



APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-104 **RECEIVED**
Date: JUL 8 REC'D
BY: _____

Data Relative to Subject Property: _____ Date: _____
Location address: 2534 W Davis St Zoning District: PD
Lot No.: 1B Block No.: A14568 Acreage: 0.544 Census Tract: _____
Street Frontage (in Feet): 1) 128.9 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Juan Rueda Camila Rueda
Applicant: Elias Rodriguez Telephone: 214 946 4300
Mailing Address: 317 E Jefferson Blvd Dallas Tx Zip Code: 75203
E-mail Address: BOA-RZ@buildingplansandpermits.com
Represented by: _____ Telephone: _____
Mailing Address: _____ Zip Code: _____
E-mail Address: _____

Affirm that an appeal has been made for a Variance __, or Special Exception 1 of decrease in the standard parking requirements by 6 parking spaces, 16% reduction.

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:
Decrease in the standard parking requirements by 6 parking spaces.

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.

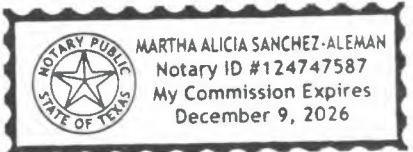
Affidavit

Before me the undersigned on this day personally appeared Elias Rodriguez
(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: [Signature]
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 20 day of March, 2024

[Signature]
Notary Public in and for Dallas County, Texas





AFFIDAVIT

Appeal number: BDA 234-104

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

at: 2534 W Davis St
(Address of property as stated on application)

Authorize: Elias Rodriguez
(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)

 X Special Exception (specify below)

 Other Appeal (specify below)

Specify: decrease in the standard parking requirements
by 6 parking spaces.

Camila Rueda
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

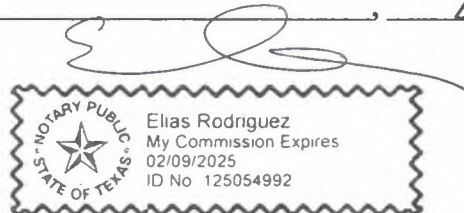
agent Date 3/25/24

Before me, the undersigned, on this day personally appeared Camila Rueda

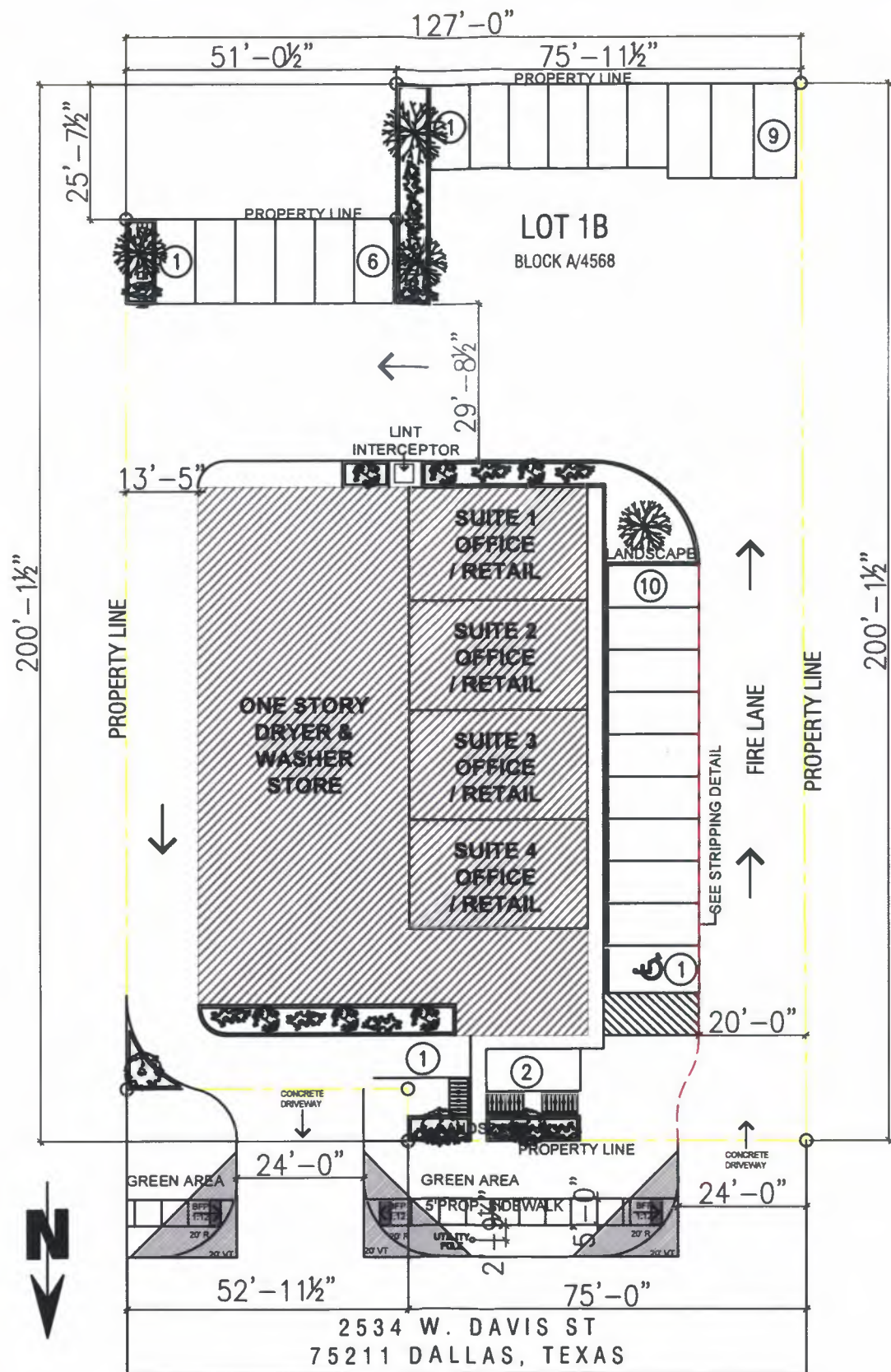
Who on his/her oath certifies that the above statements are true and correct to his/her best

knowledge. Subscribed and sworn to before me this 25 day of

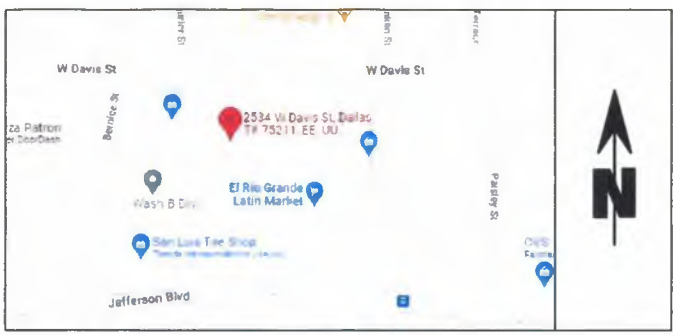
March, 2024



Commission expires on 2/9/2025



PROJECT AREA CALCULATIONS			
CONDITIONED AREA (AC)		TOTAL CONDITIONED AREA (AC)	
FIRST FLOOR	7,161 S.F.	TOTAL UNDER ROOF	7,161 S.F.
		FOOTPRINT	7,161 S.F.
LOT USAGE		NON ROOF AREA	16,535 S.F.
PERIMETER (AC)	355 F	% OF LOT	30%
LOT SIZE	23,696 S.F.		



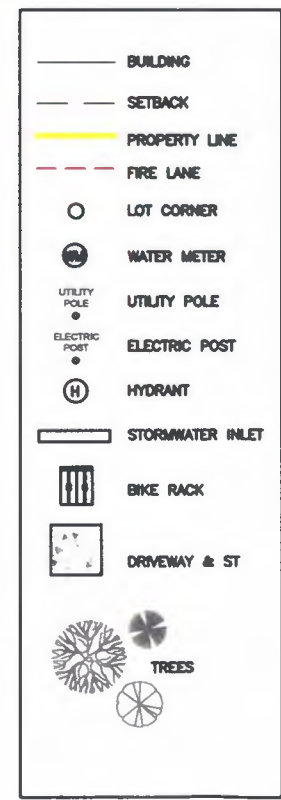
2 VICINITY MAP

C2.00 FOR REFERENCE ONLY

PROJECT INFORMATION

ZONING	P.D. 830 SUBDISTRICT 6
LEGAL DESCRIPTION	AGUILAR DAVIS BLK A/4568 LT 1B ACS 0.544
CONSTRUCTION TYPE	I-B
CLIMATE ZONE	ZONE 3A (MOIST)
BUILDING DESCRIPTION	ONE STORY DRYER & WASHER STORE
OCCUPANCY TYPE	BUSINESS GROUP B

LEGEND



PARKING ANALYSIS

SPACES	8'0" X 18'0"	7'6" X 16'0"	9'0" X 18'0"
REGULAR	14		
COMPACT-CAR		12	
HANDI-CAP			1
1 SPACE PER 200 SQ. FT. FOR DRY CLEANING OR LAUNDRY STORE TOTAL 4,440.88 / 200 SF = 22.20 SPACES			
PARKING REQ	23		
1 SPACE PER 200 SQ. FT. FOR SUITE #1 TOTAL 680 / 200 SF = 3.4 SPACES			
PARKING REQ	3		
1 SPACE PER 200 SQ. FT. FOR SUITE #2 TOTAL 680 / 200 SF = 3.4 SPACES			
PARKING REQ	3		
1 SPACE PER 200 SQ. FT. FOR SUITE #3 TOTAL 680 / 200 SF = 3.4 SPACES			
PARKING REQ	3		
1 SPACE PER 200 SQ. FT. FOR SUITE #4 TOTAL 680 / 200 SF = 3.4 SPACES			
PARKING REQ	4		
TOTAL PARKING REQ.	36		
TOTAL PARKING PROV.	27 + 3 BIKE RACK = 30		

1 SITE PLAN
C2.00 1" = 30' - 0"

3 FIRE LANE STRIPPING DETAIL
C2.00 NTS

SEAL

CONSTRUCTION CONCEPTS INC.
"Planning and Designing a Better Tomorrow"
317 E. JEFFERSON BLVD.
DALLAS, TX. 75203
TEL. (214) 946-4300
FAX. (214) 946-8844

REVISIONS	
DRAFTER	SENT DATE

ADDRESS
2534 W DAVIS ST
DALLAS, TEXAS
75211

DATE
06/27/2024

DRAWN BY
JAHQ

CHECKED BY
ER

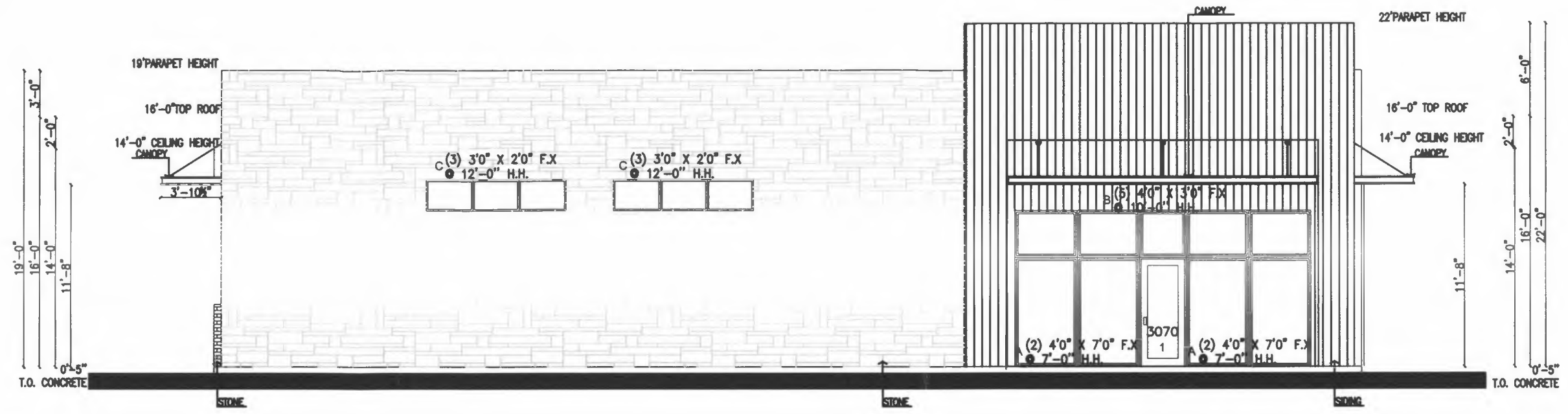
DESCRIPTION
**ONE STORY
WASHER & DRYER STORE**

SCALE
1" = 30' - 0"

SHEET TITLE
SITE PLAN

SHEET #
C2.00

FILE NAME
C2.00_SITE_PLAN



1 FRONT ELEVATION
 A2.01 1/8" = 1' - 0"



1 RIGHT ELEVATION
 A2.01 3/32" = 1' - 0"

SEAL

CONSTRUCTION CONCEPTS INC.
 "Planning and Designing a Better Tomorrow"
 317 E. JEFFERSON BLVD.
 DALLAS, TX, 75203
 TEL. (214) 545-4300
 FAX. (214) 545-6544

REVISIONS	
DRAFTER	SENT DATE

ADDRESS
 2534 W DAVIS ST
 DALLAS, TEXAS
 75211

DATE
06/27/2024

DRAWN BY
JAHQ

CHECKED BY
ER

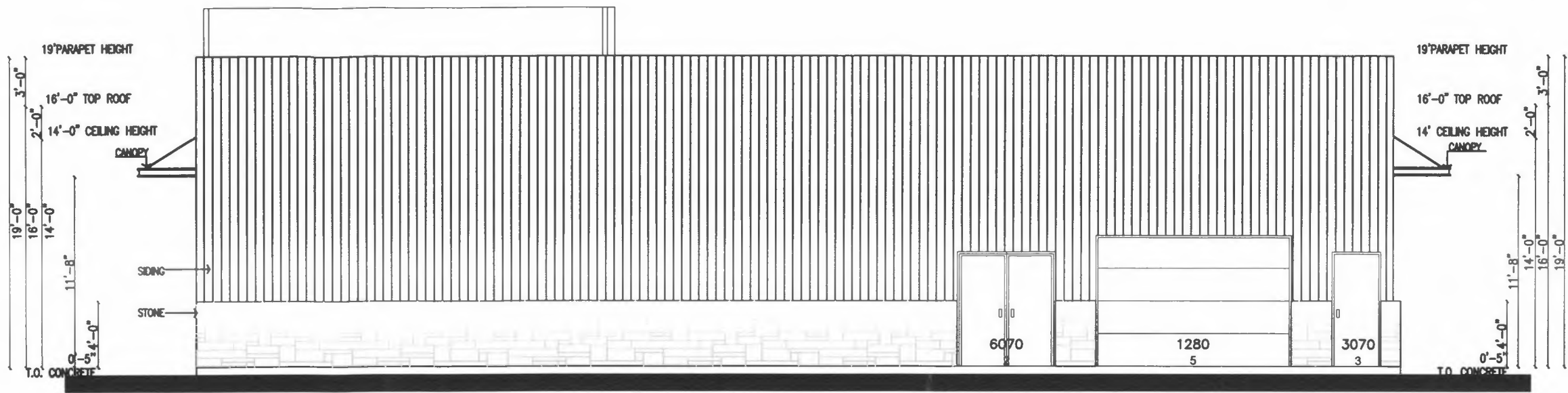
DESCRIPTION
**ONE STORY
 WASHER & DRYER STORE**

SCALE
AS SPECIFIED

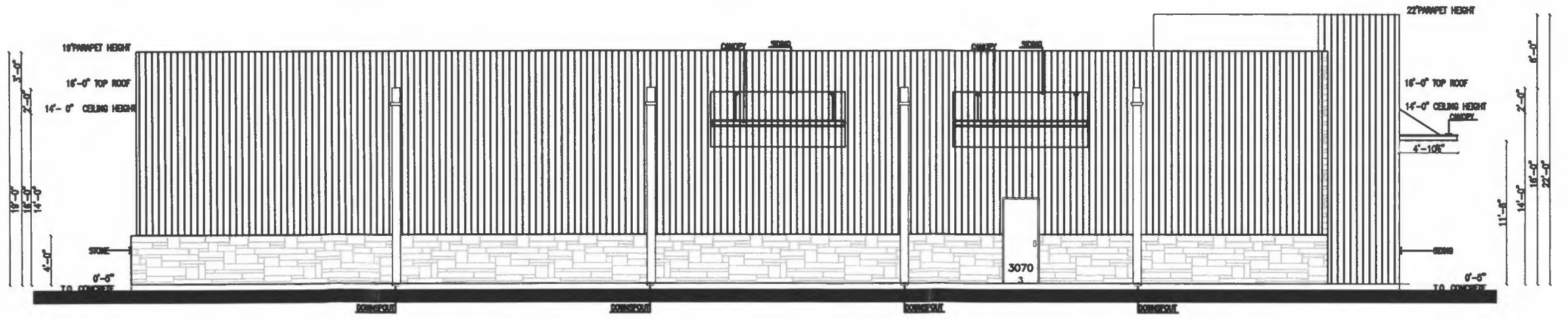
SHEET TITLE
ELEVATIONS

SHEET #
A2.01

FILE NAME
A2.01_ELEVATION



1 REAR ELEVATION
 A2.02 1/8" = 1'-0"



1 LEFT ELEVATION
 A2.02 3/32" = 1'-0"

SEAL

CONSTRUCTION CONCEPTS INC.
 "Planning and Designing a Better Tomorrow"
 317 E. JEFFERSON BLVD.
 DALLAS, TX 75203
 TEL. (214) 948-4300
 FAX. (214) 948-8544

REVISIONS	
DRAFTER	SENT DATE

ADDRESS
 2534 W DAVIS ST
 DALLAS, TEXAS
 75211

DATE
06/27/2024

DRAWN BY
JAHQ

CHECKED BY
ER

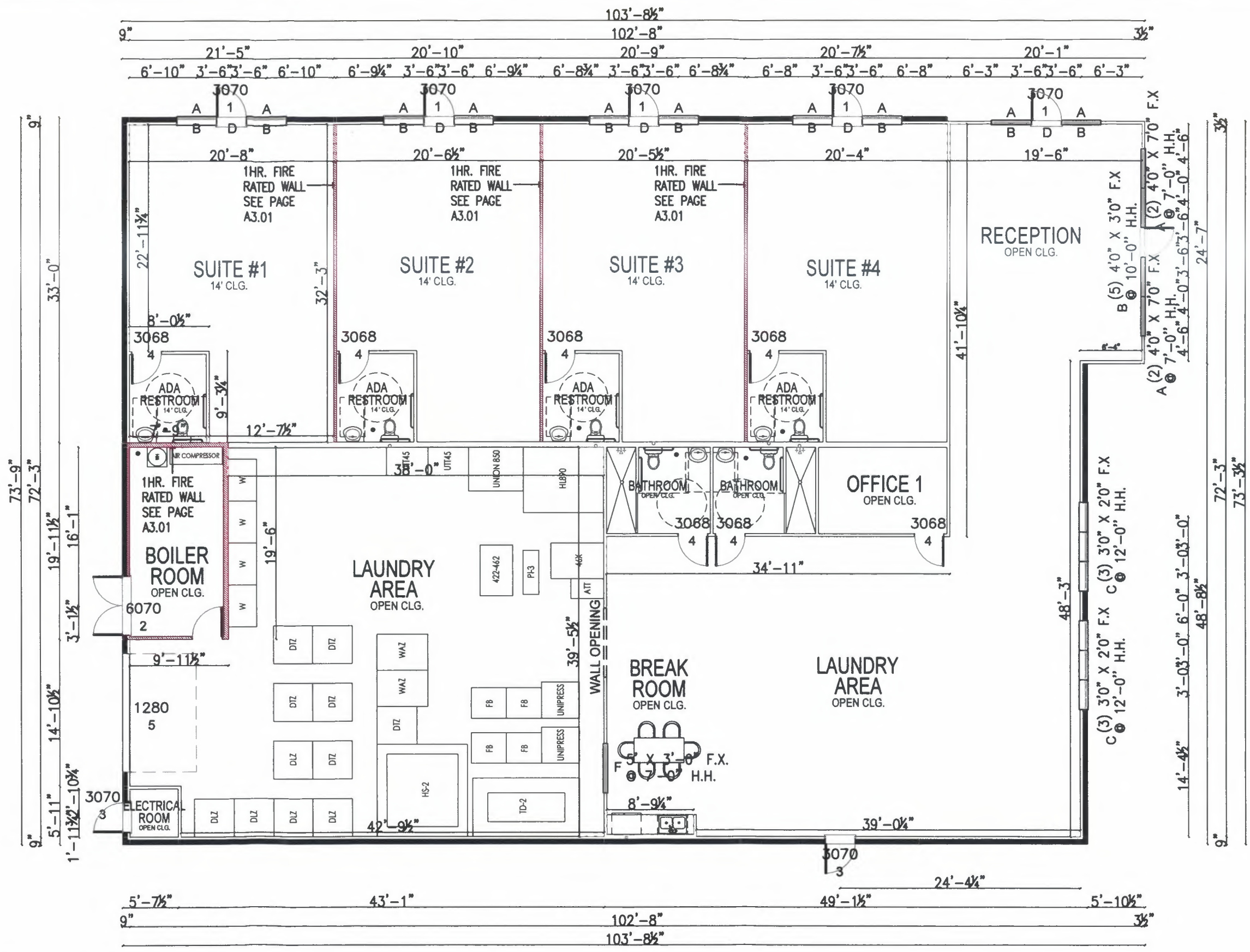
DESCRIPTION
**ONE STORY
 WASHER & DRYER STORE**

SCALE
1/8" = 1'-0"

SHEET TITLE
ELEVATIONS

SHEET #
A2.02

FILE NAME
A2.02_ELEVATION



SEAL

REVISIONS	
DRAFTER	SENT DATE

CONSTRUCTION CONCEPTS INC.
 "Planning and Designing a Better Tomorrow"
 317 E. JEFFERSON BLVD.
 DALLAS, TX. 75203
 TEL. (214) 946-4300
 FAX. (214) 946-8844

ADDRESS
 2534 W DAVIS ST
 DALLAS, TEXAS
 75211

DATE
06/27/2024

DRAWN BY
JAHQ

CHECKED BY
ER

DESCRIPTION
**ONE STORY
 WASHER & DRYER STORE**

SCALE
3/32" = 1'-0"

SHEET TITLE
FLOOR PLAN

SHEET #
A1.01

FILE NAME
A1.01_FLR1_PLAN

1 PROPOSED FLOOR PLAN - GROUND LEVEL
 A1.01 3/32" = 1'-0"