



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 20390 RECEIVED FOR OFFICE USE ONLY
 Date: OCT 06 2023 FOR OFFICE USE ONLY

Data Relative to Subject Property: _____
 Location address: 835 Thomassen Dr Zoning District: CD
 Lot No.: 9 Block No.: 3/3836 Acreage: 9,000 sqft Census Tract: 48113004400
 Street Frontage (in Feet): 1) 600' 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Megan O'Neal and Travis Michael Warner
 Applicant: Megan O'Neal Telephone: 214-356-3426
 Mailing Address: 835 Thomassen Drive Zip Code: 75208
 E-mail Address: Megan-Leigh.ONeal@gmail.com
 Represented by: N/A - Self Telephone: _____
 Mailing Address: _____ Zip Code: _____
 E-mail Address: _____

Affirm that an appeal has been made for a Variance or Special Exception of Side Yard Setback of 3' Variance (8' to 5') - 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:

To preserve existing driveway location. To allow for safe vehicle maneuverability around existing main structure/house from new detached garage.

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.

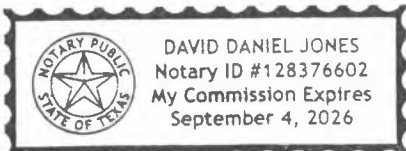
Affidavit

Before me the undersigned on this day personally appeared Megan O'Neal
 (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: Megan O'Neal
 (Affiant/Applicant's signature)

Subscribed and sworn to before me this 5 day of OCTOBER, 2023



Notary Public in and for Dallas County, Texas



Appeal number: BDA 223-110

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

at: 835 Thomasson Drive
(Address of property as stated on application)

Authorize: Megan O'Neal
(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: 3' Side yard Setback Variance (east)

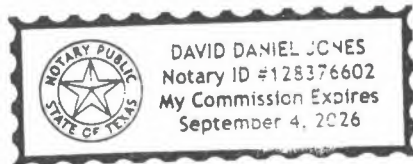
TRAVIS WARNER [Signature]
Print name of property owner or registered agent Signature of property owner or registered agent

Date 10-5-23

Before me, the undersigned, on this day personally appeared TRAVIS WARNER

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 5 day of OCTOBER, 2023



[Signature]
Notary Public for Dallas County, Texas

Commission expires on 09-04-2026

CITY OF DALLAS ZONING MAP

835 Thomasson Drive Dallas, TX 75208

BLK 3/3836 LT 9

Conservation District 13 - Kessler Park Subarea II - Kessler Highlands

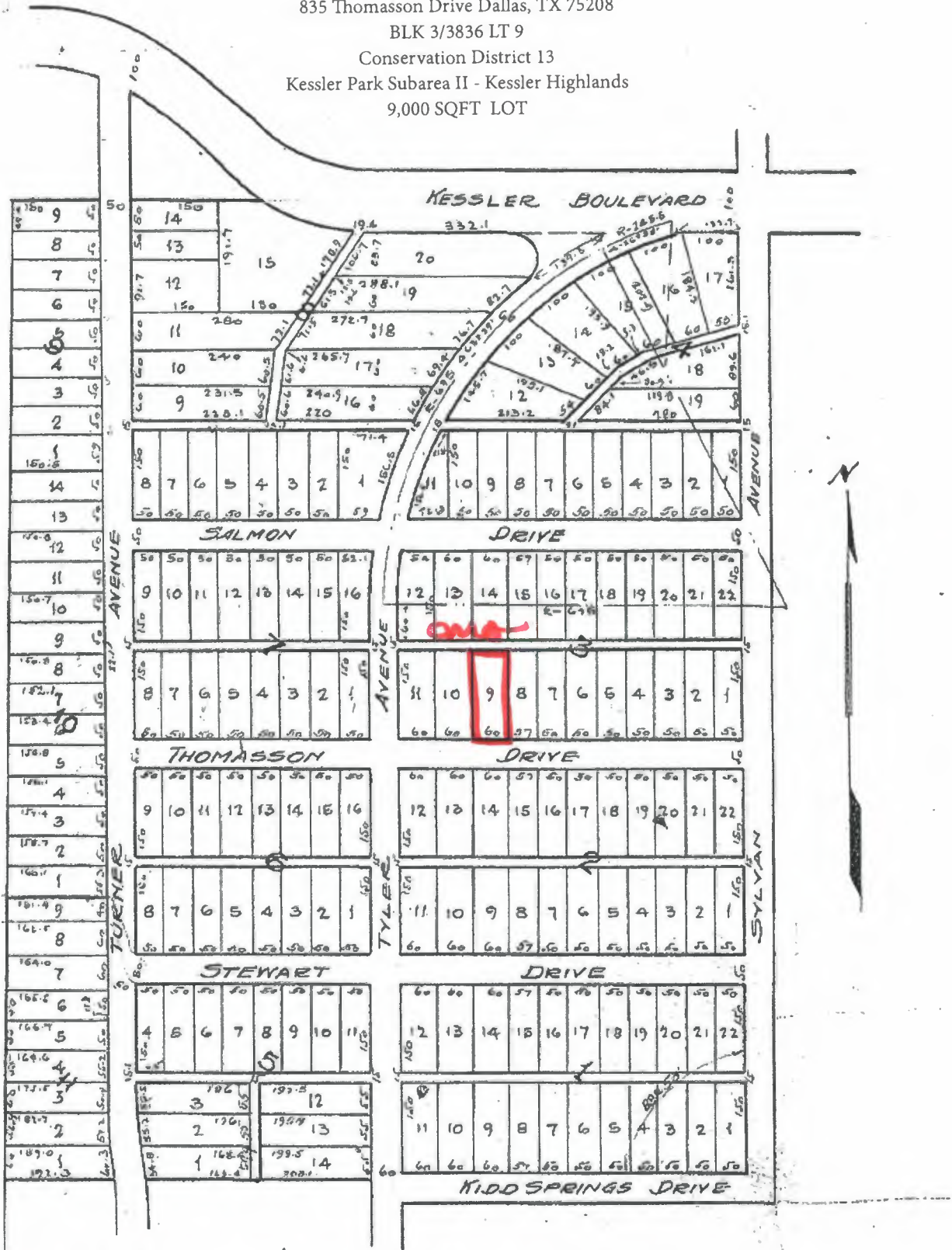
9,000 SQFT LOT



BDA223-110

CITY OF DALLAS PLAT MAP

835 Thomasson Drive Dallas, TX 75208
 BLK 3/3836 LT 9
 Conservation District 13
 Kessler Park Subarea II - Kessler Highlands
 9,000 SQFT LOT

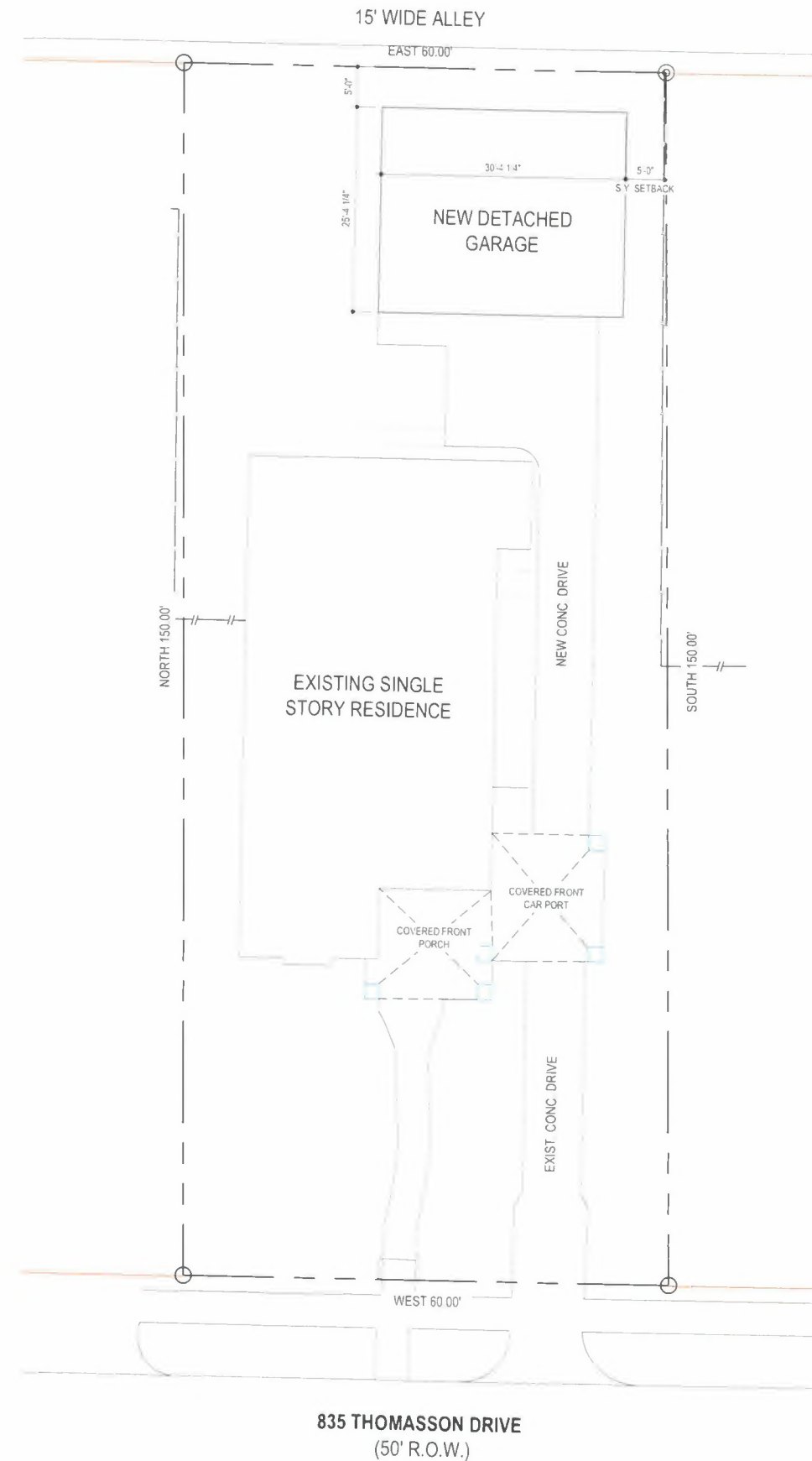


Kessler Highlands

AN ADDITION TO THE CITY OF DALLAS TEXAS

to
 reserved

BDA223-110



PROJECT

835 THOMASSON DRIVE

DATE 2023-10-05

ISSUES/REVISIONS

SHEET TITLE

SITE PLAN

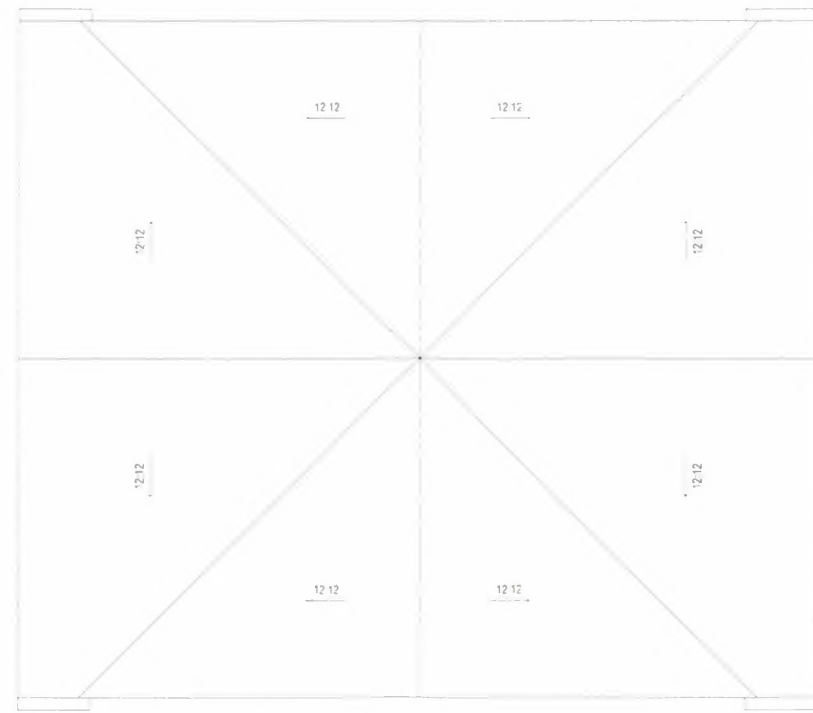
SHEET NO

A0.10

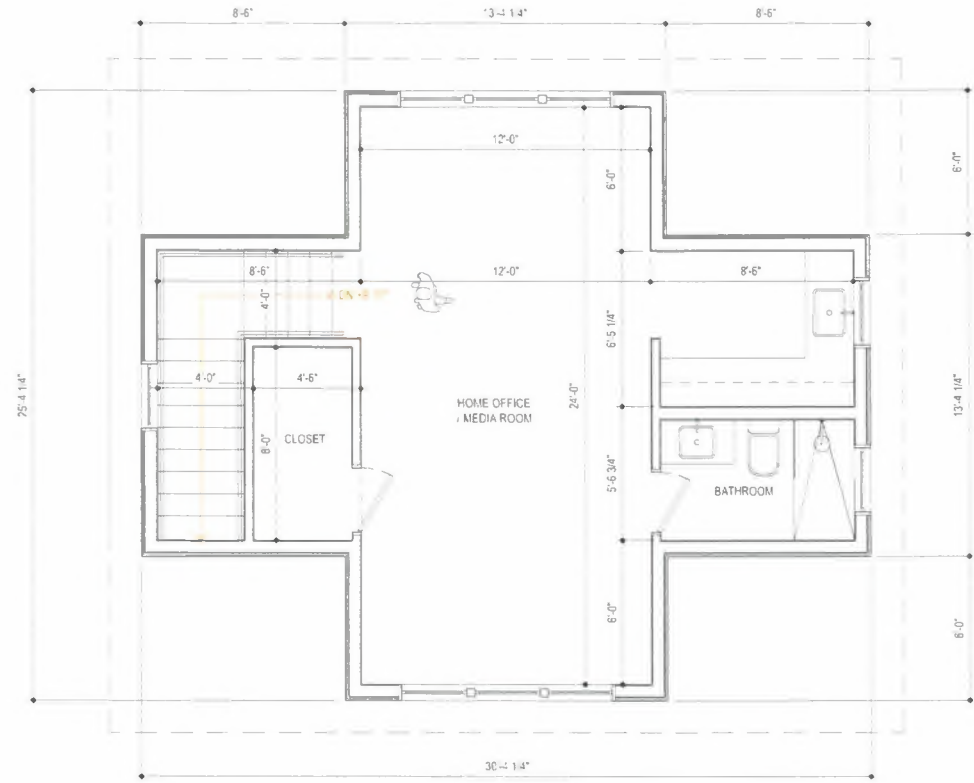
BDA223-110

SITE PLAN

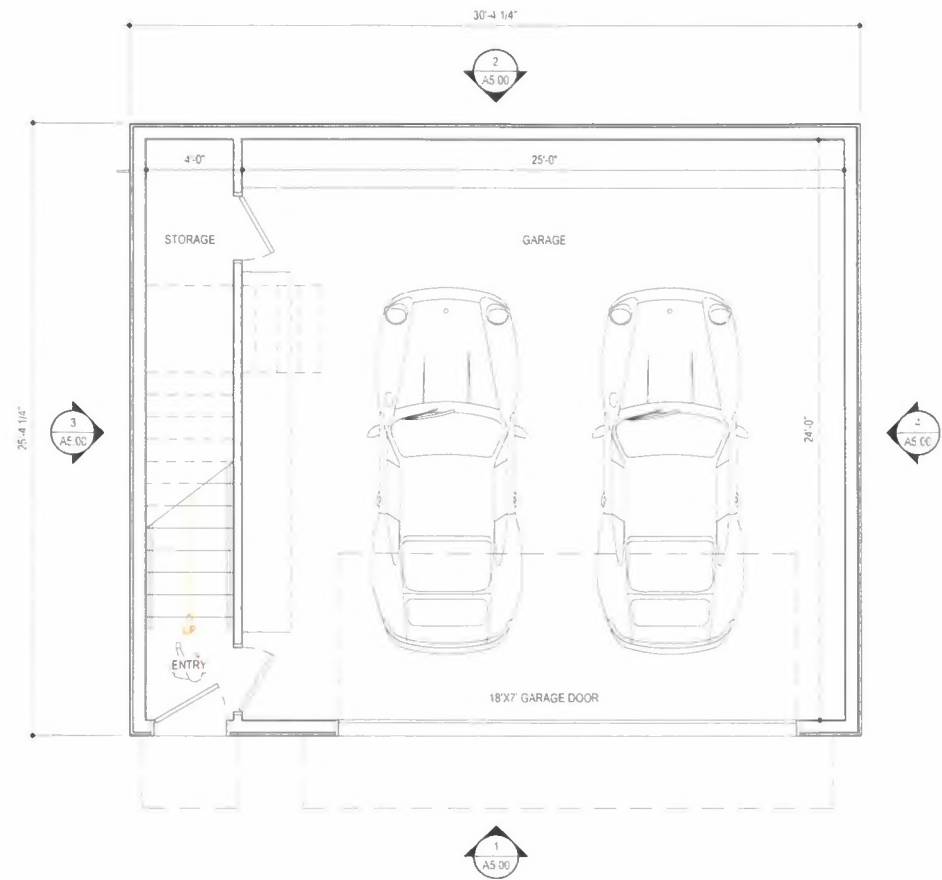
SCALE 1/20 (1"=11'17.11") (24X36)



3 ROOF PLAN SCALE 1/8"=1'-0" (11X7) 1/4"=1'-0" (24X36)



2 SECOND FLOOR PLAN SCALE 1/8"=1'-0" (11X7) 1/4"=1'-0" (24X36)



1 GROUND FLOOR PLAN SCALE 1/8"=1'-0" (11X7) 1/4"=1'-0" (24X36)

PROJECT

835 THOMASSON DRIVE

DATE 2023-10-05

ISSUES/REVISIONS

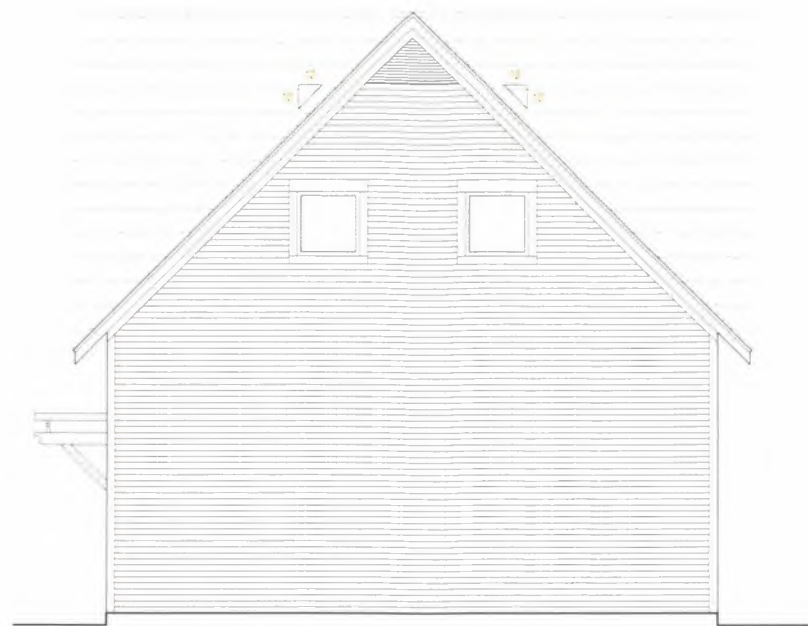
SHEET TITLE

FLOOR PLANS & ROOF PLAN

SHEET NO.

A1.00

BOA223-110



T.O. ROOF RIDGE
25'-0" AFF

FINISH FLOOR
0'-0"

4 EXTERIOR ELEVATIONS - EAST

SCALE: 1/8"=1'-0" (11X17) 1/4"=1'-0" (24X36)



T.O. ROOF RIDGE
25'-0" AFF

FINISH FLOOR
0'-0"

2 EXTERIOR ELEVATIONS - NORTH

SCALE: 1/8"=1'-0" (11X17) 1/4"=1'-0" (24X36)



T.O. ROOF RIDGE
25'-0" AFF

FINISH FLOOR
0'-0"

3 EXTERIOR ELEVATIONS - WEST

SCALE: 1/8"=1'-0" (11X17) 1/4"=1'-0" (24X36)



T.O. ROOF RIDGE
25'-0" AFF

FINISH FLOOR
0'-0"

1 EXTERIOR ELEVATIONS - SOUTH

SCALE: 1/8"=1'-0" (11X17) 1/4"=1'-0" (24X36)

PROJECT 2023-02

835 THOMASSON DRIVE

DATE 2023-10-05

ISSUES/REVISIONS

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A5.00

BDA223-110

PROJECT 2023.02

835 THOMASSON DRIVE

DATE 2023-10-05

ISSUES/REVISIONS

SHEET TITLE

ELEVATION DIAGRAM

SHEET NO.

A6.00
BDA 223-110

