



# 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

Data Relative to Subject Property:

Date:

FOR OFFICE USE ONLY

Location address: 8440 Kingsfield Rd Zoning District: R-7.5C(1A)

Lot No.: 40 Block No.: 7866 Acreage: \_\_\_\_\_ Census Tract: 48113011603

Street Frontage (in Feet): 1) 65 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Martin Garcia Ramos & Edith Pena

Applicant: Juan Martin Garcia Telephone: [REDACTED]

Mailing Address: 8440 Kingsfield Rd Zip Code: 75217

E-mail Address: [REDACTED]

Represented by: Juan Martin Garcia Telephone: [REDACTED]

Mailing Address: 8440 Kingsfield Rd Zip Code: 75217

E-mail Address: [REDACTED]

Affirm that an appeal has been made for a Variance, or Special Exception of fence height regulation; special exception to the visibility triangle; special exception to the fence opacity regulations

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:

fence height regulation; visibility obstruction regulation & fence opacity regulations

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

Juan martin Garcia pena

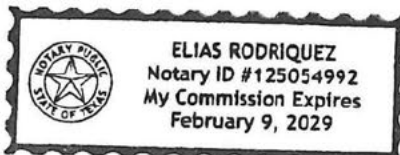
(Affiant/Applicant's name printed)

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: Juan martin Garcia pena  
(Affiant/Applicant's signature)

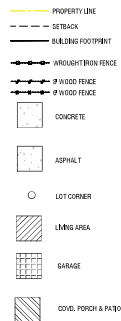
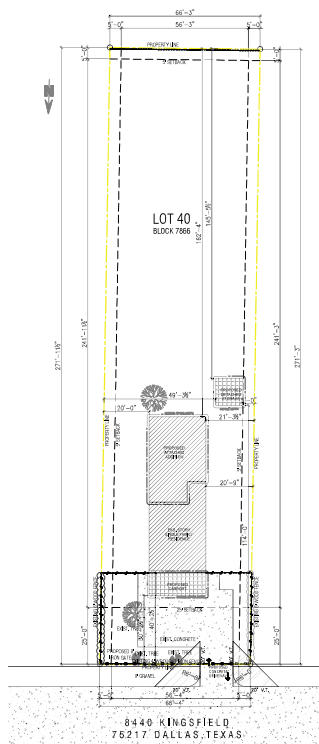
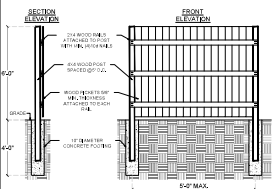
Subscribed and sworn to before me this 20 day of July, 2020

Notary Public in and for Dallas County, Texas



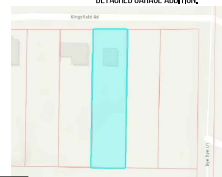
**IRON GATE ELEVATION DETAIL**

### IRON FENCE ELEVATION DATA



## PROJECT INFORMATION

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| ZONING            | R-7.5 A                                                                                              |
| LEGAL DESCRIPTION | BLK 7866 LOT 40                                                                                      |
| CONSTRUCTION TYPE | V-B                                                                                                  |
| CLIMATE ZONE      | ZONE 3A (MOIST)                                                                                      |
| HOUSE DESCRIPTION | EXISTING ONE STORY<br>SINGLE FAMILY RESIDENCE,<br>ATTACHED ADDITION AND<br>DETACHED GARAGE ADDITION. |

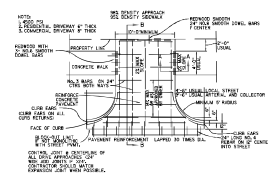


|       |                    |
|-------|--------------------|
| 1     | VICINITY MAP       |
| C2.00 | FOR REFERENCE ONLY |

| PROJECT AREA CALCULATIONS |          |                             |
|---------------------------|----------|-----------------------------|
| EXISTING CONDITIONED AREA |          | TOTAL CONDITIONED AREA (AC) |
| (AC)                      |          | 1780 S.F.                   |
| FIRST FLOOR               | 910 S.F. | TOTAL UNDER ROOF            |
|                           |          | 2424 S.F.                   |
| PROPOSED CONDITIONED      |          | FOOTPRINT                   |
| AREA (AC)                 |          | 2424 S.F.                   |
| ADDITION                  | 870 S.F. |                             |
| PROPOSED NON-CONDITIONED  |          | LOT USAGE                   |
| AREA                      |          | PERIMETER (AC)              |
| STORAGE                   | 144 S.F. | 125 F.                      |
| CARPOT                    | 250 S.F. | LOT SIZE                    |
| COV. PATIO                | 250 S.F. | 18,538 S.F.                 |
|                           |          | NON ROOF AREA               |
|                           |          | 16,114 S.F.                 |
|                           |          | % OF LOT                    |
|                           |          | 13.07 %                     |

NOTES

1. REFER TO THE MOST CURRENT EDITION OF THE STREET DESIGN MANUAL FOR MINIMUM AND MAXIMUM SPACING CRACKS AND CURB RADII.
2. SEE SHEET No. 1006 FOR GENERAL NOTES.



**1** SITE PLAN  
C2.00 1"=20'-0"

\*\*\*TRASH ENCLOSURE AND CONSTRUCTION SITE MANAGEMENT SIGN MUST BE POSTED IN AN AREA VISIBLE TO THE INSPECTOR.

SEAL

**CONSTRUCTION CONCEPTS INC.**  
 "Planning and Designing a Better Tomorrow"  
 317 E. JEFFERSON BLVD.  
 DALLAS, TX. 75203  
 TEL. (214) 946-4300  
 FAX. (214) 948-9544

| REVISIONS |            |
|-----------|------------|
| DRAFTER   | SENT DATE  |
| SJ        | 08/11/2023 |
| IB        | 08/22/2023 |
| IB        | 09/04/2023 |
| IB        | 09/07/2023 |
| IB        | 09/02/2026 |

ADDRESS  
8440 KINGSFIELD RD  
DALLAS , TX  
75217

DATE 09/02/2026

DRAWN BY  
IB

CHECKED BY ER

|                                                                                                  |
|--------------------------------------------------------------------------------------------------|
| DESCRIPTION                                                                                      |
| EXISTING ONE STORY SINGLE FAMILY RESIDENCE,<br>ATTACHED ADDITION AND<br>DETACHED GARAGE ADDITION |

SCALE 1"=20'-0"

SHEET TITLE  
**SITE PLAN**

SHEET # C2.00

FILE NAME  
C2.00\_SITE\_PLAN

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