



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

FOR OFFICE USE ONLY

Data Relative to Subject Property: 10433 Remington Ln

Date:

FOR OFFICE USE ONLY

Location address: 10433 Remington Lane, Dallas, TX 75229

Zoning District: R-16(A)

Lot No.: 11

Block No.: 3/6414

Acreage: 0.36

Census Tract: 95

Street Frontage (in Feet): 1) 115

2) _____

3) _____

4) _____

5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Garrett Robert Gibbons Jr.

Applicant: Garrett Robert Gibbons Jr.

Telephone: 214-728-3982

Mailing Address: 10433 Remington Lane

Zip Code: 75229

E-mail Address: ggibbons27@gmail.com

Represented by: Garrett Robert Gibbons Jr.

Telephone: 214-728-3982

Mailing Address: 10433 Remington Lane

Zip Code: 75229

E-mail Address: ggibbons27@gmail.com

Affirm that an appeal has been made for a Variance X, or Special Exception , of (i) height restriction for garage to be taller than main home; (ii) 5' side yard setback; (iii) 6'6" rear yard setback; and (iv) garage floor area exceeding 25% of main home.

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:

Construction of unfinished storage space above a detached garage. The second level will not have any windows facing neighboring properties to prevent privacy concerns from neighbors. Extended side and rear yard setbacks required for adequate turning.

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

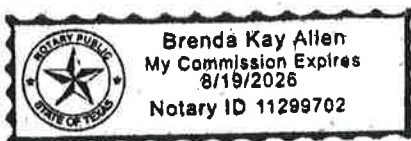
Before me the undersigned on this day personally appeared Garrett Robert Gibbons Jr.

(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: Garrett Robert Gibbons Jr.
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 28 day of May, 2025



Brenda Kay Allen
Notary Public in and for Dallas County, Texas



Appeal number: BDA _____

I, Garrett R. Gibbons, JR., Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 10433 Remington Lane, Dallas, Texas 75229
(Address of property as stated on application)

Authorize: Garrett R. Gibbons, JR.
(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: Variance for (i) an accessory garage to be taller than main home; (ii) 5' side yard setback; (iii) 6'6" rear yard setback; and (iv) garage floor area exceeding 25% of main home.

Garrett R. Gibbons, JR.
Print name of property owner or registered agent
agent Date 5/28/2025

Garrett Robert Gibbons Jr.
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared Garrett Robert Gibbons Jr.

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 May 28 day of 2025



Brenda Kay Allen
Notary Public for Dallas County, Texas

Commission expires on 8/19/2026

Residential Account #00000584950000000

[Location](#) [Owner](#) [Legal Desc](#) [Value](#) [Main Improvement](#) [Additional Improvements](#) [Land](#) [Exemptions](#) [Estimated Taxes](#) [History](#)

Property Location (Current 2025)

Address: 10433 REMINGTON LN
Neighborhood: SDSM14
Mapsc0: 24-J (DALLAS)

DCAD Property Map

2025 Current Appraisal Notice

41.13 ARB Order Information

Legal Desc (Current 2025)

1: WALNUT HILL PARK
2: BLK 3/6414 LOT 11
3:
4: INT201300341028 DD11012013 CO-DC
5: 6414 003 01100 1006414 003
Deed Transfer Date: 11/4/2013

Value

2025 Proposed Values		
Improvement:		\$99,120
Land:		+ \$224,500
Market Value:		= \$823,620
Capped Value: \$605,000		
Tax Agent: OWNWELL INC		
Revaluation Year:		2025
Previous Revaluation Year:		2024

Electronic Documents (DCAD ENS*)

Notice Of Estimated Taxes (ENS*)

* Electronic Notification System

TaxPayer Info

[Taxpayer Assistance Pamphlet](#)
[ARB Hearing Procedures](#)

ARB Hearing

Hearing Info: R 06/02/2025 8:00 AM



Print Homestead Exemption Form

Owner (Current 2025)

GIBBONS GARRETT R JR
 10433 REMINGTON LN
 DALLAS, TEXAS 752295263

41.461

Enter PIN From Hearing Notice

Multi-Owner (Current 2025)

Owner Name	Ownership %
GIBBONS GARRETT R JR	100%

HS APPLICATION RECEIVED

Main Improvement (Current 2025)

Building Class	15	Construction Type	FRAME	# Baths (Full/Half)	2/ 0
Year Built	1954	Foundation	PIER AND BEAM	# Kitchens	1
Effective Year Built	1954	Roof Type	HIP	# Bedrooms	3
Actual Age	71 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	FAIR	Fence Type	WOOD	# Fireplaces	1
Living Area	2,142 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	N
Total Area	2,142 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	ONE STORY	Air Condition	CENTRAL FULL	Pool (Y/N)	N
Depreciation	60%			Sauna (Y/N)	N

Additional Improvements (Current 2025)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	ATTACHED GARAGE	BK-BRICK	CONCRETE	UNASSIGNED	504

Land (2025 Proposed Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY 16K SQFT	115	140	16,100.0000 SQUARE FEET	STANDARD	\$45.00	0%	\$724,500	N

* All Exemption information reflects 2025 Proposed Values. *

Exemptions (2025 Proposed Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
HOMESTEAD EXEMPTION	\$121,000	\$160,500	\$121,000	\$121,000	\$121,000	\$0
Taxable Value	\$484,000	\$444,500	\$484,000	\$484,000	\$484,000	\$0

Exemption Details

Estimated Taxes (2025 Proposed Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.7047	\$0.997235	\$0.2155	\$0.105595	\$0.212	N/A
Taxable Value	\$484,000	\$444,500	\$484,000	\$484,000	\$484,000	\$0
Estimated Taxes	\$3,410.75	\$4,432.71	\$1,043.02	\$511.08	\$1,026.08	N/A
Tax Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Total Estimated Taxes:						\$10,423.64

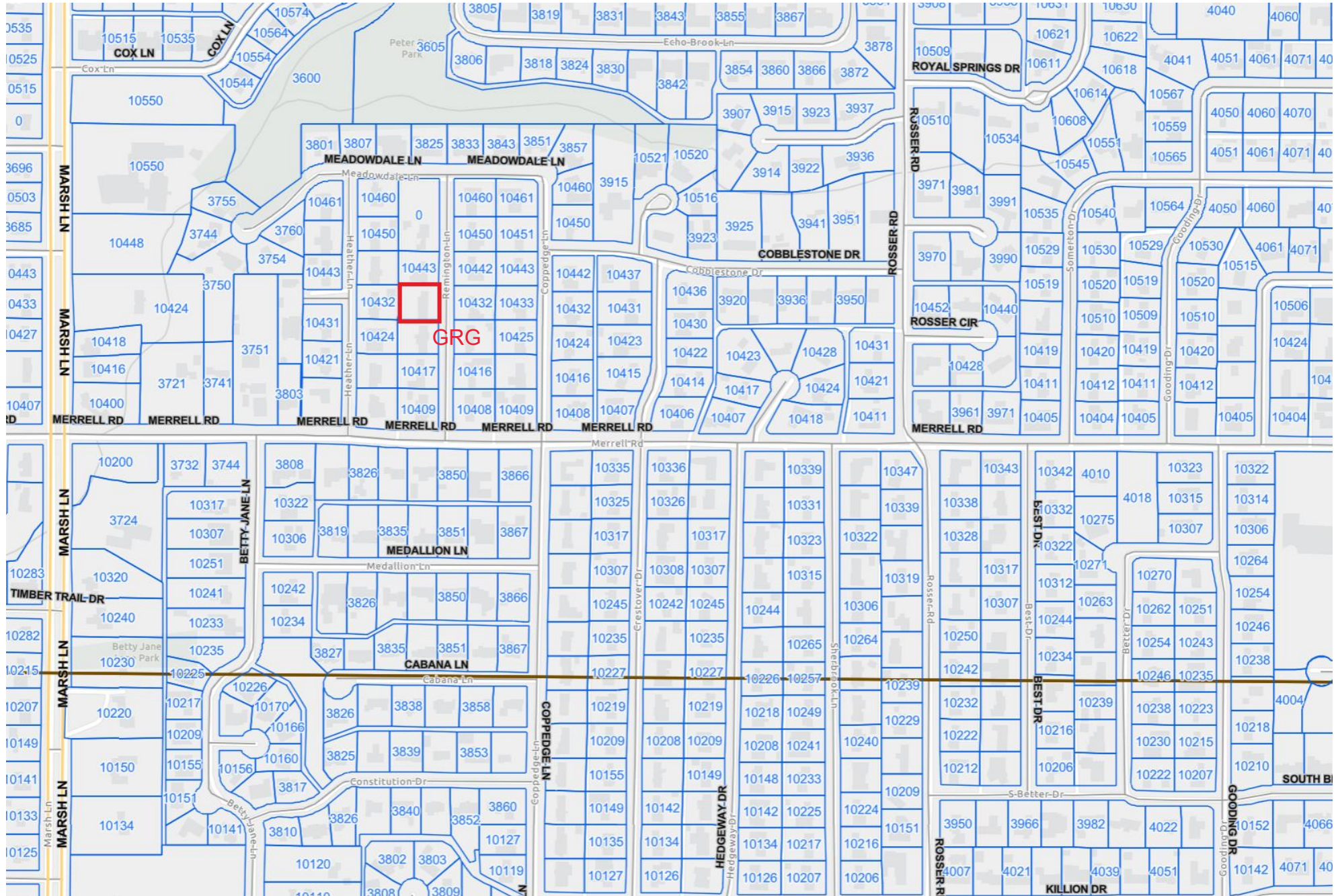
DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the [Tax Calculator](#) to assist you.

History

History

Zoning Map – 10433 Remington Lane, Dallas, Texas 75229



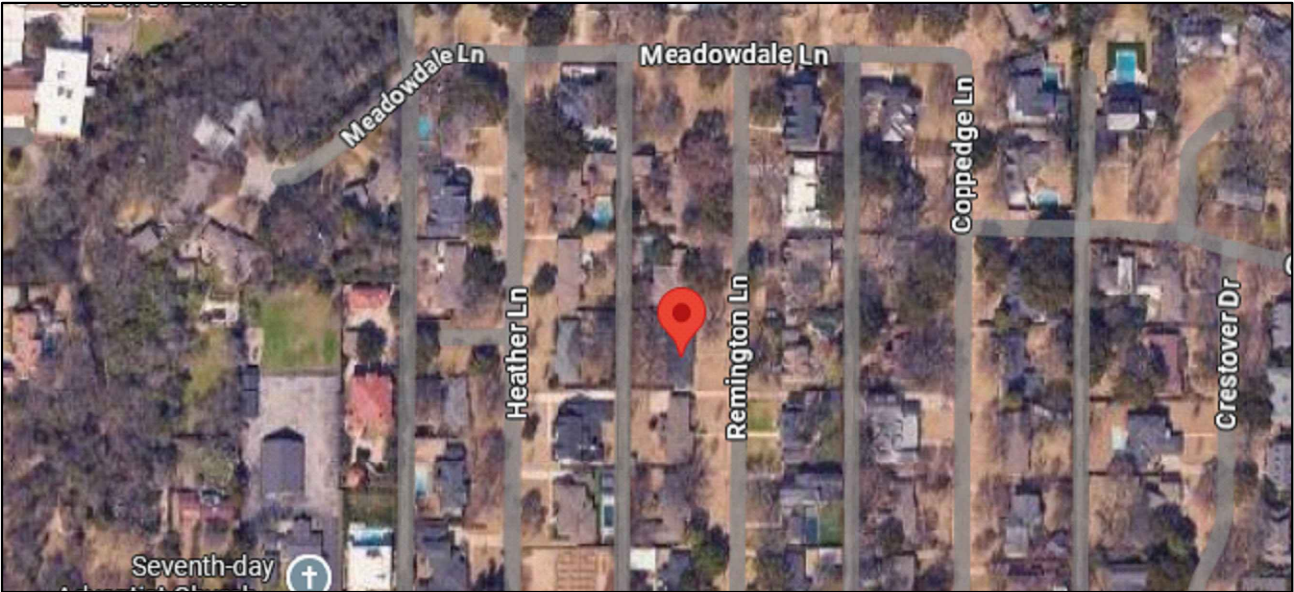


OWNER:

GARRETT GIBBONS

PROJECT:

PROPOSED TWO STORY DETACHED
GARAGE ADDITION 10433 REMINGTON
LN., DALLAS, TEXAS 75299



VICINITY MAP
SCALE: FOR REFERENCE ONLY

PROJECT INFORMATION

ZONING R-16(A)

LEGAL DESCRIPTION WALLNUT HILL PARK
BLK 3 / LOT 10

CONSTRUCTION TYPE TYPE V-B

HOUSE DESCRIPTION REMODEL AND ADDITION

APPLICABLE BUILDING CODES

IBC 2021 INTERNATIONAL BUILDING CODE

IRC 2021 INTERNATIONAL RESIDENTIAL CODE

IECC 2021 GREEN ENERGY CODE COMPLIANCE OUTLINE

NEC 2021 NATIONAL ELECTRICAL CODE

LOT USAGE

LOT USAGE	
LIVING SPACE	2255 S.F.
PORCH	57 S.F.
EXISTING 2-CAR GARAGE	694 S.F.
NEW 2-CAR GARAGE	744 S.F.
SECOND FLOOR	697 S.F.
GARAGE FOUNDATION	744 S.F.
TOTAL AREA FOUNDATION	3750 S.F.
LOT SIZE	16100 S.F.
% OF LOT	23 %

SEAL

AO-DESIGN GROUP
DRAFTING + RESIDENTIAL + COMMERCIAL

TEL. (318) 294-5879

REVISIONS

NO.	DESCRIPTION	DATE
△		

ADDRESS

10433 REMINGTON LN.,
DALLAS, TX.
75299

DATE

02/24/2025

DRAWN BY

MLMMG/JFF

CHECKED BY

DESCRIPTION

ADDITION

SCALE

NTS

SHEET TITLE

COVER SHEET

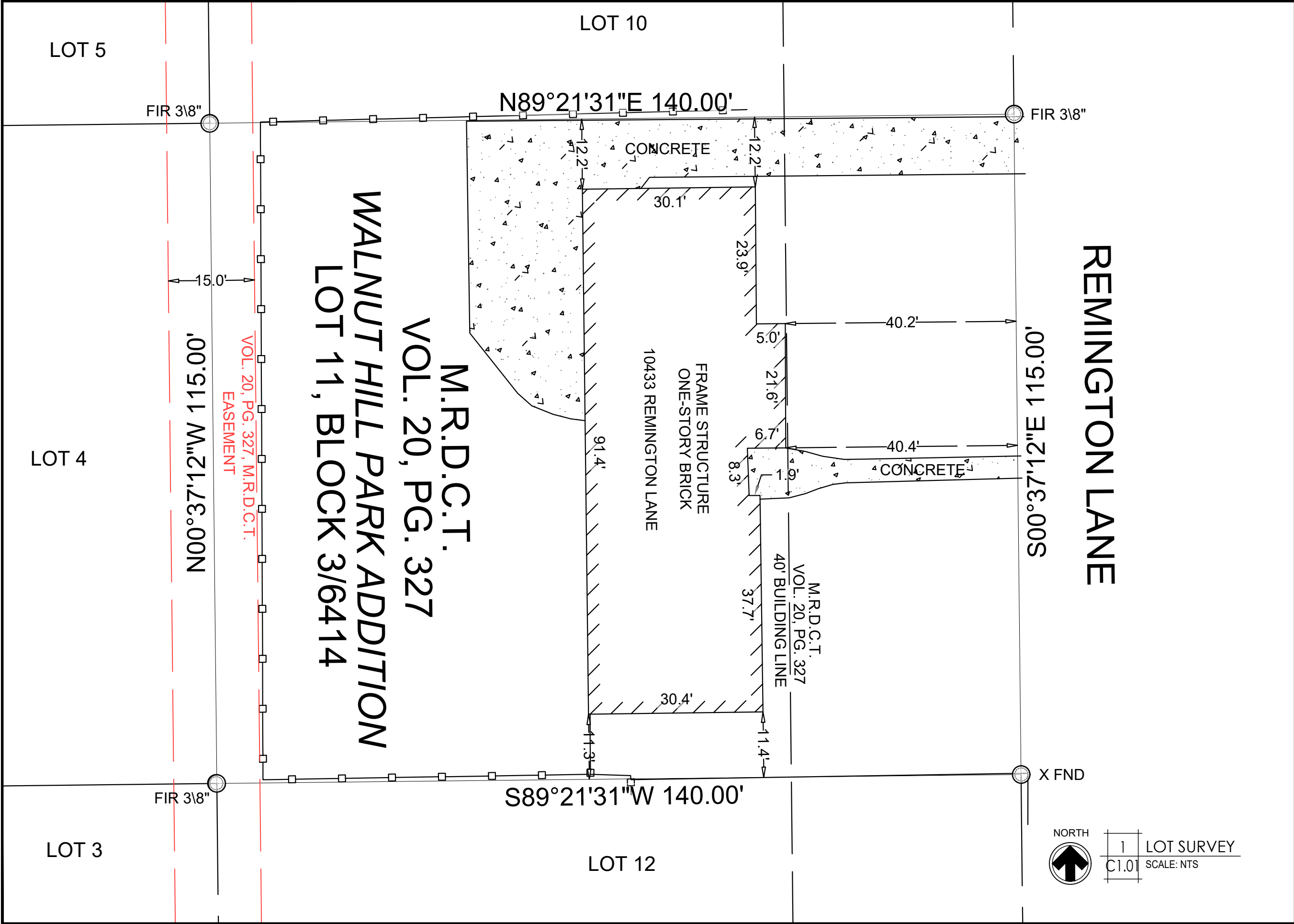
SHEET #

G1.01

ELEVATION

SHEET INDEX

Sheet No.	Sheet Name	Sheet No.	Sheet Name
<u>General</u>		<u>Electrical</u>	
G1.01	Cover Sheet & General Information	E1.01	Electrical Plan
		E1.02	Electrical Notes
<u>Civil</u>			
C1.01	Site Plan		
C1.02	Site Plan		
C1.03	Drainage Plan		
C1.04	Drainage Notes		
<u>Structural</u>			
S1.01	Foundation Plan		
S1.02	Foundation Notes		
S1.03	First Floor Ceiling Joist Plan		
S1.04	Second Floor Ceiling Joist Plan		
S1.05	Framing Details		
S1.06	Roof Plan		
S1.07	Roof Framing Plan		
S1.08	Roof Notes & Section Details		
<u>Architectural</u>			
A1.01	First Floor Plan		
A1.02	Second Floor Plan		
A1.03	Front & Rear Elevation		
A1.04	Right & Left Side Elevation		



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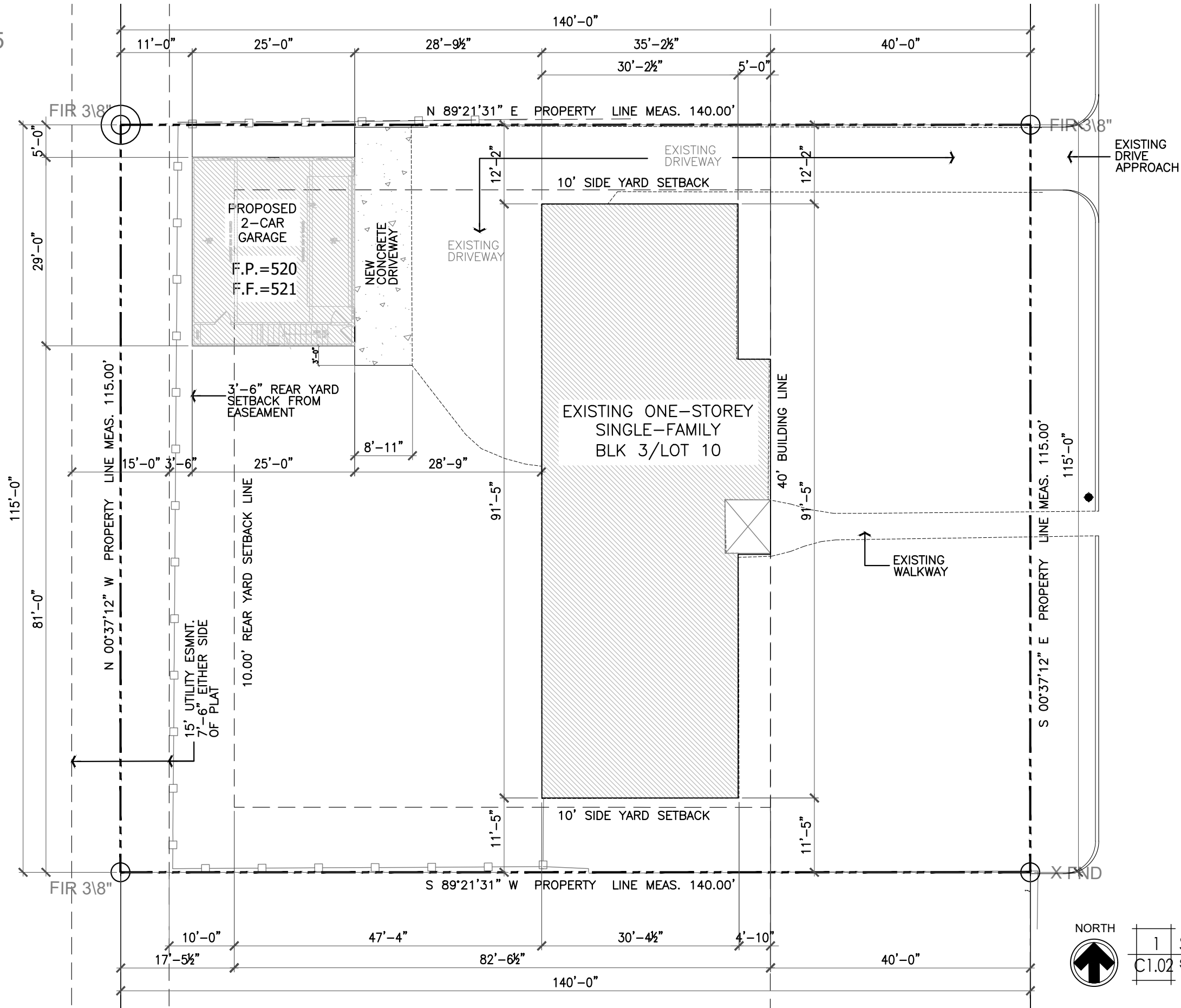
SHEET TITLE

LOT SURVEY

SHEET #

C1.01

LOT 5



REMINGTON LN.



1 SITE PLAN
C1.02 SCALE: 1/16"=1'-0"

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DESCRIPTION

ADDITION

SCALE

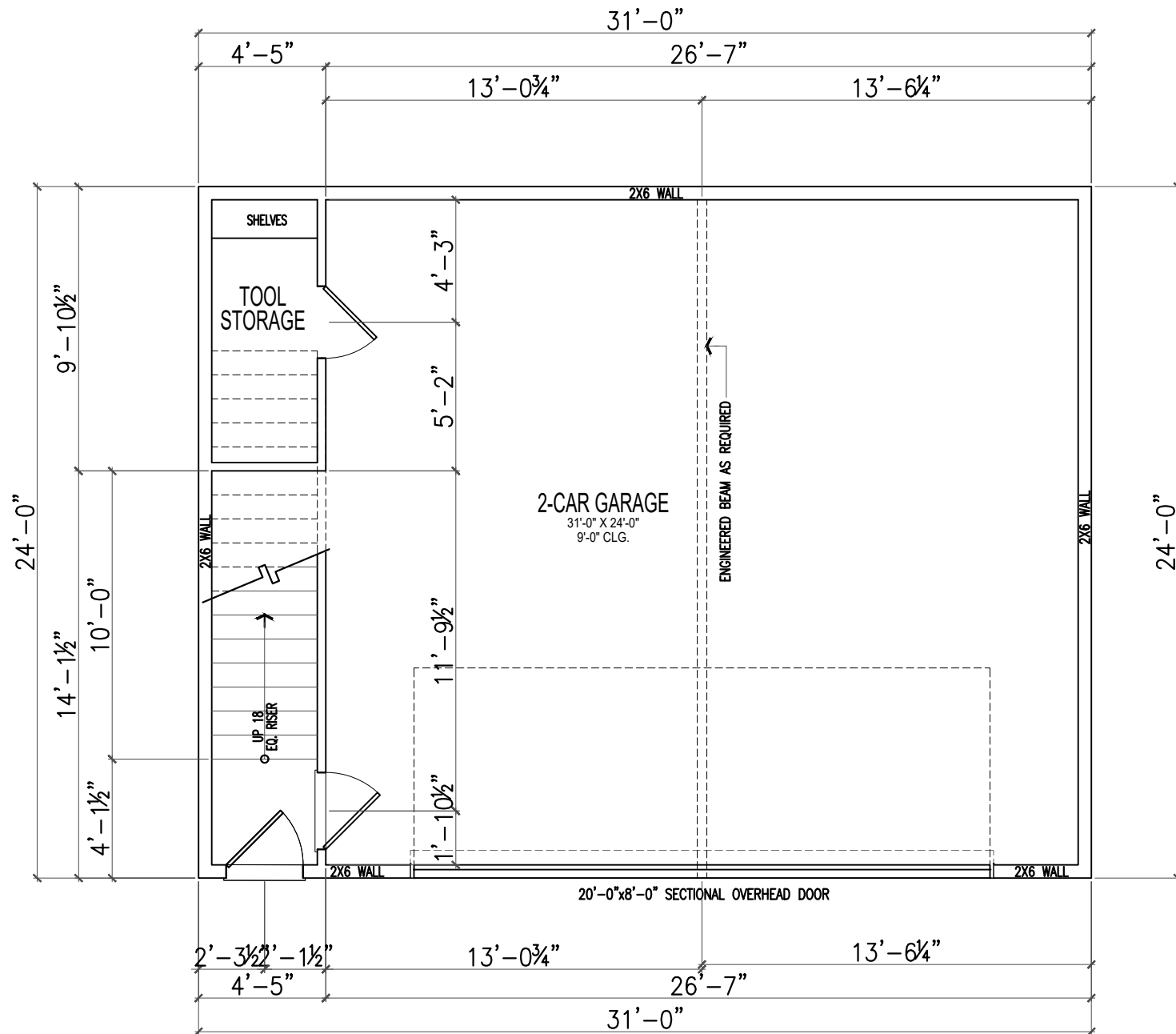
1/16"=1'-0"

SHEET TITLE

SITE PLAN

SHEET #

C1.02



1
A1.01
PROPOSED FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

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75299

DATE
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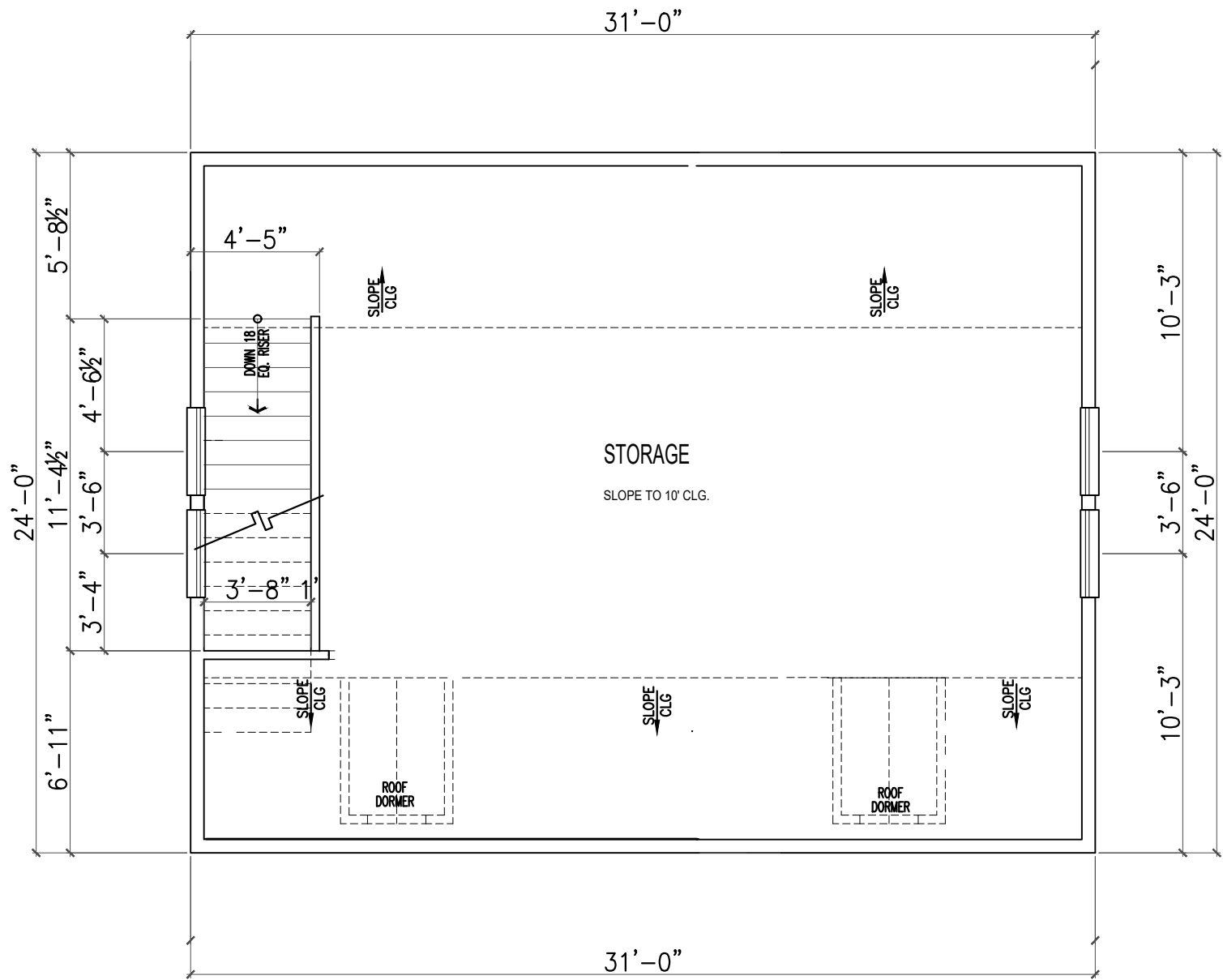
DESCRIPTION
ADDITION

SCALE
3/16"=1'-0"

SHEET TITLE

PROPOSED FLOOR PLAN

SHEET #
A1.01



1
A1.02

PROPOSED SECOND
FLOOR PLAN
SCALE: 3/16"=1'-0"

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SCALE

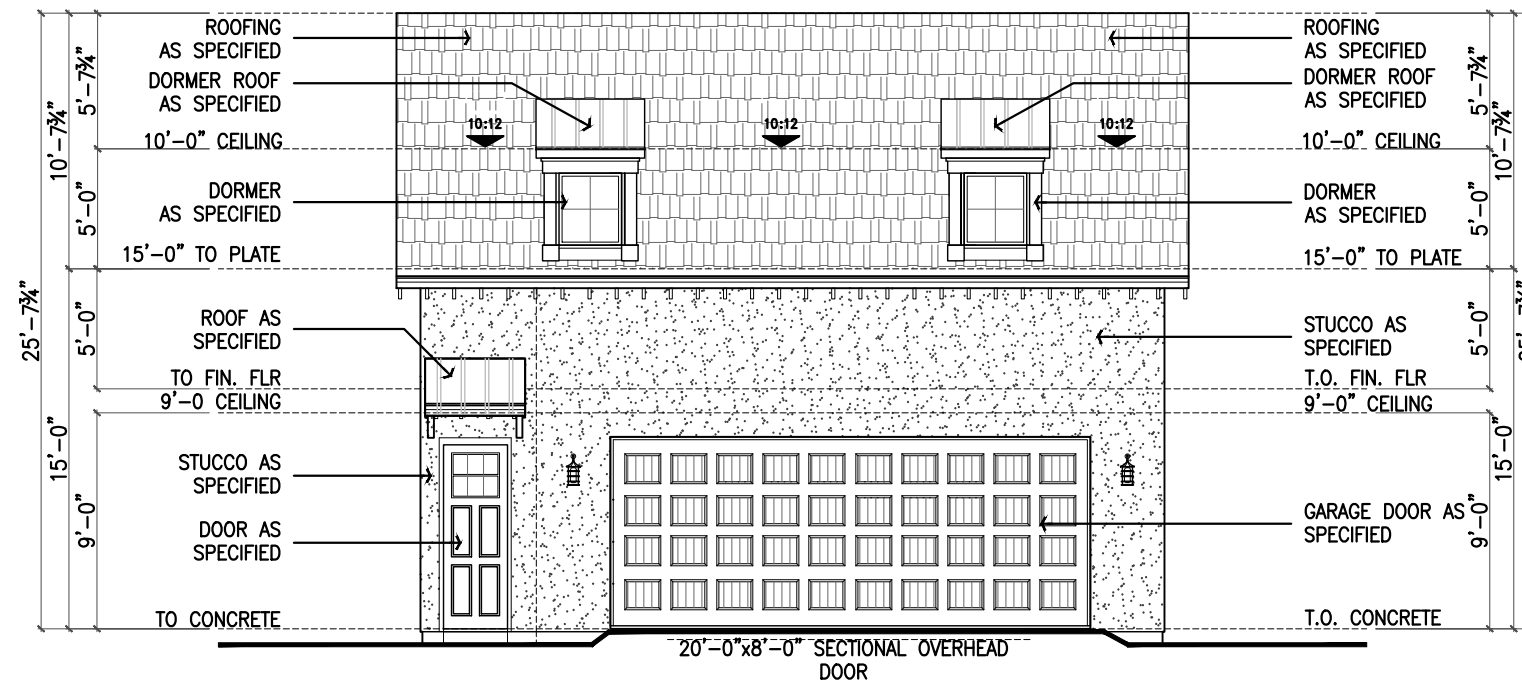
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SHEET TITLE

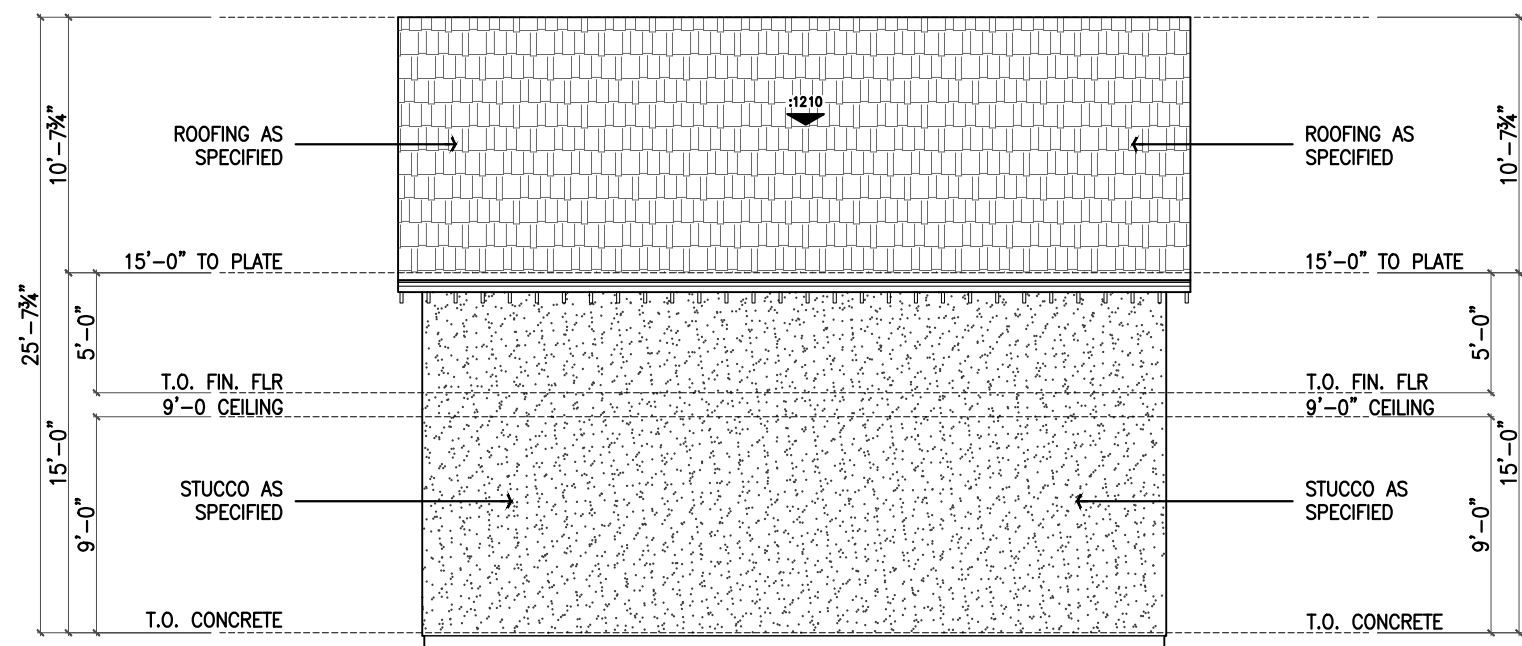
PROPOSED FLOOR PLAN

SHEET #

A1.02



1 FRONT ELEVATION
A1.03 SCALE: 1/8"=1'-0"



2 REAR ELEVATION
A1.03 SCALE: 1/8"=1'-0"

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REVISIONS		
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75299

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DESCRIPTION

ADDITION

SCALE

1/8"=1'-0"

SHEET TITLE

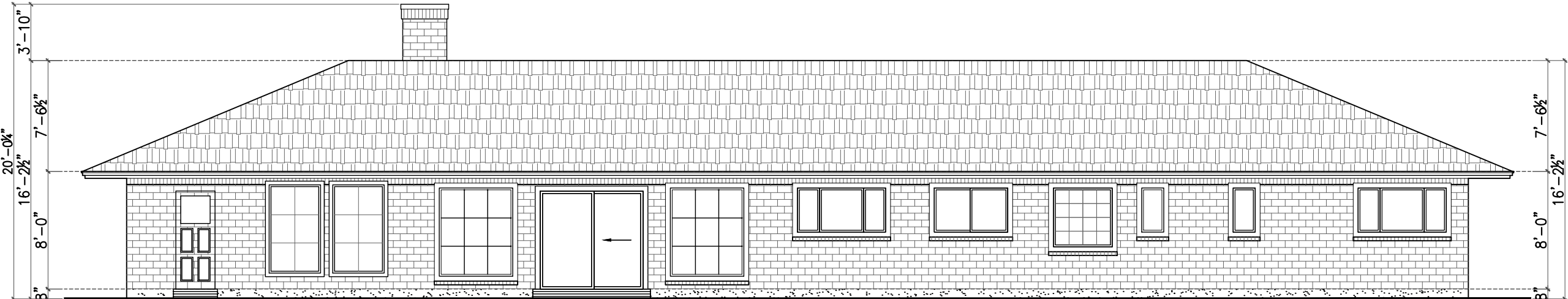
ELEVATION

SHEET #

A1.03



1 EXISTING
FRONT ELEVATION
A1.02 SCALE: 1/18"=1'-0"



2 EXISTING
REAR ELEVATION
A1.02 SCALE: 1/18"=1'-0"

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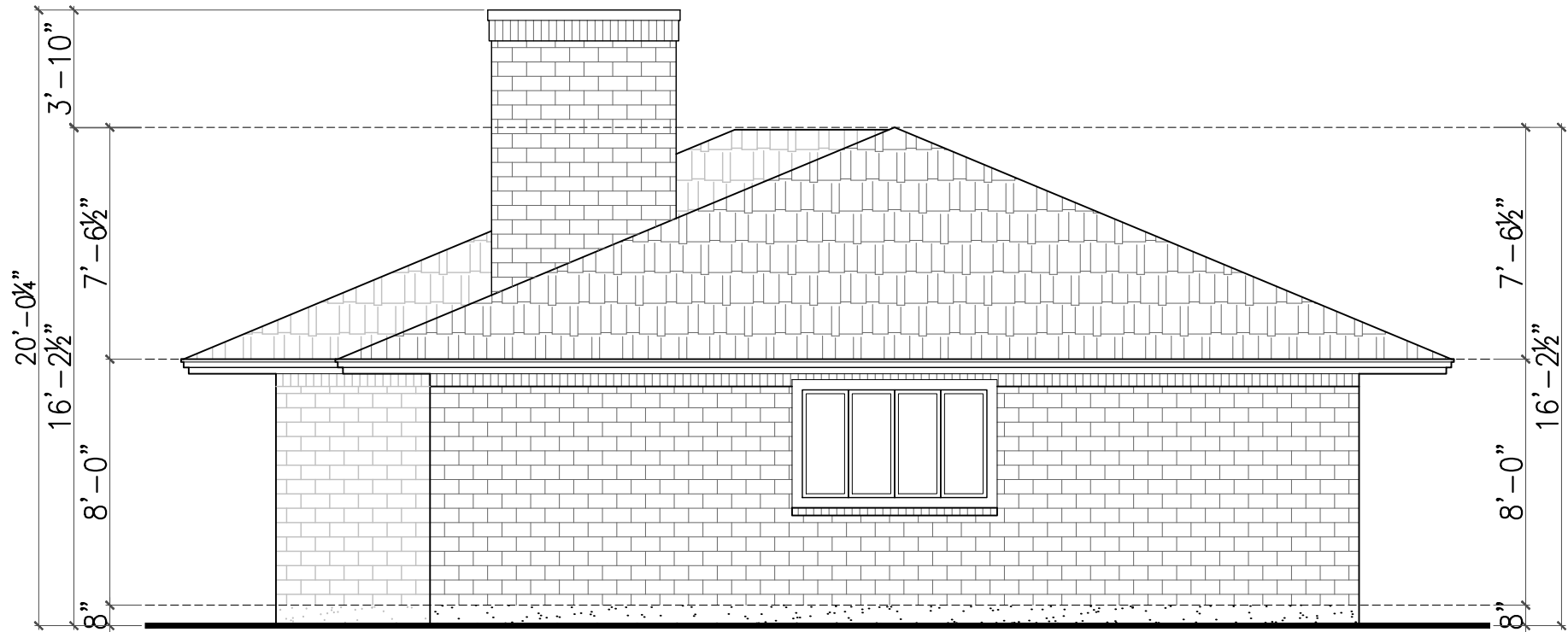
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SHEET TITLE

ELEVATION

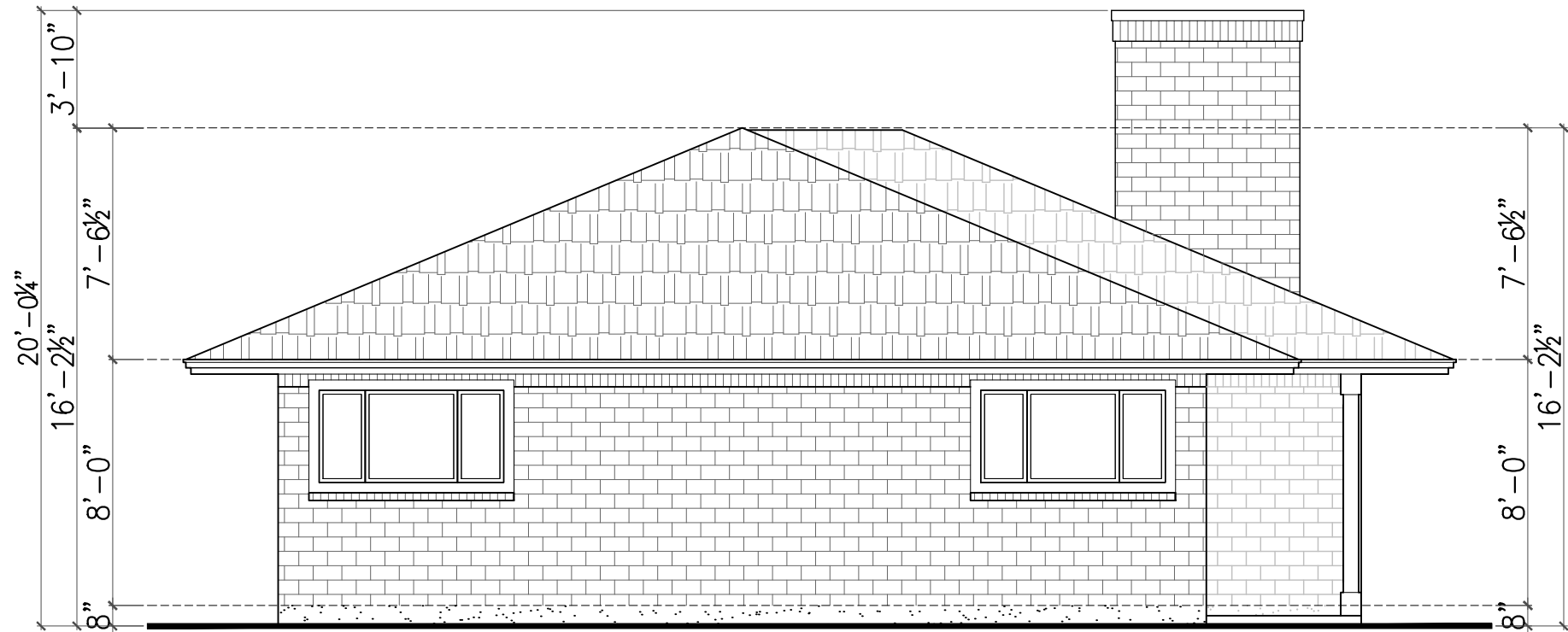
SHEET #

A1.02



1
A1.03

EXISTING
RIGHT ELEVATION
SCALE: 3/16"=1'-0"



EXISTING
LEFT ELEVATION
SCALE: 3/16"=1'-0"

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3/16"=1'-0"

SHEET TITLE

ELEVATION

SHEET #

A1.03