WEST ELEVATION



03 NORTH ELEVATION

BDA245-008

INDOOR SCHEDULE

Room No.	Room Name	Area (sq. ft.)	Volume (cu. ft.)	Notes
101	Office	120	3360	
102	Office	120	3360	
103	Office	120	3360	
104	Office	120	3360	
105	Office	120	3360	
106	Office	120	3360	
107	Office	120	3360	
108	Office	120	3360	
109	Office	120	3360	
110	Office	120	3360	
111	Office	120	3360	
112	Office	120	3360	
113	Office	120	3360	
114	Office	120	3360	
115	Office	120	3360	
116	Office	120	3360	
117	Office	120	3360	
118	Office	120	3360	
119	Office	120	3360	
120	Office	120	3360	

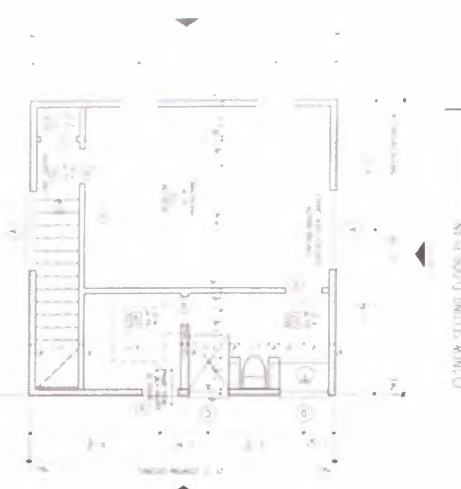
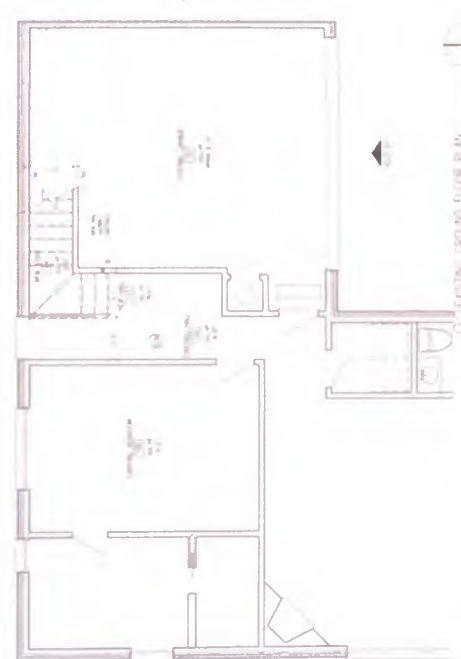
Room No.	Room Name	Area (sq. ft.)	Volume (cu. ft.)	Notes
101	Office	120	3360	
102	Office	120	3360	
103	Office	120	3360	
104	Office	120	3360	
105	Office	120	3360	
106	Office	120	3360	
107	Office	120	3360	
108	Office	120	3360	
109	Office	120	3360	
110	Office	120	3360	
111	Office	120	3360	
112	Office	120	3360	
113	Office	120	3360	
114	Office	120	3360	
115	Office	120	3360	
116	Office	120	3360	
117	Office	120	3360	
118	Office	120	3360	
119	Office	120	3360	
120	Office	120	3360	



WINDOW SCHEDULE

Window No.	Room No.	Room Name	Area (sq. ft.)	Volume (cu. ft.)	Notes
1	101	Office	120	3360	
2	102	Office	120	3360	
3	103	Office	120	3360	
4	104	Office	120	3360	
5	105	Office	120	3360	
6	106	Office	120	3360	
7	107	Office	120	3360	
8	108	Office	120	3360	
9	109	Office	120	3360	
10	110	Office	120	3360	
11	111	Office	120	3360	
12	112	Office	120	3360	
13	113	Office	120	3360	
14	114	Office	120	3360	
15	115	Office	120	3360	
16	116	Office	120	3360	
17	117	Office	120	3360	
18	118	Office	120	3360	
19	119	Office	120	3360	
20	120	Office	120	3360	

Window No.	Room No.	Room Name	Area (sq. ft.)	Volume (cu. ft.)	Notes
1	101	Office	120	3360	
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4	104	Office	120	3360	
5	105	Office	120	3360	
6	106	Office	120	3360	
7	107	Office	120	3360	
8	108	Office	120	3360	
9	109	Office	120	3360	
10	110	Office	120	3360	
11	111	Office	120	3360	
12	112	Office	120	3360	
13	113	Office	120	3360	
14	114	Office	120	3360	
15	115	Office	120	3360	
16	116	Office	120	3360	
17	117	Office	120	3360	
18	118	Office	120	3360	
19	119	Office	120	3360	
20	120	Office	120	3360	



101 ROOM SCHEDULE FLOOR PLAN

102 ROOM SCHEDULE FLOOR PLAN

103 ROOM SCHEDULE FLOOR PLAN

BDA245008