



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245-010

Date:

FOR OFFICE USE ONLY

NOV 26 REC'D

Data Relative to Subject Property: 10-14-2024

Location address: 2172 Jordan Valley Rd

Zoning District:

R-7.5

Lot No.: 5

Block No.: G/8800

Acreage: 0.166

Census Tract:

Street Frontage (in Feet): 1) 50'

2)

3)

4)

5)

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Alejandro Arroyo & Maria Arroyo

Applicant: Alejandro Arroyo

Telephone: 972-953-6195

Mailing Address: 2172 Jordan Valley Rd

Zip Code: 75253

E-mail Address: mariatorres9559@gmail.com

Represented by: Alejandro Arroyo

Telephone:

Mailing Address: 2172 Jordan Valley Rd

Zip Code: 75253

E-mail Address:

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

- 1) Variance to floor area exceeding 25% ; 2) Variance to accessory structure exceeding height AA

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:

to allow to keep the accessory structure

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

Alejandro Arroyo

(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

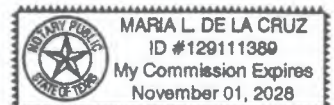
Respectfully submitted:

(Affiant/Applicant's signature)

Subscribed and sworn to before me this

14 day of October, 2024

Maria L. De La Cruz  
Notary Public in and for Dallas County, Texas



SHIPPED DATE 5/5/78 RECEIVED DATE 5/5/78

ANNEXED APRIL 1, 1978 ORD. NO. 15794 SURVEY ROBERT KLEBERG ABST. 716

# CITY OF DALLAS PLAT BOOKS

ADDITION GARDEN HEIGHTS

BLOCKS E-H 8800

SCHOOL DISTRICT DALLAS

SCALE 100 FT. EQUALS 1 INCH



THIS PLAT BOOK IS THE PROPERTY OF THE CITY OF DALLAS AND IS LOANED TO YOU BY THE CITY ENGINEER'S OFFICE

BOA245-010

# ArcGIS Web Map

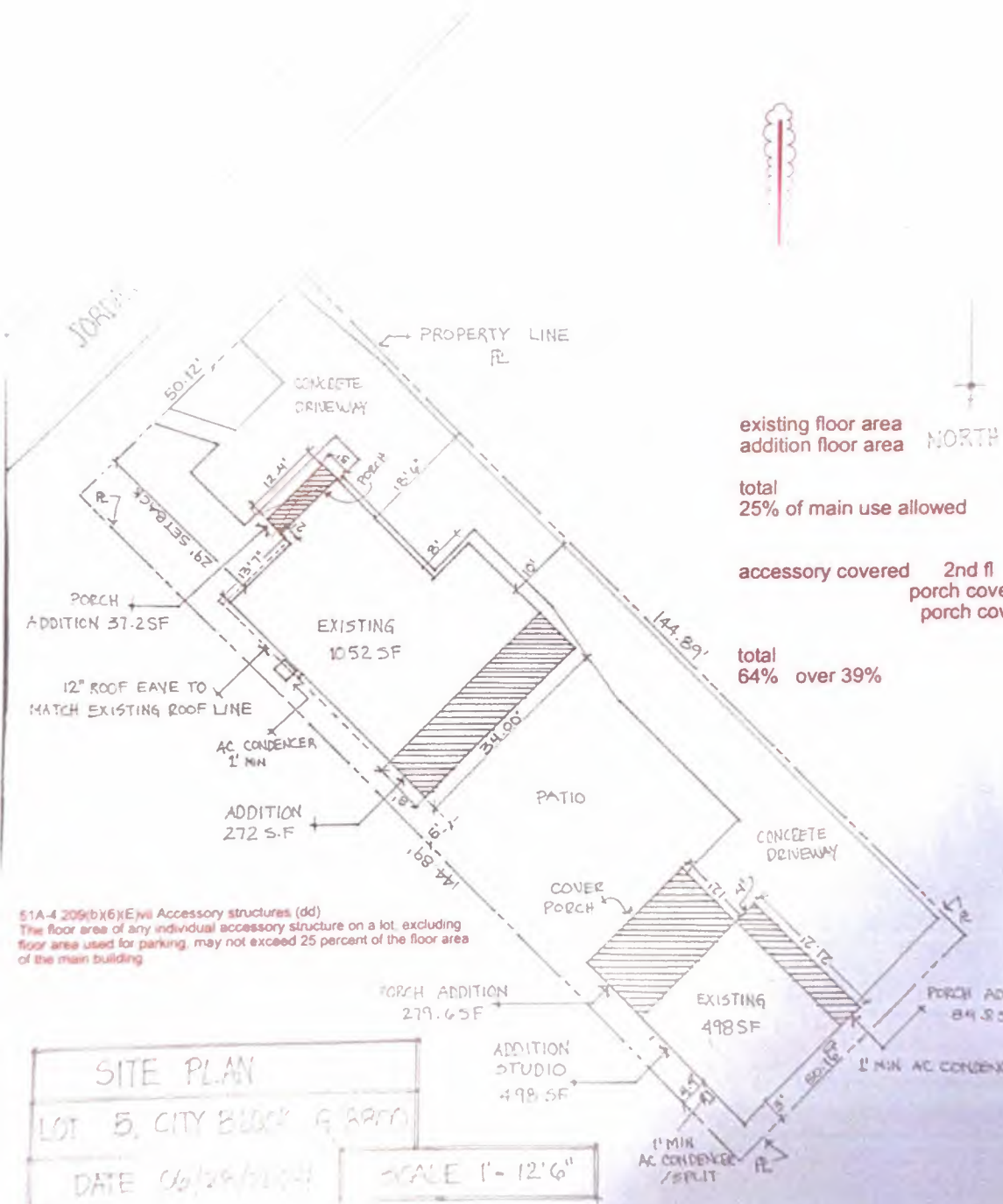


11/8/2024, 10:38 57 AM



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

BDA245-010



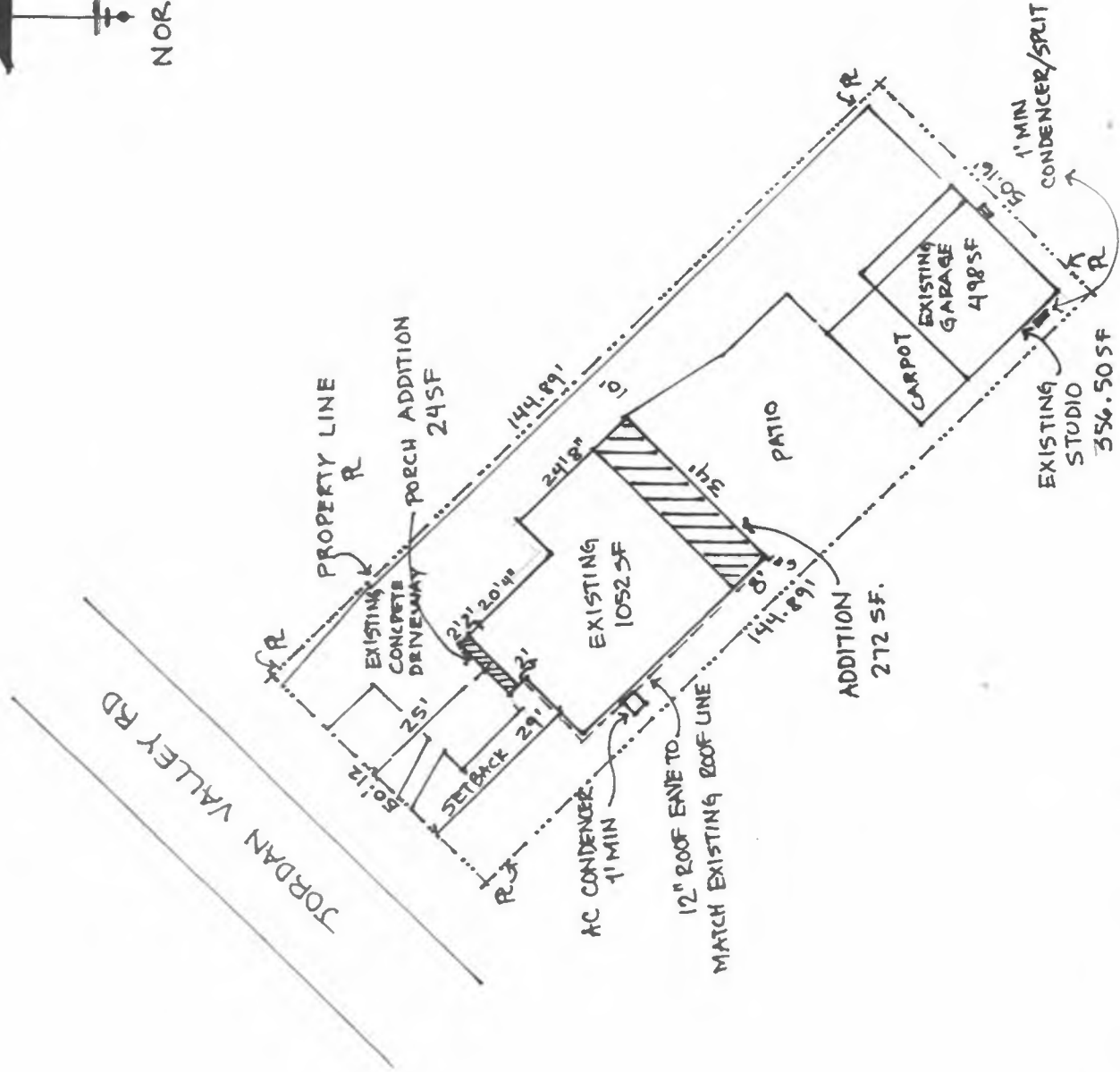
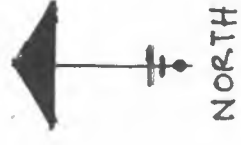
existing floor area	1052
addition floor area	272
<b>total</b>	<b>1324</b>
25% of main use allowed	331

accessory covered	2nd fl	498
	porch covered	279
	porch covered	84
<b>total</b>		<b>861</b>
64%	over 39%	

51A-4 209(b)(6)(E)vi Accessory structures (dd)  
 The floor area of any individual accessory structure on a lot, excluding floor area used for parking, may not exceed 25 percent of the floor area of the main building

**SITE PLAN**  
 LOT 5, CITY BLOCK 9 BRD  
 DATE 06/24/2024  
 SCALE 1" = 12'6"

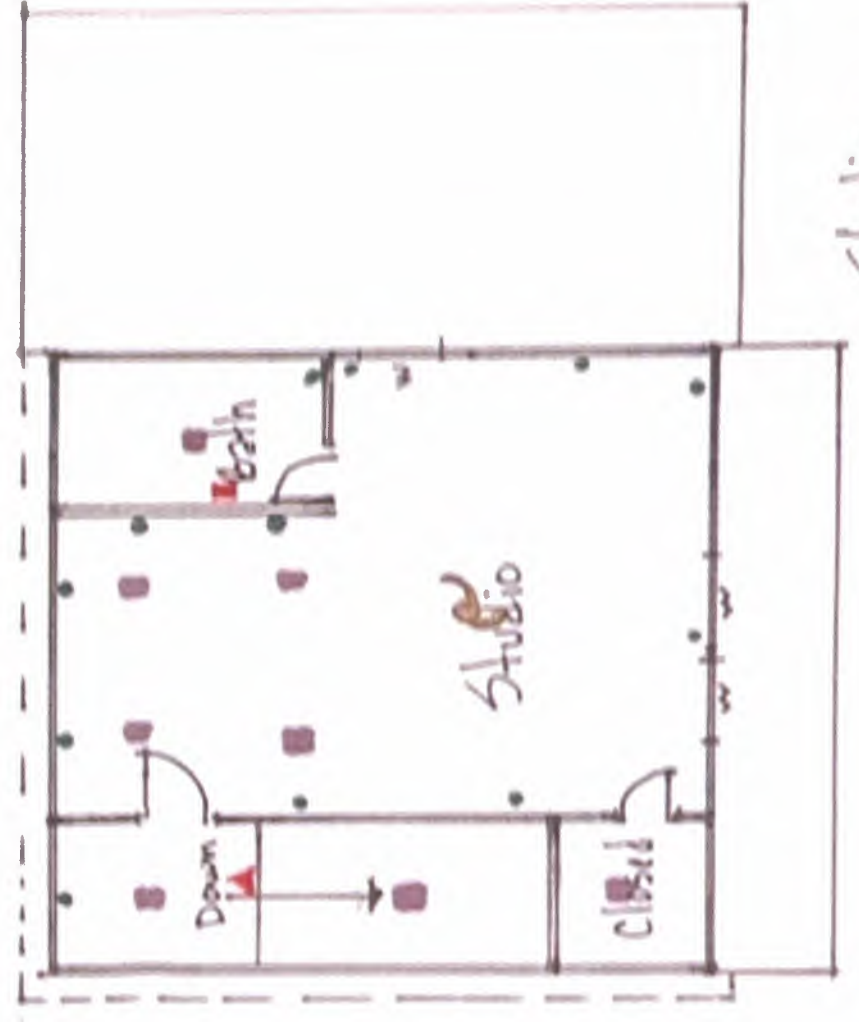
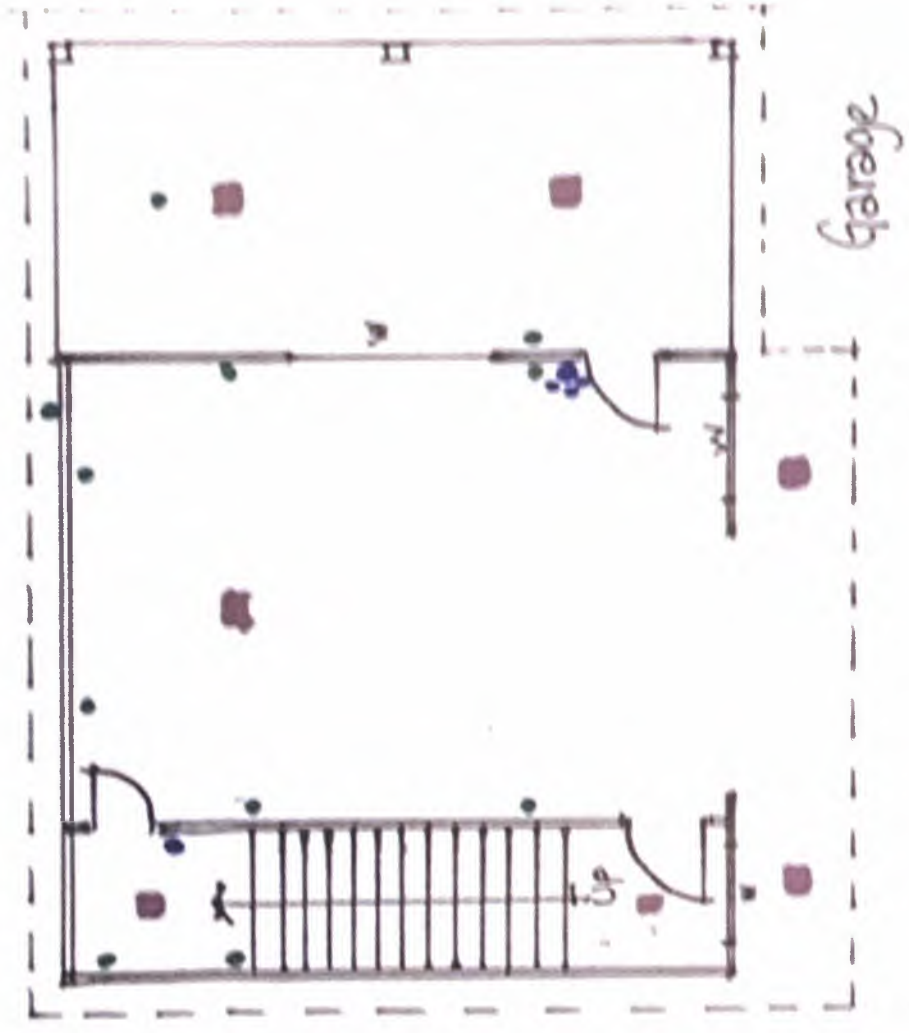
BDA245-010



JORDAN VALLEY RD

SITE PLAN
LOTS CITY BLOCK 6/8800
DATE 08/14/21 SCALE 1" = 20'

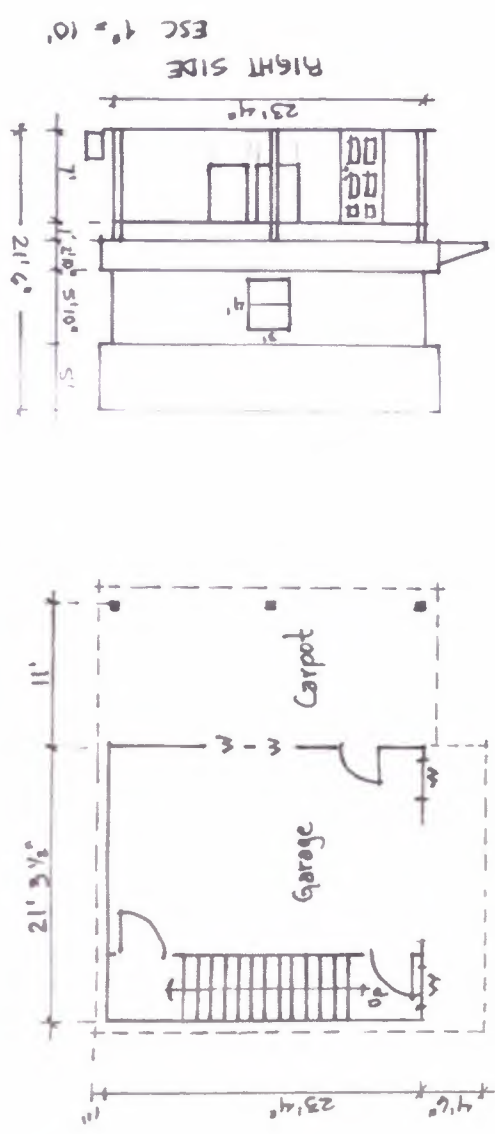
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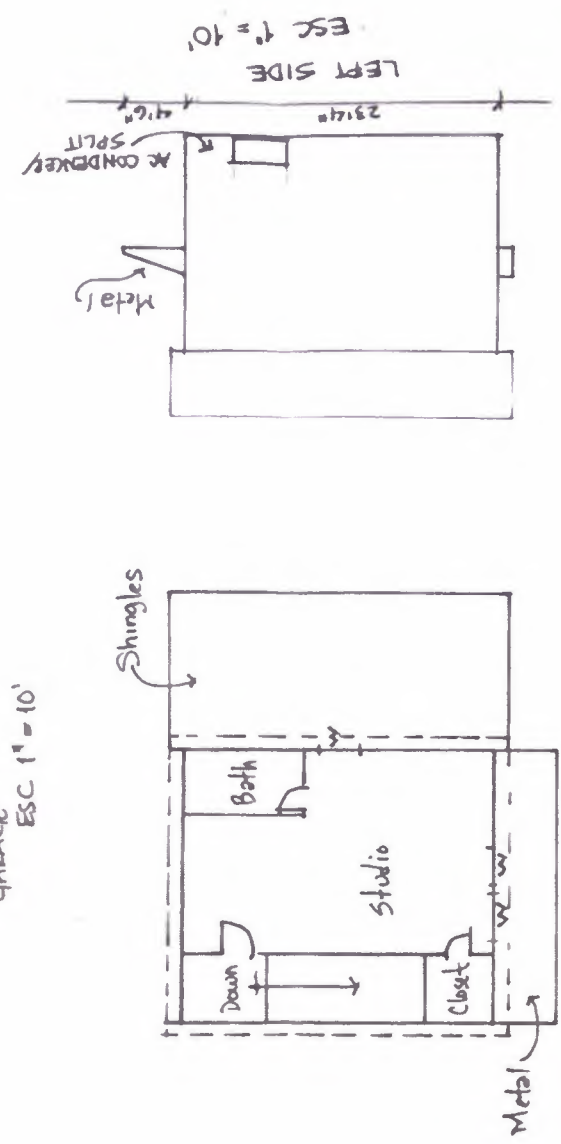
Studio Esc 115

- outlets
- Light switch
- Light
- Exhaust fan
- Fan
- ▲ Smoke detector

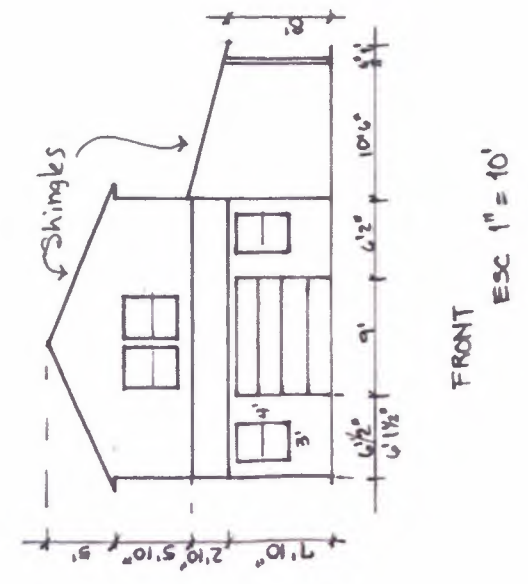
BA245-01C



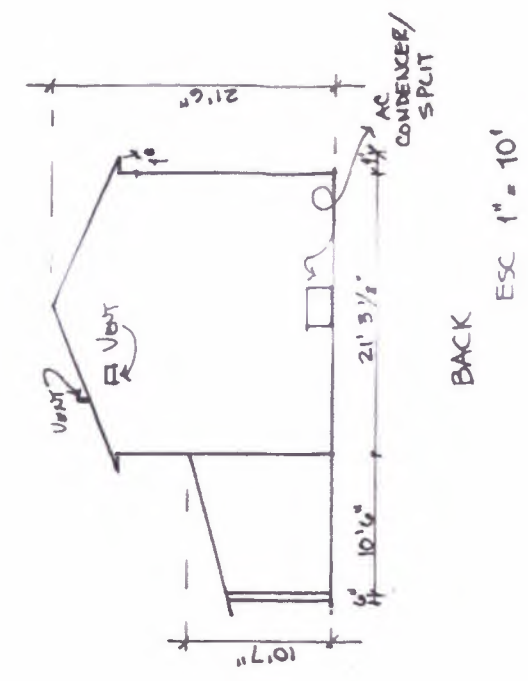
GARAGE ESC 1" = 10'



STUDIO ESC 1" = 10'



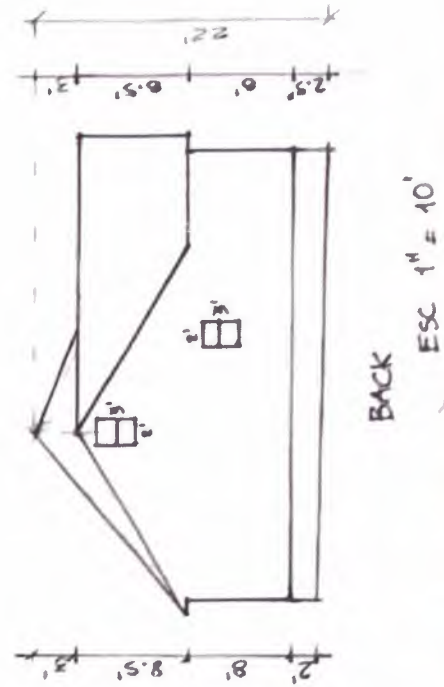
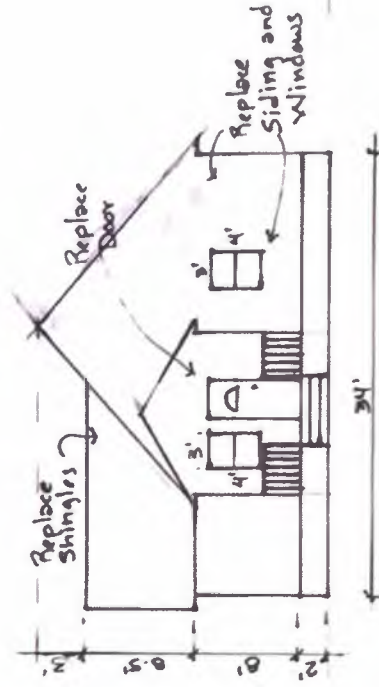
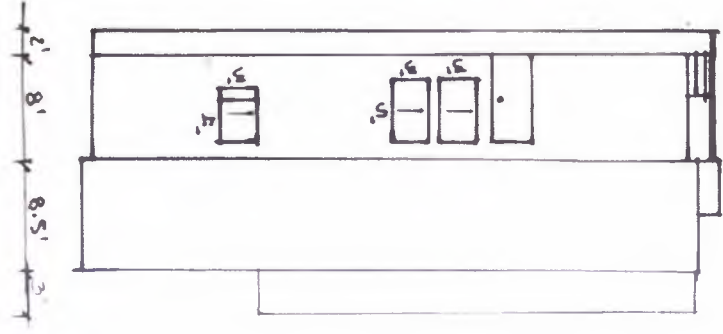
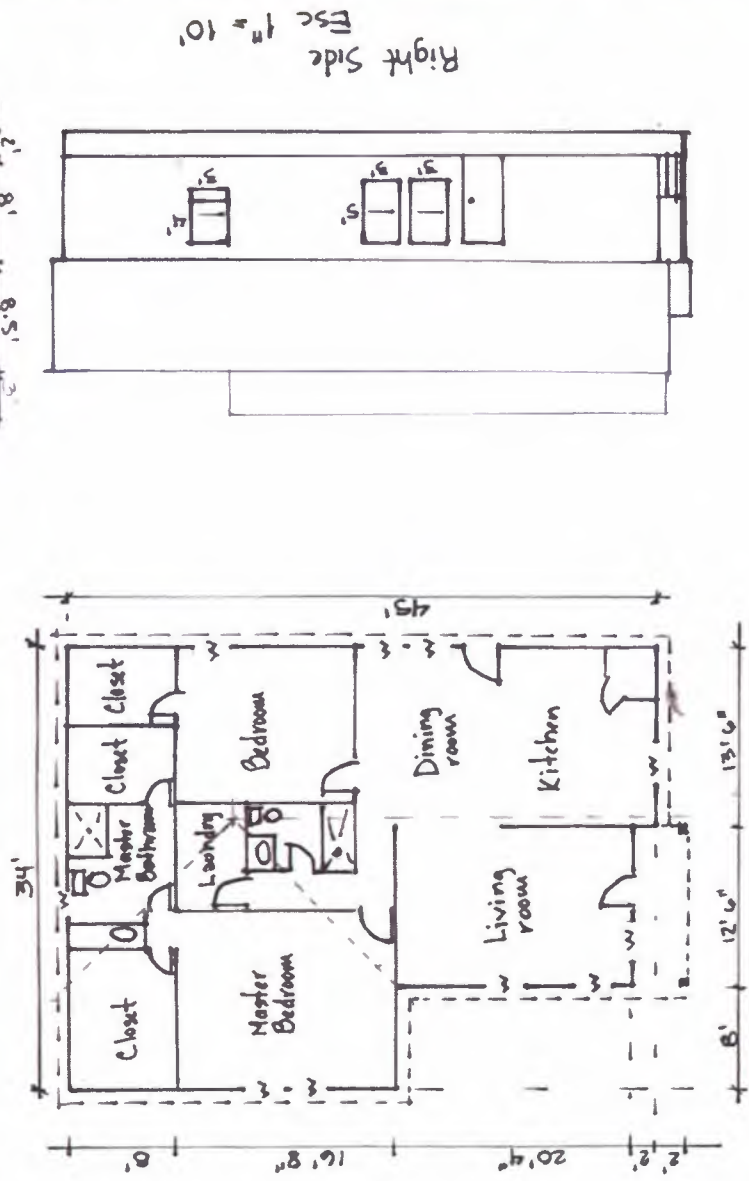
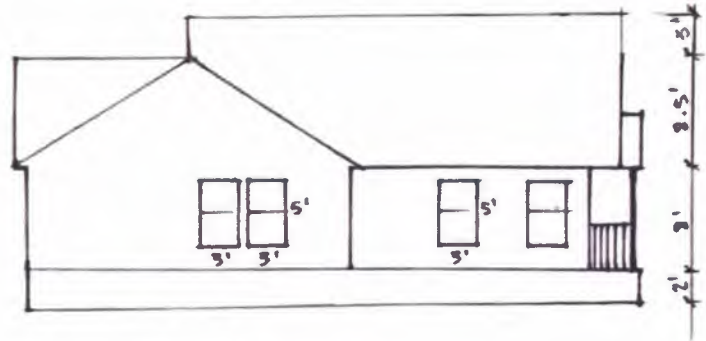
FRONT ESC 1" = 10'



BACK ESC 1" = 10'

side elevations

BDP245-010



Building elevations