



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245-002

Data Relative to Subject Property: 11/28/24

Date:

FOR OFFICE USE ONLY

RECEIVED

NOV 22 REC'D

BY:

Location address: 10115 San Lorenzo Zoning District: R-7.5

Lot No.: 23 Block No.: B/7403 Acreage: 0.0026996607 Census Tract:

Street Frontage (in Feet): 1) 53' 2) 3) 4) 5)

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): DOUGLAS K PREUSS

Applicant: Monica Hernandez Telephone: 469-756-7868

Mailing Address: 7821 Pennington Ct Zip Code: 75025

E-mail Address: monica@americapermits.com

Represented by: Monica Hernandez Telephone: 469-756-7868

Mailing Address: 7821 Pennington Ct Zip Code: 75025

E-mail Address: monica@americapermits.com

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

Addition of an ADU that is 320sqft in the rear of the property

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:

An addition of an ADU to the rear of the property would not adversely affect the neighborhood as our property is pretty big and the ADU would not be visible from the street. This ADU will not be rented out to the public, we are trying to get it approved for homeowners daughter to live at home, but with her own privacy

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

Monica Hernandez

(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

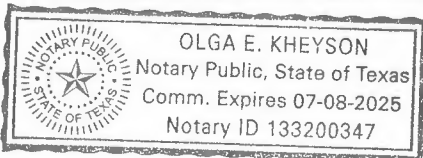
Respectfully submitted:

*[Signature]*

(Affiant/Applicant's signature)

Subscribed and sworn to before me this

4 day of December, 2024



*Olga Kheyson*  
Notary Public in and for Dallas County, Texas

SHIPPED \_\_\_\_\_ RECEIVED \_\_\_\_\_  
 DATE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ANNEXED APRIL 26, 1954 ORD. NO. 6184  
 SURVEY W.S.B. ANDERSON ABST. 8

CITY OF DALLAS PLAT BOOKS  
 ADDITION SAN JUAN HEIGHTS (PART) & ROSS B. MYRICK SUBDIVISION

A-B-C-D 1  
 BLOCKS 7403 7403 7403  
 SCHOOL DIST. DALLAS

SCALE 100 FT. EQUALS 1 INCH

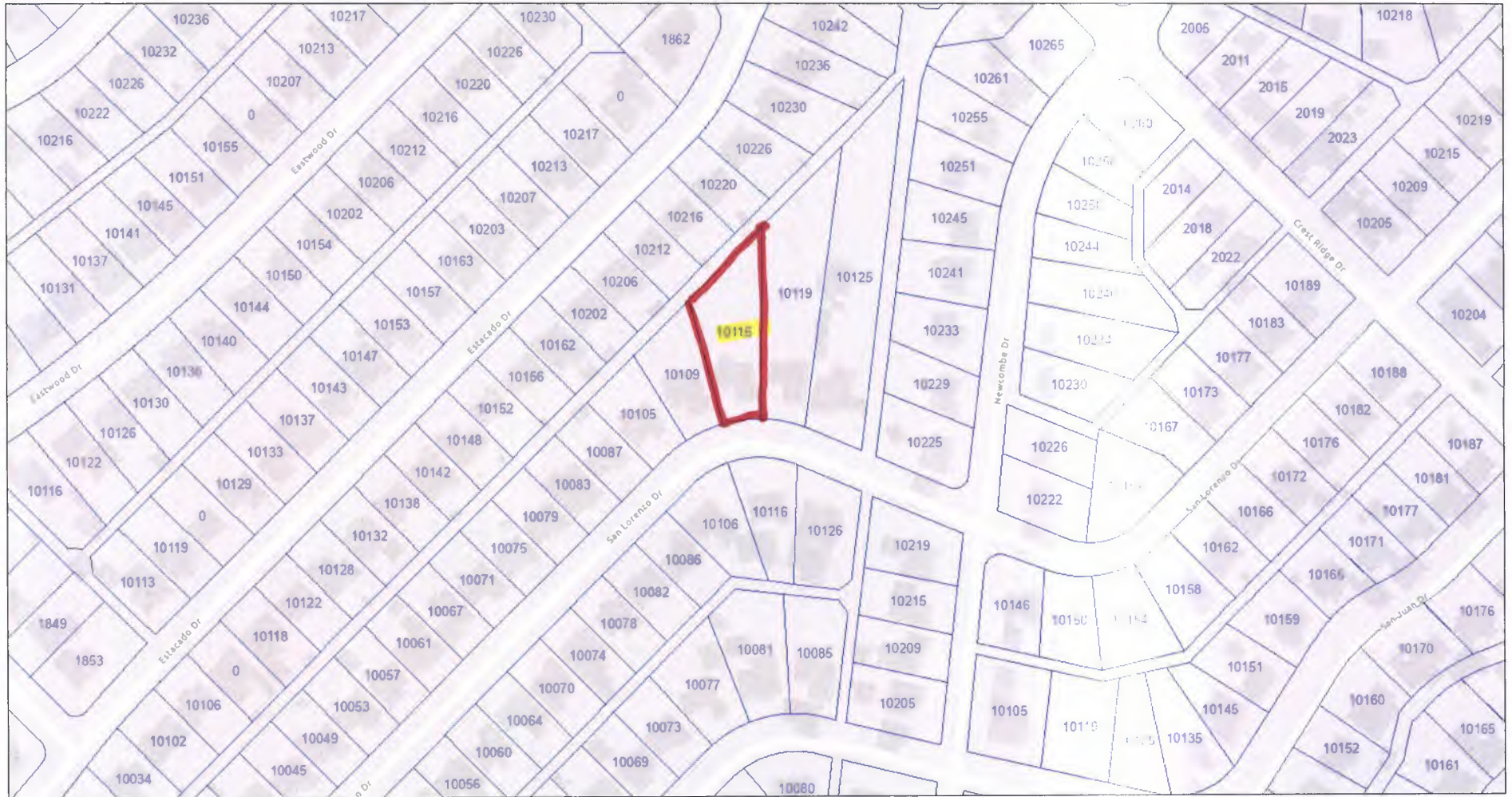
RECORDED 12-1-54  
 ROSS B. MYRICK SUBDIV. RECD. 1-11-56  
 SAN JUAN HEIGHTS NO. 2 RECORDED 2-18-57



A E DENOTES 4' X 30' ANCHOR WIRE EASEMENT

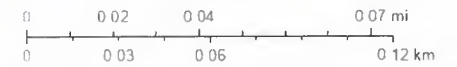
EDA245-002

# ArcGIS Web Map



11/22/2024, 9:49:24 AM

1:1,822



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

BDA245-002



Scale: 1/8" = 1'-0" (1:96)

Preuss 32' x 10' Rambler Tiny House: Site Plan

10214 Ave, Dallas, TX 75228 Lot 23, Block No. B/403 of San Juan Heights

*BDA245-002*

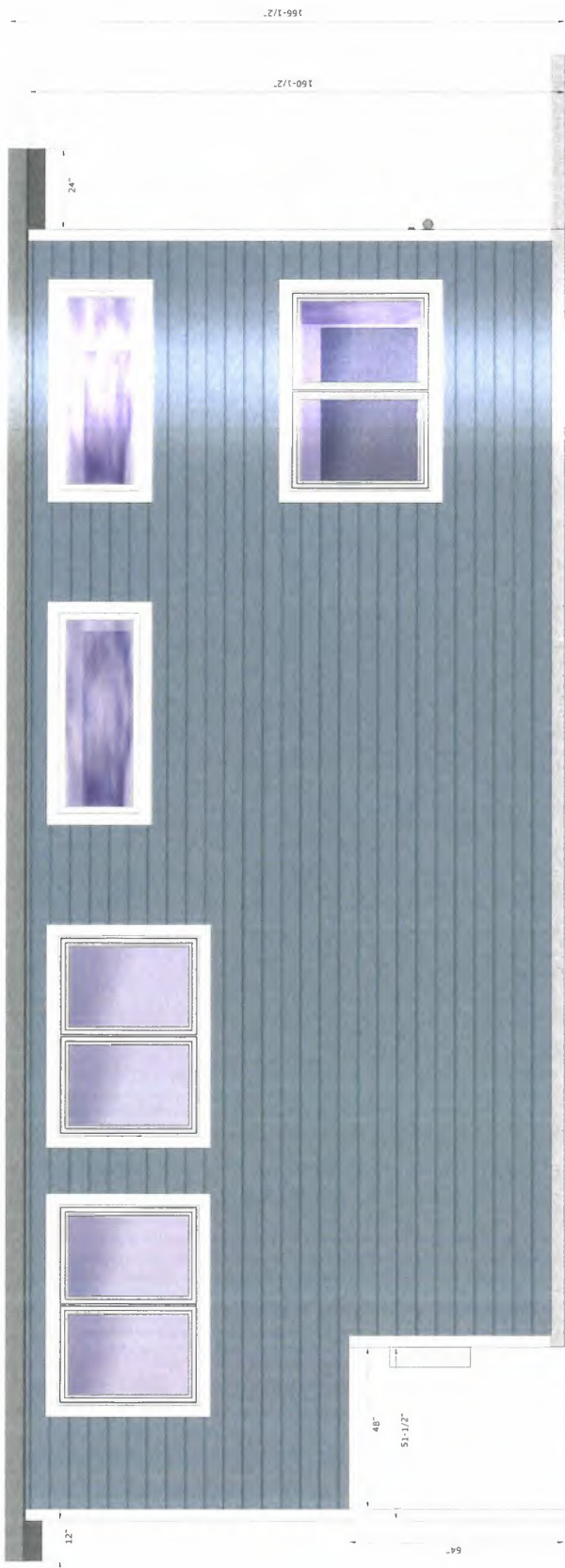


Indigo River Tiny Homes  
 10863 Rockwall Rd, Dallas, TX 75238  
 service@indigorivertiny.com  
 (972) 591-3951

Drawn by: Peter Huggler, Will Monroe



High Side (facing new garage)



Low Side (facing adjacent lot #24)



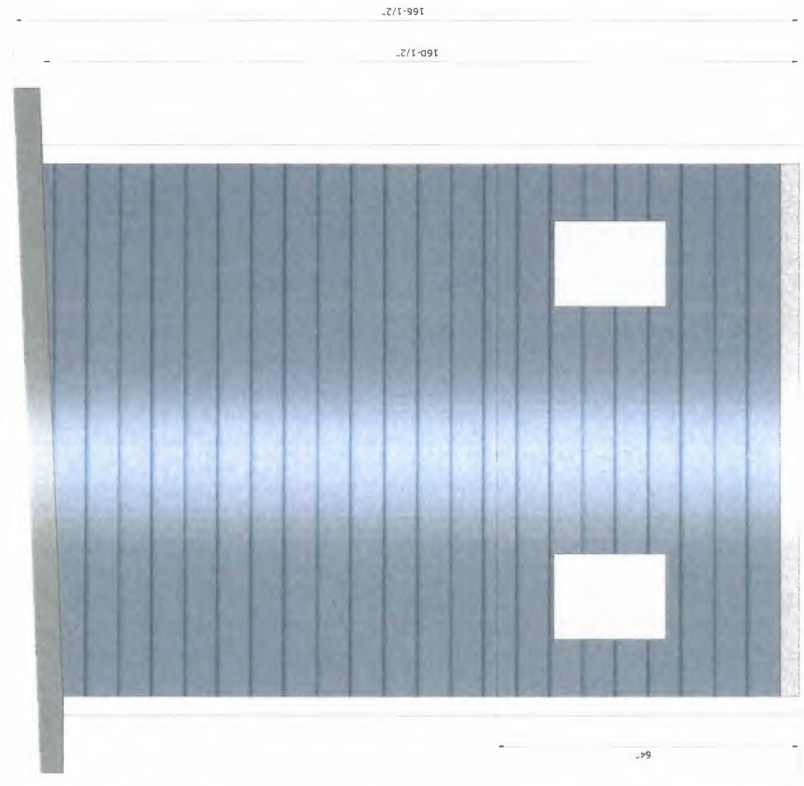
Tiny House Elevations | Scale: 3/4" = 1'-0" (1:16)

BDA245-002

Tiny House Elevations Scale: 1" = 1'-0" (1:12)

BDA245-002

Rear Side



Front Side



Main House Elevations (front) Scale: 1/2" = 1'-0" (0.25x)

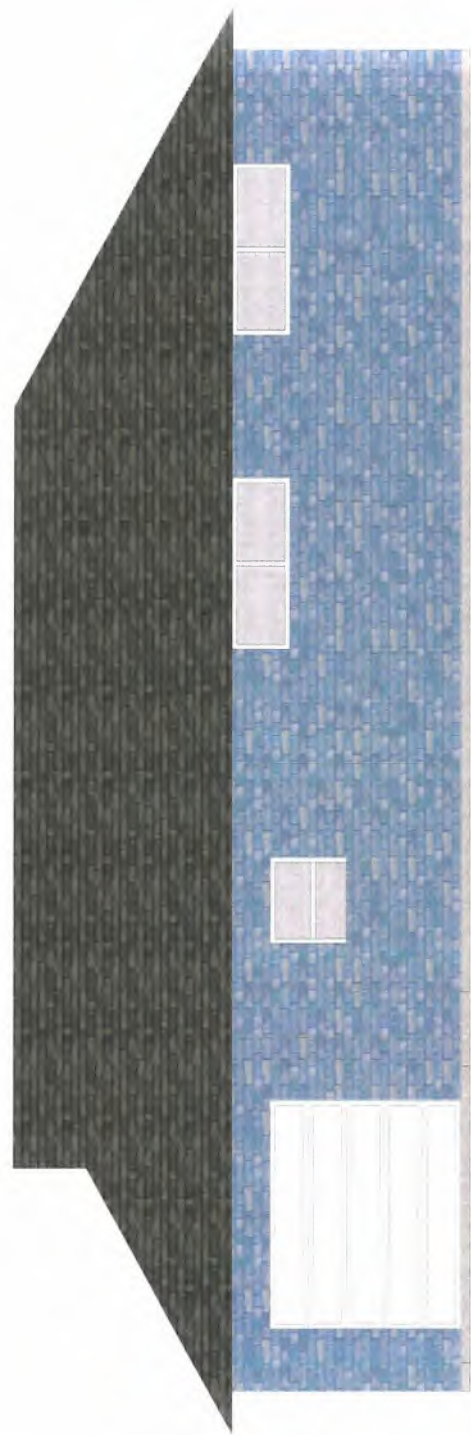
BDA-245-002

Tiny House (new)



13'-4 1/4"

Main House (existing)



Partial Level



Main House Elevations (side) Scale: 3/16" = 1'-0" (1:48)

BA245002

Main House (existing)



Tiny House (new)



Ground Level

64'-2 5/16"