



Planning & Development Department

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

Board of Adjustment:
1500 Marilla Street, 5CN
Dallas Tx 75201
(214) 948-4480

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY

Case no. _____
Date _____

Data Relative to Subject Property: _____

Location address: 5141 Northaven Rd

Zoning District: R-1/2(A)

Lot No.: 9 Block No.: 9 Acreage: 1.01 Census Tract: 10302

Street Frontage (in Ft.): 1) 200 2) _____ 3) _____ 4) _____ (5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Christopher Scott & Kristina Palmer Shedd

Applicant: Kristina Palmer Shedd Telephone: 201-543-8415

Mailing Address: 5141 Northaven Rd Zip Code: 75229

E-mail Address: Kristina.palmerShedd@vppmedia.com

Represented by: Partners in Building Telephone: 903-752-2550

Mailing Address: 4100 Marilla St #20 Zip Code: 75007

E-mail Address: Jennifer.Bryson@partnersinbuilding.com

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

Additional Dwelling Unit (not for rent)

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:

See attached document

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 Kristina Palmer Shedd
(Affiant/Applicant's name printed)

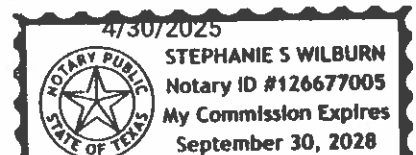
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted: K Palmer Shedd
(Affiant/ Applicant's signature)

Subscribed and sworn to before me this 24 day of November, 20 25

Notary Public in and for Dallas County, Texas Stephanie S. Wilburn

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



Request Statement for Accessory Dwelling Unit (ADU) at 5141 Northaven Rd

We are requesting approval to construct an Accessory Dwelling Unit on the property to accommodate a family member for aging in place. The ADU will **not** be used as a rental unit, and no signage or advertising for rental purposes will be displayed at any time.

The proposed ADU will replace an existing detached garage that will be demolished as part of the project. The new structure will **not exceed the height of the primary residence**, and its **floor area will remain below 25% of the main dwelling** (the main dwelling is 5,835 sq ft, the new ADU will be 1,394 sq ft) **in full compliance with applicable zoning requirements.**

The ADU will also be **physically separable from contiguous dwelling units** should future removal ever be required. Additionally, its use and placement will **not adversely impact neighboring properties** or the character of the surrounding area.

We respectfully request approval for this ADU based on the above compliance and intended family use.



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AFFIDAVIT

Appeal number: _____

I, Christopher Scott Shedd, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 5141 Northaven Rd, 75229
(Address of property as stated on application)

Authorize: Kristina Palmer Shedd
(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: Additional Dwelling Unit, Permission to Apply

C. Scott Shedd
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

Date November 21, 2025

Before me, the undersigned, on this day personally appeared C. Scott Shedd

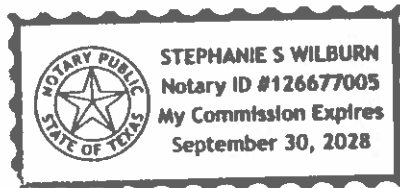
Who on his/her oath certifies that the above statements are true and correct to his/her

best knowledge. Subscribed and sworn to before me this 21 day of

November, 2025

Stephanie S. Wilburn

Notary Public for Dallas County,
Texas

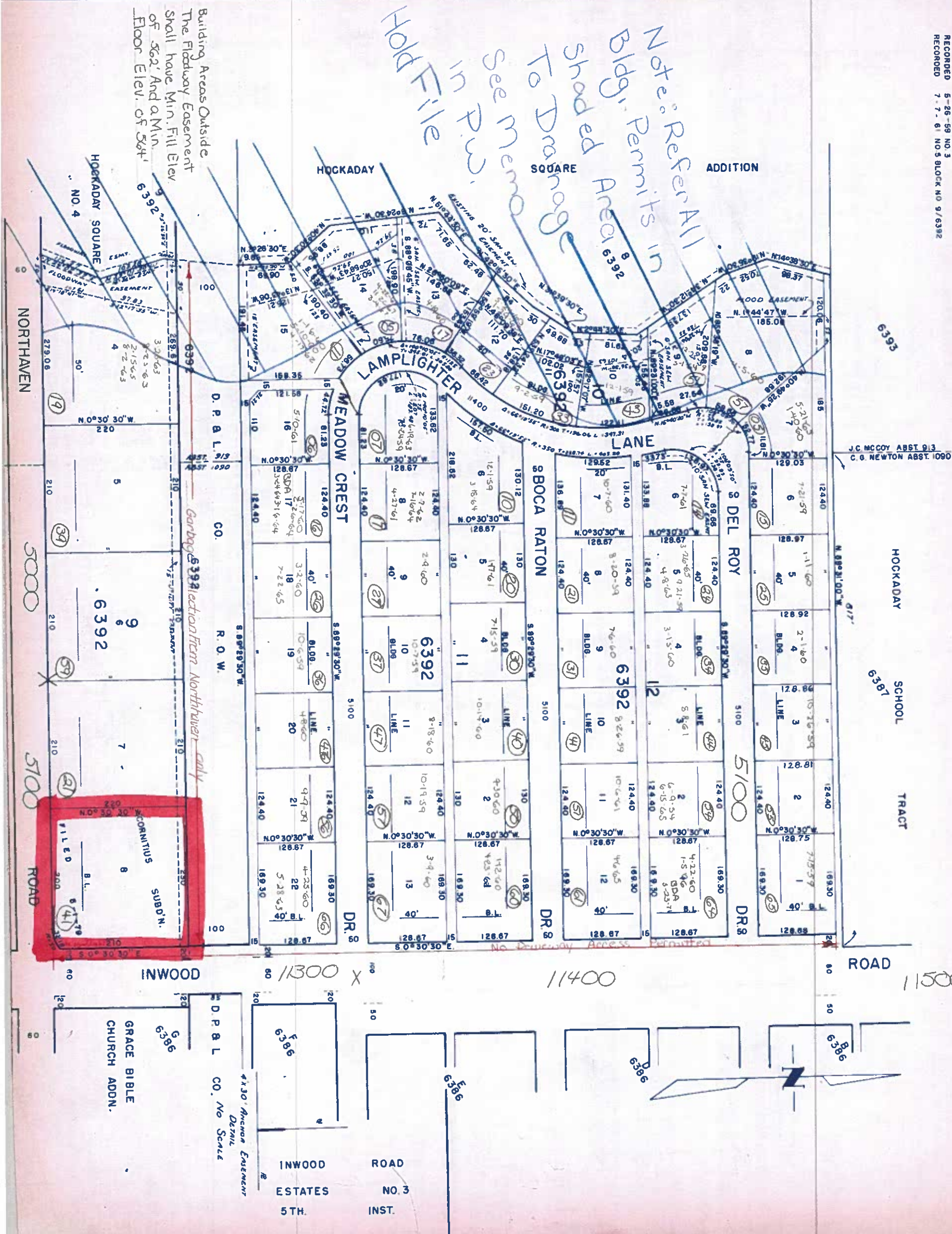


Commission expires on September 28, 2025

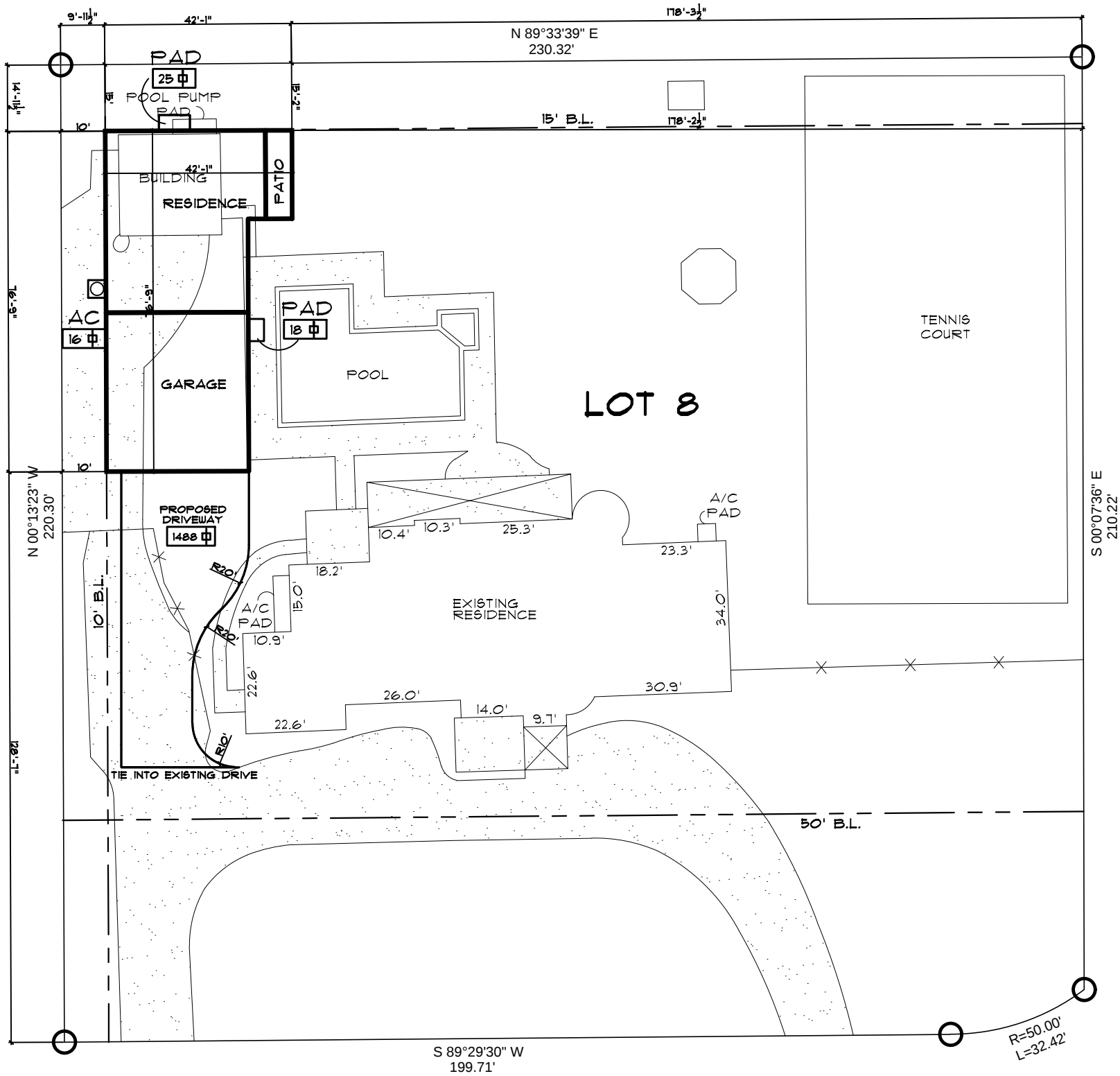
BLOCKS	10	11	12	9	(PT)
SCHOOL DISTRICT	6392			6392	
				DALLAS	

RECORDED 5-26-59 NO. 3
RECORDED 7-7-61 NO. 5 BLOCK NO. 9/6392

Note: Refer All
Bldg. Permits in
Shaded Area
To Damage
SQUARE
See Memo
in P.M.
Hold File



LOT COVERAGE CALCULATIONS		(SQ FT)
STRUCTURES:	2662	φ
FLATWORK:	1541	φ
TOTAL COVERED:	4209	φ
TOTAL SITE:		50514 φ
TOTAL COVERED AREA		8.32 %



VERIFY CURB DIMENSION FROM PROPERTY

NORTHHAVEN ROAD



ALL DIMENSIONS AND CALCULATIONS DEPICTED INSIDE AND OUTSIDE OF PROPERTY LINES ARE APPROXIMATE

• VERIFY ALL DIMENSIONS AND CALCULATIONS •

4100 MIDWAY RD
SUITE 2120
CARROLLTON, TX 75007
(469) 902-3200

Subdivision: BOYL

Lot: 8 Block: 9 Section: 6392

Address: 5141 NORTHHAVEN RD.

Buyer: PALMER-SHEDD

Plan XXXX

Scale: 1"=30'

Date: 11.19.2025