



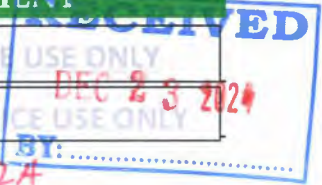
Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245-025



Data Relative to Subject Property: _____

Date: _____

Location address: 4519 CABELL DRIVE, DALLAS, TEXAS

Zoning District: MF-2A

Lot No.: 6

Block No.: 6 / 1597

Acreage: 0.18 ACRES

Census Tract: _____

Street Frontage (in Feet): 1) 15'

2) _____

3) _____

4) _____

5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): 4519 CABELL LLC - Sameet Madhani

Applicant: SAMEET MADHANI

Telephone: 817.896.2446

Mailing Address: 2401 SALMON RUN LN, EULESS, TX

Zip Code: 76039

E-mail Address: sameetmadhani@gmail.com

Represented by: NEERAJ KUMAR

Telephone: 901.603.8765

Mailing Address: 2494 BUNNELS FORK ROAD, FRISCO, TX

Zip Code: 75036

E-mail Address: nkumar@designgroupmemphis.com

Affirm that an appeal has been made for a Variance 5', or Special Exception of TO ALLOW WITH THE SETBACK OF 5' AT REAR

2) 2 guest parking reduction

4'6"

add. info - total # units = 6

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:

A VARIANCE IS REQUESTED FOR LESS SET BACK AT THE REAR WHICH IS 5' BECAUSE HAVING 10' REAR SETBACK AND 20' DRIVEWAY WILL LEAVE BUILDING DEPTH ONLY 20'.

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 _____

SAMEET MADHANI

(Affiant/Applicant's name printed)

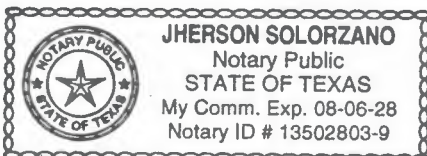
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: _____

(Affiant/Applicant's signature)

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

Notary Public in and for Dallas County, Texas





Appeal number: BDA 245-025

I, 4519 Cabell LLC (SAMEET MADHANI), Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4519 CABELL DRIVE DALLAS TEXAS
(Address of property as stated on application)

Authorize: Neeraj Kumar
(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: ¹⁾ A VARIANCE IS REQUESTED FOR LESS SET BACK AT THE REAR WHICH IS 5' BECAUSE HAVING 10' REAR SETBACK AND 20' DRIVEWAY WILL LEAVE BUILDING DEPTH ONLY 20' ²⁾ 2 guest parking reduction

SAMEET MADHANI
Print name of property owner or registered agent

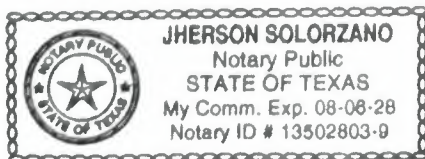
[Signature]
Signature of property owner or registered agent

agent Date 11/18/24

Before me, the undersigned, on this day personally appeared Sameet Madhani

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 18th day of November, 2024



[Signature]
Notary Public for Dallas County, Texas

Commission expires on 8/6/28



AFFIDAVIT

Appeal number: BDA 245-025

I, 4519 Cabell LLC (SAMEET MADHANI), Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4519 CABELL DRIVE, DALLAS, TEXAS
(Address of property as stated on application)

Authorize: Neeraj Kumar
(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)

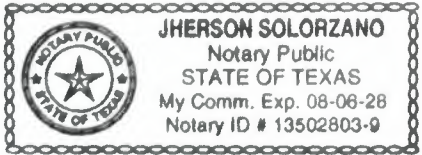
Specify: ¹⁾ A VARIANCE IS REQUESTED FOR LESS SET BACK AT THE REAR WHICH IS 5' BECAUSE HAVING 10' REAR SETBACK AND 20' DRIVEWAY WILL LEAVE BUILDING DEPTH ONLY 20'. ²⁾ 2 guest parking

SAMEET MADHANI
Print name of property owner or registered agent
agent Date 11/18/24

[Signature]
Signature of property owner or registered

Before me, the undersigned, on this day personally appeared Sameet Madhani

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 18th day of November, 2024



[Signature]
Commission expires on 8/6/28

MAP OF ELK HILL ADDITION

to the city of Dallas, Texas. By Jno. R. West Jr. Surveyor of Dallas County Texas.
Scale 200'-1"



THE STATE OF TEXAS |
COUNTY OF DALLAS |

KNOW ALL MEN BY THESE PRESENTS, that we, Mrs Sarah F. Jones and F. M. Dannelly of said County and State aforesaid do hereby adopt the within Map as a true and correct representation of the Elk Hill Addition to the City of Dallas Texas and hereby dedicate for the use and benefit of the public forever the streets and alleys shown therein reserving unto ourselves and our assigns all rights to construct street railways, sewer, water and gas mains, and electric light and telephone lines over and through the Streets and Alleys on our respective portions of said Addition.

WITNESS our hands this 31st day of May, 1905.

Mrs. S. F. Jones
F. M. Dannelly.

THE STATE OF TEXAS |
COUNTY OF DALLAS |

Before me, A. F. Jones a Notary Public in and for Dallas County in the State of Texas, on this day personally appeared Mrs. S.F. Jones and F.M. Dannelly known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 8th day of June, 1905.

(L S)

A. F. Jones, Notary Public, Dallas County, Texas.

I hereby certify that the foregoing map and deed of dedication was filed in my office for record August 19th 1905, at 12:55 o'clock P. M. and was duly recorded August 23, 1905.

Frank R. Shanks, County Clerk, of Dallas County, Texas.

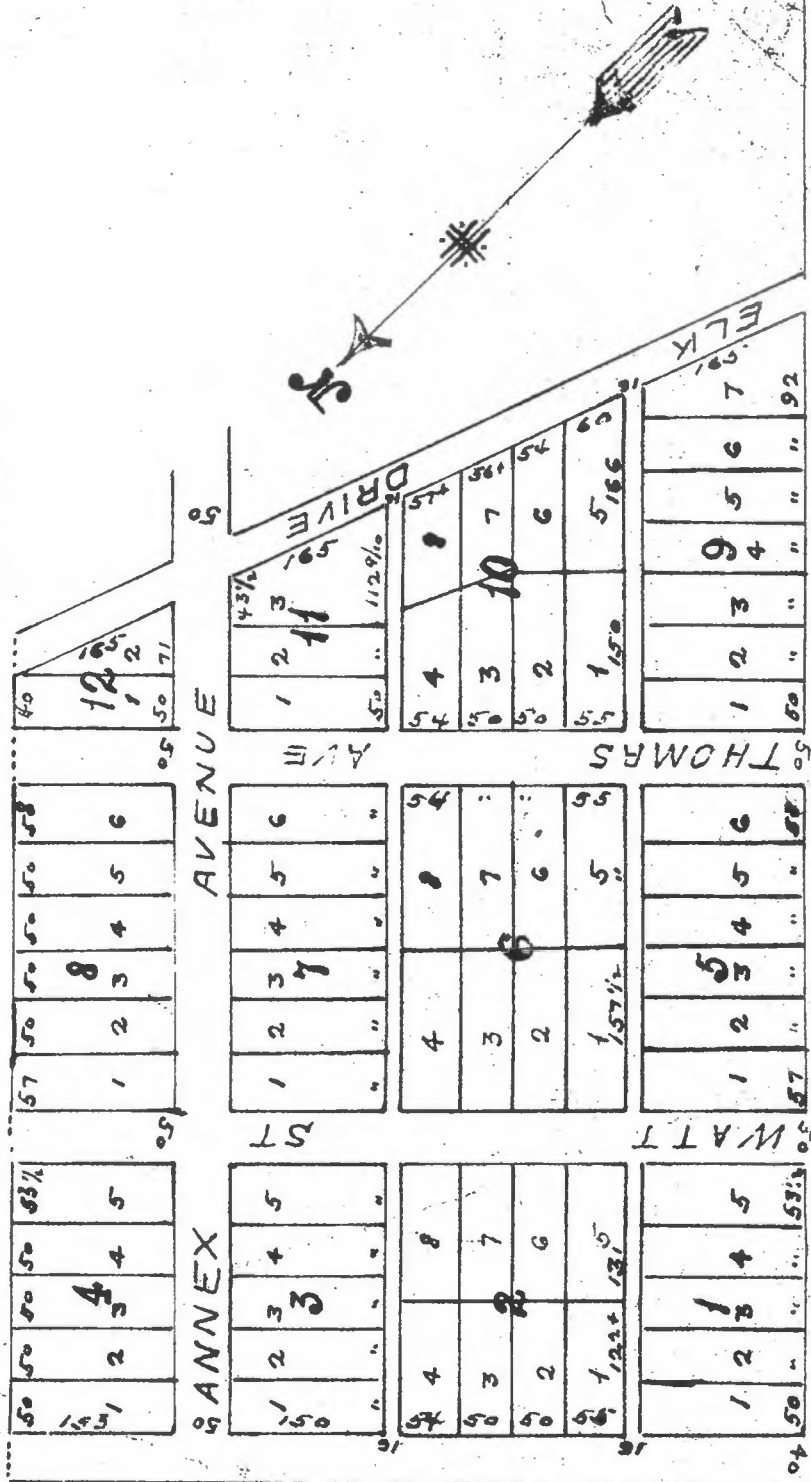
By D. C. Whiteley, Deputy.



BDA245-025

ELK HILL ADDITION TO THE CITY OF DALLAS TEXAS

FILED AUGUST 19, 1906 RECORDED VOL 1 PAGE 85



Scale 200' = 1"

BOATBUS-025

SHIPPED DATE: 8-2-90 RECEIVED DATE: 7-11-90

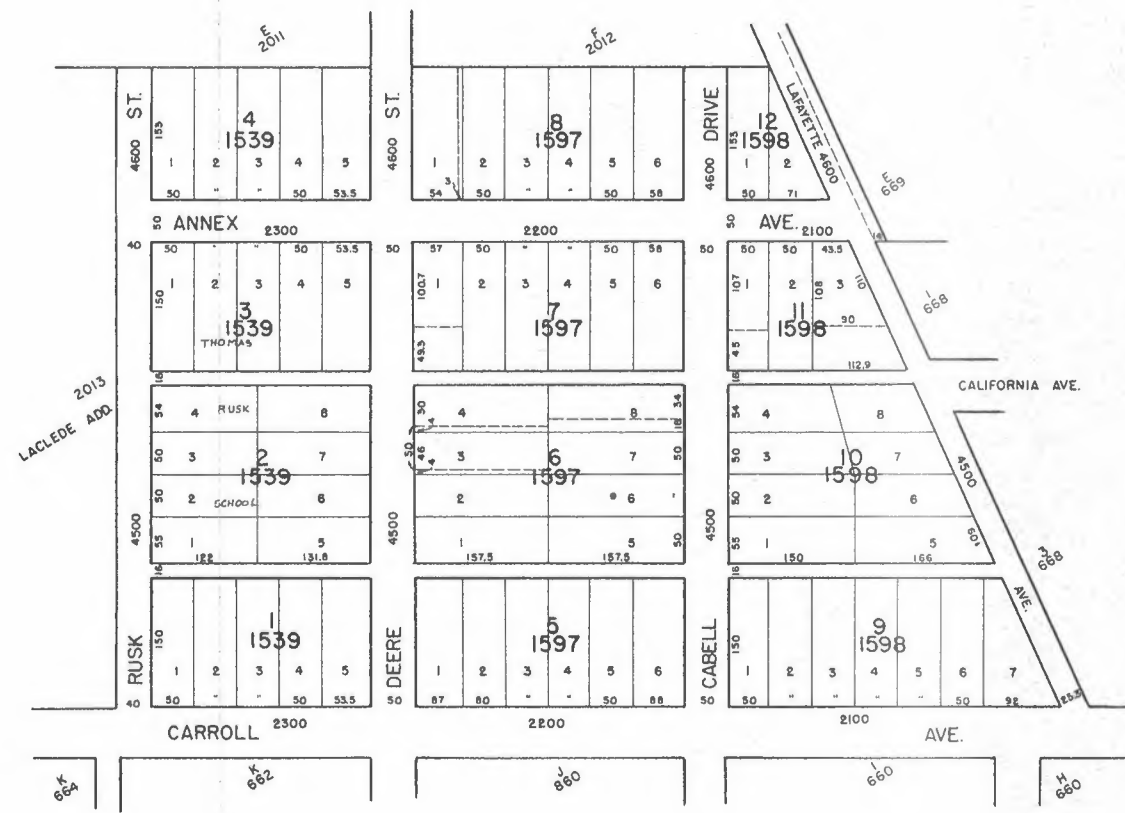
CITY OF DALLAS PLAT BOOKS

ANNEXED SURVEY: J. GRIGSBY ORD. NO. ABST. 495

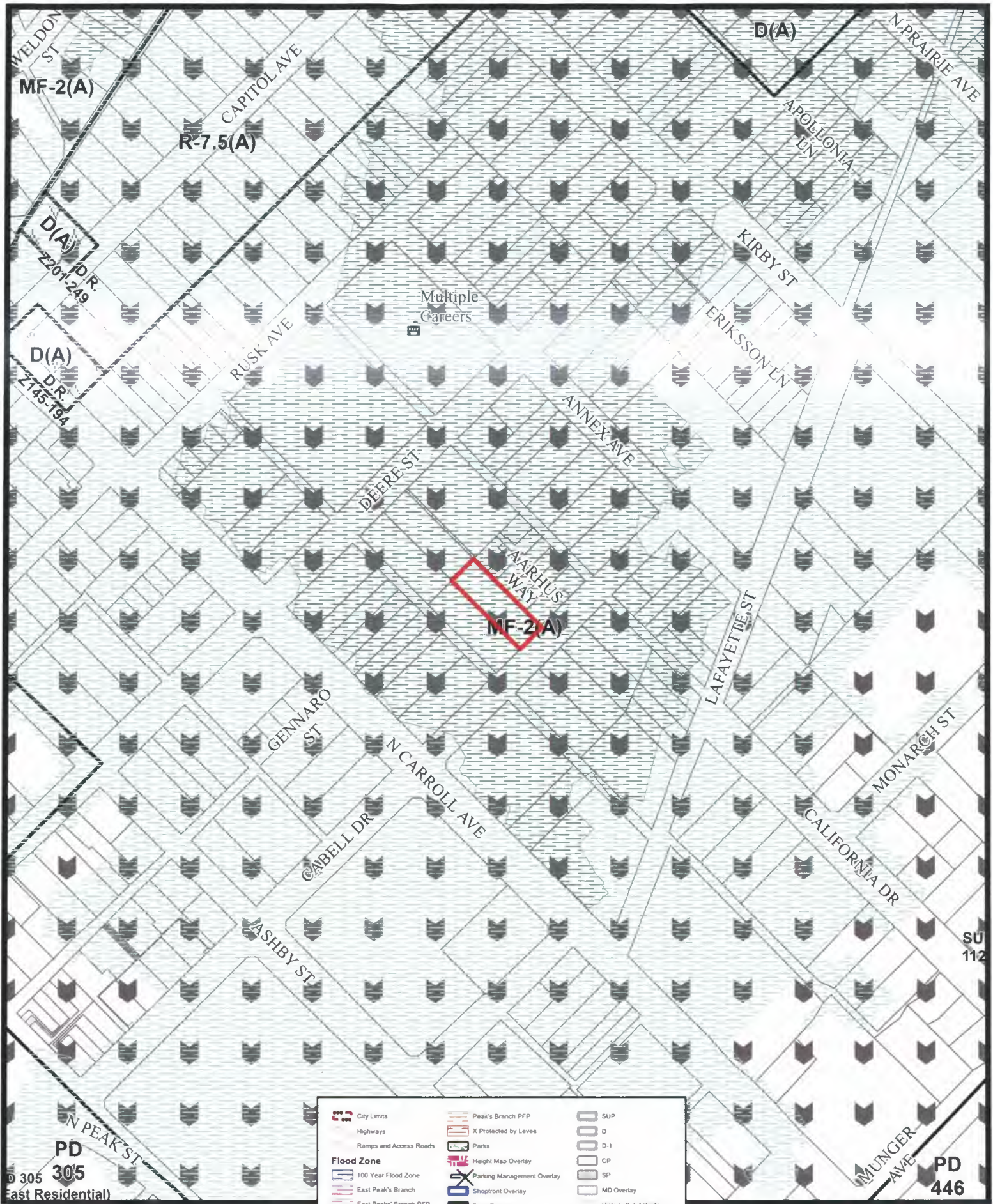
ADDITION: ELK HILL

1-4 5-8 9-12
BLOCKS 1539, 1597, 1598
SCHOOL DISTRICT: DALLAS

SCALE 100 FT. EQUALS 1 INCH



BDA245-025



	City Limits		Peak's Branch PFP		SUP
	Highways		X Protected by Levee		D
	Ramps and Access Roads		Parks		D-1
	Flood Zone		Height Map Overlay		CP
	100 Year Flood Zone		Parking Management Overlay		SP
	East Peak's Branch		Shopfront Overlay		MD Overlay
	East Peak's Branch PFP		Base Zoning		Historic Subdistricts
	Floodway		PD193 Oak Lawn		Historic Overlay
	Mill Creek		Dallas Environmental Corridors		CD Subdistricts
	Mill Creek PFP		DDO Overlay		PD Subdistricts
	Peak's Branch		Deed Restrictions		NSO Subdistricts

PD 305
East Residential

PD 446



1:2,400

Case ID: **BD245-025**
Printed: 12/13/2024

VARIANCE

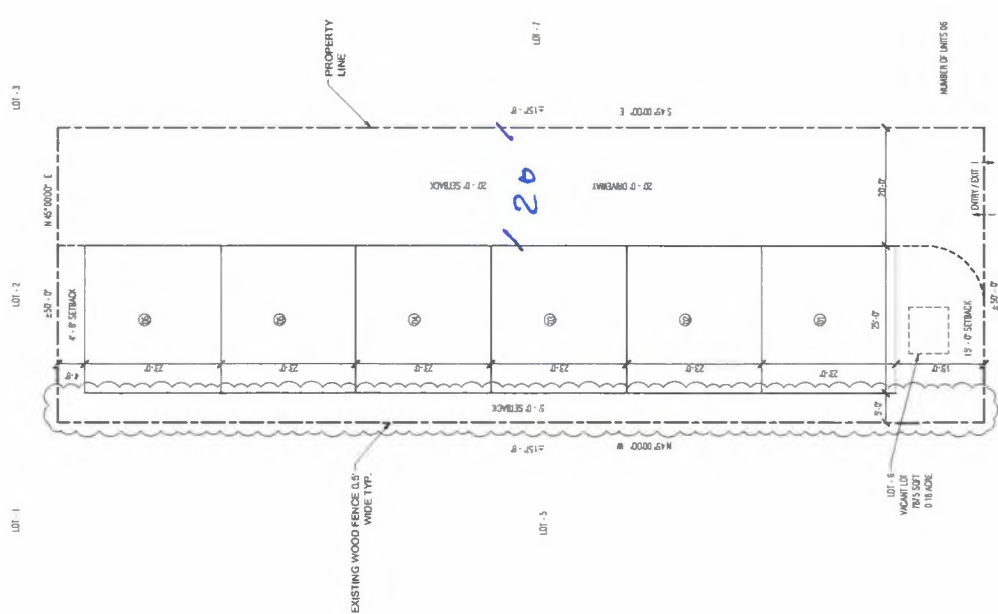
DATE: 11/20/24
 PROJECT: MARKET BEE FARM
 DRAWING NO: VARIANCE

DRAWING NAME
SITE PLAN

DESIGNED BY: HUNTER
 CHECKED BY: HUNTER
 APPROVED BY: HUNTER

A100

FD24245-025

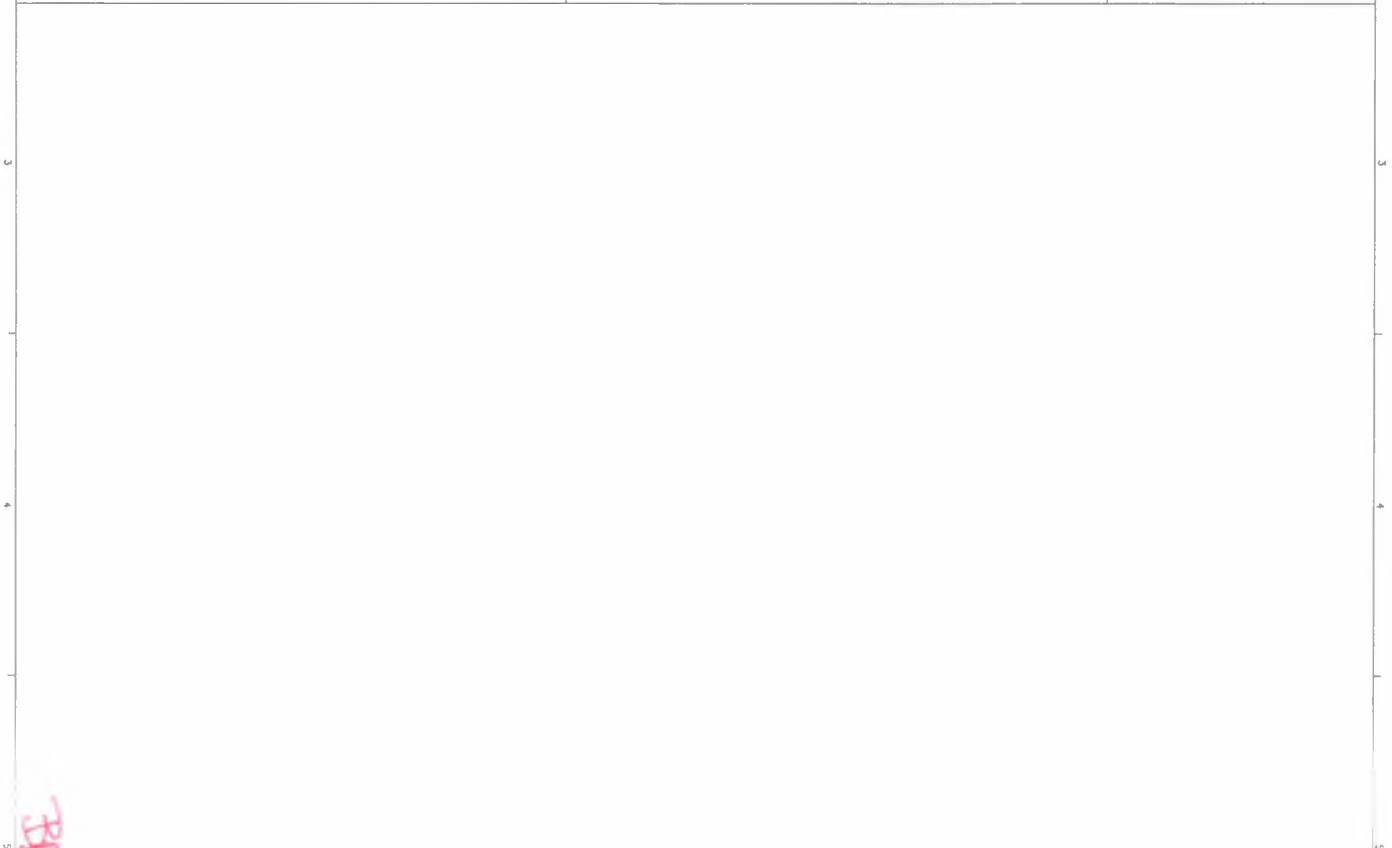
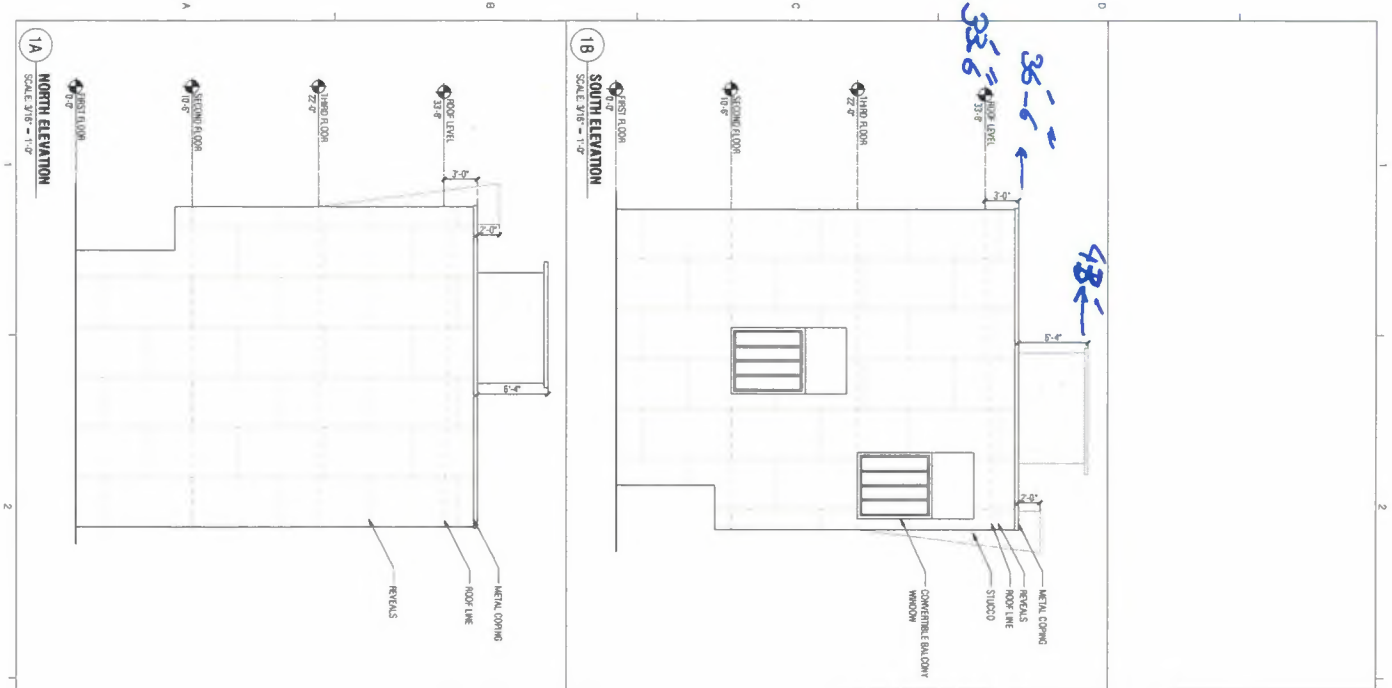


SI. NO.	SIZE OF UNITS	AREA
01	25 FT X 20 FT	505.00 FT ²
02	25 FT X 20 FT	505.00 FT ²
03	25 FT X 20 FT	505.00 FT ²
04	25 FT X 20 FT	505.00 FT ²
05	25 FT X 20 FT	505.00 FT ²
06	25 FT X 20 FT	505.00 FT ²
07	25 FT X 20 FT	505.00 FT ²
08	25 FT X 20 FT	505.00 FT ²
09	25 FT X 20 FT	505.00 FT ²
10	25 FT X 20 FT	505.00 FT ²
TOTAL NUMBER OF UNITS - 5		

2A AREA CALCULATION OF UNITS



1A SITE PLAN
 SCALE 1" = 10'



EDR245-025

DATE	11/27/2024	REVISION	REVISION
BY	DK	DESCRIPTION	REVISION
DATE	11/27/2024	REVISION	REVISION
BY	DK	DESCRIPTION	REVISION
DATE	11/27/2024	REVISION	REVISION
BY	DK	DESCRIPTION	REVISION

VARIANCE

DALLAS TOWNHOMES

4519 CABELL DRIVE,
DALLAS, TEXAS

DESIGN GROUP LLC
 2494 BUNNELS FORK ROAD
 Frisco, TX 75036
 Telephone: 901.603.8765
 E-Mail: nkumar@designgroupmemphis.com

VARIANCE

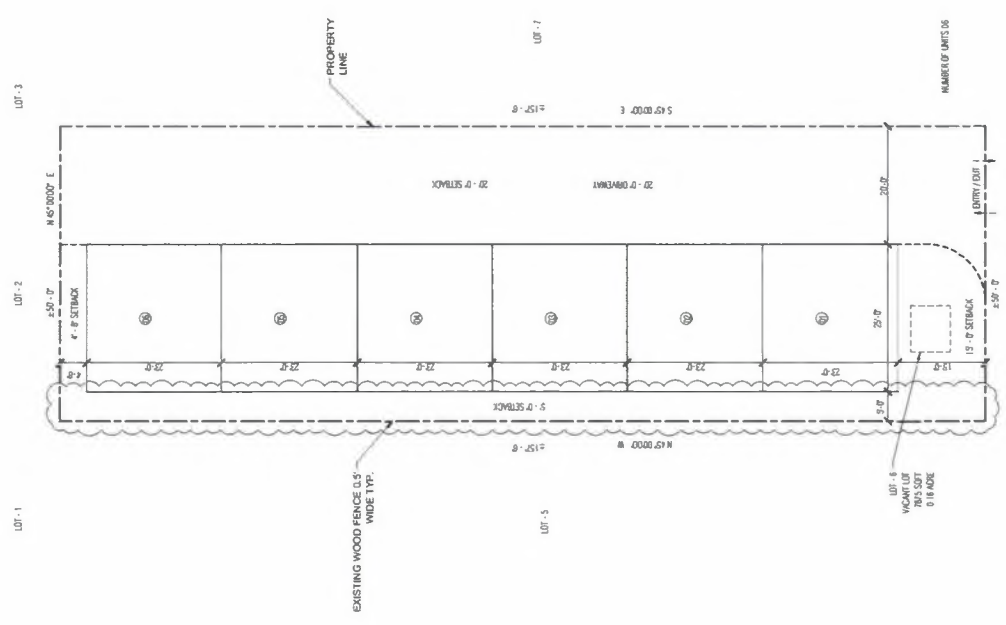
NO.	DATE	DESCRIPTION
01	07/20/20	PRELIMINARY PLAN
02	07/20/20	VARIANCE

DRAWN BY: [blank]
 SITE PLAN

DESIGNED BY:	NUMBER:
APPROVED BY:	DATE:
DESIGNER NAME:	

A100

BDA245-025



SL. NO.	SIZE OF UNITS	AREA
01	25' X 23' 0"	575.00 FT ²
02	25' X 23' 0"	575.00 FT ²
03	25' X 23' 0"	575.00 FT ²
04	25' X 23' 0"	575.00 FT ²
05	25' X 23' 0"	575.00 FT ²
06	25' X 23' 0"	575.00 FT ²
TOTAL NUMBER OF UNITS = 6		

2A AREA CALCULATION OF UNITS

1A SITE PLAN
 SCALE 1" = 10'

DESIGN GROUP LLC

2424 BUNNELL DRIVE, PHOENIX
 PHOENIX, AZ 85016
 Telephone: 602.613.1111

E-Mail: humar@designgroupaz.com

DALLAS TOWNHOMES

4519 CABELL DRIVE,
 DALLAS, TEXAS

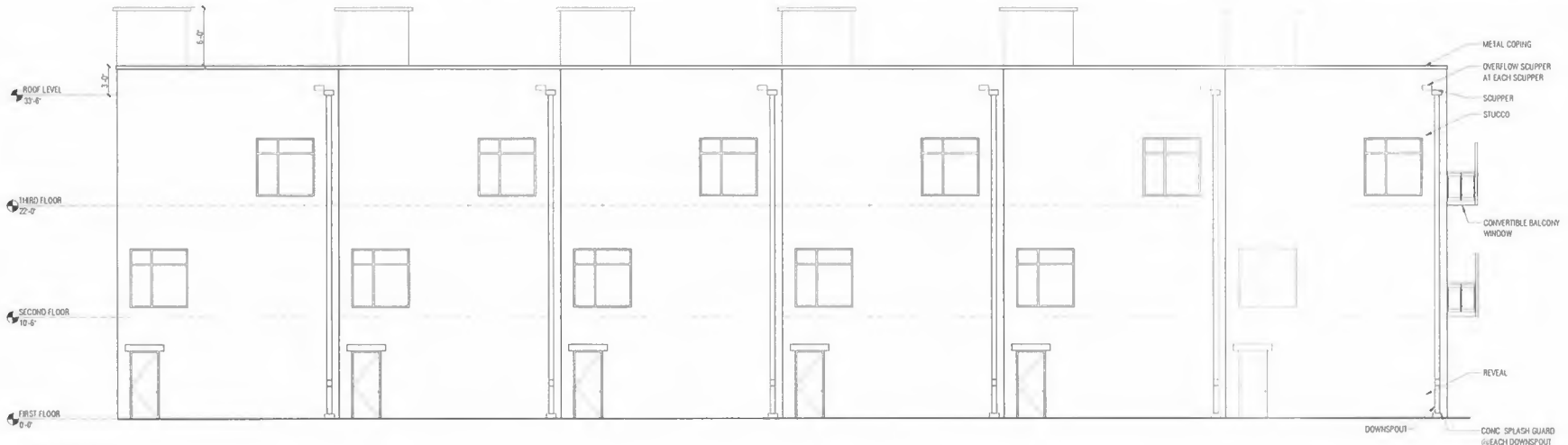
VARIANCE

NO.	DATE	ISSUE/REVISION
1	05/24/2014	PRELIMINARY ELEVATIONS
2	11/02/2014	VARIANCE
3	12/02/2014	SEE PLAN SET

DRAWING NAME
EXTERIOR ELEVATIONS

DRAWN BY: vshah
 CHECKED BY:
 APPROVED BY:

DRAWING NUMBER
A300



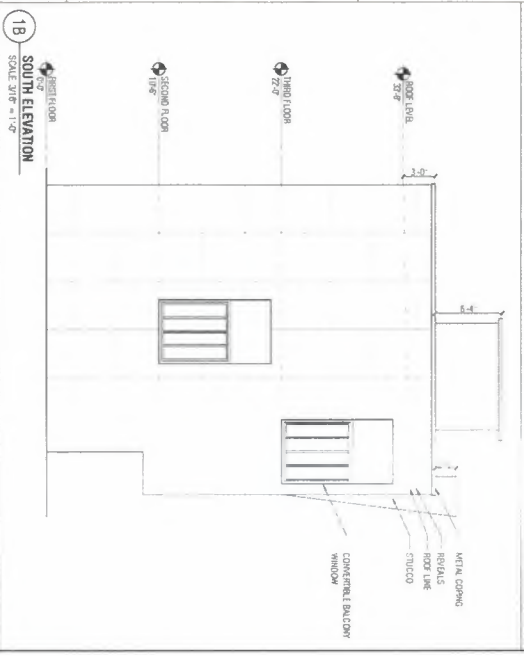
1B WEST ELEVATION
 SCALE: 3/16" = 1'-0"



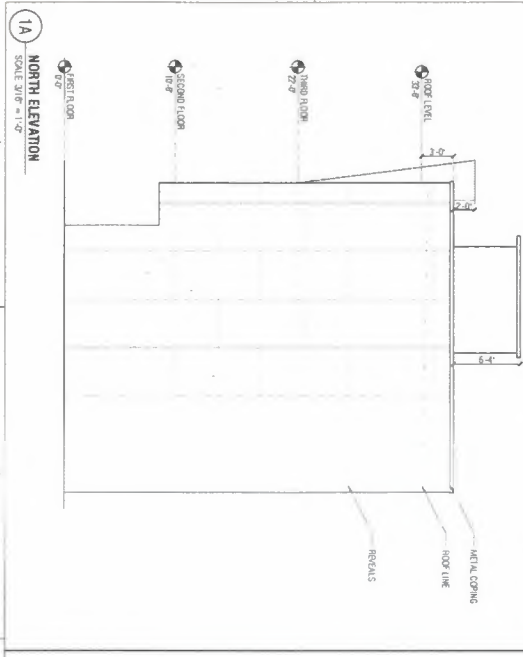
1A EAST ELEVATION
 SCALE: 3/16" = 1'-0"

BOARD 245-025

BDA245-025



1B SOUTH ELEVATION
SCALE 3/16" = 1'-0"



1A NORTH ELEVATION
SCALE 3/16" = 1'-0"

DALLAS TOWNHOMES

4519 CABELL DRIVE,
DALLAS, TEXAS

DESIGN GROUP LLC

2494 BUNNELS FORK ROAD
Frisco, TX 75036
Telephone: 901.603.8765

E-Mail: nkumar@designgroupmemphis.com

VARIANCE

EXTERIOR
ELEVATIONS

A301

DESIGN GROUP LLC
 2494 BUNNELS FORK ROAD
 FRISCO, TX 75036
 Telephone: 907.603.8785
 E-Mail: nkumar@designgroupmemphis.com

DALLAS TOWNHOMES
 4519 CABELL DRIVE,
 DALLAS, TEXAS

VARIANCE

NO. DATE ISSUE/REVISION
 01 09/20/2024 PRELIMINARY DRAWING
 02 11/20/2024 VARIANCE

DRAWING NAME
**FIRST, SECOND AND
 THIRD FLOOR PLAN**

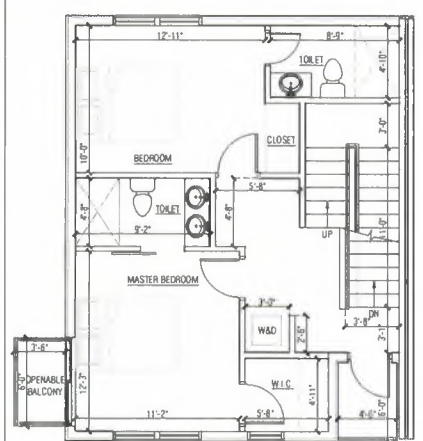
DRAWN BY: VADHWAN
 CHECKED BY:
 APPROVED BY:
 DRAWING NUMBER:

A101

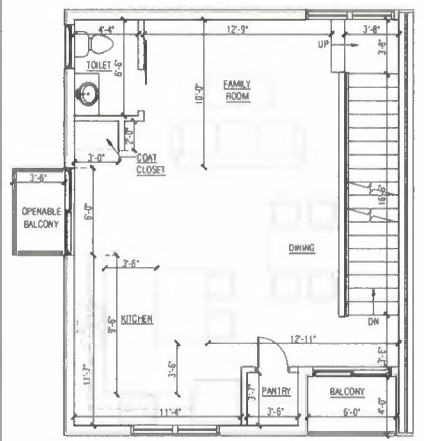


BDAS-025

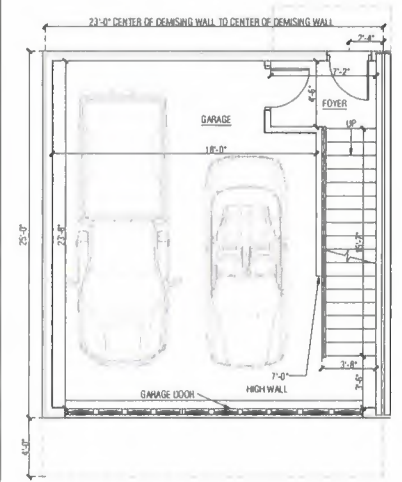
3A THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"



2A SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



1A FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



FIRST FLOOR AREA		SECOND FLOOR AREA		THIRD FLOOR AREA	
HEATED AREA	90 SQ.FT	HEATED AREA	480 SQ.FT	HEATED AREA	483 SQ.FT
UNHEATED AREA	509 SQ.FT	UNHEATED AREA	45 SQ.FT	UNHEATED AREA	42 SQ.FT
GARAGE	421 SQ.FT	BALCONY	45 SQ.FT	BALCONY	42 SQ.FT
FRONT PORCH	88 SQ.FT				
TOTAL UNDER ROOF AREA	511 SQ.FT	TOTAL UNDER ROOF AREA	525 SQ.FT	TOTAL UNDER ROOF AREA	525 SQ.FT