



# Development Services

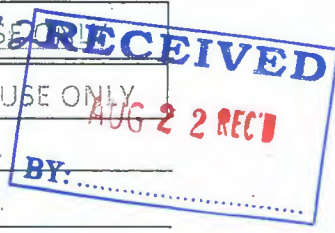
"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

FOR OFFICE USE ONLY

Date: FOR OFFICE USE ONLY



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 Parkridge 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)

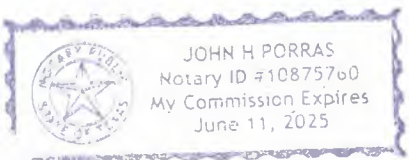
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

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





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.

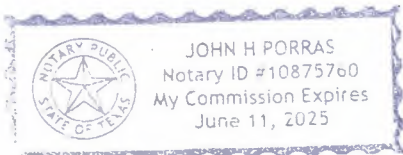
Carlos B. Pescador.  
Print name of property owner or registered agent

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 234-112

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.

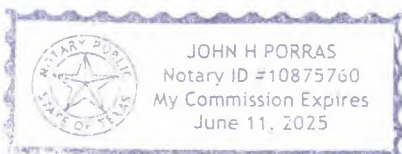
MARIA CRISTINA PESCADOR \* Maria-C-Pescador  
Print name of property owner or registered agent      Signature of property owner or registered

agent 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

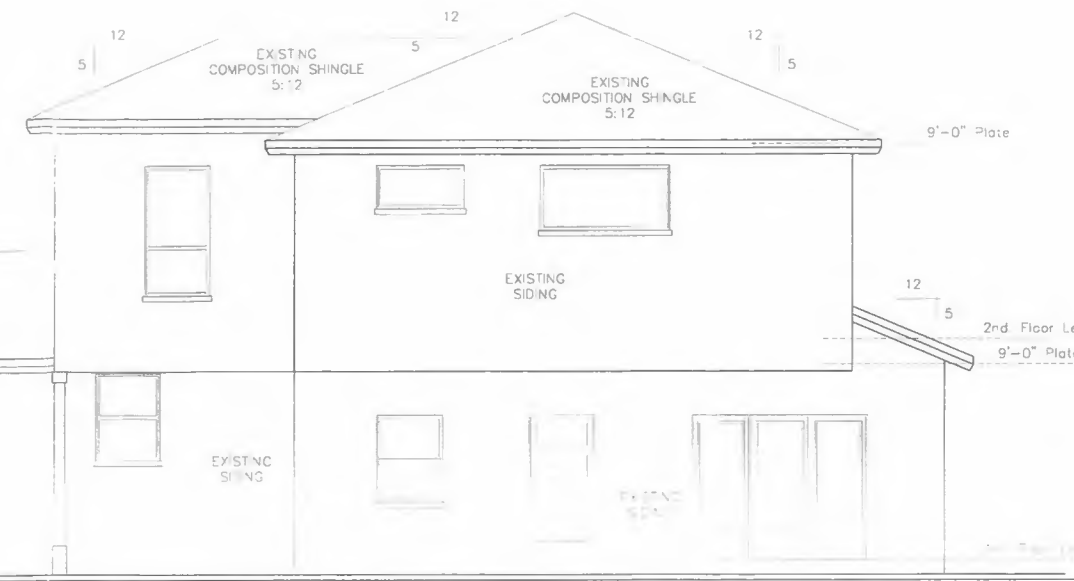


John Porras  
Notary Public for Dallas County,  
Texas

Commission expires on \_\_\_\_\_

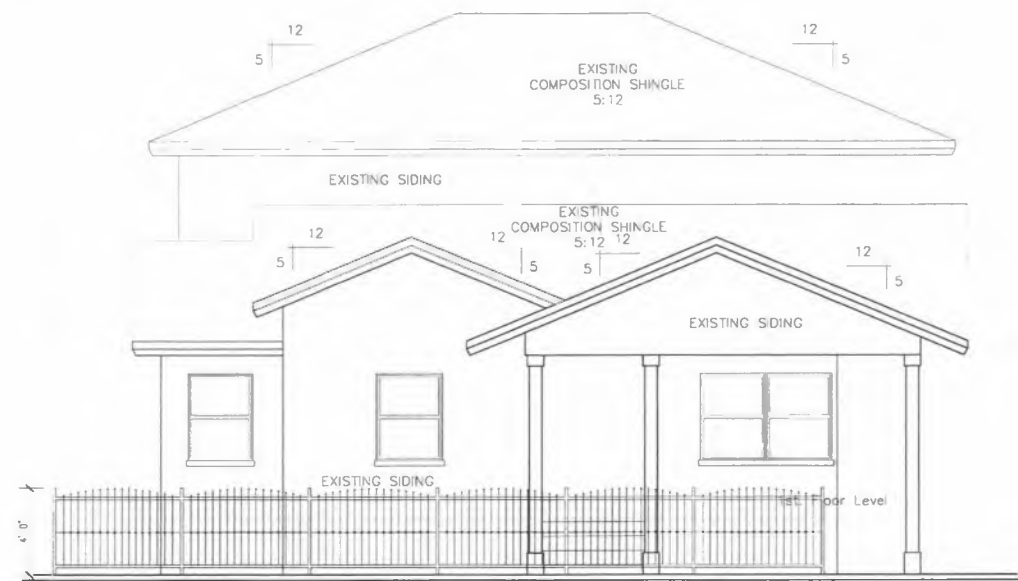
# EXISTING RIGHT ELEVATION

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



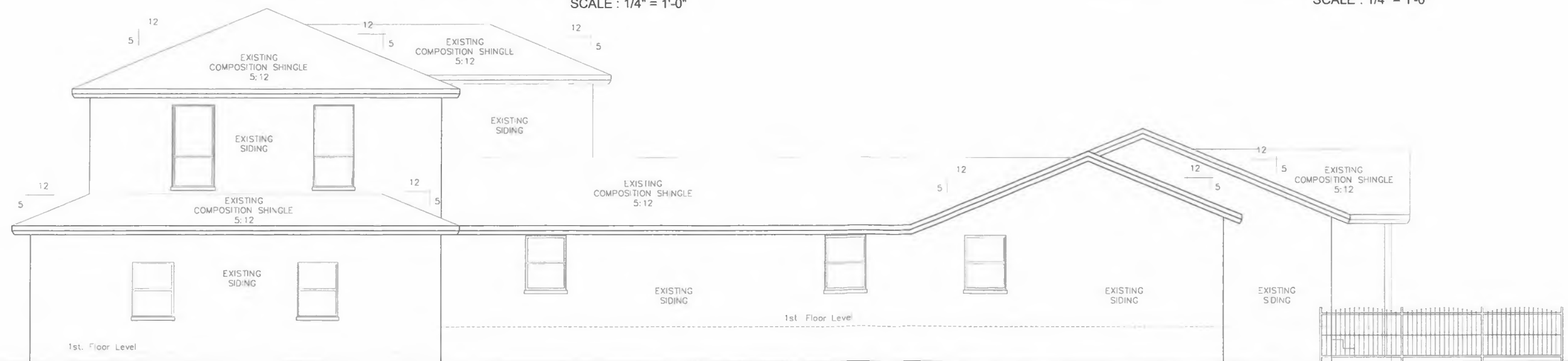
# EXISTING REAR ELEVATION

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



# EXISTING FRONT ELEVATION

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



# EXISTING LEFT ELEVATION

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



**Martinez Design, LLC**

Tel.: 972-891-4160

Tel.: 972-871-2512

martinez73@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



Project Name:

**EXISTING HOUSE**

Project Address:

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

Plan Name:

**ELEVATIONS**

Project #: **050124**

Drawn By: **JAM**

Date: **15-01-2024**

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

Sheet #: **4**

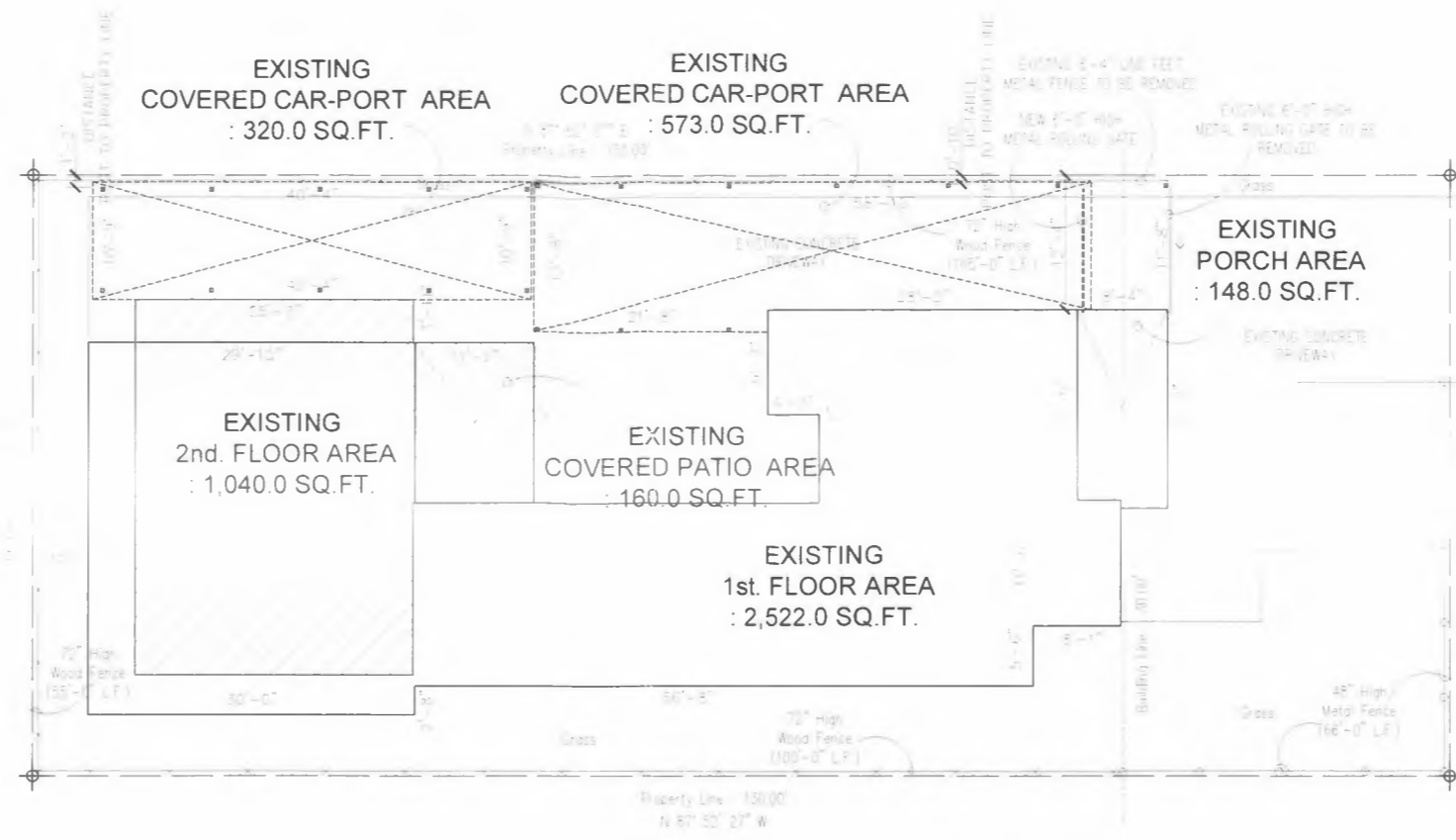
Of: **4**

## PROJECT DATA

PROJECT NAME: EXISTING HOUSE  
 ADDRESS: 9757 LARGA DR  
 LOT No.: 51  
 BLOCK No.: 716144

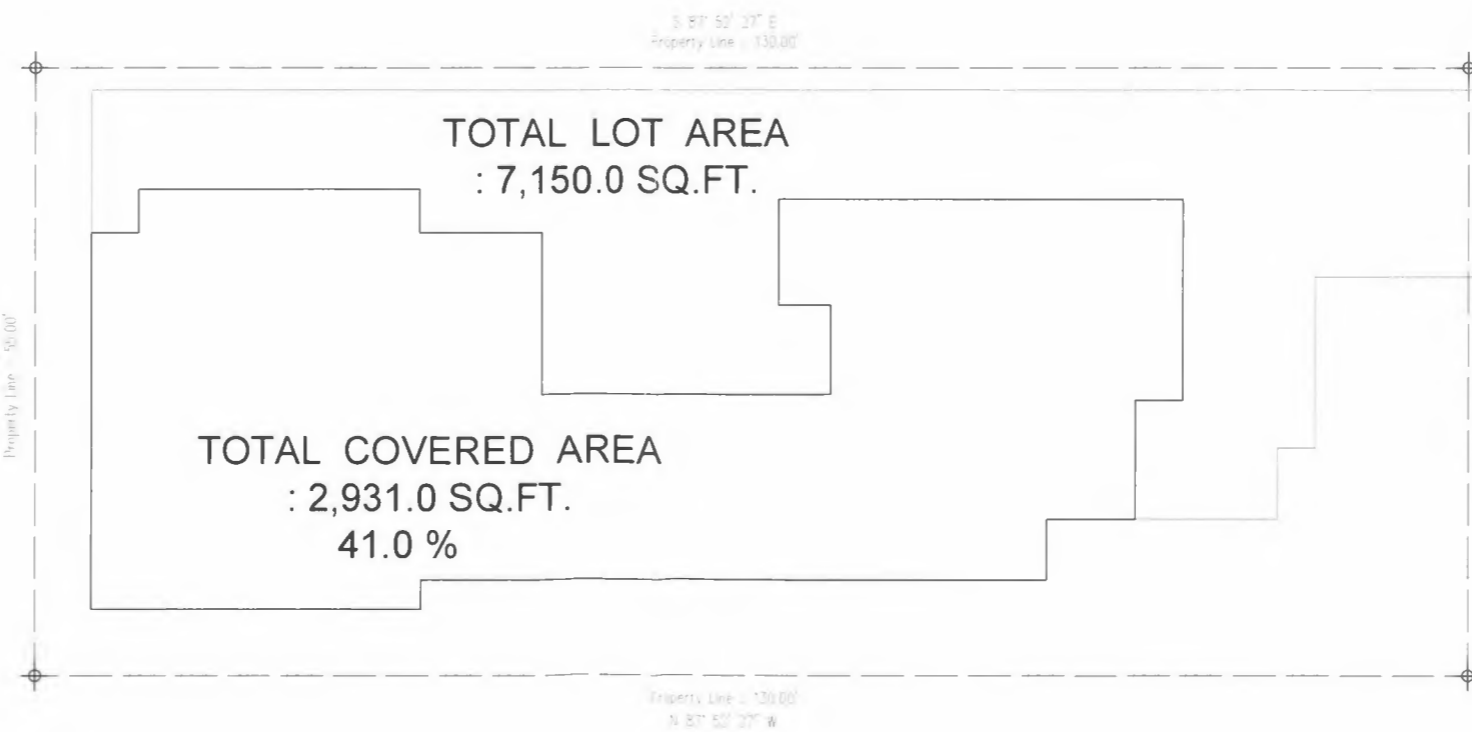
## AREAS IN SQUARE FEET

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"

9757 LARGA DR

9757 LARGA DR

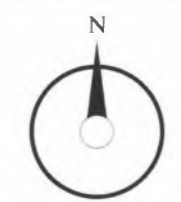


**Martinez Design, LLC**  
 Tel : 972-891-4160  
 Tel : 972-871-2512  
 martinez73@hotmail.com

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### SQUARE FOOTAGE



Project Name:  
**EXISTING HOUSE**

Project Address:  
**9757 LARGA DR,  
 DALLAS, TX 75220**

Plan Name:  
**SITE PLAN**

Project #: 050124      Drawn By: JAM

Date: 15-01-2024      Scale: 1/8" = 1'-0"

Sheet #: **1**      of: **4**