



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/APPEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY	
Case no.	_____
Date	_____

Data Relative to Subject Property: Accessory Dwelling Unit

Location address: 6616 Northaven Rd

Zoning District: SE 1 AGS *R-1 ac*

Lot No.: 1 / 2 Block No.: 47490 Acreage: 1.63 Census Tract: 6-129

Street Frontage (in Ft.): 1) 147' 2) 467' 3) 510' 4) 147' (5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): 6616 Northaven LLC

Applicant: Clint Nolen Telephone: 214-675-2499

Mailing Address: 1845 Woodall Rogers Fwy, Ste 1160 Zip Code: 75201

E-mail Address: clint@kalterra.com

Represented by: N/A Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

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

6616 Northaven Rd - To allow accessory dwelling unit (aka "granny flat") - NON-RENTAL

Variance to floor area

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 allow accessory dwelling unit (aka "granny flat") - NON-RENTAL

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 Clint V. Nolen

(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: *Clint V. Nolen*

(Affiant/ Applicant's signature)

Subscribed and sworn to before me this 18 day of June, 2025

Notary Public in and for Dallas County, Texas *O Bell*

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

4/30/2025



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AFFIDAVIT

Appeal number: _____

I, Clint Nolen obo 6616 Northaven LLC, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 6616 Northaven Rd
(Address of property as stated on application)

Authorize: Clint V. Nolen
(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: To allow accessory dwelling unit (aka "granny flat") - NON-RENTAL
+ Variance to floor area.

Clint V. Nolen

Print name of property owner or registered agent

Date 6/18/2025

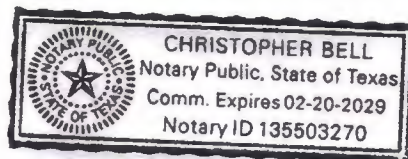
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared Clint Nolen

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 18th day of

June, 2025



Notary Public for Dallas County,
Texas

Commission expires on 02-20-2029



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AFFIDAVIT

Appeal number: _____

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(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 6616 Northaven Rd
(Address of property as stated on application)

Authorize: Clint V. Nolen
(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. Special exception to additional dwelling unit, not for rent
2. Variance to floor area

CN

CN

Clint V. Nolen

Print name of property owner or registered agent

Signature of property owner or registered agent

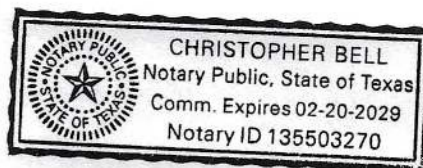
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SHIPPED DATE: 6-20-96 RECEIVED DATE: 9-16-96

ANNEXED NOV. 15, 1954 ORD. NO. 6378

SURVEY M. J. SANCHEZ JOHN THOMAS ABST. 1272 1485

CITY OF DALLAS PLAT BOOKS

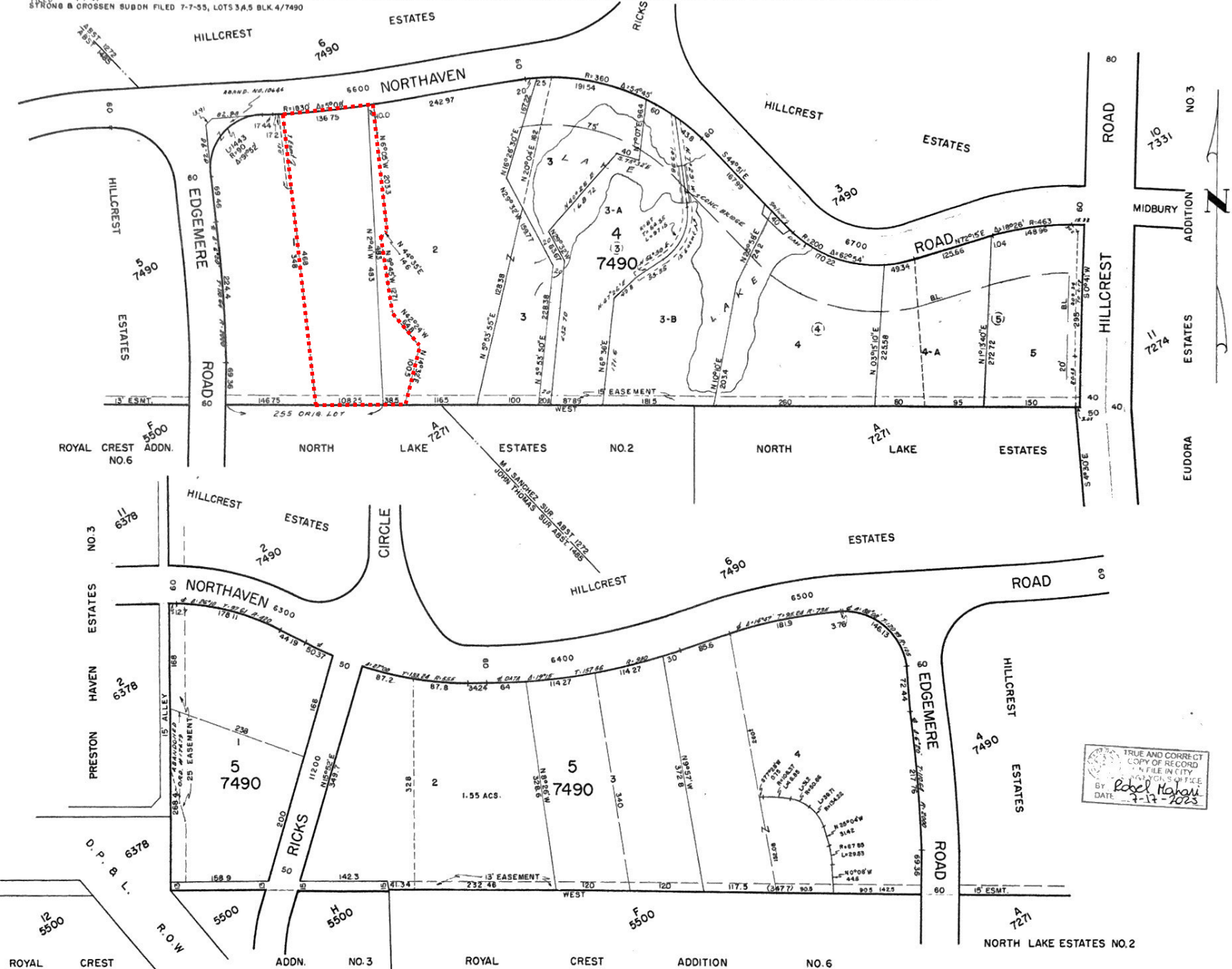
ADDITION HILLCREST ESTATES

4-5 BLOCKS 7490

SCHOOL DIST. DALLAS

SCALE 100 FT EQUALS 1 INCH

FILED 4-1-97
STRONG & GROSSEN SUBDN FILED 7-7-55, LOTS 3 & 5 BLK 4/7490

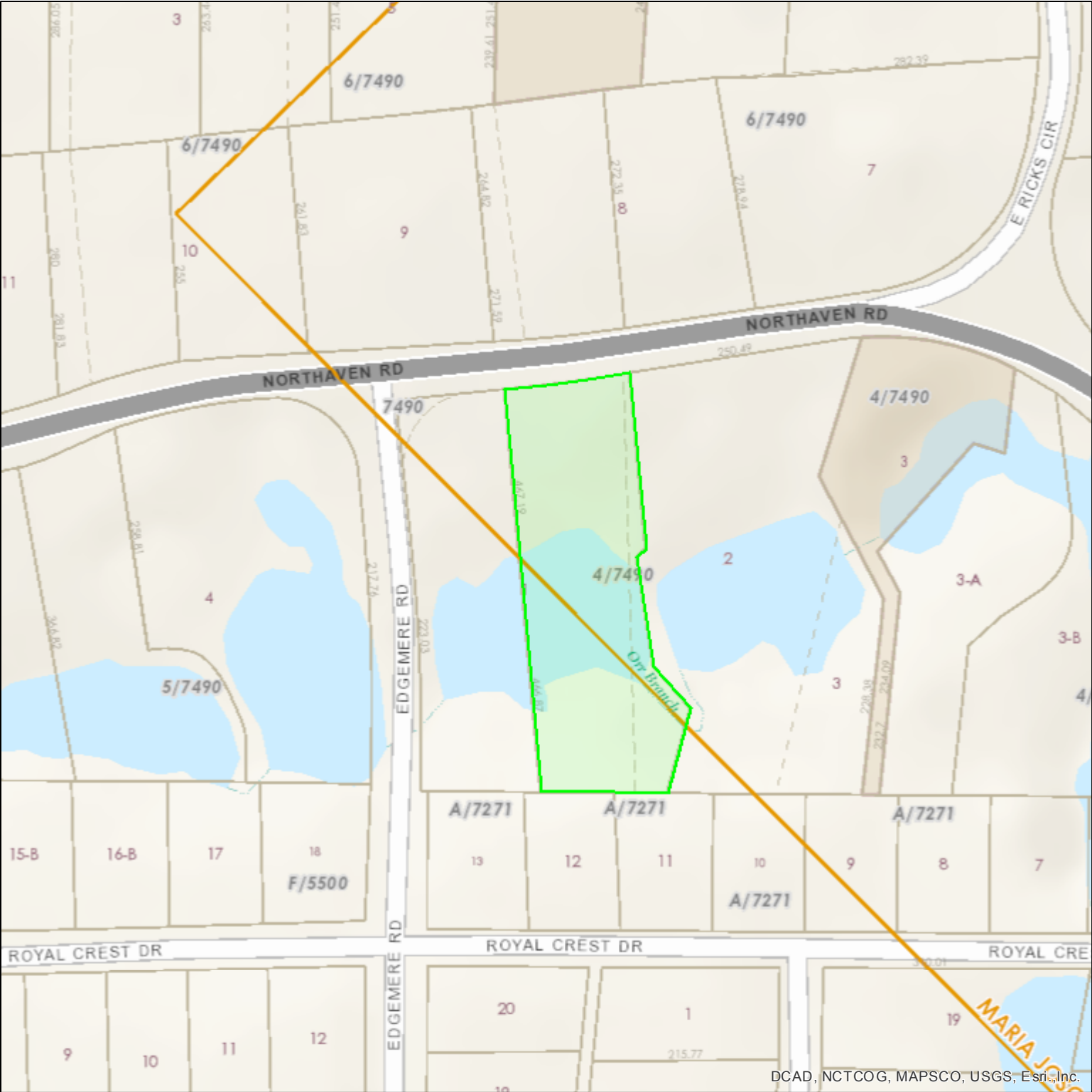


TRUE AND CORRECT
COPY OF RECORD
FILE IN CITY
POLICE OFFICE
BY *Robert H. Hagan*
DATE 7-17-2003

Maps - Block

Date of copy: 8/26/2025

DCAD Tax Account: 0000073915000000



This product is for INFORMATIONAL purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Dallas Central Appraisal District
2949 N Stemmons Freeway
Dallas, TX 75247-6195
(214) 631-1342
www.dallascad.org

1 inch equals 188 feet



0 95 190 380 ft
0 25 50 100 m

DCAD, NCTCOG, USGS, Esri, Inc



NOLEN HOMES
1845 WOODALL RODGERS FWY
SUITE 1160
DALLAS, TX 75201
PHONE: 972-693-1920

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

LIGHTING DESIGN

LANDSCAPE ARCHITECT

INTERIOR DESIGN

PROJECT

6616 NORTHAVEN ROAD
DALLAS, TX 75230
NOLEN HOMES

PLAN KEY

ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

TITLE

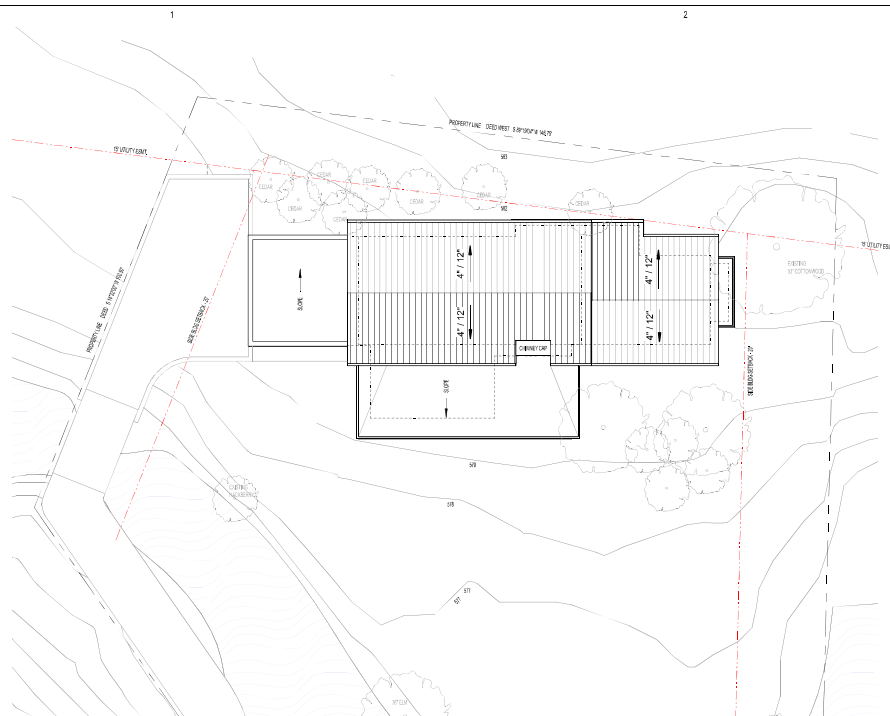
SITE PLAN & ROOF PLAN

NUMBER

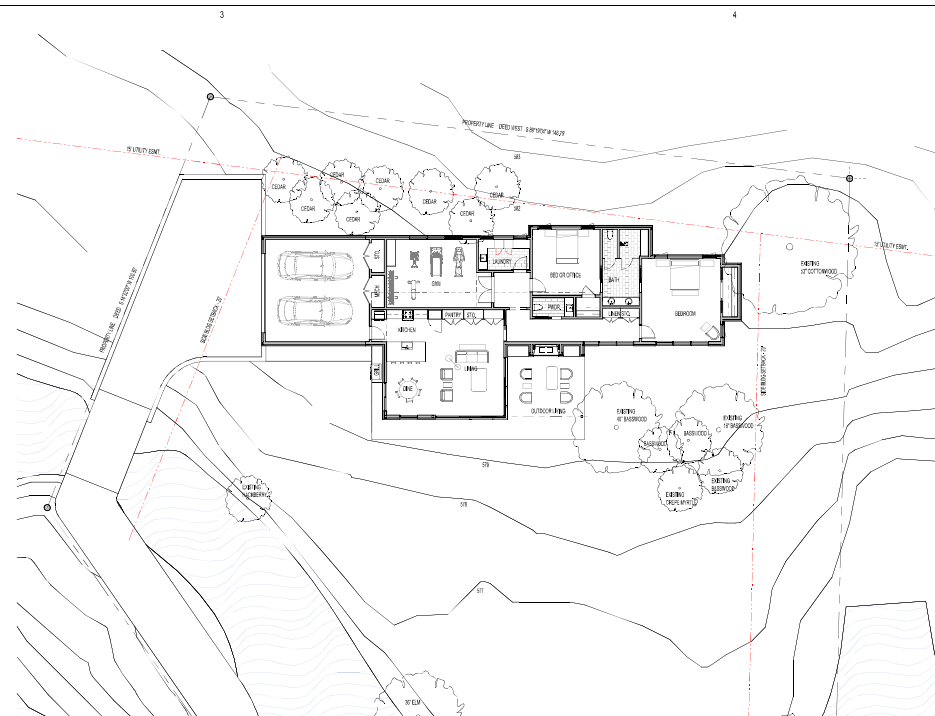
A1.00



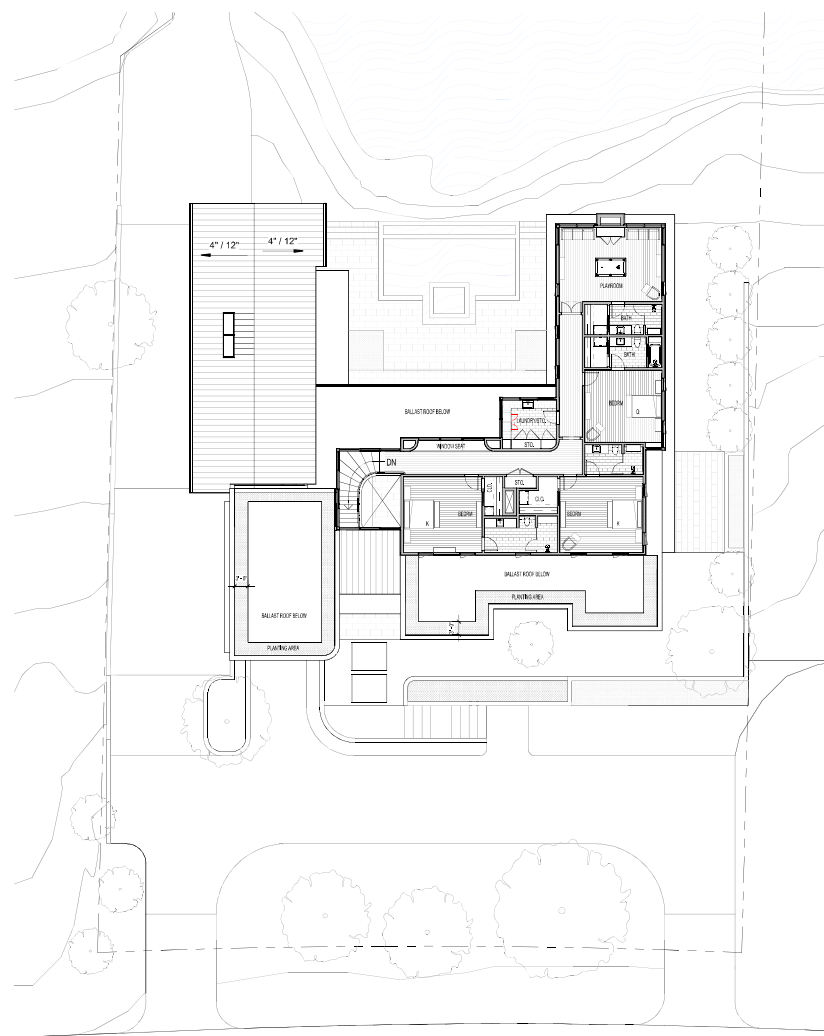
BUILDING TABULATIONS			
	CONDITIONED SPACE	PORCHES	GARAGE
FIRST FLOOR	5,372 sf	611 sf	
GARAGE			910 sf
SECOND FLOOR	2,898 sf		
TOTAL (MAIN HOUSE)	8,270 sf		
CASITA	2,268 sf	370 sf	622 sf



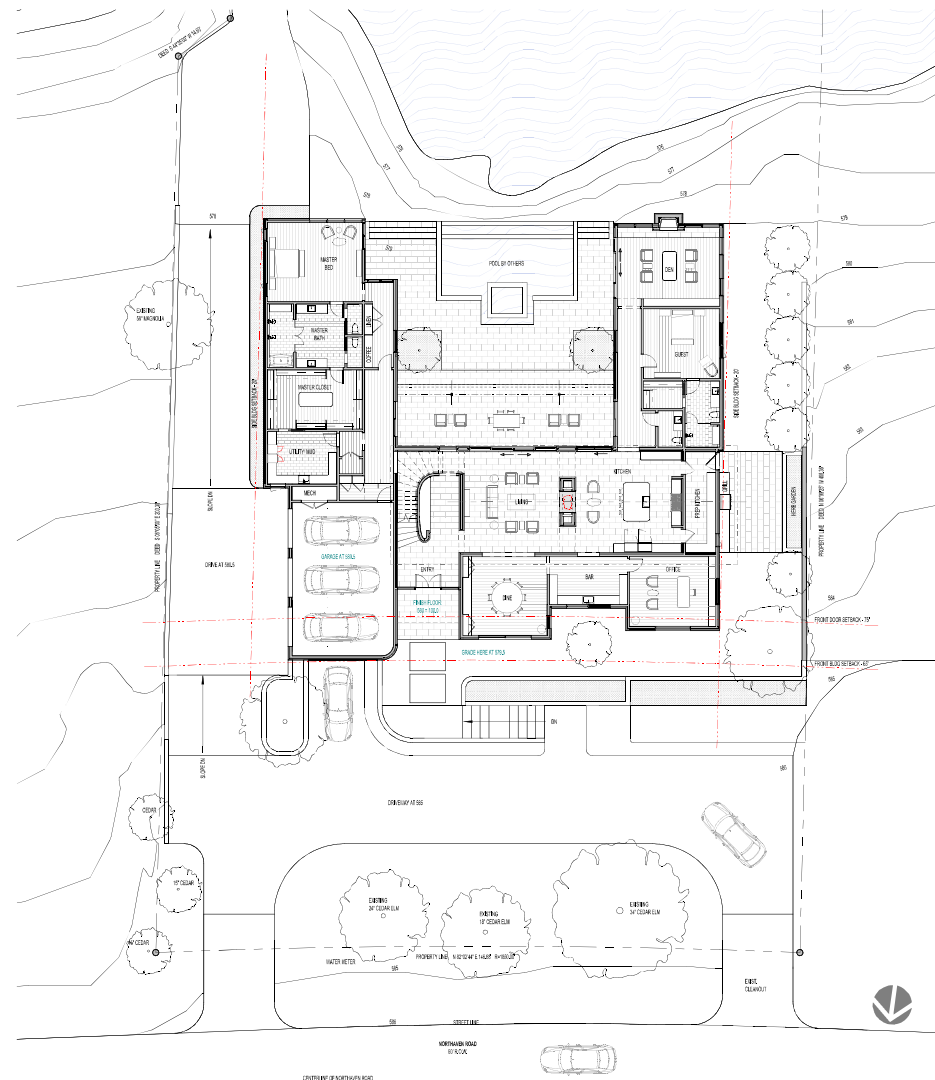
4 ROOF PLAN - CASITA
1/16" = 1'-0"



2 FIRST FLOOR OVERALL PLAN - CASITA
1/16" = 1'-0"



3 SECOND FLOOR OVERALL PLAN - MAIN
1/16" = 1'-0"



1 FIRST FLOOR OVERALL PLAN - MAIN
1/16" = 1'-0"

[illegible]

CLINTON+COMPANY
ARCHITECTS

CLINTON + COMPANY, PLLC
5207 McKinney Ave. Suite # 21
Dallas, Texas 75205
214.306.9545
www.clinton-company.com

SEAL



STAMP
DATE

CONTRACTOR

NOLEN HOMES
1845 WOODALL RODGERS FWY
SUITE 1180
DALLAS, TX 75201
PHONE: 972-693-1920

STRUCTURAL ENGINEER

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DALLAS, TX 75230
NOLEN HOMES

NOLAN HOMES

PLAN KEY

ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

TITLE

OVERALL EXTERIOR ELEVATIONS

NUMBER

A4.00



2 PARTIAL NORTH ELEVATION - MAIN
1/4" = 1'-0"



1 NORTH ELEVATION - MAIN
1/4" = 1'-0"

SEAL



STAMP
DATE

CONTRACTOR

NOLEN HOMES
1845 WOODALL RODGERS FWY
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DALLAS, TX 75201
PHONE: 972-693-1920

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6616 NORTHAVEN ROAD
DALLAS, TX 75230
NOLEN HOMES

PLAN KEY

ISSUE DRAWING LOG

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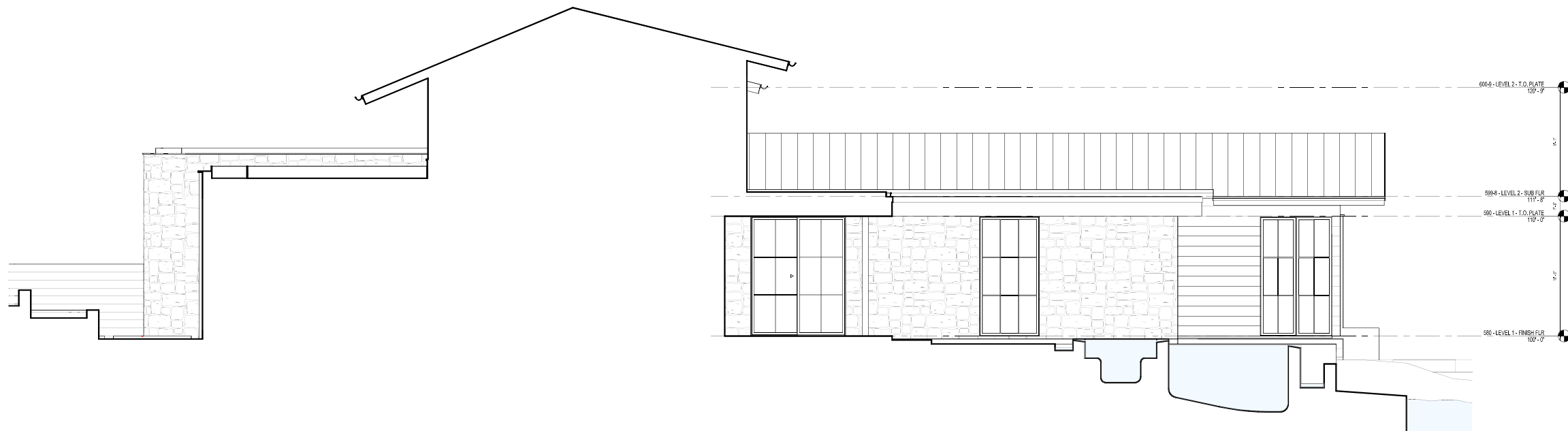
SHEET IDENTIFICATION

TITL

OVERALL EXTERIOR ELEVATIONS

NUMBER

A4.02



2 PARTIAL WEST ELEVATION - MAIN

$$1/4^{\circ} = 1'-0"$$


1 WEST ELEVATION - MAIN

1/4" = 1'-0"

SEAL



STAMP
DATE

CONTRACTOR

NOLEN HOMES
1845 WOODALL RODGERS FWY
SUITE 1160
DALLAS, TX 75201
PHONE: 972-693-1920

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

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NOLEN HOMES

PLAN KEY

ISSUE DRAWING LOG

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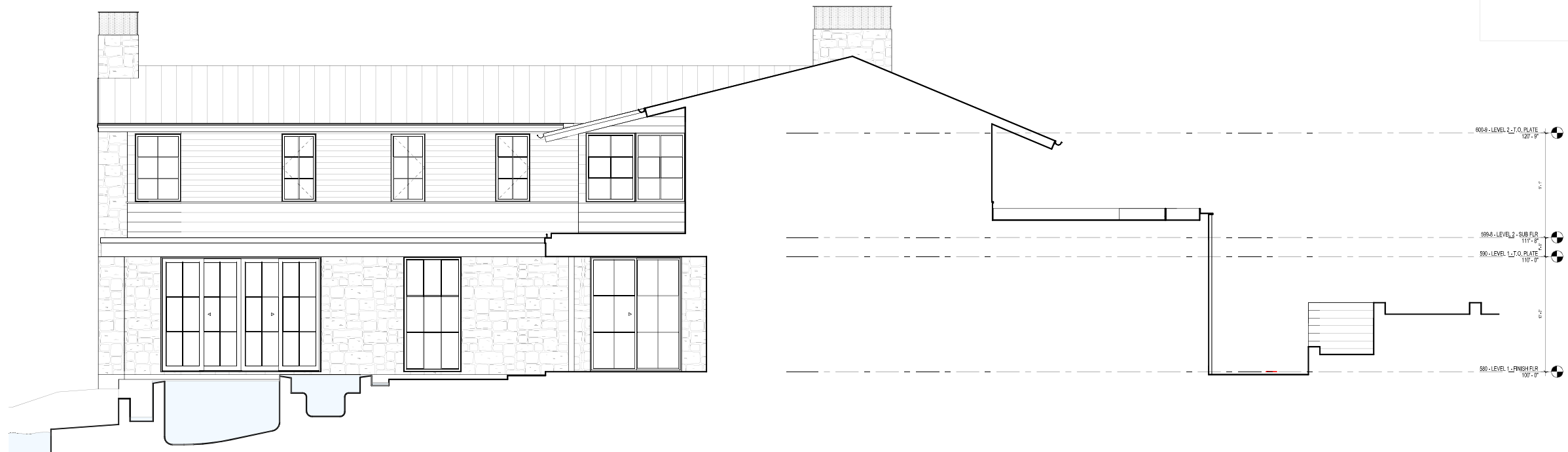
SHEET IDENTIFICATION

TITLE

**OVERALL
EXTERIOR
ELEVATIONS**

NUMBER

A4.03


$$\overbrace{2}$$

PARTIAL EAST ELEVATION - MAIN

$$1M'' = 1'-0$$


1

EAST ELEVATION - MAIN

$$1/4^{\circ} = 1'-0$$



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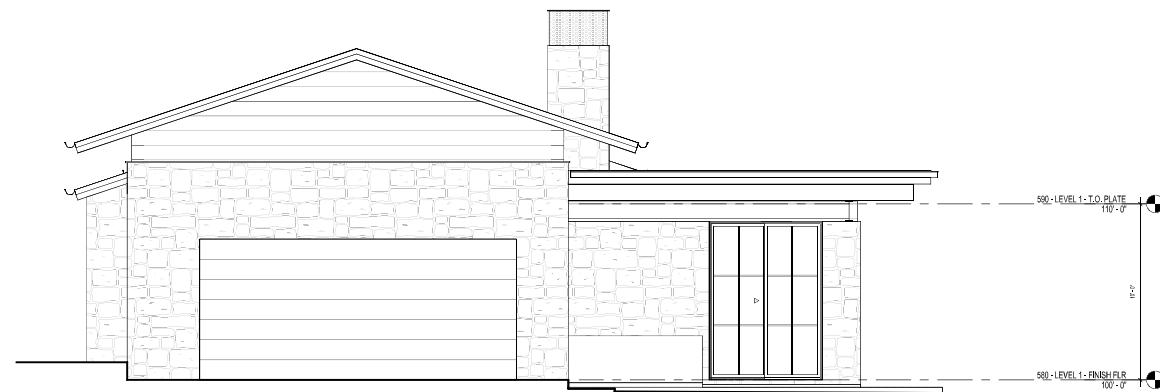
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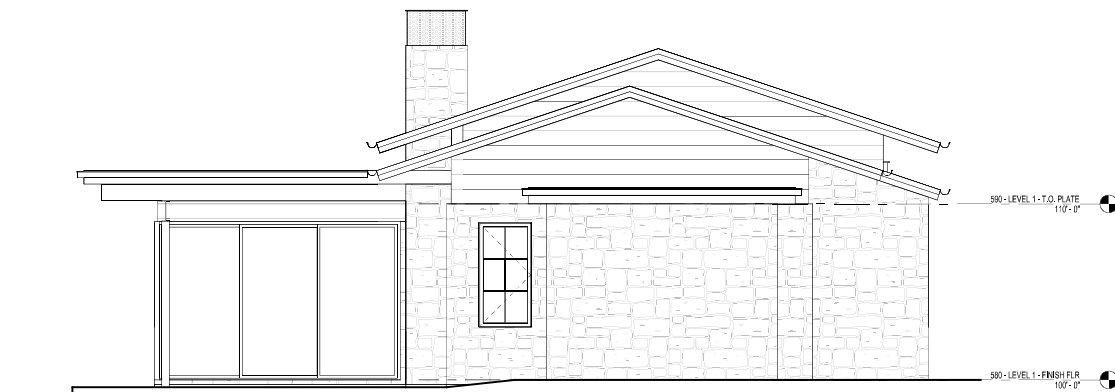
OVERALL EXTERIOR ELEVATIONS

NUMBER

A4.04



4 EAST ELEVATION - CASITA
1/4" = 1'-0"



3 WEST ELEVATION - CASITA
1/4" = 1'-0"



2 SOUTH ELEVATION - CASITA
1/4" = 1'-0"



1 NORTH ELEVATION - CASITA
1/4" = 1'-0"