

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000070	In Review	10/21/2025

Application Name

Detailed Description

Board of adjustments for remodel of detached accessory structure. This was referred by the residential building team regarding the rear setbacks

Assigned To Department

Board of Adjustment

Assigned to Staff

Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	In Review - Residential
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	0.234

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	R-10(A)
Lot Number	19
Lot Size (Acres)	0.234
Block Number	2/6450
Lot Size (Sq. Ft)	10236
How many streets abut the property?	1
Land Use	single family
Is the property platted?	Yes
Status of Project	Proposed
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	10/21/2025
Seleccione si necesitara un interprete	-
Case Number	-
Are you applying for a fee waiver?	No

Have the standards for variance and or special exception been discussed?	No
Has the Notification Sign Acknowledgement Form been discussed?	No
Referred by	Residential Building- John Forbes

Custom Lists

Board of Adjustment Meeting

1		
	Room	6ES
	BOA Administrator	Kameka Miller-Hoskins
	BOA Secretary	Mary Williams
	BOA Code Specialist	Diana Barkume

Board of Adjustment Request

1		
	Type of Request	Variance
	Request Description	Rear-yard
	Application Type	Single Family/Duplex Variance or Special Exception

Case Information

1		
	Full Request	rear yard variance
	Brief Request	rear yard variance
	Zoning Requirements	rear yard variance
	Relevant History	na
	BOA History	No
	BOA History Details	na

Street Frontage Information

1		
	Street Frontage	Front
	Linear Feet (Sq. Ft)	75

Contact Information

Name	Organization Name	Contact Type	Phone
RYAN Thomas HUSTON	ESTATE BUILDERS	Applicant	2149495192
Email: estatebuildersdfw@gmail.com			
4849 GREENVILE AVE SUITE #100, DALLAS, TX 75206			

Name	Organization Name	Contact Type	Phone
Andrew Thomas Svorcek	SVORCEK ANDREW J &	Property Owner	2145434959
Email: estatebuildersDFW@gmail.com			
3345 LOCKMOOR LN, SHIMP KATHERINE S, DALLAS, TEXAS 752201633			

Address

3345 LOCKMOOR LN, Dallas, TX 75220

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000059635300000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	SVORCEK ANDREW J &	3345 LOCKMOOR LN, DALLAS, TEXAS 752201633	

Status History

Status	Comment	Assigned Name	Status Date
Payment Due		Diana Barkume	10/27/2025
In Review	Updated By Script	Accela Administrator	11/03/2025
In Review		Anna Brickey	11/04/2025

DOORTHY OL. SLAUGHTER
UNPLATTED

LEMMON
AVENUE

6450

STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

WIRELESS TELEGRAPH STATION on the corner of a first class hotel at 15, S. 3rd Street, Havana, No. 1354
 DATED 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578,

Defendant the undersigned, a Notary Public in and for said County and State, on this day personally appeared Harriet M. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed this instrument for the purposes and consideration therein expressed.

Given under my hand and seal of office this 16th day of November A.D. 1964

James Patrick, Jr., Lynn Parish,
Lafourche Public in and the Delta County, Texas

SURVEYOR'S CERTIFICATE

THEY'RE KNOW ALL MEN BY THESE PRESENTS.

and Representatives of the City Planning Commission of the City of Dallas, Texas.

Registered Professional Engineer

STATE OF TEXAS
COUNTY OF DALLAS

Entered as the undersigned, a Notary Public, in and for said County and State, on this day personally appeared O.R. de Eliza, the said Notary, who being sworn, depose and say that the above exhibit is a true and correct copy of the original, and that the same is in conformity with the foregoing instrument and acknowledged to be so that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 16th day of November A.D. 1934.

Lyne David, Jr. Lyn Parish, La.
Master Public in and for Dallas County, Texas

RECEIVED
DEC 9 1954
City Plan Office

25-25

O. R. CHICK MEELYA
ENGINEERS
DALLAS, TEXAS
JULY 27, 1954 - SCALE 1"=100'

BRAUFORD ESTATES
SECOND INSTALLMENT
DOLLARS TWENTY

H.C. POWELL

SCHOOL TRACT

76. BRANFORD JR.

0.5

1012.51

	DATE	TIME	REMARKS
1	10/25	30.55	397.54
2	10/26	30.55	397.54
3	10/27	30.55	397.54
4	10/28	30.55	397.54
5	10/29	30.55	397.54
6	10/30	30.55	397.54
7	10/31	30.55	397.54
8	10/32	30.55	397.54
9	10/33	30.55	397.54
10	10/34	30.55	397.54
11	10/35	30.55	397.54
12	10/36	30.55	397.54
13	10/37	30.55	397.54
14	10/38	30.55	397.54
15	10/39	30.55	397.54
16	10/40	30.55	397.54
17	10/41	30.55	397.54
18	10/42	30.55	397.54
19	10/43	30.55	397.54
20	10/44	30.55	397.54
21	10/45	30.55	397.54
22	10/46	30.55	397.54
23	10/47	30.55	397.54
24	10/48	30.55	397.54
25	10/49	30.55	397.54
26	10/50	30.55	397.54
27	10/51	30.55	397.54
28	10/52	30.55	397.54
29	10/53	30.55	397.54
30	10/54	30.55	397.54
31	10/55	30.55	397.54
32	10/56	30.55	397.54
33	10/57	30.55	397.54
34	10/58	30.55	397.54
35	10/59	30.55	397.54
36	10/60	30.55	397.54
37	10/61	30.55	397.54
38	10/62	30.55	397.54
39	10/63	30.55	397.54
40	10/64	30.55	397.54
41	10/65	30.55	397.54
42	10/66	30.55	397.54
43	10/67	30.55	397.54
44	10/68	30.55	397.54
45	10/69	30.55	397.54
46	10/70	30.55	397.54
47	10/71	30.55	397.54
48	10/72	30.55	397.54
49	10/73	30.55	397.54
50	10/74	30.55	397.54
51	10/75	30.55	397.54
52	10/76	30.55	397.54
53	10/77	30.55	397.54
54	10/78	30.55	397.54
55	10/79	30.55	397.54
56	10/80	30.55	397.54
57	10/81	30.55	397.54
58	10/82	30.55	397.54
59	10/83	30.55	397.54
60	10/84	30.55	397.54
61	10/85	30.55	397.54
62	10/86	30.55	397.54
63	10/87	30.55	397.54
64	10/88	30.55	397.54
65	10/89	30.55	397.54
66	10/90	30.55	397.54
67	10/91	30.55	397.54
68	10/92	30.55	397.54
69	10/93	30.55	397.54
70	10/94	30.55	397.54
71	10/95	30.55	397.54
72	10/96	30.55	397.54
73	10/97	30.55	397.54
74	10/98	30.55	397.54
75	10/99	30.55	397.54
76	10/100	30.55	397.54



RECEIVED
JAN 10 1964
U.S. DEPT. OF JUSTICE

27

25-25

X

9

10.00

13 Bradford Estates
2nd InstallFILED FOR RECORD
DALLAS CO. TEXAS

1954 DEC 14 AM 10 43

ED. H. STEGER, CO. CLERK
DEPUTY

215823

Marshall Watson
3616 Inwood Rd

140294

To The County Clerk of Dallas County:

Under Ordinance 3558 of the City of Dallas, the approval of this plat by the City Plan Commission is automatically terminated after the 10th day of January, 1955, and unless this plat is presented for filing on or before said date it should not be accepted for filing.

City Plan Commission

By Marvin D. Spriggs
City Plan Engineer

CERTIFICATE OF APPROVAL

I, Hawaii H. Watson

Chairman of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the 30th day of July, A.D. 1954 and same was duly approved on the 21st day of April, A.D. 1954 by said Commission.

Marshall Watson
Chairman
City Plan Commission
Dallas, Texas

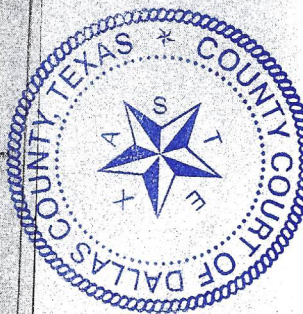
Attest:

Ruth Canning
Secretary

CITY OF DALLAS

1954 AND PRIOR TAXESPAID 953 11-19-54CITY OF DALLAS
FILING FEE PAID

11-19-54
AS REQUIRED BY
ORDINANCE 3908



File # 5448-B

Filed for Record on the 14 day of Dec, A. D. 1954, at 10:43 o'clock A.M.Duly Recorded this the 15 day of Sept, A. D. 1955, at o'clock M.Instrument No. 215823ED. H. STEGER, County Clerk
Dallas County, TexasBy Alan Jenkins Deputy

STATE OF TEXAS }
COUNTY OF DALLAS }

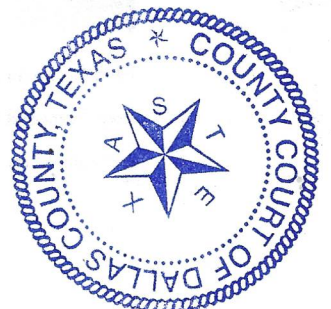
I, JOHN F. WARREN
County Clerk in and for said County
and State, do hereby certify that the above and foregoing is a
true and correct copy of the instrument filed for record on the
14 day of DEC 1954 and duly recorded on the
15 day of SEP 1955 in Volume 25
Page 25 of the Records of Dallas County, Texas

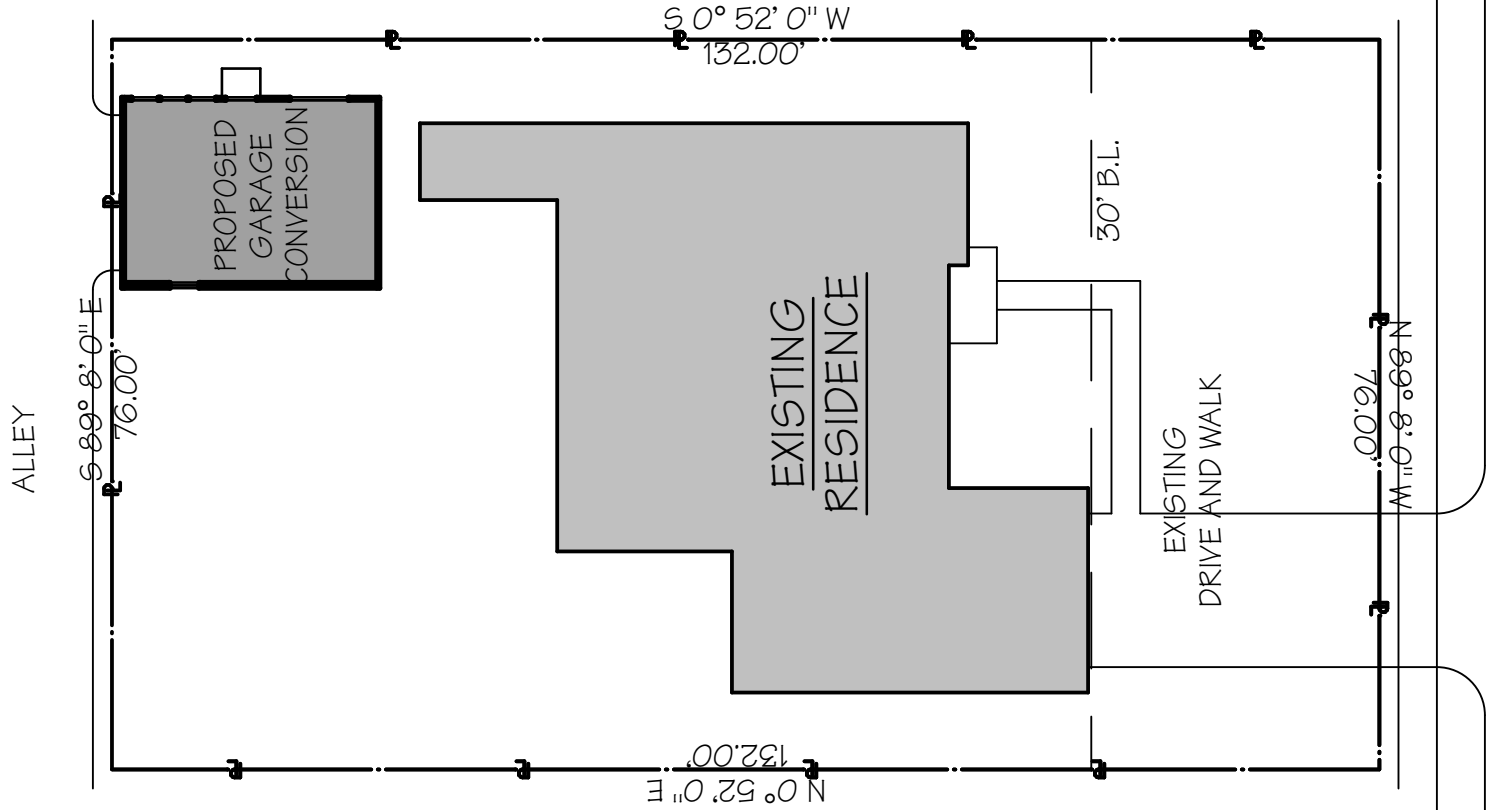
WITNESS my hand and seal of office at Dallas, Texas
this 21 day of OCT, 20 25

JOHN F. WARREN, COUNTY CLERK
DALLAS COUNTY, TEXAS

By AB

Deputy





3345 LOCKMOOR LANE

LEGAL DESCRIPTION

LOT: 19 BLOCK: 2/6450
BRADFORD ESTATES, SECOND INSTALLMENT
CITY OF DALLAS, DALLAS COUNTY, TEXAS

1 SITE PLAN

SCALE: 1" = 20'



A1-02

SHEET INFORMATION:	
Original Design Date:	START DATE 00/00/14
Issue Date:	3/5/24
File Name:	Svorcek.pln
Designed by:	Greg Richmond
This file last opened on:	3/5/24,9:25 AM
Sheet Number:	

FOR
CONSTRUCTION

THE
SVORCEK RESIDENCE
GARAGE CONVERSION
3345 LOCKMOOR LANE
DALLAS, TX
#2406

