



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245-058

Data Relative to Subject Property: March 20, 2025

Date: FOR OFFICE USE ONLY

Location address: 1615 Alhambra St Dallas TX 75217

Zoning District: R-7.5

Lot No.: 15

Block No.: 301623
BT679

Acreage: 0.189

Census Tract: _____

Street Frontage (in Feet): 1) 63' 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Francisco Ledezma

Applicant: Delia Ledezma

Telephone: 469-816-0682

Mailing Address: 1615 Alhambra St Dallas TX

Zip Code: 75217

E-mail Address: Jacqueline.Ledezma@yahoo.com

Represented by: _____

Telephone: _____

Mailing Address: _____

Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance or Special Exception of 25 percent floor are exceeding D.L. and special exception to additional dwelling unit not for rent

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:

Variance to floor area exceeding 25% of main lot for rent

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

Delia Ledezma

(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:

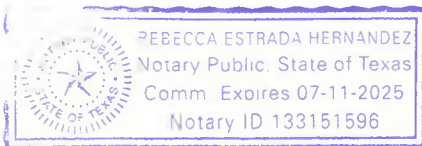
Delia Ledezma

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 20 day of March, 2025

Rebecca E.

Notary Public in and for Dallas County, Texas




CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 245-058

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

at: 1615 Alhambra st dallas tx 75217
(Address of property as stated on application)

Authorize: Delia Ledezma
(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)

25% Variance (specify below)

_____ Special Exception (specify below)

_____ Other Appeal (specify below)

Specify: variance to floor area exceeding 25% of main and exception to additional dwelling unit not for rent

Francisco Ledezma
Print name of property owner or registered agent

Fco Ledezma
Signature of property owner or registered agent

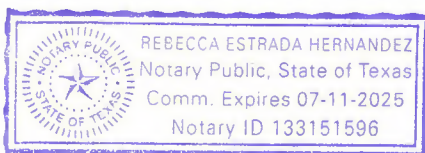
agent Date 03-20-2025

Before me, the undersigned, on this day personally appeared
Delia Ledezma

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 20 day of

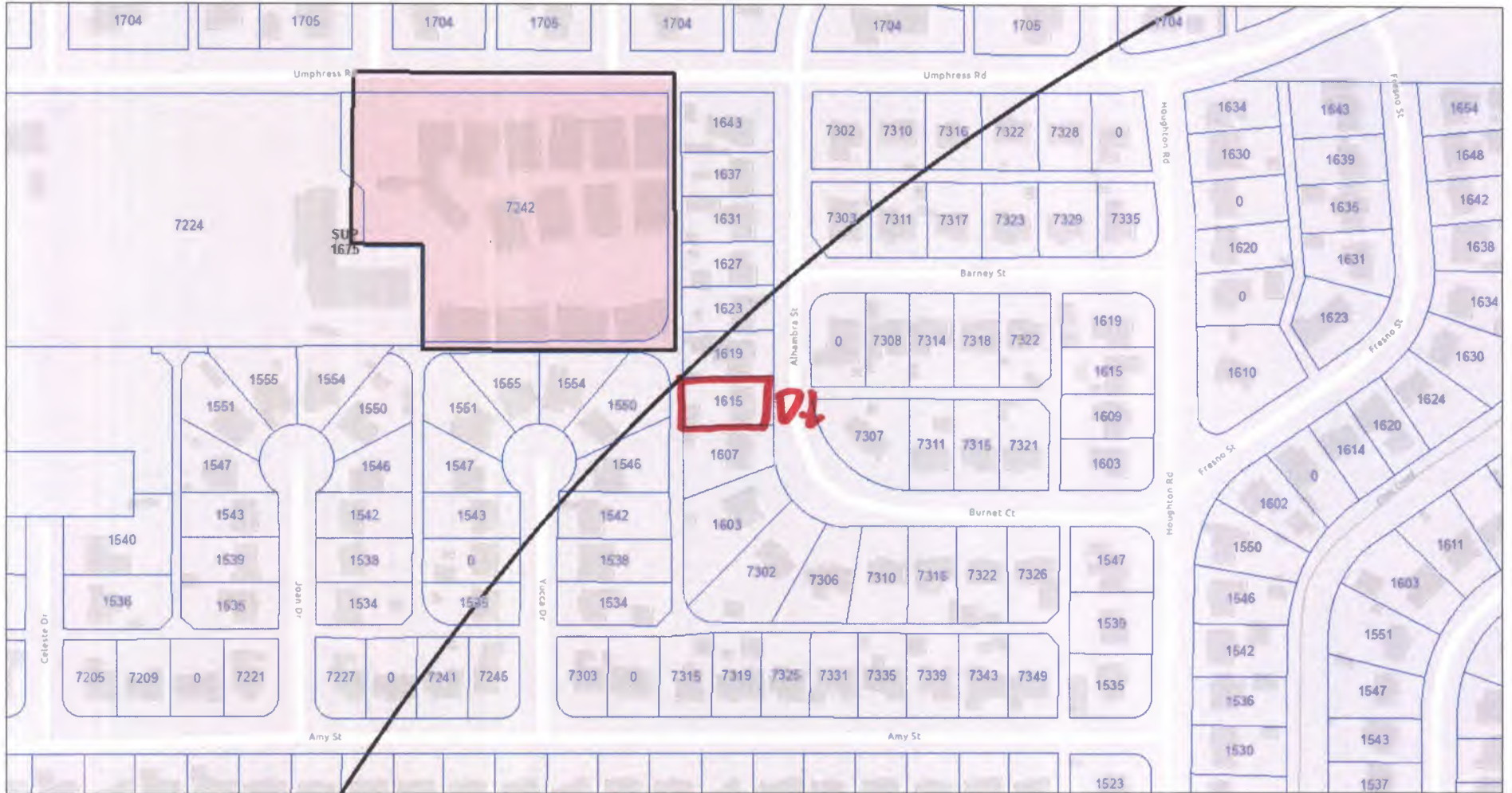
March, 2025



Rebecca E.
Notary Public for Dallas County,
Texas

Commission expires on
07/11/2025

ArcGIS Web Map



12/18/2024, 9 20:15 AM

1:1,822



Sources Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

BOA245-058

SHIPPED DATE: 1-3-51
RECEIVED DATE: 12-1-51
ANNEXED DEC 30 1949 ORD. NO. 4663
SURVEY JOSHUA LEONARD ABST. 801

CITY OF DALLAS PLAT BOOKS

ADDITION BUCKNER PARK NO.2(PART) & BUCKNER HTS. NO.1 & 2

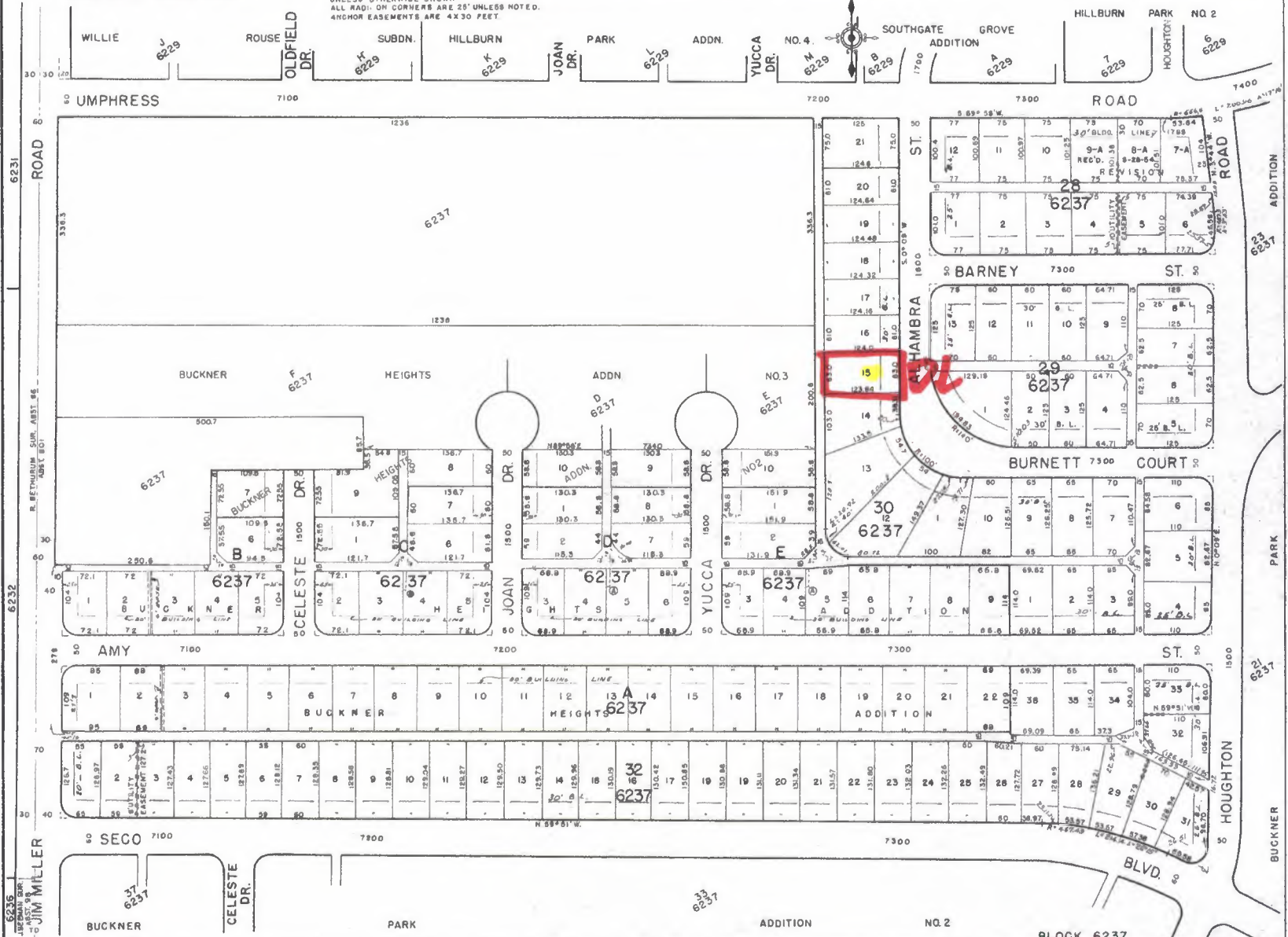
28-29-30-32 A THRU E
BLOCKS 6237 & 6237

SCALE 100 FT. EQUALS 1 INCH

SCHOOL DIST. DALLAS

BUCKNER PARK NO.2 RECORDED 1-13-51
BUCKNER HTS. RECORDED 8-11-52
BUCKNER HTS. NO.2 RECORDED 11-5-54

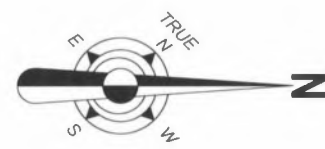
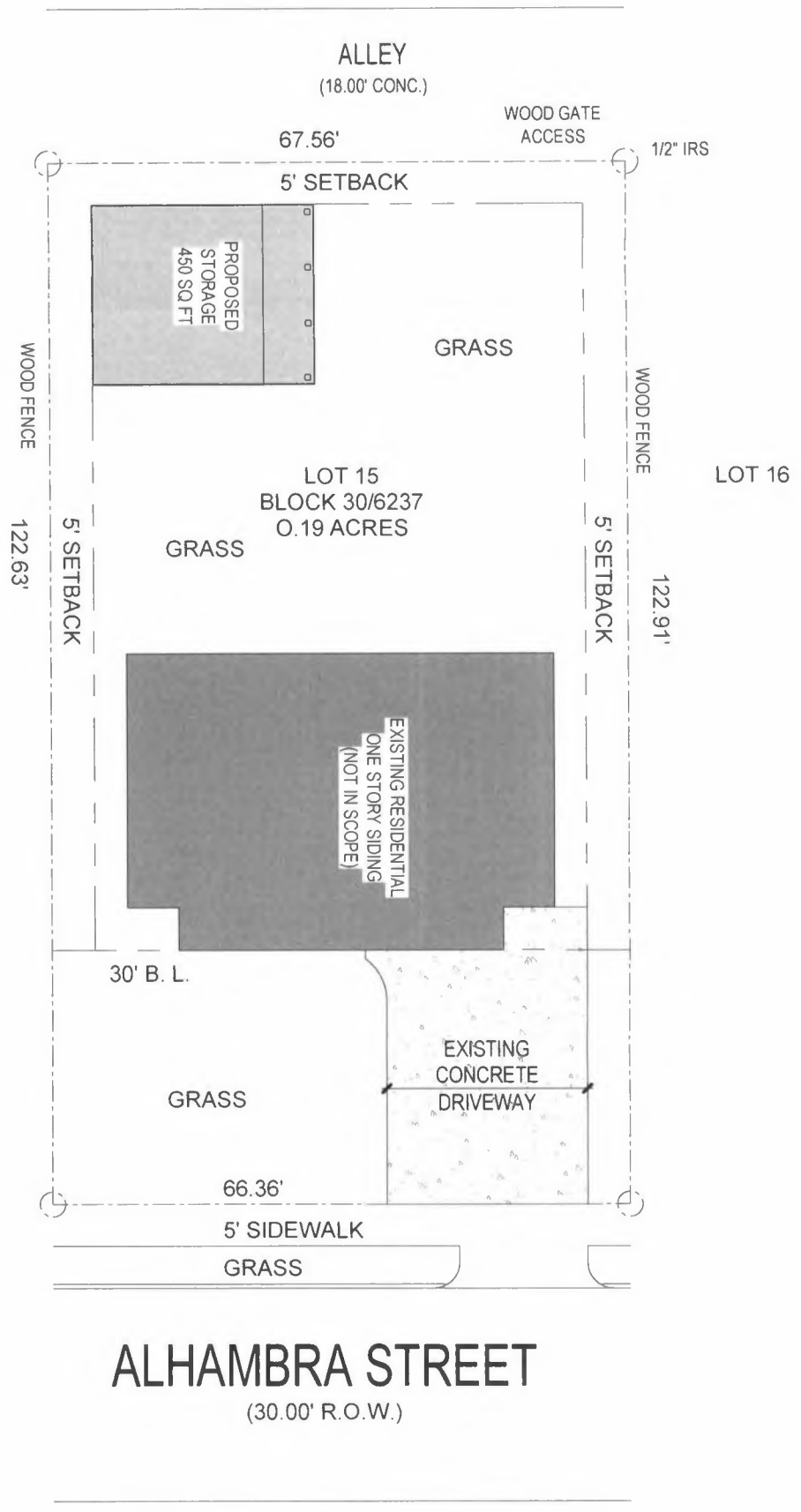
NOTE: DIMENSIONS ARE TO BLOCK AND ALLEY CORNERS UNLESS OTHERWISE SHOWN. ALL RAD. ON CORNERS ARE 25' UNLESS NOTED. ANCHOR EASEMENTS ARE 4X30 FEET.



6235
JIM MILLER

BLOCK 6237
BDA245-058

1 SITE PLAN
1" = 20'-0"



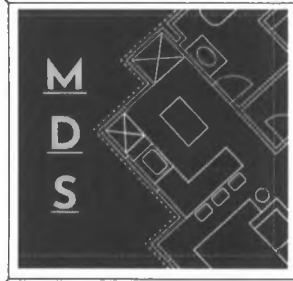
SITE PLAN

SUNNY PATEL
NEW CONSTRUCTION

Project number	
Date	12/8/2023
Drawn by	JM
Checked by	MDS

A-0.1
Scale 1" = 20'-0"

BDA245-058

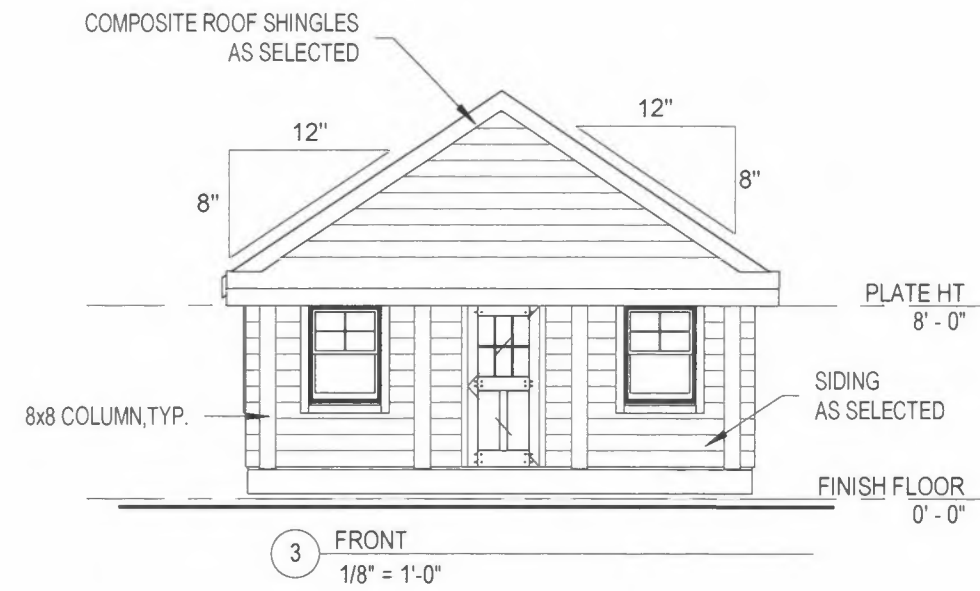
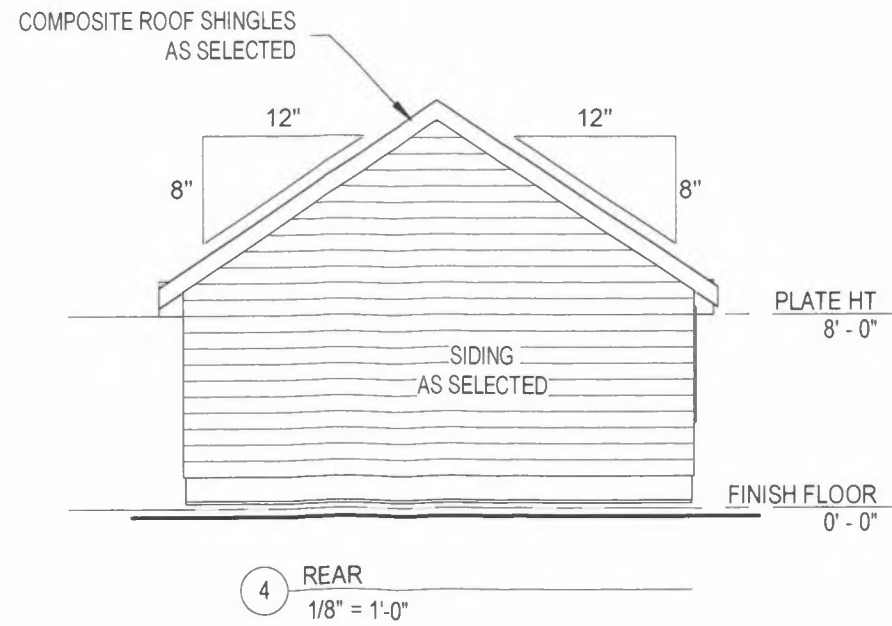
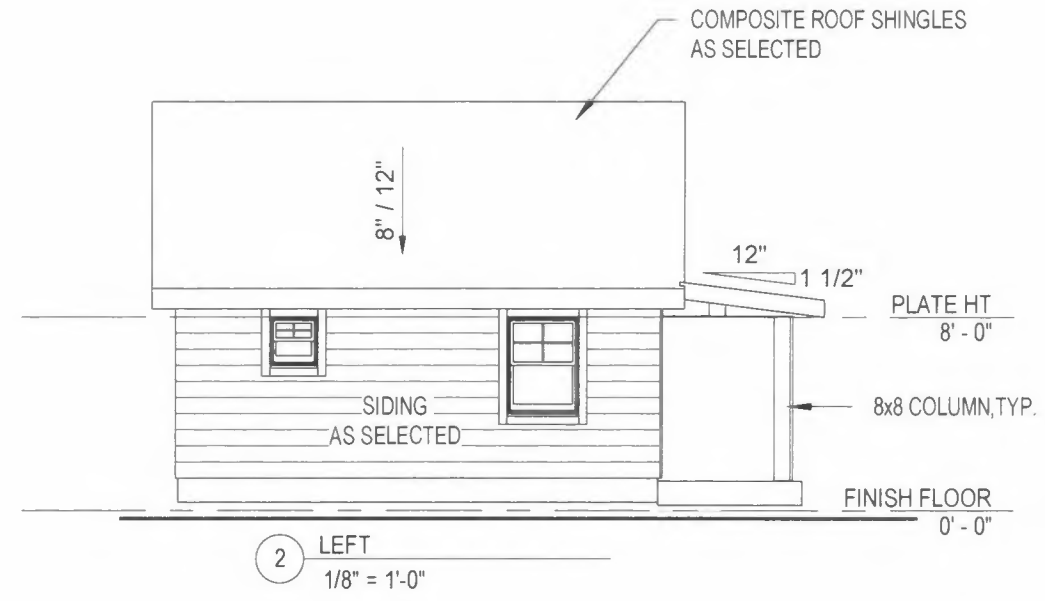
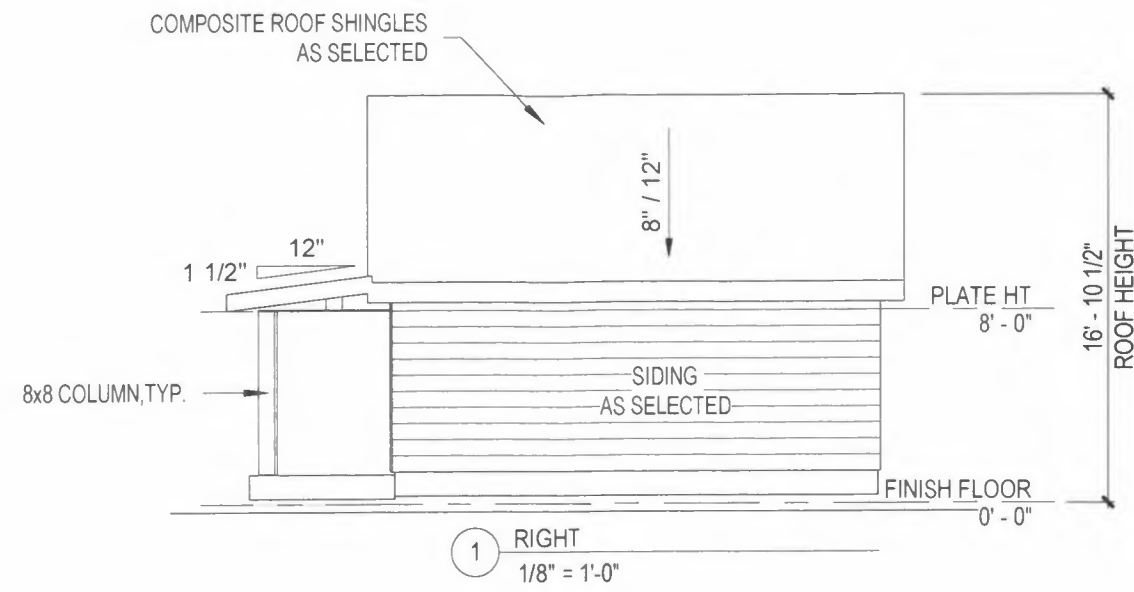


**MARTINEZ
DESIGN
SOLUTIONS**

MAIN: 469.774.5313
EMAIL: MTZ.DESIGN88@GMAIL.COM

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SUNNY PATEL
NEW CONSTRUCTION

BDA246-058

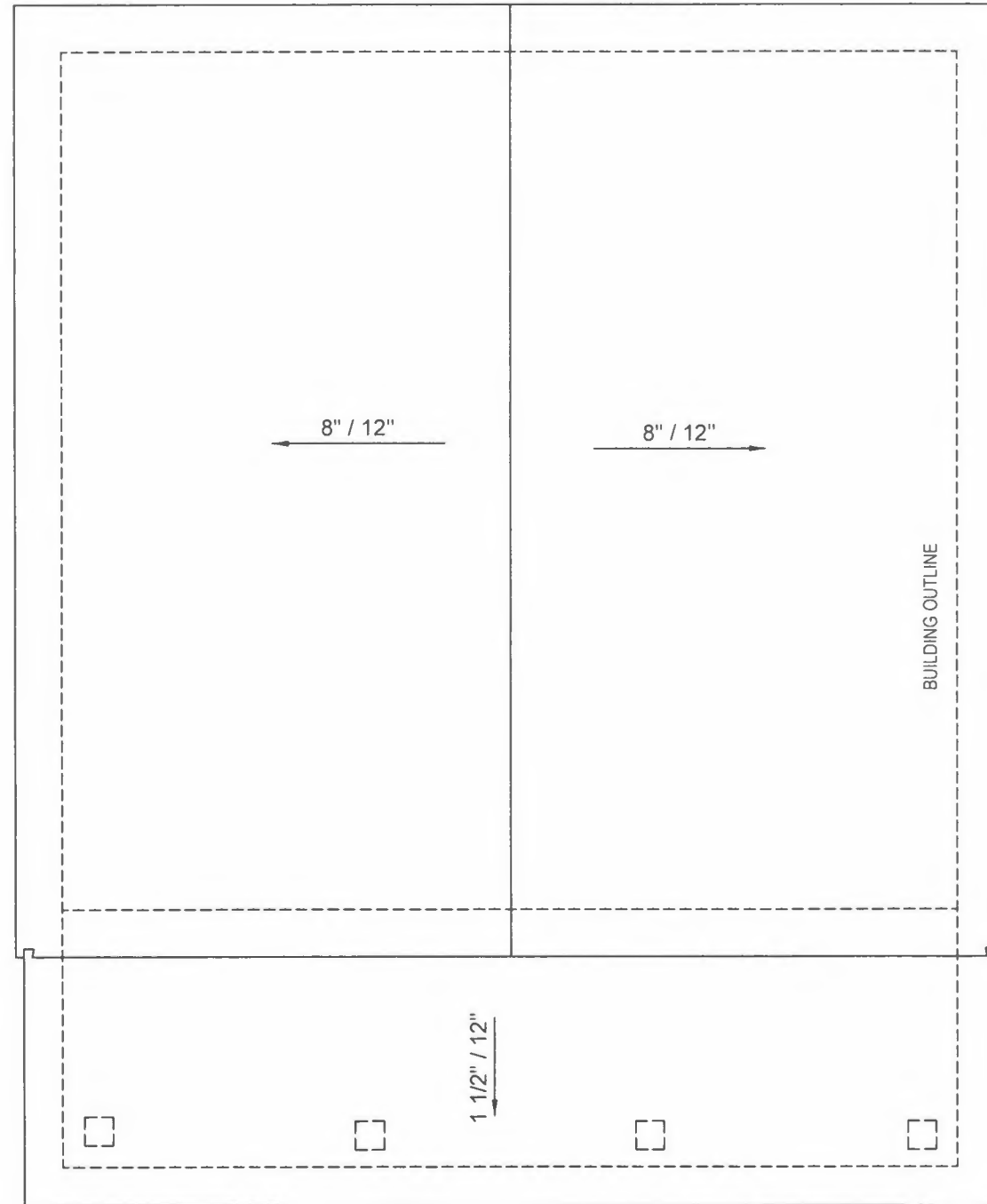
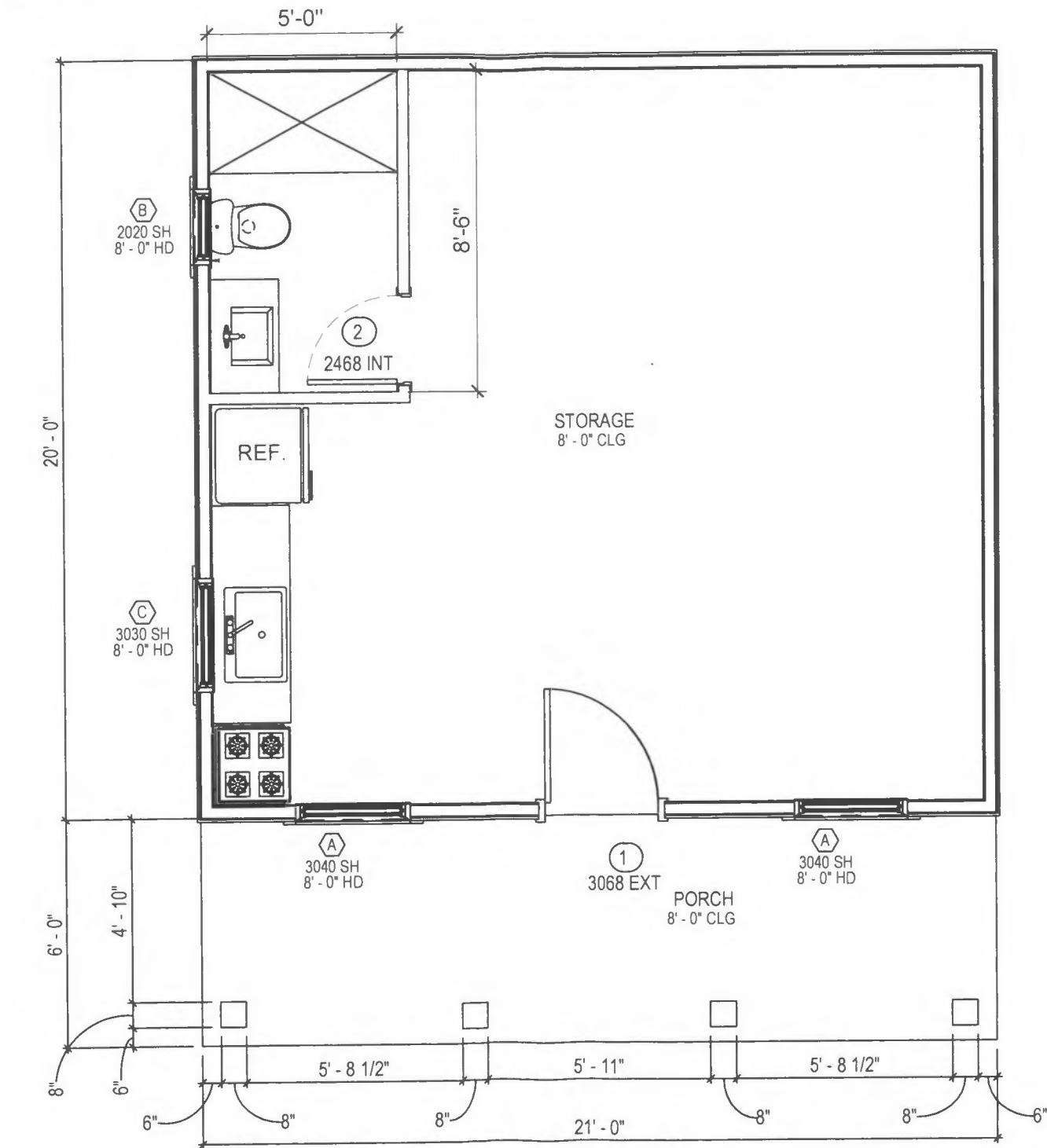
EXTERIOR ELEVATIONS

Project number	A-3.1	Scale	1/8" = 1'-0"
Date	12/8/2023		
Drawn by	Author		
Checked by	Checker		

AREA SCHEDULE	
Name	Area
STORAGE	420 SF
PORCH	126 SF
546 SF	
Grand total	546 SF

DOOR SCHEDULE				
Count	Type Mark	Type	Width	Height
1	1	3068 EXT	3'-0"	6'-8"
1	2	2468 EXT	2'-4"	6'-8"

WINDOW SCHEDULE				
Count	Type Mark	Type	Width	Height
3	A	3040 SH	3'-0"	4'-0"
1	B	2020 SH	2'-0"	2'-0"
1	C	3030 SH	3'-0"	3'-0"



FLOOR PLAN

LEDEZMA COMPANY
STORAGE
1615 ALHAMBRA ST.
DALLAS, TX. 75217

Project number	A-2.1	Scale	1/4" = 1'-0"
Date	03/26/2025	Author	
Drawn by		Checker	

BDA245-058