



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245-005

**RECEIVED**

Data Relative to Subject Property: 2635 PENNSYLVANIA AVE

Date: **FOR OFFICE USE ONLY**

**NOV 25 2024**

Location address: 2635 PENNSYLVANIA AVE

Zoning District: \_\_\_\_\_

Lot No.: 36

Block No.: 26/1308

Acreage: \_\_\_\_\_

Census Tract: \_\_\_\_\_

Street Frontage (in Feet): 1) \_\_\_\_\_

2) \_\_\_\_\_

3) \_\_\_\_\_

4) \_\_\_\_\_

5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed):

AXUM Investment Group LLC (Shereyar Jawaid)

Applicant: Ruth Solorzano

Telephone: \_\_\_\_\_

Mailing Address: 2023 Custer Dr.

Zip Code: 75216

E-mail Address: ruthsolorzano13@gmail.com

Represented by:

Shereyar Jawaid

Telephone: 972-697-8993

Mailing Address: 2614 Wells Ct Cedar Hill, TX

Zip Code: 75104

E-mail Address: s.jawaid@hotmail.com (S.J.)

Affirm that an appeal has been made for a Variance<sup>x</sup>, or Special Exception, of 15' variance to the front yard setback 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:

The lot is too small and adjacent houses are the same style and size

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 Ruth Solorzano

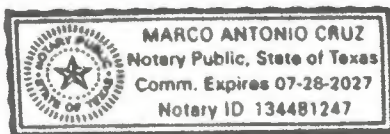
(Affiant/Applicant's name printed)

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 24 day of July, 2024



Marco Cruz

Marco A Cruz

Notary Public in and for Dallas County, Texas

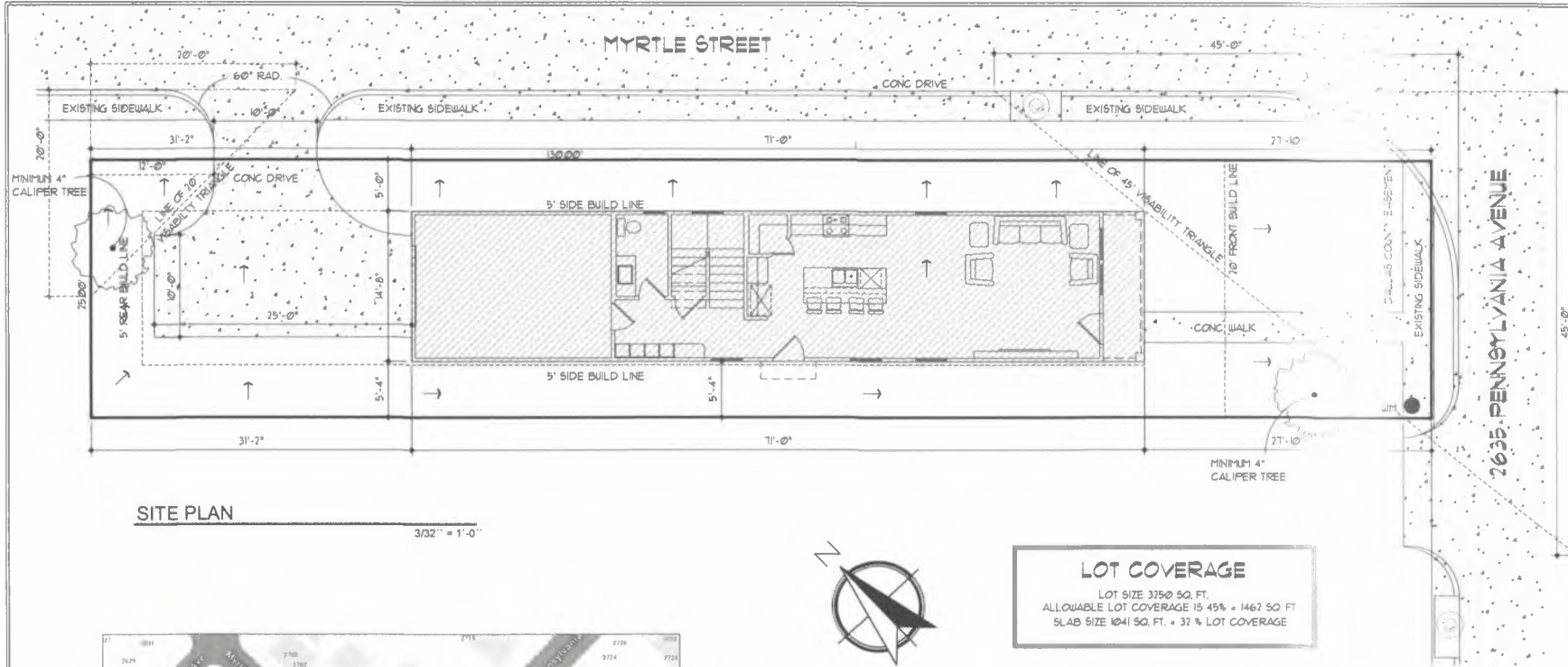








BDA245-005



SITE PLAN

3/32" = 1'-0"

**LOT COVERAGE**  
 LOT SIZE 3250 SQ. FT.  
 ALLOWABLE LOT COVERAGE IS 45% = 1462 SQ. FT.  
 SLAB SIZE 1041 SQ. FT. = 32 % LOT COVERAGE



VICINITY MAP  
FOR REFERENCE ONLY

**LEGAL DESCRIPTION(CURRENT 2025)**

- 1: SOUTH PARK
- 2: BLK 26/1308 LTS 35 & 36 LESS 290
- 3: SQ FT
- 4: INT201900050828 DD02272019 CO-DC
- 5: 1308 026 03500 1DA1308 026  
Deed Transfer Date: 3/1/2019



allaboutpermits@outlook.com

ADDRESS:  
2637 PENNSYLVANIA  
AVE, DALLAS,  
TX 75215

USE:  
RESIDENTIAL  
 DRAWN BY:  
ALLABOUTPERMITS  
 DATE:  
10/17/2024  
 PLAN:  
SITE PLAN  
 SCALE:  
3/32" = 1'-0"

**A01**

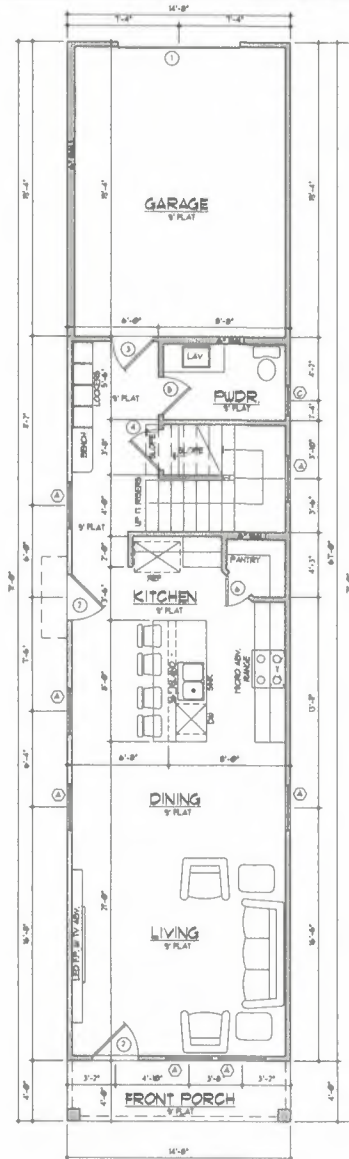
BDA245-008





SECOND FLOOR PLAN

1/8" = 1'-0"



FIRST FLOOR PLAN

1/8" = 1'-0"

**AREAS:**

FIRST FLOOR	699 #
SECOND FLOOR	875 #
APPROXIMATE LIVING	1674 #
FRONT PORCH	95 #
GARAGE/STOR.	784 #
APPROXIMATE T.A.U.E.	2058 #

**DOOR SCHEDULE**

PK.	APRT.	SIZE	TYPE	GLASS
(1)	1	6'-0" x 8'-0"	OVER HEAD RECTANG.	N/A
(2)	2	3'-0" x 6'-0"	EXTERIOR	N/A
(3)	1	3'-0" x 6'-0"	EXTERIOR	36
(4)	3	2'-0" x 6'-0"	INTERIOR	N/A
(5)	3	2'-0" x 6'-0"	INTERIOR	N/A
(6)	1	2'-0" x 8'-0"	INTERIOR	N/A
(7)	1	(12) 1'-0" x 6'-0"	INTERIOR	N/A
(8)	1	2'-0" x 6'-0"	INTERIOR POCKET	N/A
(T)	TOTAL			36 SQ FT

**WINDOW SCHEDULE**

PK.	APRT.	SIZE	TYPE	GLASS
(1)	14	3'-0" x 6'-0"	SINGLE HANG	752
(2)	4	3'-0" x 6'-0"	FIXED	T-1
(3)	2	2'-0" x 6'-0"	BH	64
(4)	2	2'-0" x 6'-0"	FIXED	64
(T)	TOTAL			796 SQFT



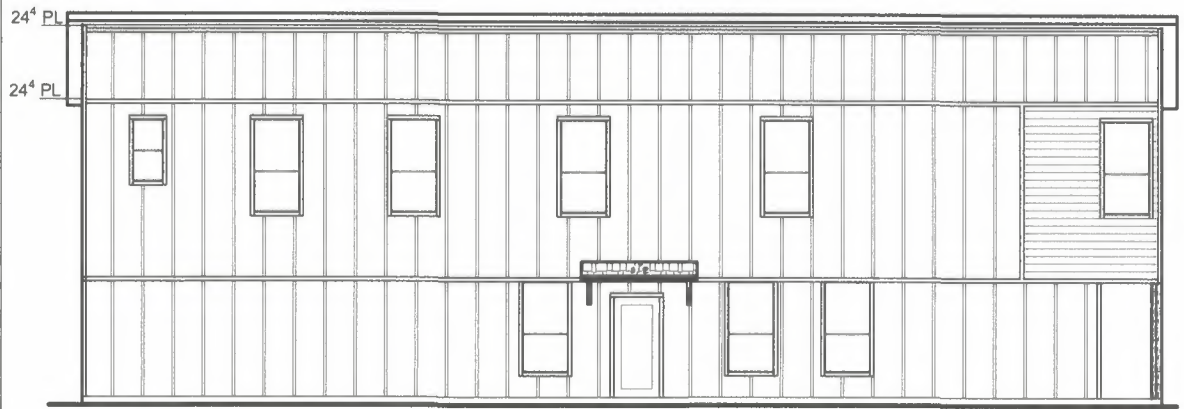
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DATE:  
10/17/2024  
PLAN:  
PROPOSED  
SCALE:  
1/8" = 1'-0"

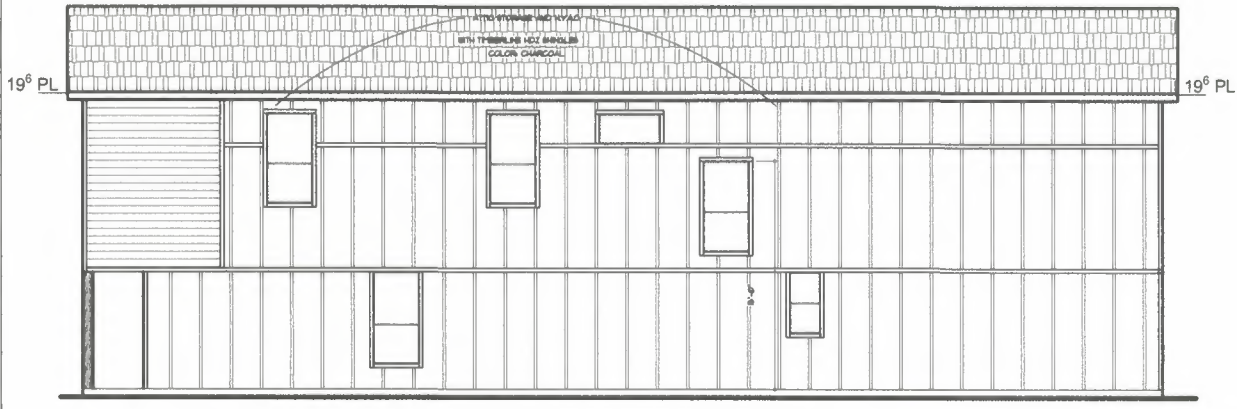
**A02**

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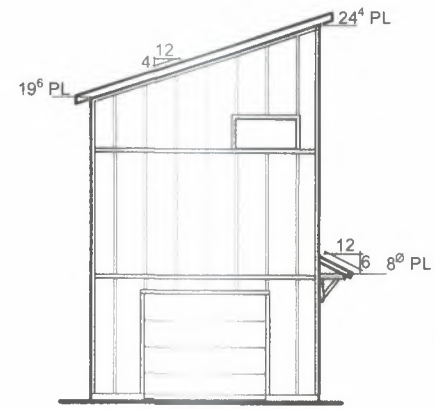
LEFT ELEVATION

1/8" = 1'-0"



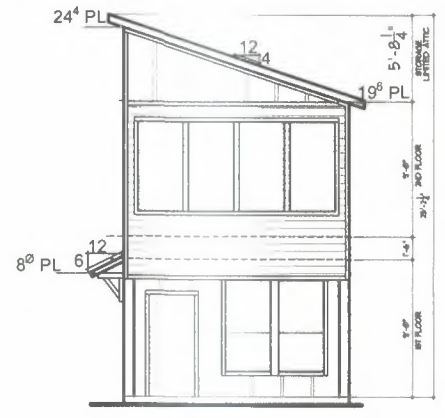
RIGHT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"

**AllAboutPermits**  
 Drafting and Design + Permit Expediting  
 Ruth Solorzano (214) 970-0789

ellaboutpermits@outlook.com

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**A05**

BDA245-005