



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

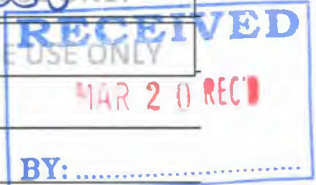
## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245-055

Date:

FOR OFFICE USE ONLY



Data Relative to Subject Property:

Location address: 3025 W. Ledbetter Dr. Zoning District: R-10

Lot No.: LB Block No.: A16041 Acreage: 2.238 Census Tract:

Street Frontage (in Feet): 1) 150' 2) 3) 4) 5)

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): HVP Dallas LLC

Applicant: CAMILO DUARTE Telephone: (214) 803-2078

Mailing Address: 1222 Willow Glen Dr. Zip Code: 75232

E-mail Address: duarte\_camilo@yahoo.com

Represented by: Kathy E. Yee Telephone: (214) 687-7811

Mailing Address: 1618 Landford Ave Zip Code: 75224

E-mail Address: Kathy.yee.1030@yahoo.com

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

Instal 6' fence masonry/iron on edge of property line

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:

Deter theft / security of property

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 CAMILO DUARTE

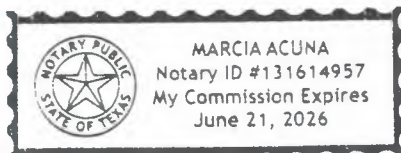
(Affiant/Applicant's name printed)

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: 

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 25 day of FEBRUARY, 2025



MARCIA ACUNA  
Notary Public in and for Dallas County, Texas



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 245-055

I, HVP Dallas LLC, Owner of the subject property  
(Owner or "Grantce" of property as it appears on the Warranty Deed)

at: 3025 W. Ledbetter Dr. Dallas TX 75233  
(Address of property as stated on application)

Authorize: Camilo Duarte  
(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: Install <sup>GF+ Key</sup> Iron/masonry fence at edge of property line.

CINDY SANTOYO  
Print name of property owner or registered agent  
agent Date 02/09/2025

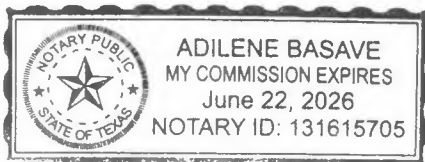
[Signature]  
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared  
Cindy Santoyo

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 09 day of

February, 2025



Commission expires on  
Jun 22, 2026

# ArcGIS Web Map



2/24/2025, 11:19 11 AM

1:5,062



Esri Community Maps Contributors: Baylor University, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/TIASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

**BDA245-056**

CITY OF DALLAS PLAT BOOKS

ANNEXED JUNE 10 1952 ORD. NO. 5486

ANNEXED JUNE 27 1945 ORD. NO. 3649 (200' FT. STRIP NORTH OF LEDBETTER DRIVE)

ADDITION BRETTON WOODS SUBDIVISION (PART)

BLOCKS A & B (PART) 6041

SURVEY THOMAS LANGLEY ABST. 779

SCALE 100 FT. EQUALS 1 INCH

SCHOOL DIST. DALLAS

RECORDED 3-30-45

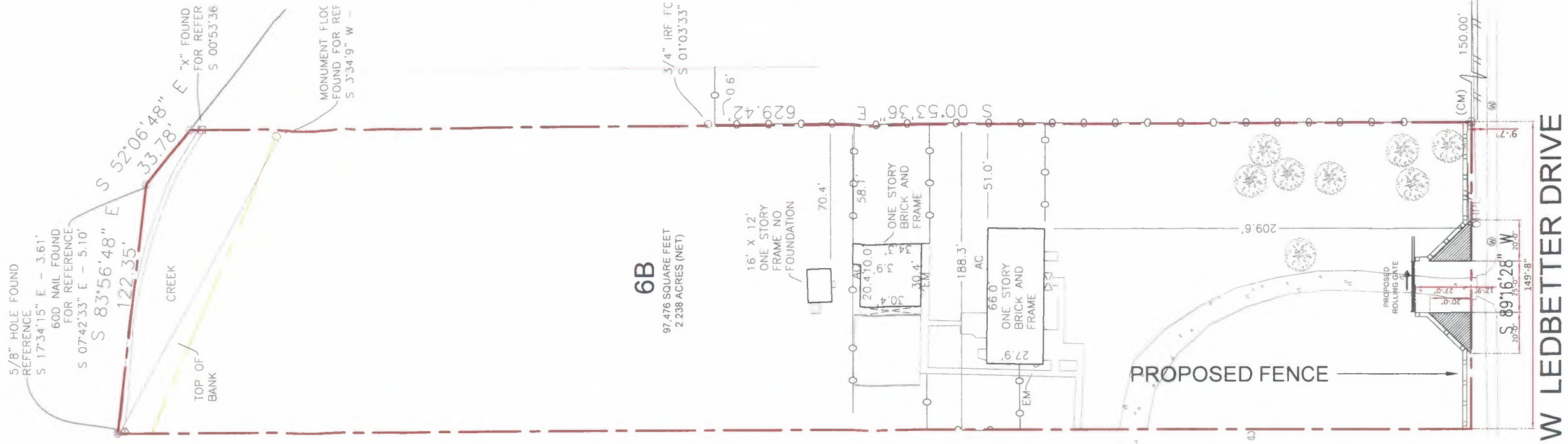


6043

OLD HICKORY WOODLANDS ADDITION

6052

PDA245-056



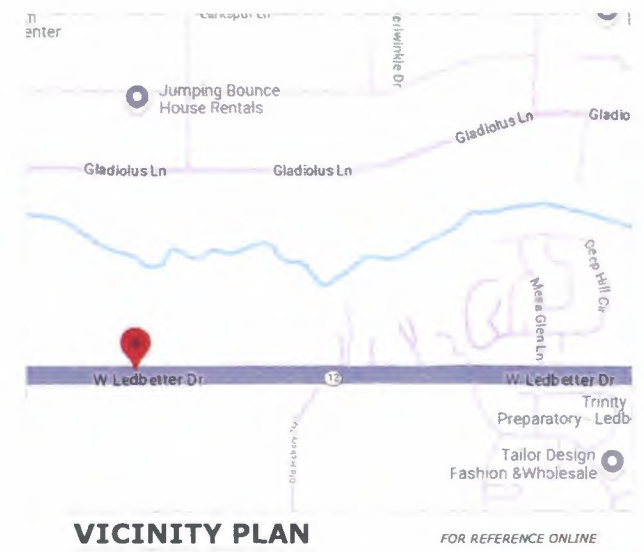
**SITE PLAN**  
SCALE: 1" = 60'

**LEGEND/SYMBOL**

	CONCRETE OR ASPHALT
	GRASS
	4" PUBLIC SIDEWALK
	UTILITY
	PROPERTY LINE
	SETBACK LINE
	WOOD FENCE
	IRON FENCE
	TREE

SQUARE FOOTAGE PER UNIT	
EXISTING LIVING AREA	1,851 SQ FT
EXISTING DETACHED BUILDING	963 SQ FT
EXISTING STORAGE	197 SQ FT
<b>LOT SIZE</b>	<b>97,371 SQ FT</b>
<b>TOTAL COVERED AREA</b>	<b>3,011 SQ FT</b>
<b>% COVERAGE</b>	<b>03 %</b>

**LEGAL DESCRIPTION:**  
**CHAPEL IN THE WOODS**  
**BLOCK 6B**



**W LEDBETTER DRIVE**

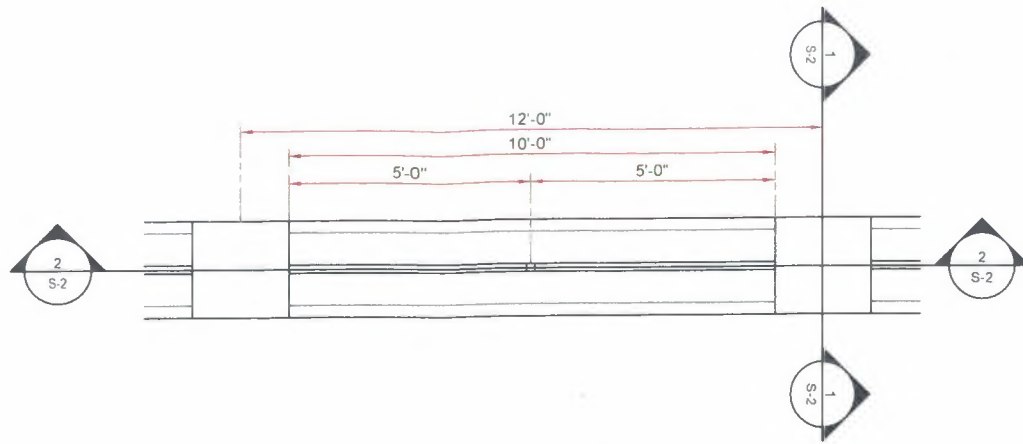
ADDRESS: **3025 W LEDBETTER DRIVE LOT 6B**  
 CHAPEL IN THE WOODS  
 LOT 6B BLOCK A/6041

SCALE:	1"=60'
DATE:	02/11/2025
REV:	
SQ.FT:	
SHEET NO:	1 of 2
PLAN:	SITE PLAN
SHEET:	C-1
SCOPE:	PROPOSED FENCE
DRAWN:	EACB

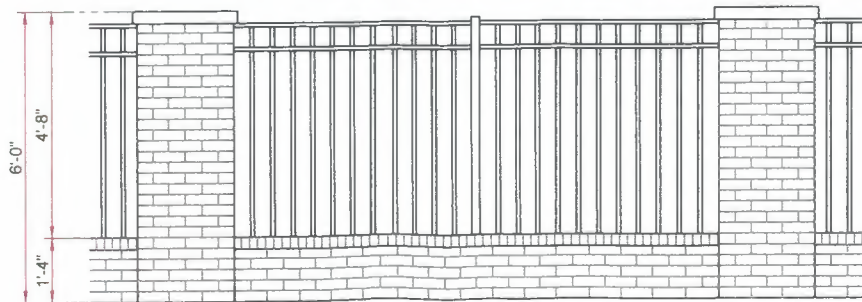
CITY STAMP

ENGINEER STAMP

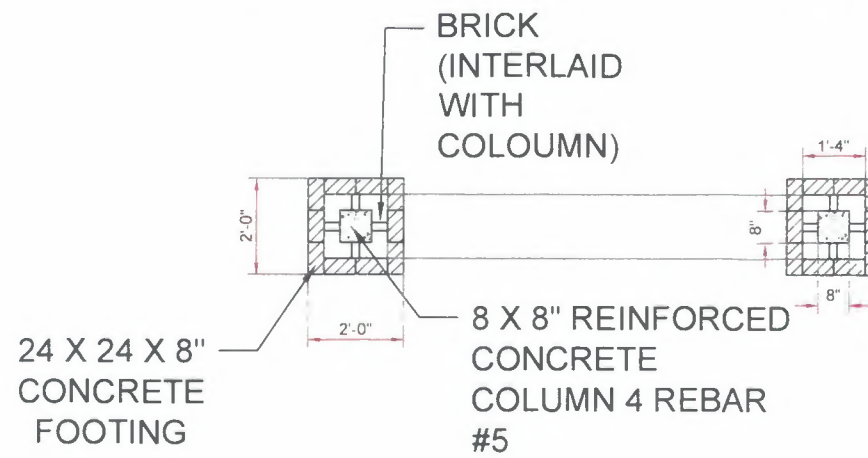
FOR REFERENCE ONLINE  
**BDA245-055**



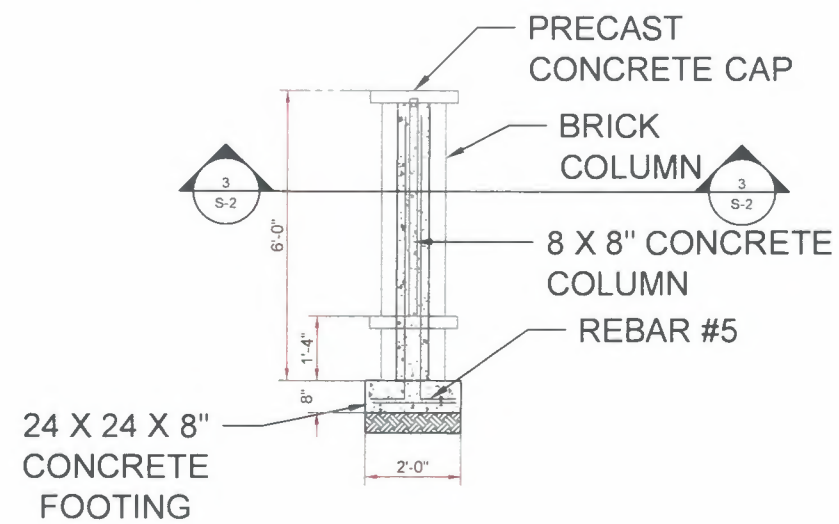
TOP VIEW SECTION  
SCALE: 1/4" = 1'



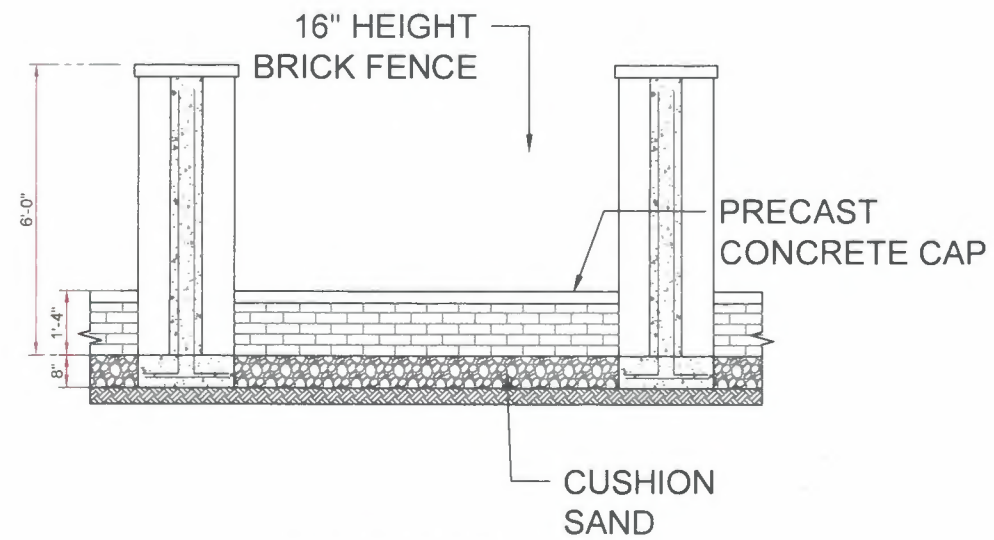
PROPOSED FENCE  
SCALE: 1/4" = 1'



3 TOP VIEW SECTION  
NTS



1 FENCE SECTION  
NTS



2 FENCE SECTION  
NTS

CITY STAMP

ENGINEER STAMP

SCALE:	1/4"=1'-0"	DATE:	02/11/2025	REV:	-	SQ.FT:	-	SHEET No:	2 of 2
PLAN:	BRICK AND METAL FENCE	SHEET:	C-2	SCOPE:	PROPOSED FENCE	DRAWN:	EACB		

ADDRESS: 3025 W LEDBETTER DRIVE LOT 6B  
CHAPEL IN THE WOODS LOT 6B BLOCK A/6041



BDA245-055