



Planning & Development Department

320 E Jefferson Blvd,
Dallas TX 75203
(214) 948-4480

Board of Adjustment:
1500 Marilla Street, 5CN
Dallas Tx75201
(214) 948-4480

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY

Case no. _____

Date _____

Data Relative to Subject Property: 09/ 10 / 2025

Location address: 11053 Lawnhaven Rd. Dallas, TX 75230 Zoning District: R 7.5 (A)

Lot No.: 37 Block No.: 880 Acreage: 0.37 Census Tract: 122.13

F550

Street Frontage (in Ft.): 1) 60' 2) _____ 3) _____ 4) _____ (5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Jesse & Stephanie Calderon

Applicant: Neil Sommerlatte Telephone: 281-216-4891

Mailing Address: 2720 Winfield Drive Zip Code: 75023

E-mail Address: admin@essentialhomesco.com

Represented by: Essential Homes & Co. Telephone: 281-216-4891

Mailing Address: 2720 Winfield Drive Zip Code: 75023

E-mail Address: admin@essentialhomesco.com

Affirm that an appeal has been made for a ☒ Variance or ☐ Special Exception, of:

1. ADU not for rent 2. ADU Exceeds 25% of main structure

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:

1. Additional space for immediate family and friends 2. Does not have adverbial effect on neighbors

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 Jesse Calderon
(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 11th day of September, 20 25

Notary Public in and for Dallas County, Texas

Kerri L Fidler
Together we are planning and building a better Dallas for all!

4/30/2025



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AFFIDAVIT

Appeal number: BOA-25-000050

I, Jesse Calderon, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 11053 Lawnhaven Rd Dallas, TX 75230
(Address of property as stated on application)

Authorize: Neil Sommerlatte
(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. ADV of pool house build that exceeds 25% of main structure

Jesse Calderon

Print name of property owner or registered agent

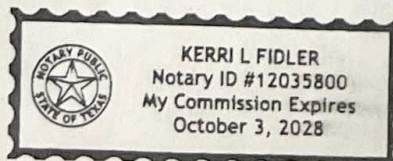
Date 09/ 11/ 2025

Jesse Calderon
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared Jesse Calderon

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 11th day of

September, 20 25



Kerri L Fidler
Notary Public for Dallas County,
Texas

Commission expires on 10-03-28

SHIPPED
DATE: 6-10-96
RECEIVED
DATE: 9-16-96

ANNEXED DEC. 23, 1932
SURVEY JOHN THOMAS

ORD. NO. 3650
ABST. 1485

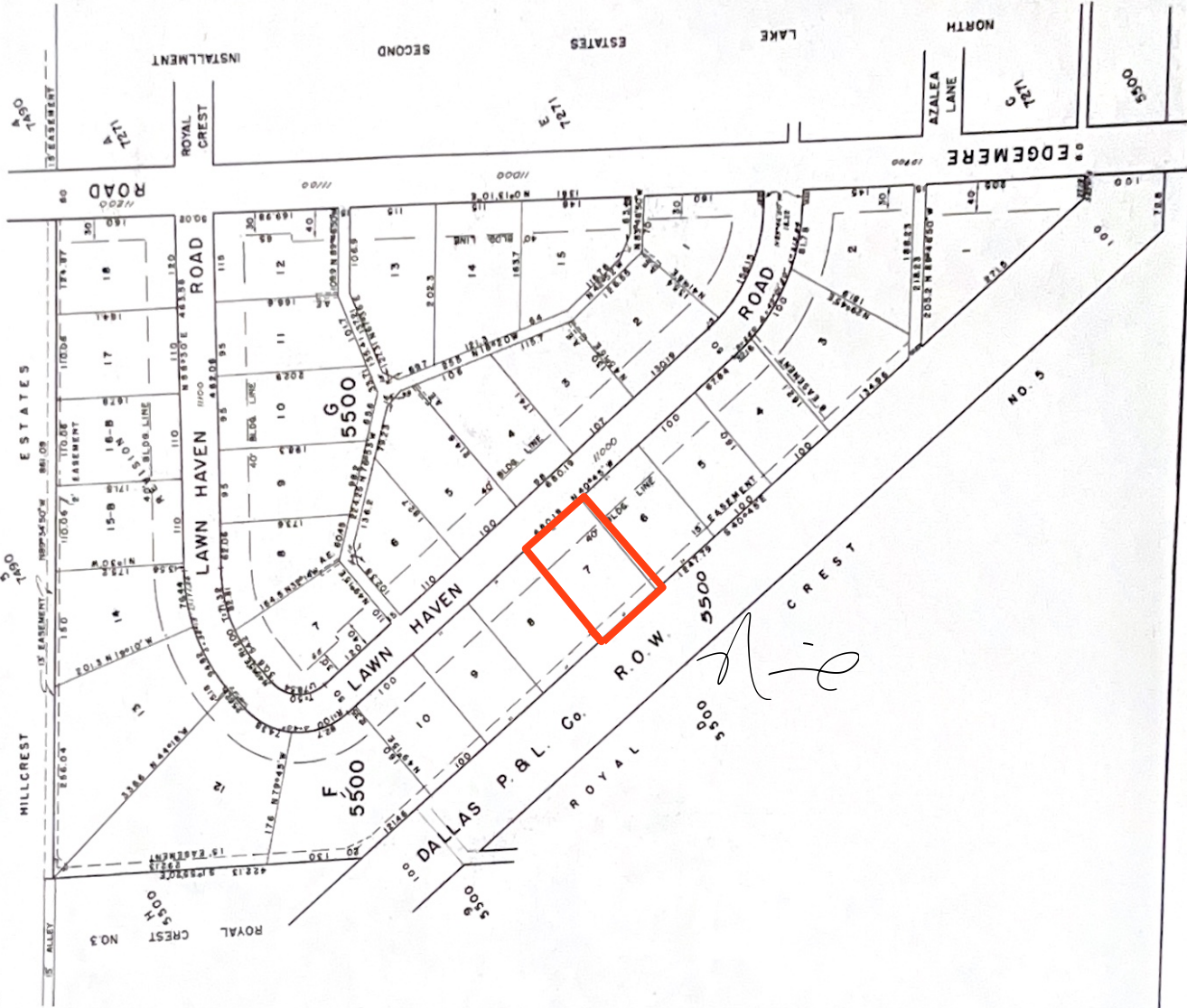
CITY OF DALLAS PLAT BOOKS

ADDITION ROYAL CREST NO. 6

F-4
BLOCKS 5500
SCHOOL, DIST. DALLAS

SCALE 1.00" = 100 FT. EQUALS 1 INCH

RECORDED 8-15-33





LAWN HAVEN: CASITA
AUGUST 8, 2025
11053 LAWN HAVEN ROAD
Dallas, Texas

LOT 7, BLOCK F / 5500, Royalcrest Addition No. Six, an Addition to the City of Dallas, Texas according to the Map thereof recorded in Volume 20, Page 37, Map Records, Dallas County, Texas

square footages:

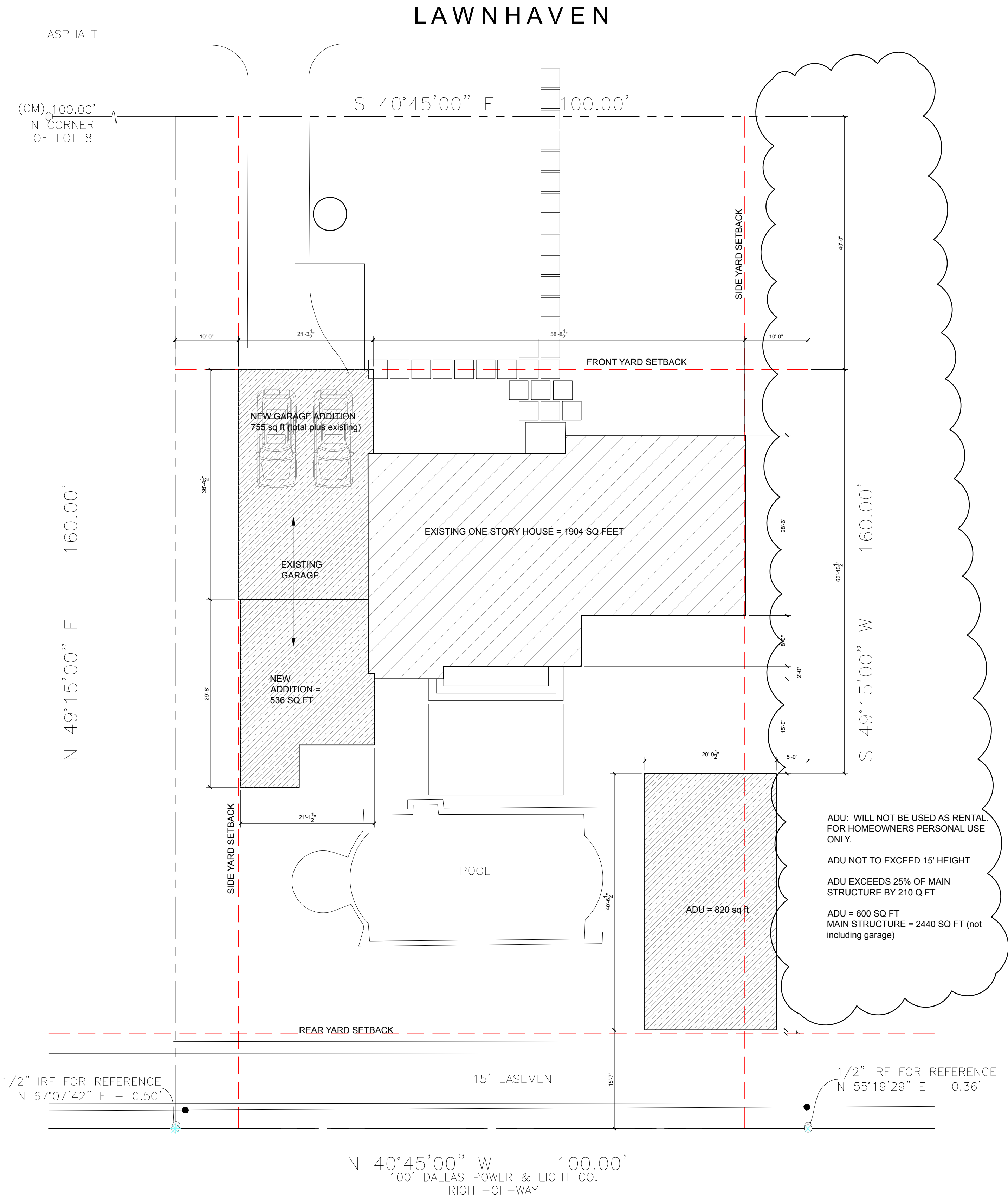
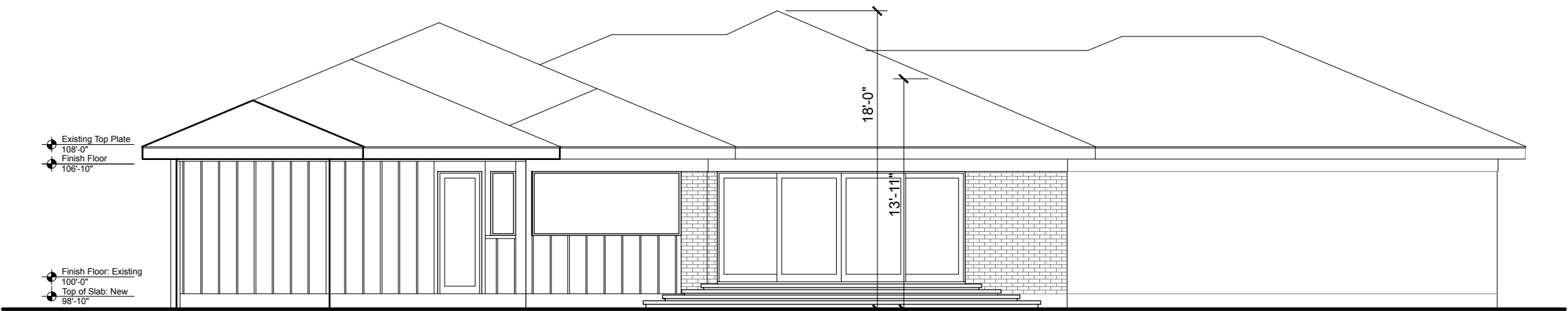
existing house	1,904	detached casita	820
new addition	536	ADU Height < Main House Height	
total main space	2,440	13'-11" < 18'-0" total height	
garage	755	13'-11" average height	
total under roof	3,195 s.f.		

lot coverages

total lot area (per GIS):	15,660.35 s.f.
total lot coverage under roof (3195+820)	4,015 s.f.
25% of the main structure (2440 x .025)	610 s.f.
Since 820 sq ft > 610 sq ft	210 sq. ft. variance to floor area

index

A0.0	SITE PLAN
A1.0	CASITA PLANS
E1.0	ELECTRICAL PLAN



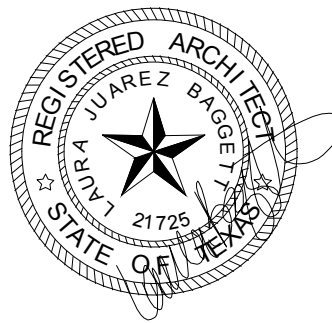
LAWN HAVEN

N 40°45'00" W 100.00'
100' DALLAS POWER & LIGHT CO.
RIGHT-OF-WAY

laura juarez baggett
studio

214.803.3847
www.laurajuarezbaggett.com

project
lawnhaven
residence
11053 lawnhaven
dallas, tx



permit set
08 AUG 2025

site plan

A0.0

LAWN HAVEN: CASITA

AUGUST 8, 2025

11053 LAWN HAVEN ROAD

Dallas, Texas

LOT 7, BLOCK F / 5500, Royalcrest Addition No. Six, an Addition to the City of Dallas, Texas according to the Map thereof recorded in Volume 20, Page 37, Map Records, Dallas County, Texas

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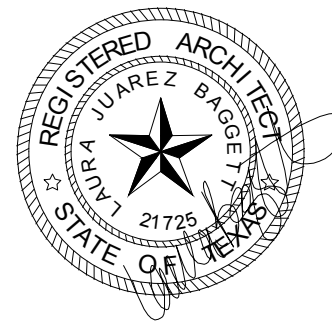
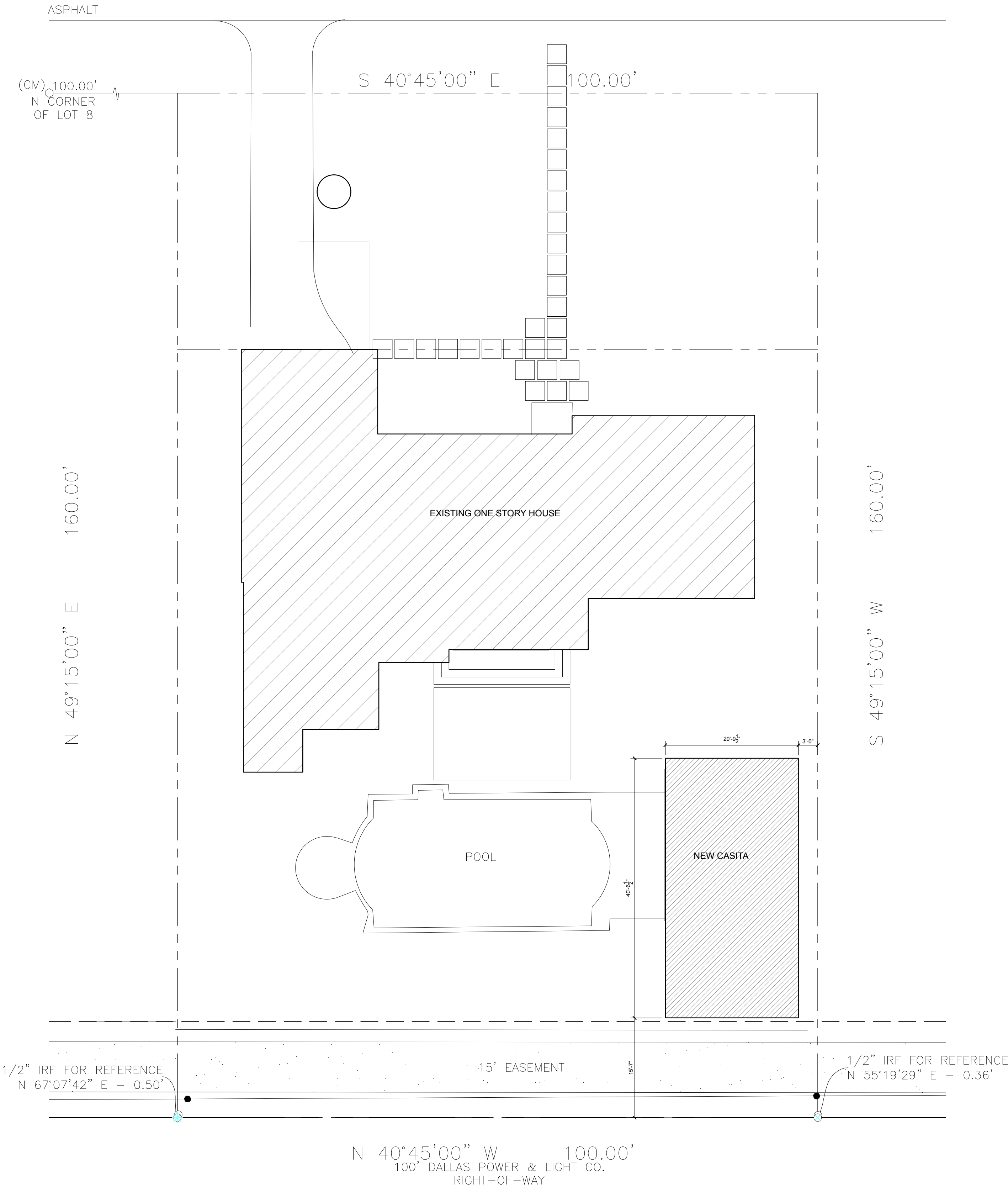
existing house	2,332	garage	400
total a/c space	2,332	total under roof main house	2,732
detached casita	758	casita	758
total under roof	3,490 s.f.		

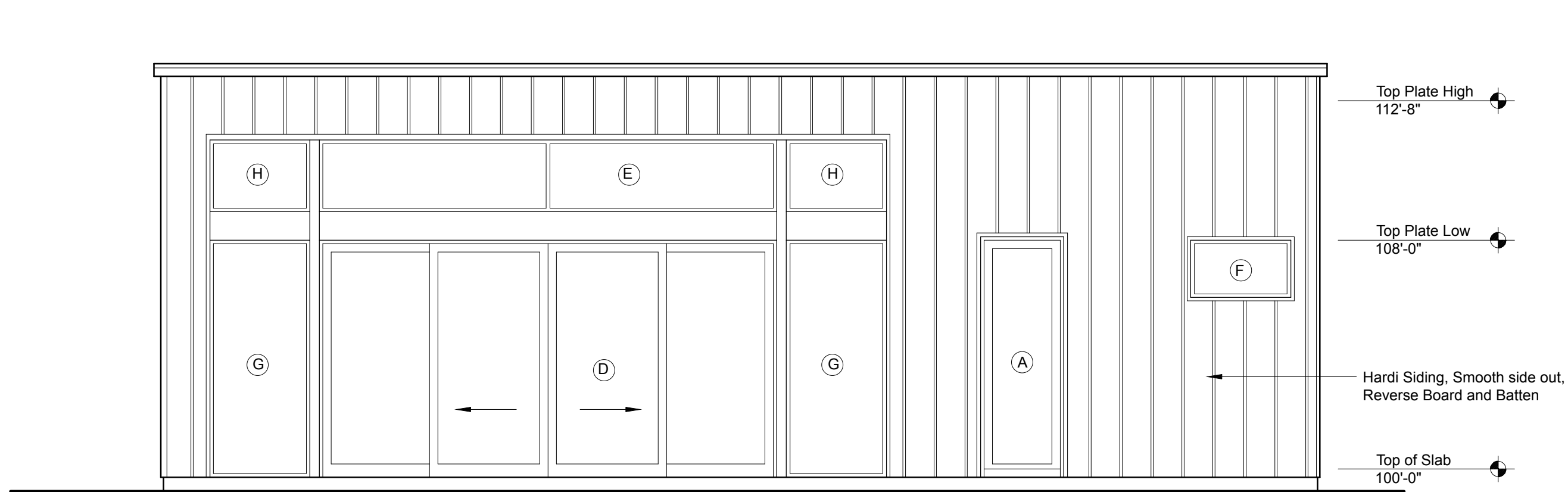
lot coverages

total lot area:	23,077 s.f.
total lot coverage under roof	3,490 s.f.
total lot coverage:	15%

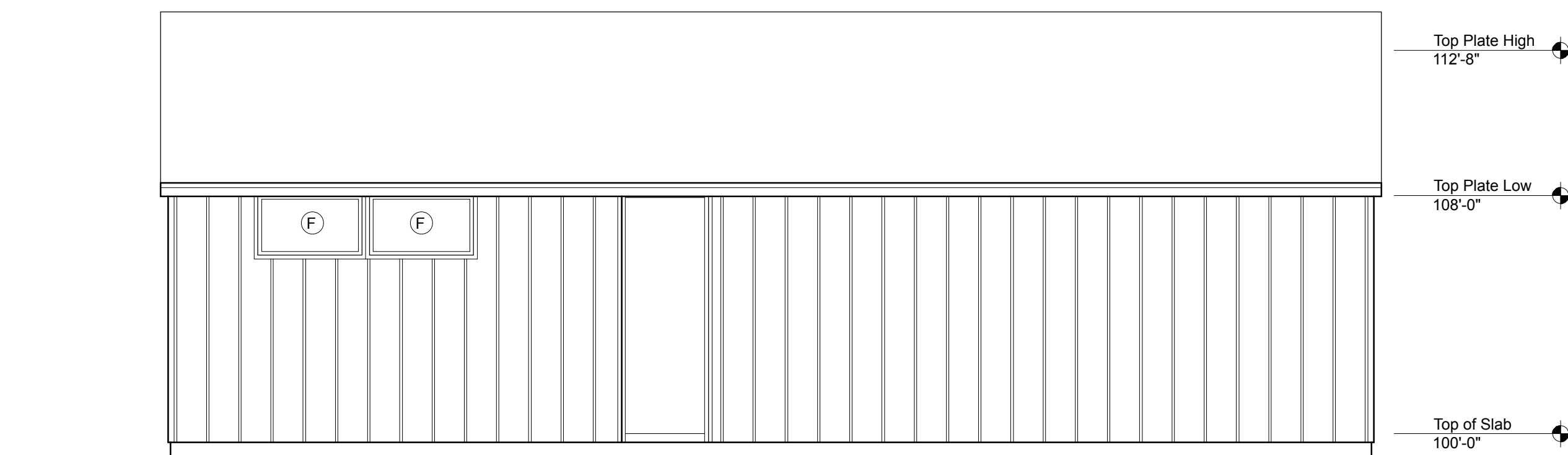
index

A0.0	SITE PLAN
A1.0	CASITA PLANS
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5. CASITA ELEVATION



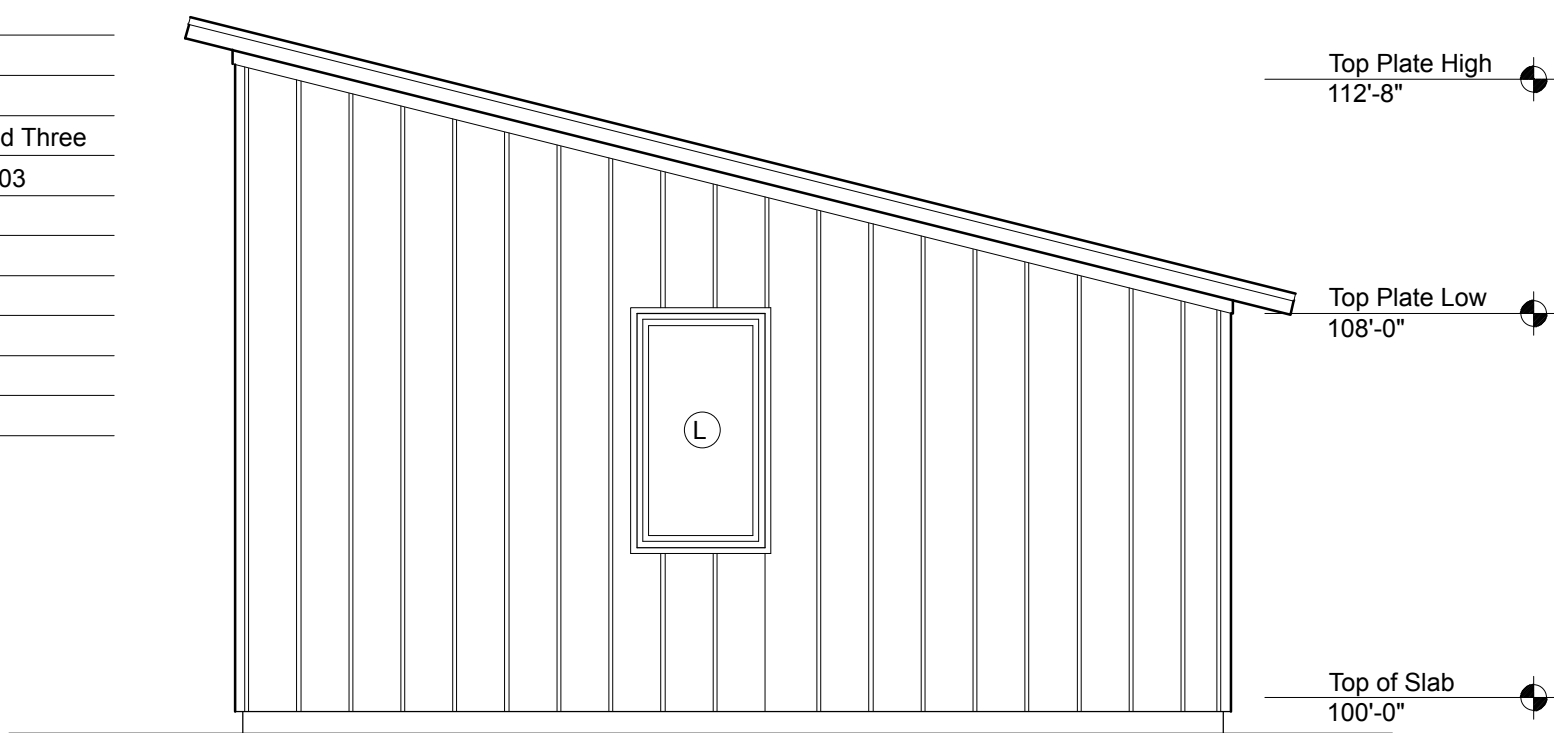
4. CASITA REAR ELEVATION

DOOR WINDOW SCHEDULE

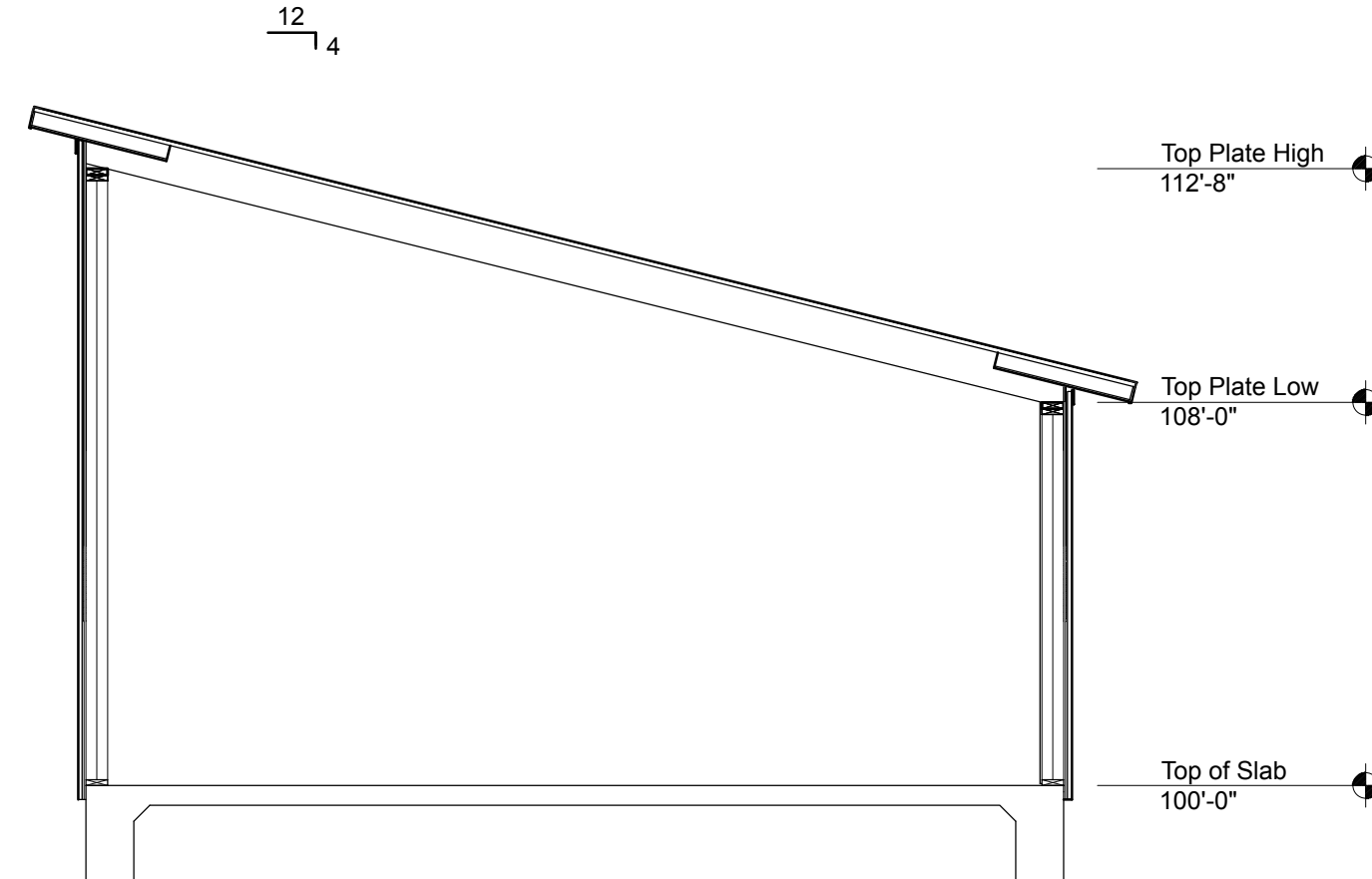
MARK	SIZE	TYPE	HDR	EGRESS	ROOM LOCATION
A	2'8" x 8'0"	SWING	8'0"		(1) Guest suite (1) Casita
B	1'6" x 4'6"	FIXED	8'0"		(1) Guest kitchen
C	5'3" x 4'6"	FIXED	8'0"		(1) Kitchen
D	16'0" x 8'0"	Sliding Door	8'0"	OXXO	(1) Casita
E	12'0" x 2'6"	FIXED	12'0"	Yes	(1) Guest Bed, (1) Bed Three
F	3'6" x 2'0"	FIXED	8'0"		(3) BATH 202, BED 203
G	3'6" x 8'0"	FIXED	8'0"		(1) Casita
H	3'6" x 2'6"	FIXED	12'0"		(1) Casita
J	9'0" x 3'2"	FIXED	6'8"		(1) Kitchen
K	15'0" x 6'8"	Sliding Door	6'8"	OXXO verify existing opening	(1) Living
L	2'8" x 5'0"	CASEMENT	8'0"	Yes	(1) BED 203

EXTERIOR DOOR AND WINDOW NOTES:

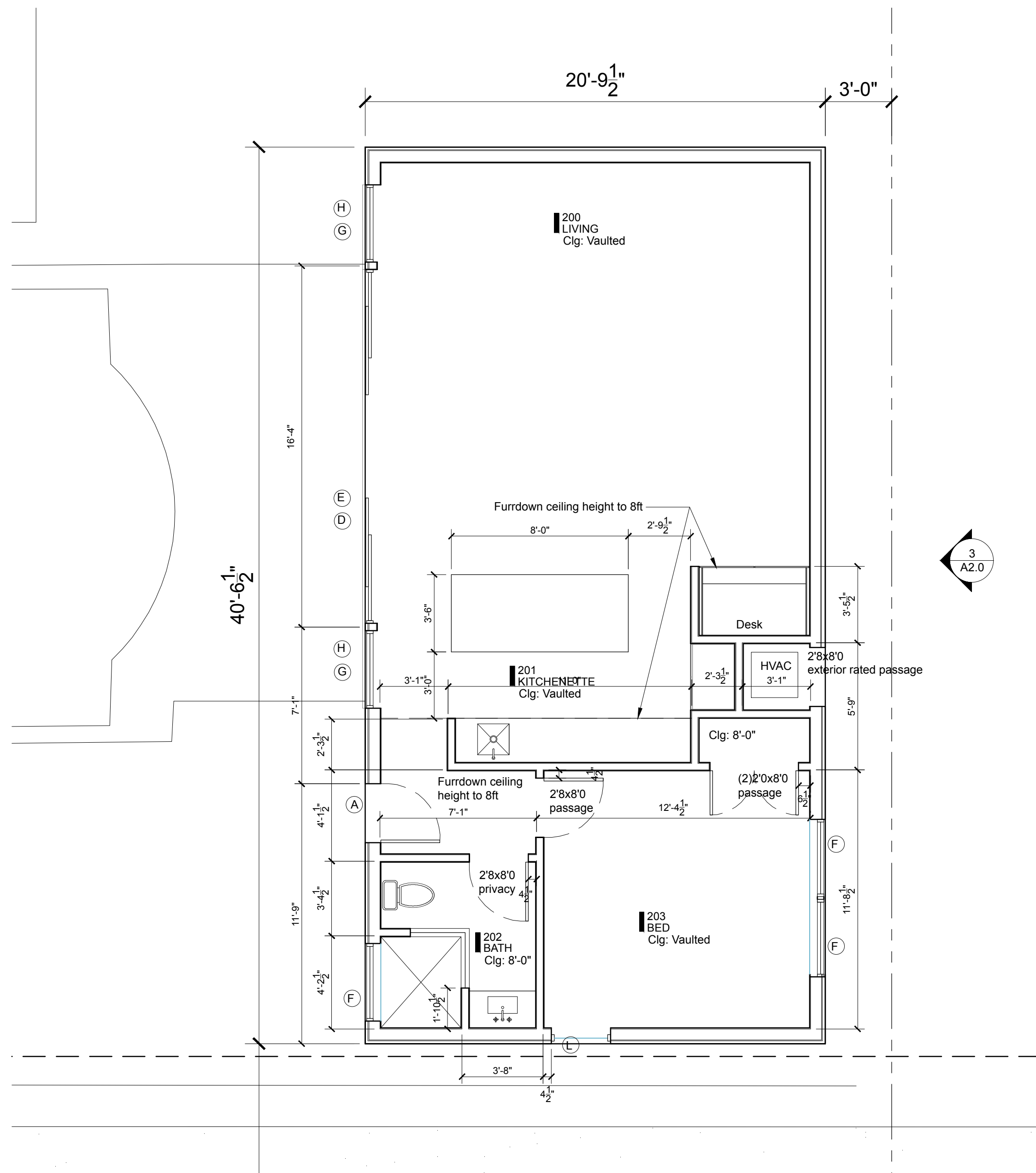
- Windows marked egress shall meet standards of 2021 International Residential Code, Dallas Building code for emergency egress openings. Sill shall not be more than 44" above the finish floor and the width, height and area of opening shall at a minimum meet the requirements of IRC code.
- Contractor shall confirm necessary rough opening size and allowable space for deflection of structure above windows with the window company and structural engineer.
- Verify U-Value, SHGC and infiltration with Third Party Green Certification Consultant prior to placing window and door order.
- Contractor is responsible for selecting windows and doors that will meet appropriate design pressure and performance class ratings and are capable of resisting water and air intrusion for the locations and heights where the windows are to be installed. If additional testing is required in order to determine adherence with the appropriate standards then it is the contractor's responsibility to provide for such testing as is necessary prior to installation of windows and doors.
- Follow manufacturer's recommendations for installation.



3. CASITA SIDE ELEVATION



2. CASITA SECTION



1. CASITA PLAN

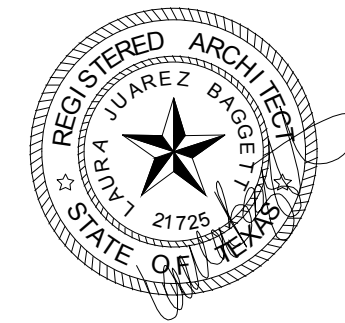
scale: 1/4" = 1'-0"

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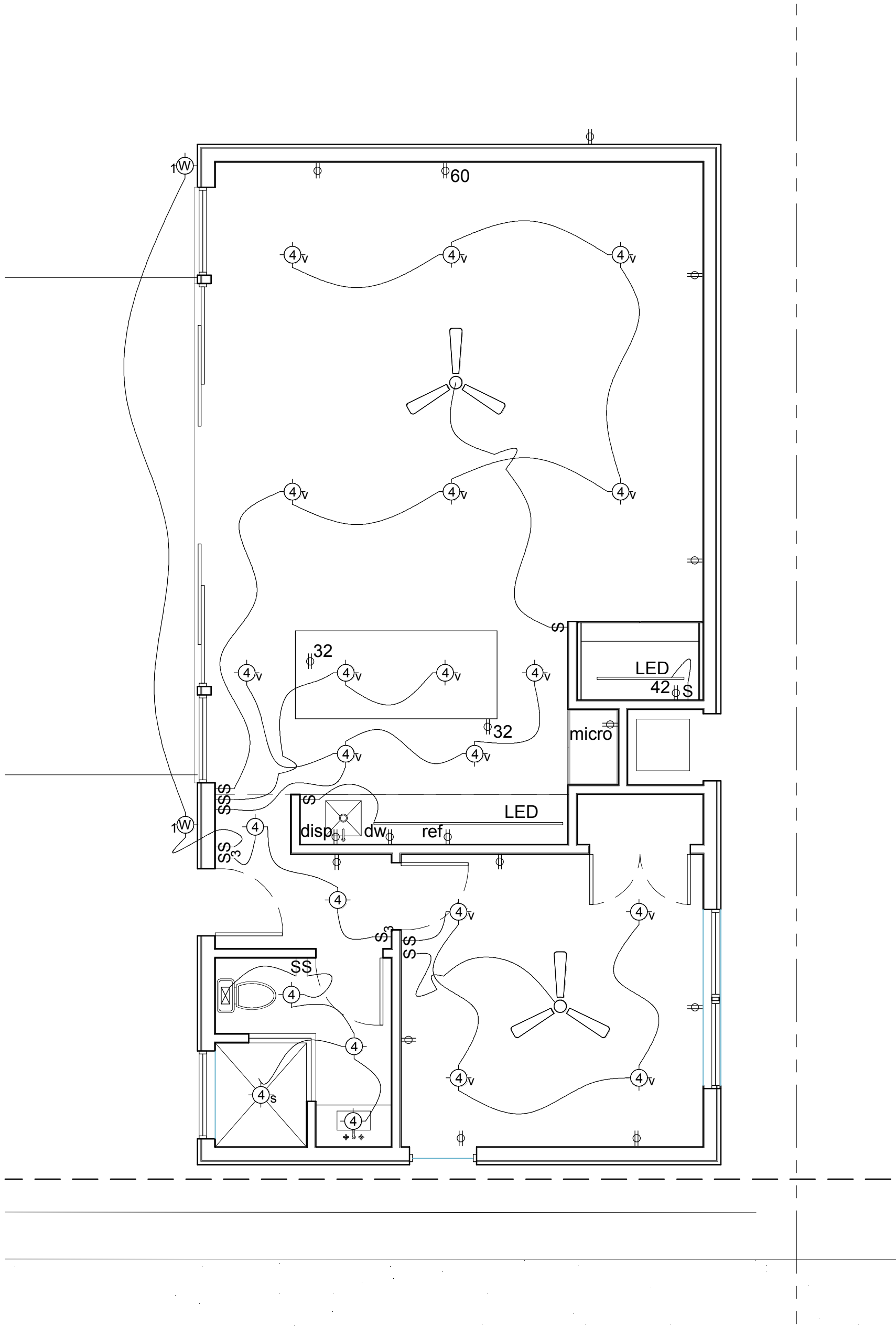
seal



permit set
08 AUG 2025

CASITA PLANS

A1.0



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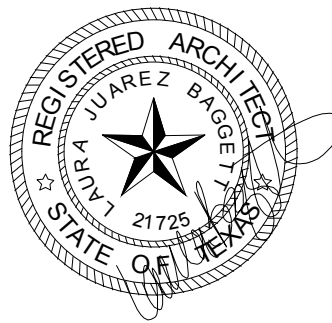
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permit set

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ELECTRICAL

E1.0