



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

Date:

FOR OFFICE USE ONLY

AUG 22 2024 REC'D

BY:

Data Relative to Subject Property: req. interpreter

Location address: 9757 LARGA DRIVE

Zoning District: R-7-5

Lot No.: 51 Block No.: 71644 Acreage: 0.109

Census Tract:

Street Frontage (in Feet): 1) 85' 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment: CARLOS B. PESCADOR AND

Owner of Property (per Warranty Deed): SPOUSE MARIA CRISTINA PESCADOR

Applicant: ELIO PORRAS

Telephone: 214-274-5002

Mailing Address: 3634 Park Ridge Dr.

Zip Code: 75052

E-mail Address: ELIO.PORRAS@YAHOO.COM

Represented by: ELIO PORRAS

Telephone: 214-274-5002

Mailing Address: 3634 Parkridge Dr.

Zip Code: 75052

E-mail Address: ELIO.PORRAS@YAHOO.COM

Affirm that an appeal has been made for a Variance or Special Exception of ESPECIAL EXCEPTION

VARIANCE TO CARPORT IN SIDE YARD
VARIANCE TO LOT COVERAGE

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:

HOME OWNER WANTS TO MAINTAIN ROOF ON
CARPORT - due - SECURITY AND OTHER

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 ELIO PORRAS

(Affiant/Applicant's name printed)

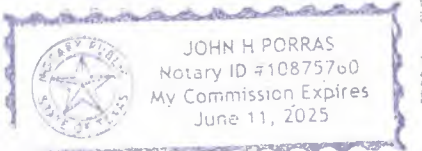
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: Elio Porras

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 11th day of July - 2024

John Porras
Notary Public in and for Dallas County, Texas



MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that ELIO PORRAS

did submit a request for (1) a special exception to the side-yard setback regulations for a carport and a (2) variance to the maximum allowed lot coverage.

at 9757 Larga Dr

BDA234-112. Application of ELIO PORRAS for (1) a special exception to the side-yard setback regulations for a carport; and for (2) a variance to the maximum allowed lot coverage at 9757 LARGA DR. This property is more fully described as Block 7/6144, Lot 51, and is zoned R-7.5(A), which requires a side-yard setback of 5-feet; and cannot exceed 45% of the maximum lot coverage. The applicant proposes to construct and/or maintain a carport for a single-family residential dwelling in a required side-yard and provide a 10- inch setback, which will require (1) a 4- foot 2- inch special exception to the side-yard setback regulations, and to construct and/or maintain a single-family residential structure with 4005 square feet of covered area (56%), which will require (2) a 787.5 square foot variance (11%) to the maximum allowed lot coverage.

Sincerely,



Andrew Espinoza, CBO, MCP, CFM, CCEA



CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 234-112

I, Carlos B. Pescador, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 9757 LARGA DR. DALLAS, TEXAS 75220
(Address of property as stated on application)

Authorize: Elio Porras
(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 TO LOT COVERAGE,
SPECIAL EXCEPTION
VARIANCE TO PARPORT IN SIDE YARD.

Carlos B. Pescador.
Print name of property owner or registered agent

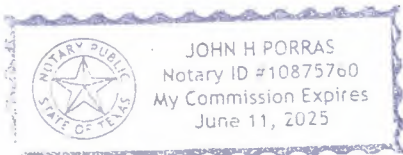
Carlos B. Pescador
Signature of property owner or registered agent

agent Date 7-11-2024

Before me, the undersigned, on this day personally appeared
CARLOS B. PESCADOR

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 11th day of
July, 2024



John H. Porras
Notary Public for Dallas County,
Texas

Commission expires on _____



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234112

I, MARIA CRISTINA PESCADOR, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 9757 LARGA DR. DALLAS, TEXAS 75220
(Address of property as stated on application)

Authorize: ELIO PORRAS
(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 TO LOT COVERAGE,
ESPECIAL EXCEPTION
VARIANCE TO PARPORT IN SIDE YARD.

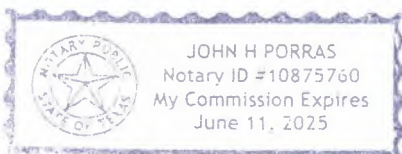
MARIA CRISTINA PESCADOR * Maria-C-Pescador
Print name of property owner or registered agent Signature of property owner or registered agent

agent Date 7-11-2024

Before me, the undersigned, on this day personally appeared
MARIA CRISTINA PESCADOR

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 11th day of
July, 2024

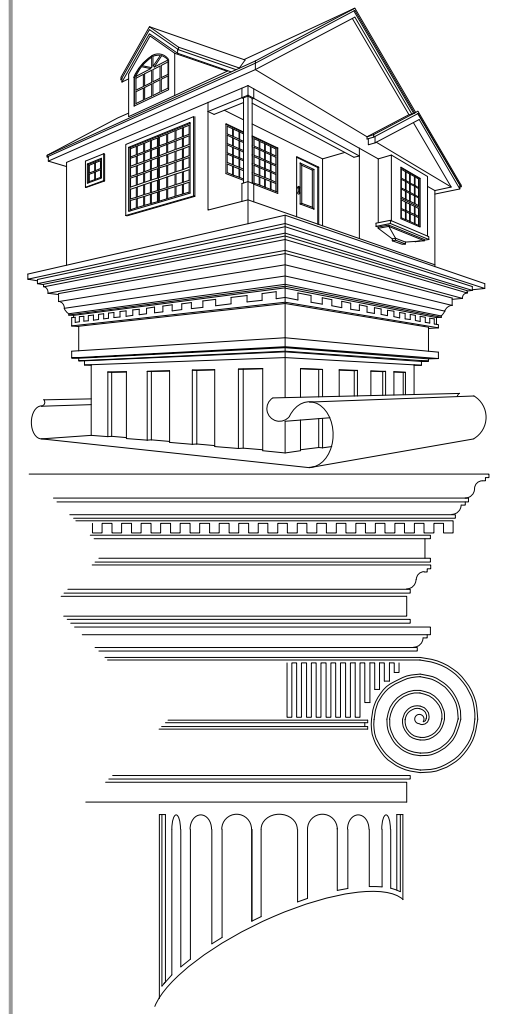
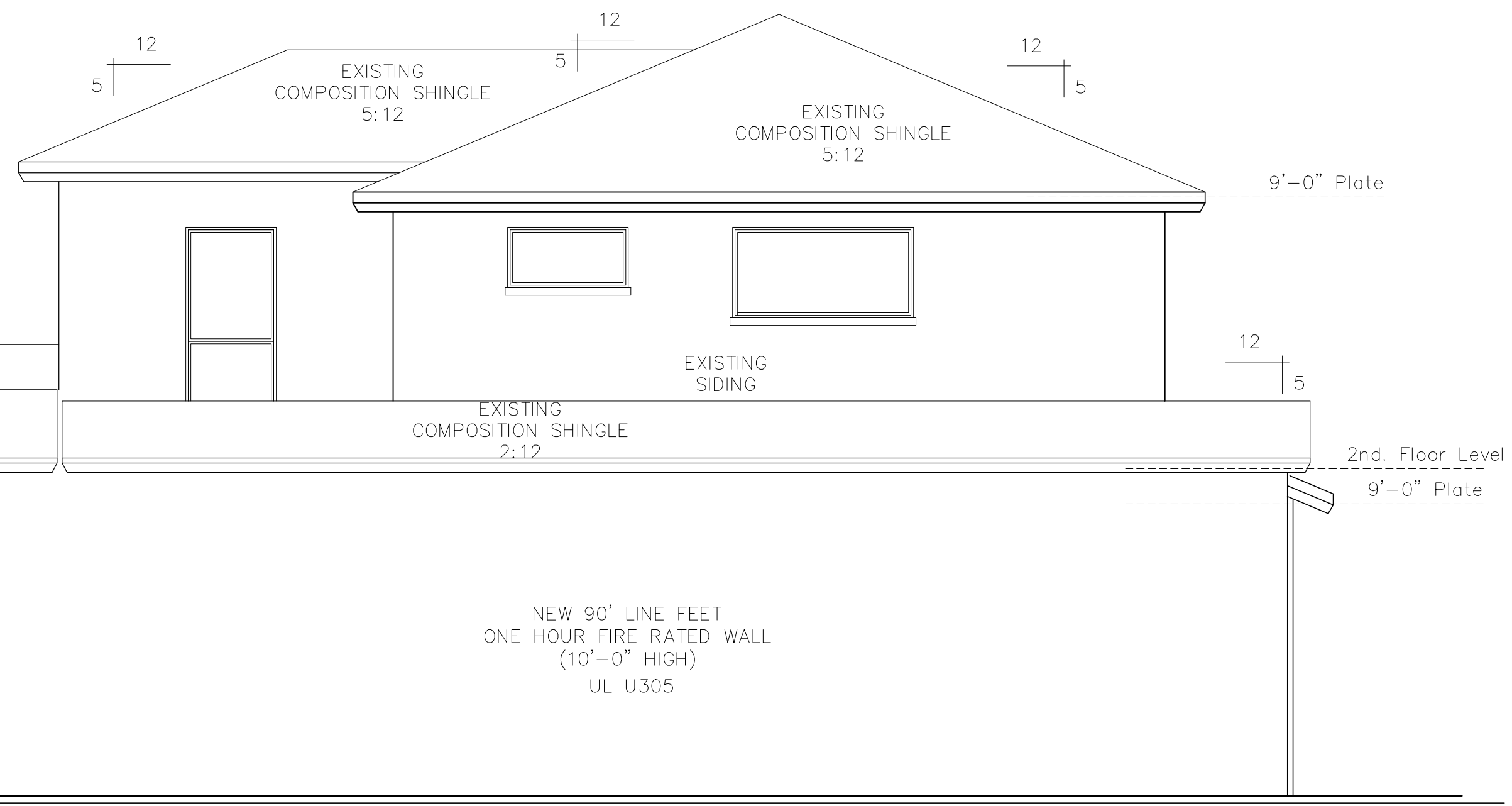


John Porras
Notary Public for Dallas County,
Texas

Commission expires on _____

EXISTING RIGHT ELEVATION

SCALE : 1/4" = 1'-0"



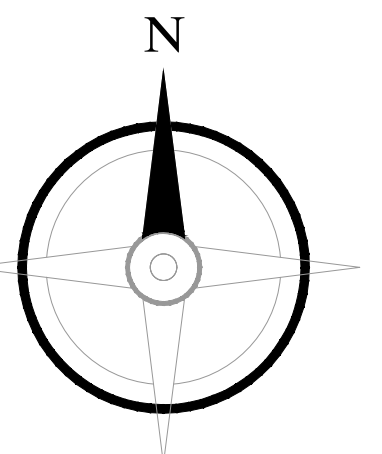
Martinez Design, LLC
 Tel.: 972-891-4160
 Tel.: 972-871-2512
 martinezb73@hotmail.com

GENERAL NOTES

1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODE, AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT. FURTHERMORE IT RECOMMENDS THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TOPOGRAPHIC SPECIALIST

SQUARE FOOTAGE

Area	Area
EXISTING COVERED PATIO AREA : 320.0 SQ.FT.	
EXISTING COVERED PATIO AREA : 573.0 SQ.FT.	



Project Name:

EXISTING HOUSE

Project Address:

**9757 LARGA DR,
DALLAS, TX 75220**

Plan Name:

ELEVATIONS

Project #: 012725

Drawn By: JAM

Date: 01-27-2025

Scale: 1/4" = 1'-0"

Sheet #:

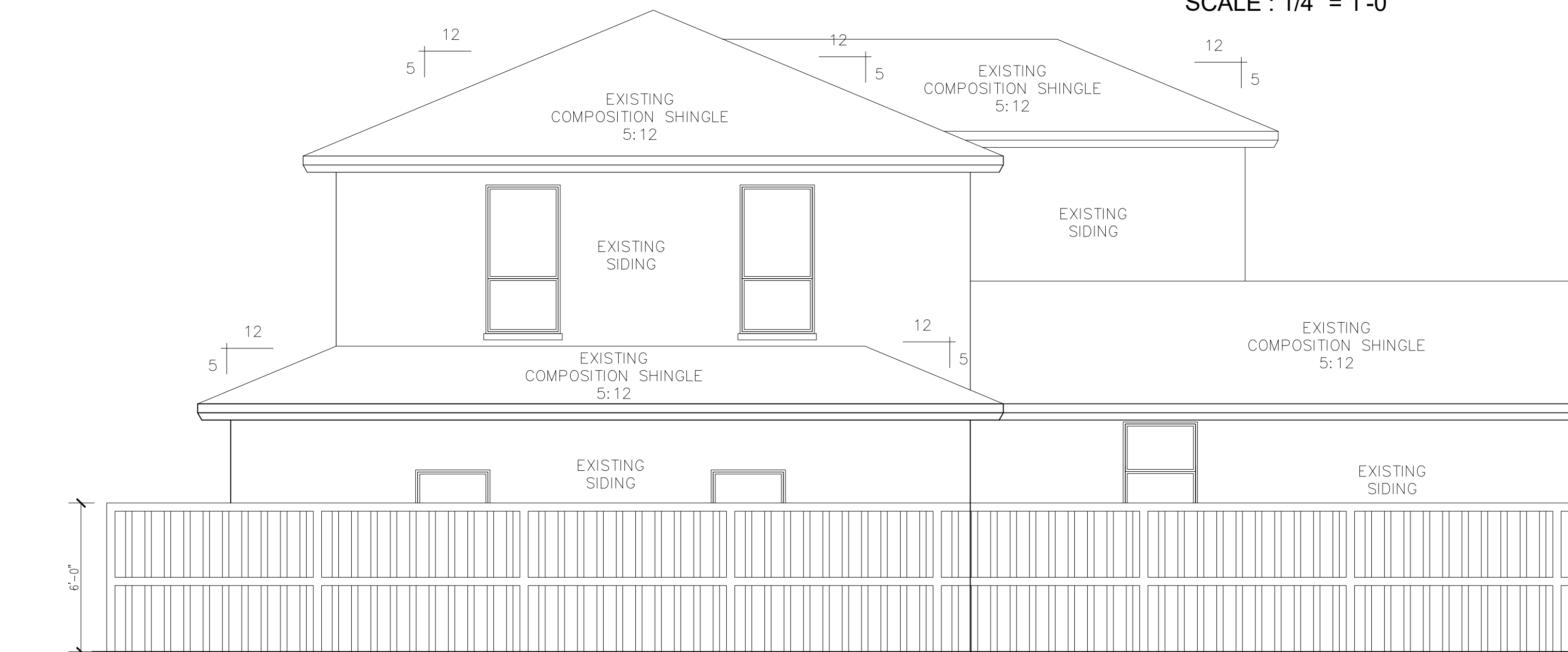
of:

4

4

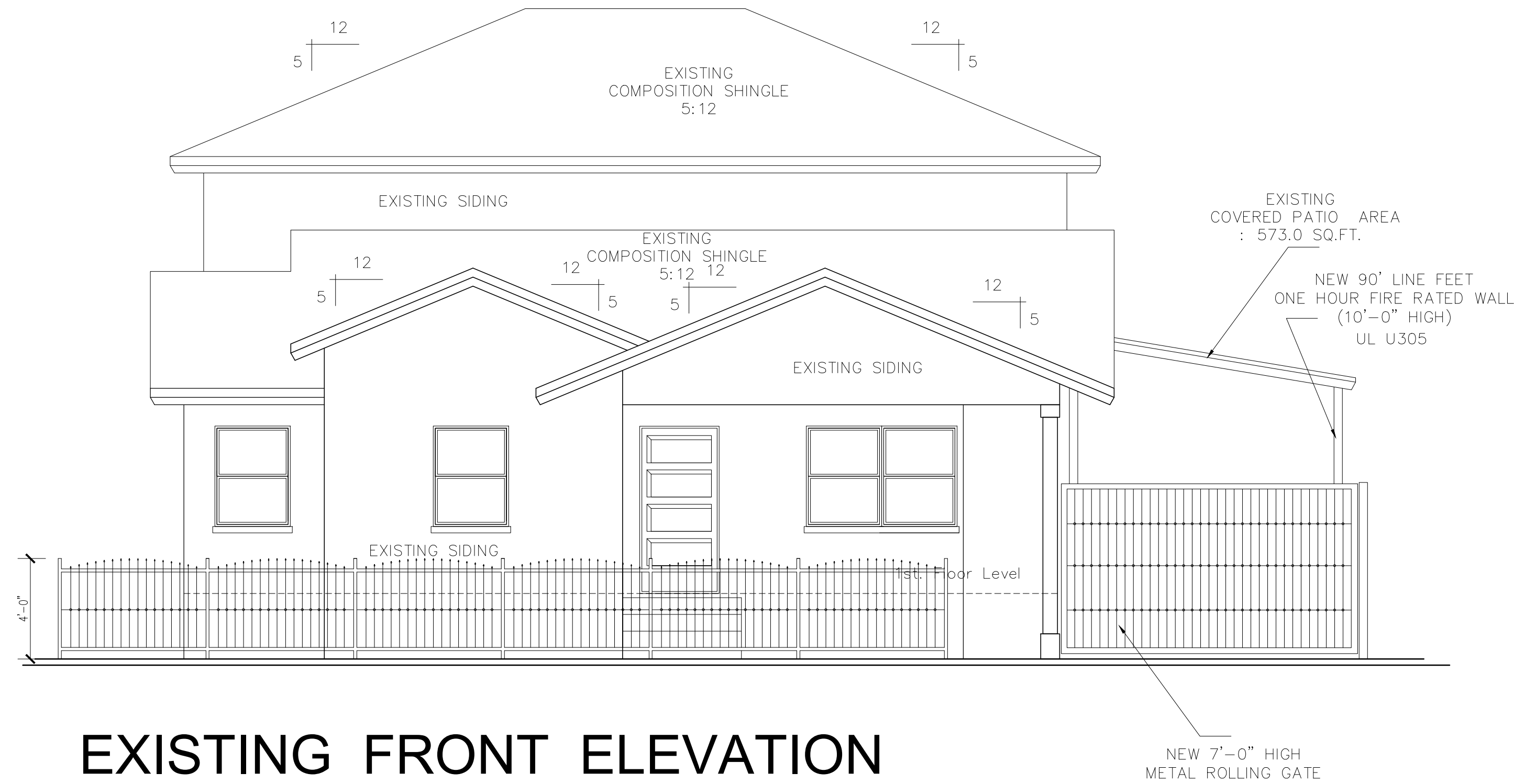
EXISTING REAR ELEVATION

SCALE : 1/4" = 1'-0"



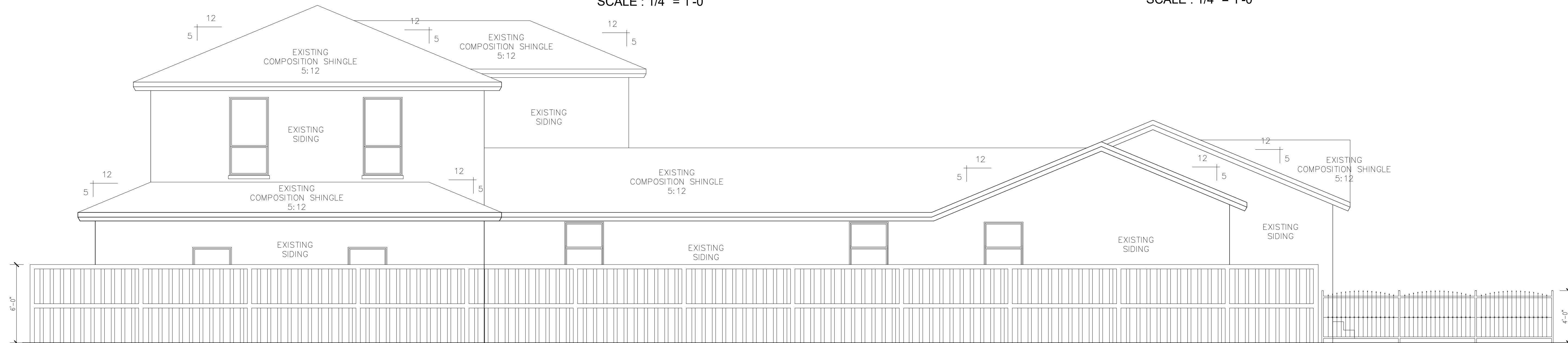
EXISTING FRONT ELEVATION

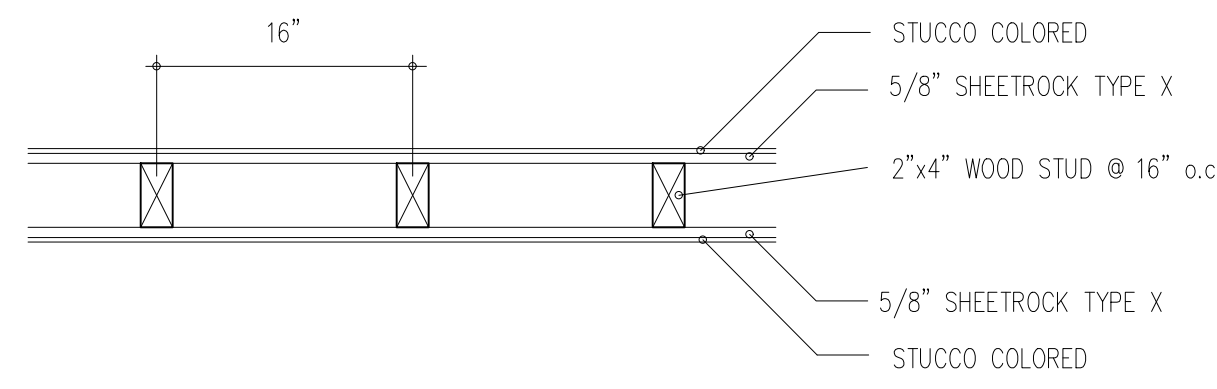
SCALE : 1/4" = 1'-0"



EXISTING LEFT ELEVATION

SCALE : 1/4" = 1'-0"





ONE HOUR FIRE RATED WALL
UL U305

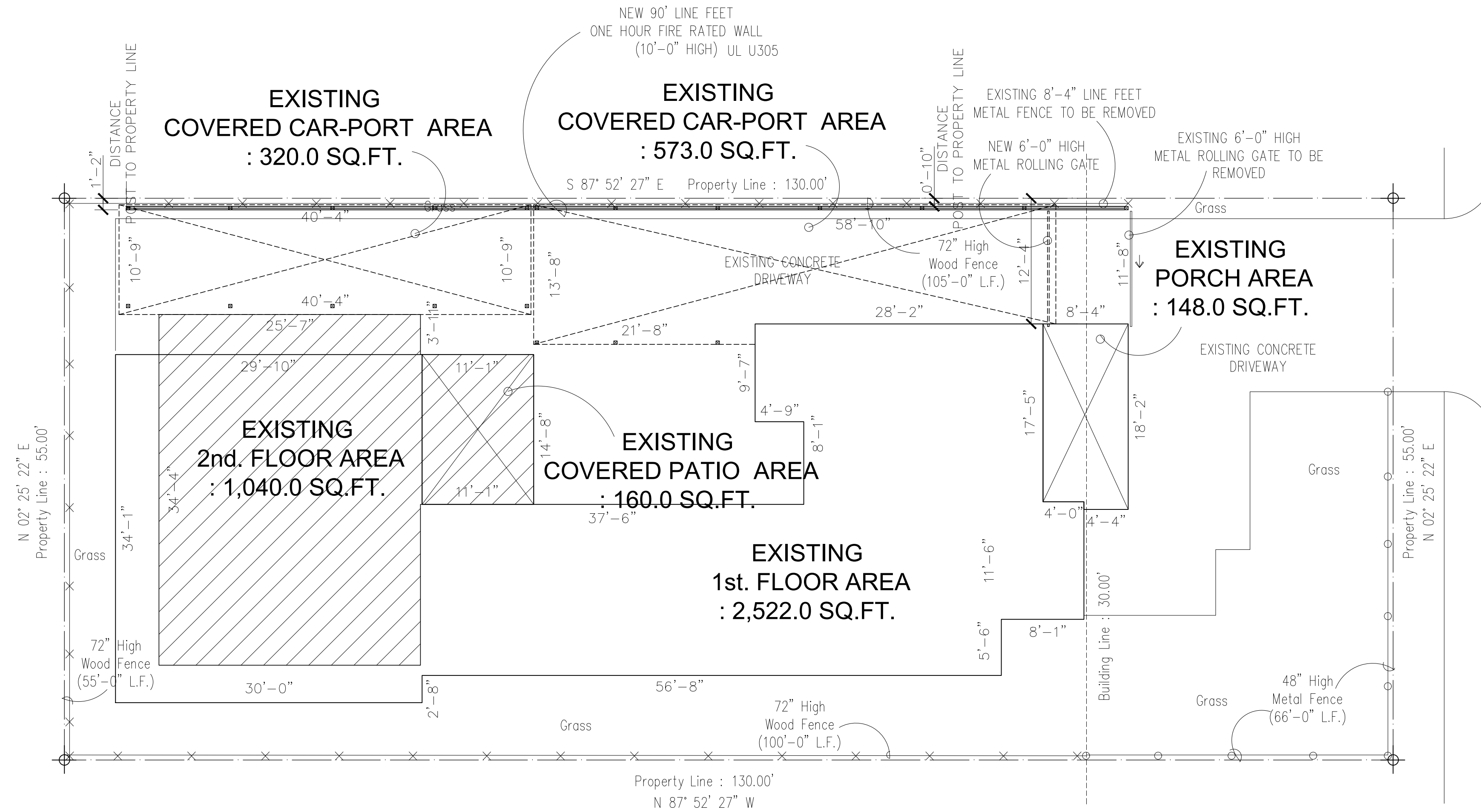
SCALE 1"=1'-0"

PROJECT DATA

PROJECT NAME: EXISTING HOUSE
 ADDRESS: 9757 LARGA DR
 LOT No.: 51
 BLOCK No.: 7/6144

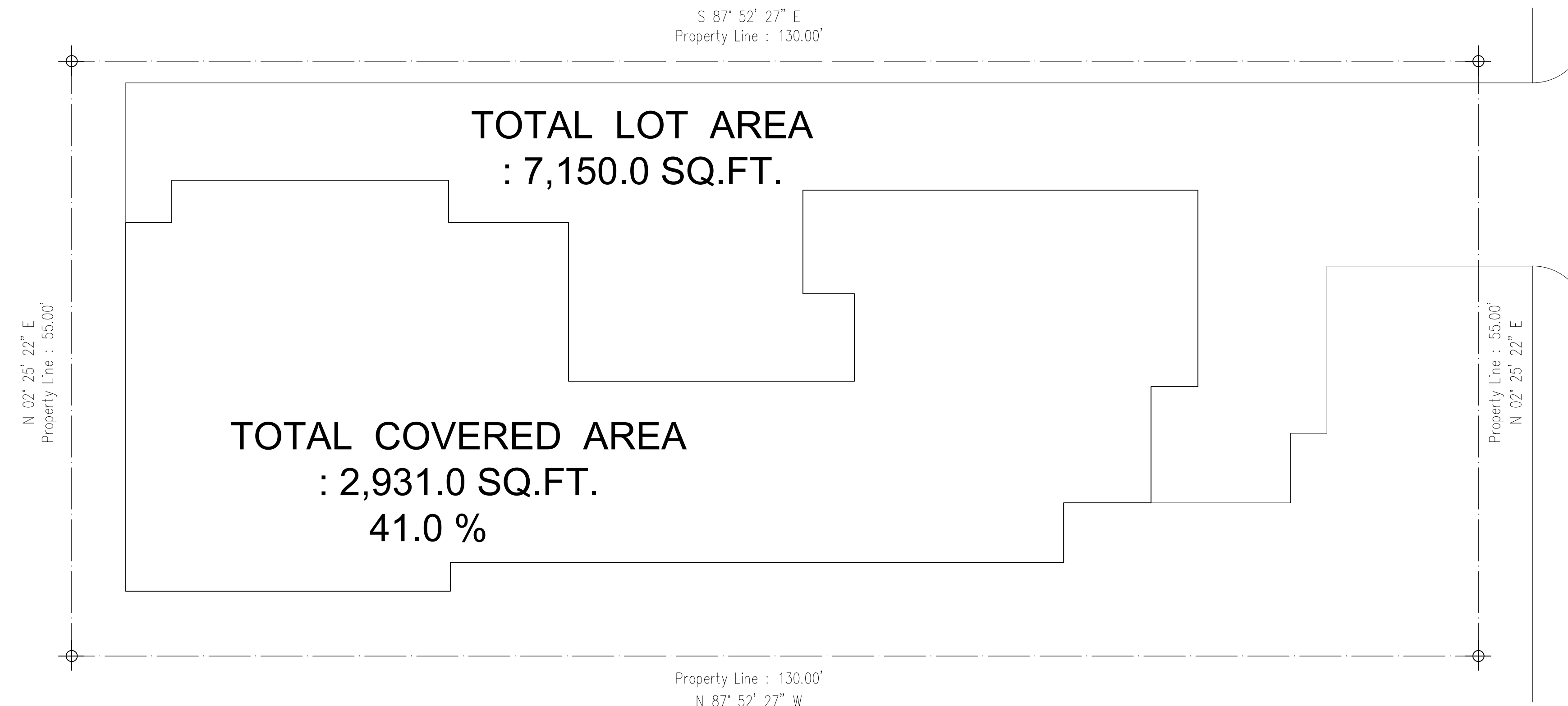
AREAS IN SQUARE FEET

EXISTING 1st. FLOOR AREA : 2,522.0 SQ.FT.
 EXISTING 2nd. FLOOR AREA : 1,040.0 SQ.FT.
 EXISTING PORCH AREA : 148.0 SQ.FT.
 EXISTING CAR-PORT PATIO AREA : 893.0 SQ.FT.



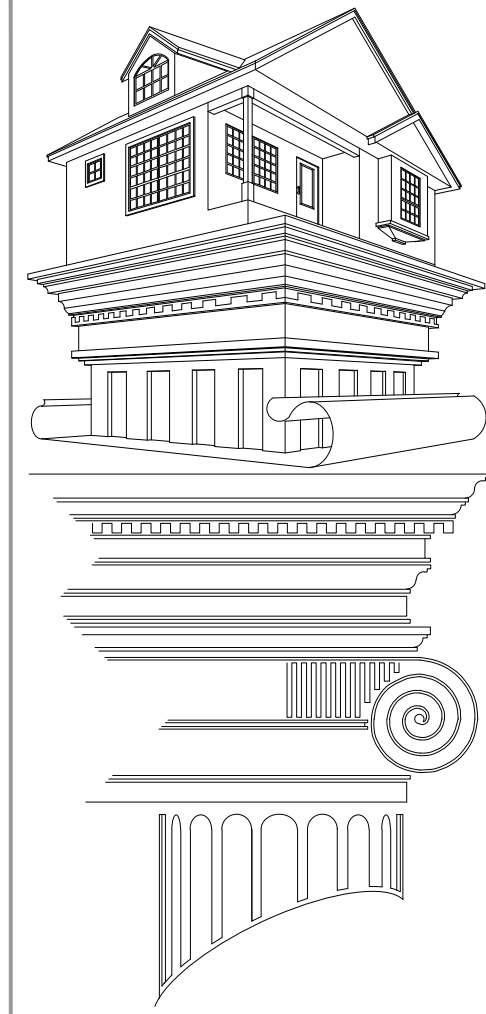
SITE PLAN

SCALE : 1/8" = 1'-0"



KEY PLAN

SCALE : 1/8" = 1'-0"

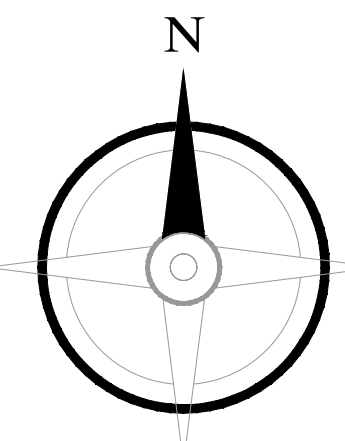


Martinez Design, LLC
 Tel.: 972-891-4160
 Tel.: 972-871-2512
 martinezb73@hotmail.com

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SQUARE FOOTAGE



Project Name:

EXISTING HOUSE

Project Address:

**9757 LARGA DR,
DALLAS, TX 75220**

Plan Name:

SITE PLAN

Project #: 012725 Drawn By: JAM

Date: 01-27-2025 Scale: 1/8" = 1'-0"

Sheet #: **1** of: **4**

9757 LARGA DR

9757 LARGA DR