

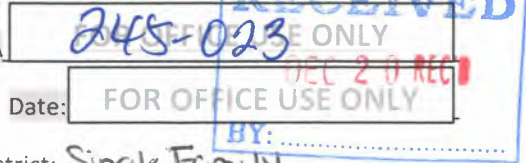


Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA



245-023

Data Relative to Subject Property: _____

Date:

Location address: 2622 Teal Ford Dr. Dallas TX 75228

Zoning District: Single Family

Lot No.: 9 Block No.: F/5374 Acreage: 0.02 Census Tract: _____

Street Frontage (in Feet): 1) 62 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Alejandro Cabello Rodriguez, Lizbeth Liliana Diaz

Applicant: Alejandro Cabello Telephone: 469-328-2971

Mailing Address: 2622 Teal Ford Dr. Dallas TX Zip Code: 75228

E-mail Address: Cabello439@icloud.com

Represented by: Lizbeth Liliana Diaz Telephone: 214-545-7689

Mailing Address: 2622 Teal Ford Dr. Dallas TX Zip Code: 75228

E-mail Address: Cabello205@icloud.com

Affirm that an appeal has been made for a Variance or Special Exception of accessory structure, covered patio, exceeding floor area A.C.R.

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 measurements exceeds 25% more than the original 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

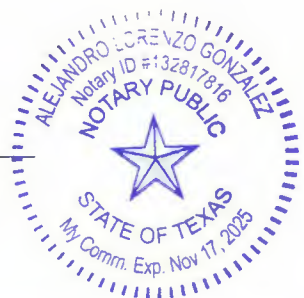
Before me the undersigned on this day personally appeared Alejandro Cabello
(Affiant/Applicant's name printed)

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 Alejandro Cabello
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 16 day of December, 2024

[Signature]
Notary Public in and for Dallas County, Texas





CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 245-023

I, Lizbeth Liliana Diaz, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 2622 Tealford Dr. Dallas, TX 75228
(Address of property as stated on application)

Authorize: Alejandro Cabello Rodriguez
(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)

- Variance (specify below)
- Special Exception (specify below)
- Other Appeal (specify below)

Specify: accessory structure, covered patio, exceeding floor area AC12

Lizbeth L. Diaz
Print name of property owner or registered agent

x Lizbeth L. Diaz
Signature of property owner or registered

agent Date, 12/16/2024

Before me, the undersigned, on this day personally appeared
Lizbeth Liliana Diaz

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 16 day of

December, 2024



Alejandro Gonzalez
Notary Public for Dallas County
Texas

Commission expires on
November 17, 2025



AFFIDAVIT

Appeal number: BDA 245-023

I, Lizbeth Liliana Diaz, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 2622 Tealford Dr. Dallas TX 75228
(Address of property as stated on application)

Authorize: Alejandro Cabello Rodriguez
(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)

- Variance (specify below)
- Special Exception (specify below)
- Other Appeal (specify below)

Specify: accessory structure, covered patio, exceeding floor area A.C.R

X Lizbeth L. Diaz
Print name of property owner or registered agent

X Lizbeth L. Diaz
Signature of property owner or registered agent

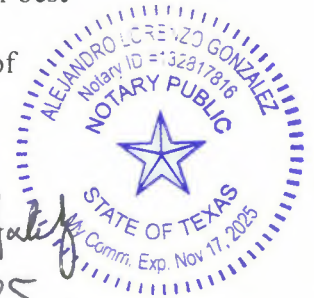
agent Date 12/16/2024

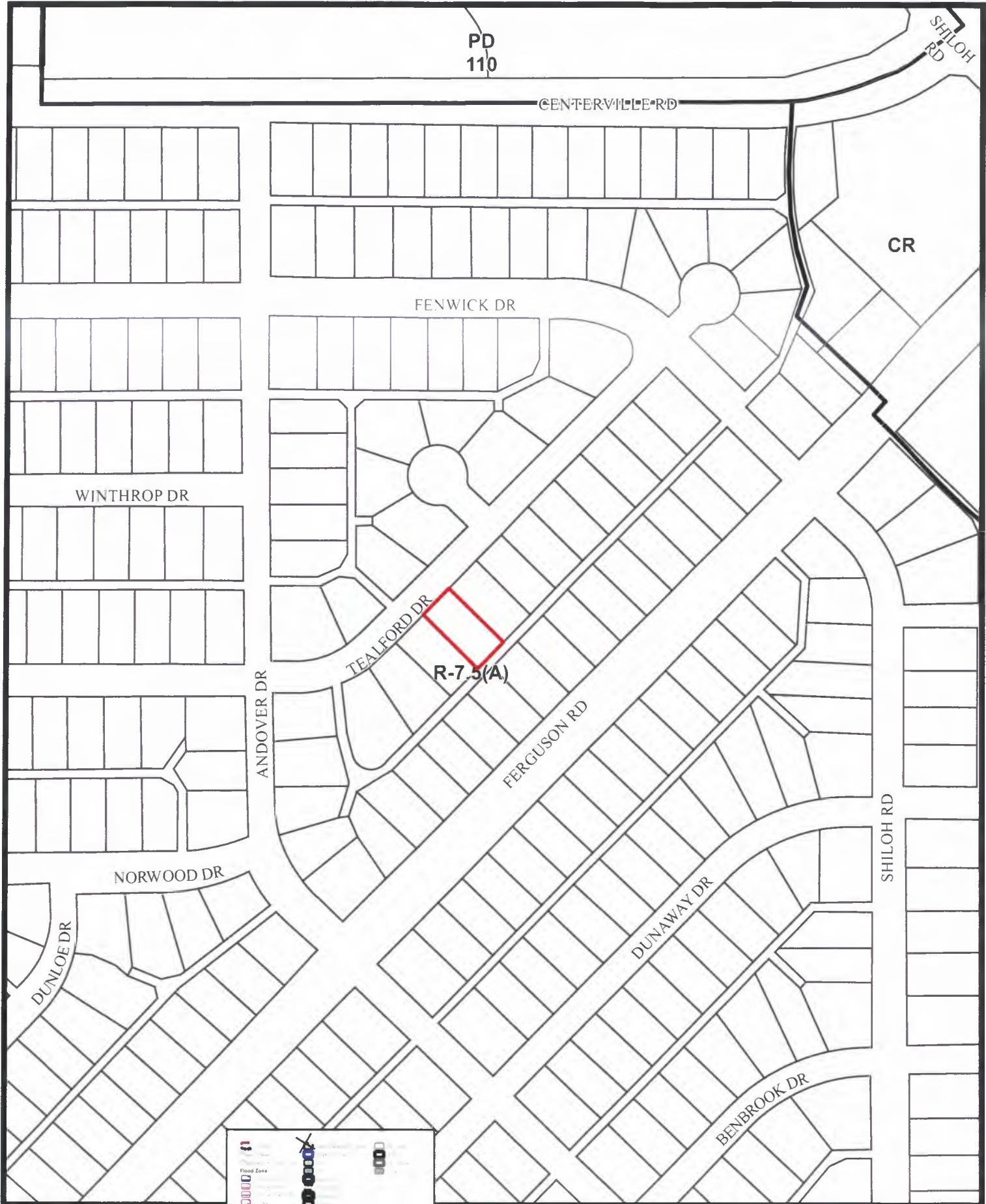
Before me, the undersigned, on this day personally appeared
Lizbeth Liliana Diaz

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 16 day of
December, 2024

Alejandro Gonzalez
Commission expires on
November 17, 2025





PD
110

SHILOH
RD

CENTERVILLE RD

CR

FENWICK DR

WINTHROP DR

TEALFORD DR

R-7.5(A)

ANDOVER DR

FERGUSON RD

NORWOOD DR

DUNLOE DR

DUNAWAY DR

SHILOH RD

BENBROOK DR



1:2,400



Case ID: **BD245-023**

Printed: 12/16/2024

* Spanish *

BDA245-023



REFERRAL FORM FOR BOARD OF ADJUSTMENT

APPLICANT: CABELLO, ALEJANDRO

OWNER:
CABELLO,
ALEJANDRO

ADDRESS: 2622 TEALFORD DR

STATE: tx

ZIP: 75228

LOT: 9

BLOCK: f/5374

ZONING: R7.5(A)

Variance

Yard setback

Lot width

Lot Depth

Lot Coverage

Floor area for accessory structures for
single C] family uses Height

Minimum width of sidewalk

Off-street parking

Off-street loading

Landscape regulations

Other

Special Exception

C] Fence height and standards
C] Visibility triangle obstructions

Parking demand

Landscaping

C] Additional dwelling unit for
a single-family Carport

Non-conforming use

Other

Ü

Please list the City of Dallas Development Code(s) this project is non-compliant with:

Description: Proposed accessory structures are exceeding 25% of the main structure.

Alternative resolutions discussed/offered: Redesign recommend reducing the size of the 1 car garage. Applicant requested a referral for the BDA for the side yard setback variance.

Referred by: Contact: Edmon Lachica

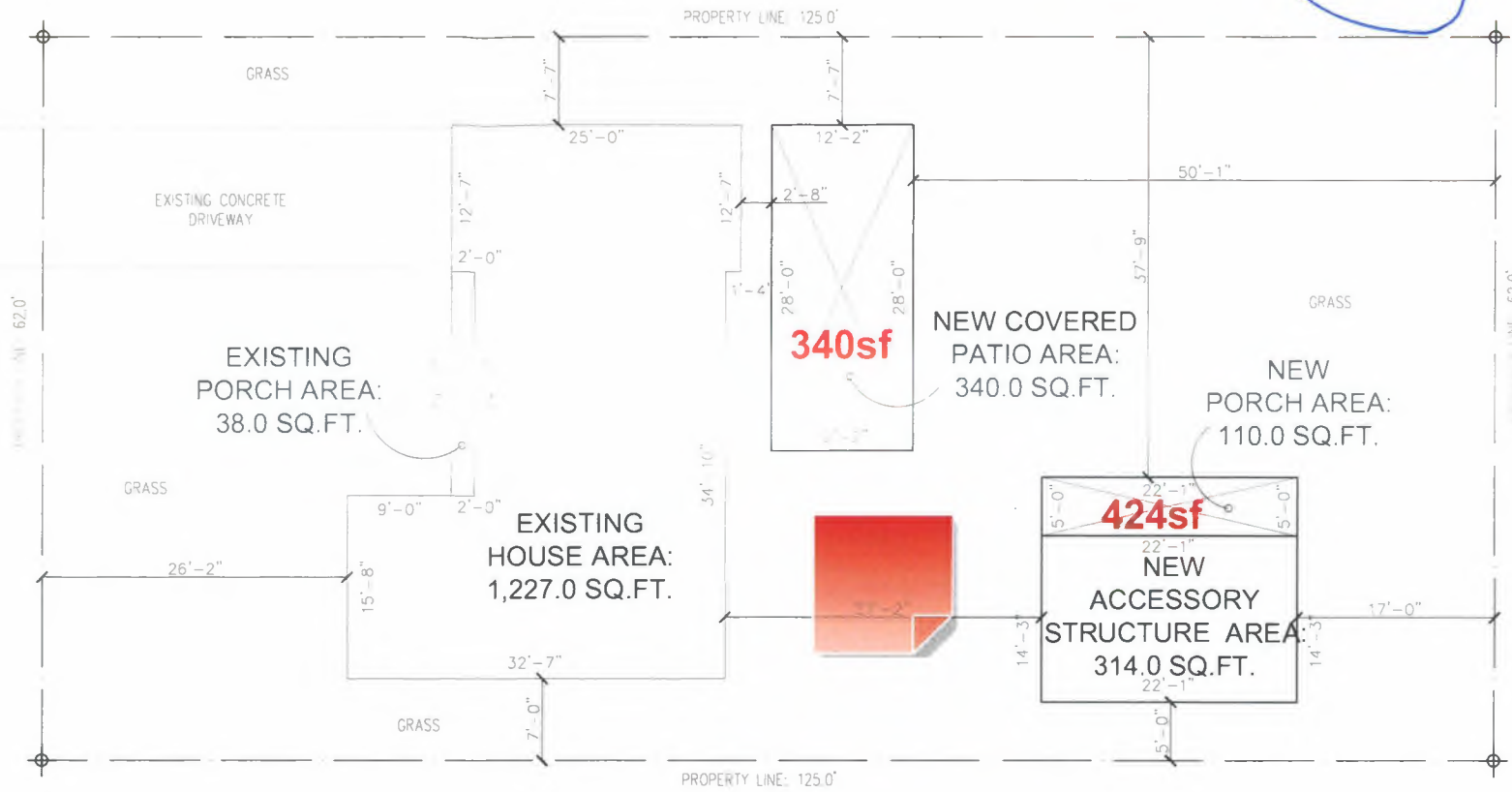
Date: 12/9/2024

FOR INTERNAL USE ONLY

DEVELOPMENT SERVICES • BOARD OF ADJUSTMENT

1265sf x 25% = 316sf

2622 TEALFORD DR



PROJECT DATA

PROJECT NAME: NEW ACCESSORY STRUCTURE AND NEW COVERED PATIO
 ADDRESS: 2622 TEALFORD DR
 BLOCK: F/5374
 LOT: 9

SITE PLAN

SCALE : 1/16" = 1'-0"

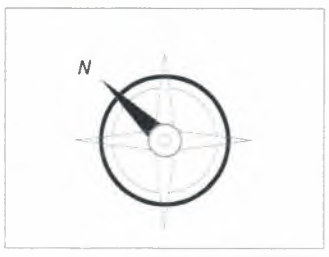
AREAS IN SQUARE FEET

EXISTING HOUSE AREA : 1,227.0 sq.ft.
 EXISTING PORCH AREA : 38.0 sq.ft.
 NEW COVERED PATIO AREA : 314.0 sq.ft.
 NEW ACCESSORY STRUCTURE AREA : 110.0 sq.ft.
 NEW PORCH PATIO AREA : 110.0 sq.ft.



- GENERAL NOTES
1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DOCUMENTS. THE CONTRACTOR SHALL ALSO NOTIFY THE OWNER IF THERE ARE ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE BEGINNING OF THE CONSTRUCTION.
 2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
 3. THE GENERAL CONTRACTOR SHALL SUPERVISE THE CONSTRUCTION AND SHALL BE HIS/HER RESPONSIBILITY TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AS WELL AS TO CONTROL THE QUALITY OF THE PROJECT.
 4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODE, AND REGULATIONS.
 5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT. FURTHERMORE IT RECOMMENDS THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TOPOGRAPHIC SPECIALIST.

SQUARE FOOTAGE	



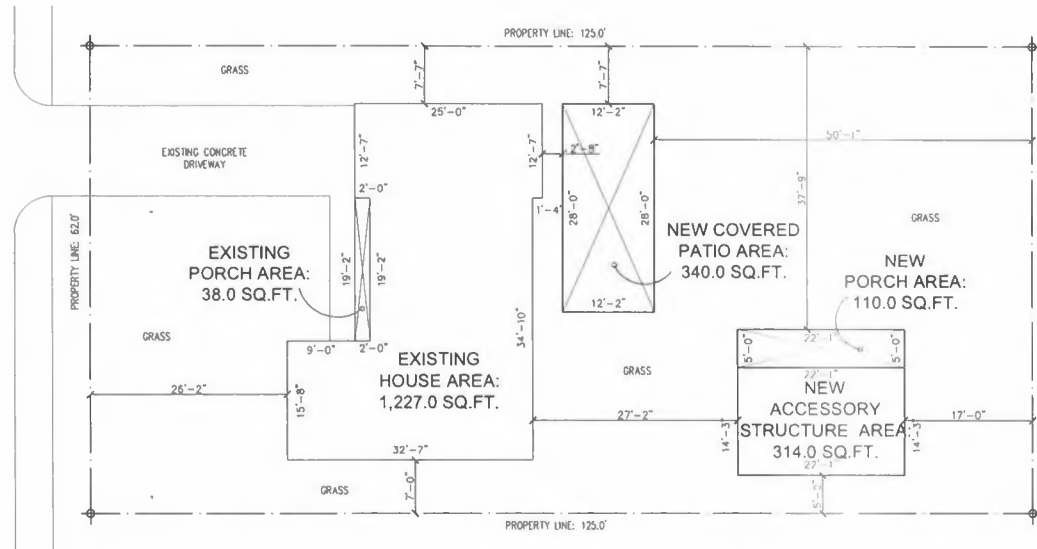
Project Name:
NEW ACCESSORY STRUCTURE & NEW COVERED PATIO

Project Address:
 2622 TEALFORD DR
 DALLAS, TX 75228
BDA245-023

Plan Name:
 SITE PLAN

Project #: 111024 Drawn By: J.A.M.B.
 Date: 11-10-2024 Scale: 1/16" = 1'-0"
 Sheet #: 1 Of: 13

2622 TEALFORD DR



PROJECT DATA

PROJECT NAME: NEW ACCESSORY STRUCTURE AND NEW COVERED PATIO
 ADDRESS: 2622 TEALFORD DR
 BLOCK: F/5374
 LOT: 9

SITE PLAN

SCALE : 1/16" = 1'-0"

AREAS IN SQUARE FEET

EXISTING HOUSE AREA : 1,227.0 sq.ft.
 EXISTING PORCH AREA : 38.0 sq.ft.
 NEW COVERED PATIO AREA : 340.0 sq.ft.
 NEW ACCESSORY STRUCTURE AREA : 314.0 sq.ft.
 NEW PORCH PATIO AREA : 110.0 sq.ft.

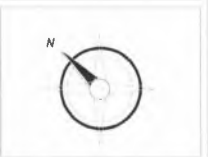


Martinez Design, LLC
 Tel.: 972-983-1150
 Tel.: 972-987-0770
 martineztdesign@gmail.com

GENERAL NOTES

1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL ALSO VERIFY THE CORRECTNESS OF THESE AND ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE BEGINNING OF THE CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE THE CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE QUALITY OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE QUALITY OF THE CONSTRUCTION.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE LATEST BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES, AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURES OF THIS PROJECT. FURTHERMORE IT IS RECOMMENDED THAT THE SOILS BE INVESTIGATED BY A QUALIFIED PROFESSIONAL ENGINEER AND TOPOGRAPHIC SPECIALIST.

SQUARE FOOTAGE



Project Name:

NEW ACCESSORY STRUCTURE & NEW COVERED PATIO

Project Address:

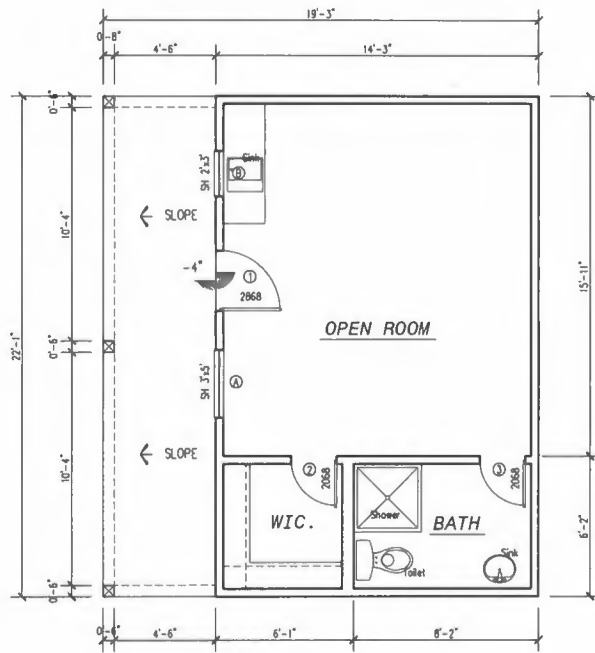
2622 TEALFORD DR
 DALLAS, TX 75228

Plan name:

SITE PLAN

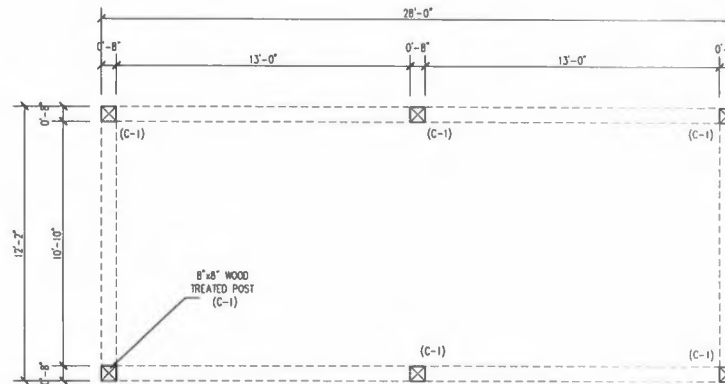
Project #: 111024
 Date: 11-10-2024
 Sheet #: 1
 Drawn By: J. A. W. B.
 Scale: 1/16" = 1'-0"
 Of: 13

BOA245-023



FLOOR PLAN

NEW ACCESSORY STRUCTURE SCALE : 3/16" = 1'-0"



FLOOR PLAN

COVERED PATIO SCALE : 3/16" = 1'-0"

DOOR SCHEDULE						
DOOR NO.	SIZE			DOOR MATERIAL	FRAME MATERIAL	REMARKS
	WIDTH	HEIGHT	THICK.			
1	2'-8"	6'-8"	1-3/4"	S.C. WOOD	WOOD	
2	2'-0"	6'-8"	1-3/4"	H.C. WOOD	WOOD	
3	2'-0"	6'-8"	1-3/4"	H.C. WOOD	WOOD	

- NOTE : 1.- PROVIDE WEATHER STRIPPING AND THRESHOLD AT ALL EXTERIOR DOORS. SET THRESHOLDS IN SEALANT BED.
 2.- ALL DOOR UNITS TO BE PRE-HUNG TYPE - PAINT GRADE.
 3.- DOOR/TRIM PAINT COLOR AS SELECTED BY OWNER.

WINDOW SCHEDULE						
WINDOW TYPE	QUANTITY	SIZE		WINDOW ELEVATION	FRAME MATERIAL	REMARKS
		WIDTH	HEIGHT			
A	1	3'-0"	5'-0"	A (S.H.)	VINYL	U-FACTOR 0.35 SOLAR HEAT GAIN COEF. 0.25
B	1	2'-0"	3'-0"	A (S.H.)	VINYL	U-FACTOR 0.35 SOLAR HEAT GAIN COEF. 0.25



Martinez Design, LLC
 972-841-1185
 Tel. 972-841-0270
 martinezd7@gmail.com

GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DOCUMENTS. THE CONTRACTOR SHALL ADVISE THE OWNER IF THERE ARE ANY DISCREPANCIES AND/OR CAUTIONS PRIOR TO THE BEGINNING OF THE CONSTRUCTION.
- THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT NECESSARILY REGULATED OR FULLY SPECIFIED.
- THE GENERAL CONTRACTOR SHALL SUPERVISE THE CONSTRUCTION AND SHALL BE UNDER RESPONSIBILITY TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AS WELL AS TO CONTROL THE QUALITY OF THE PROJECT.
- ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE APPLICABLE BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES, AND REGULATIONS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURES OF THIS PROJECT. FURTHERMORE IF RECOMMENDED THAT THE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TOPOGRAPHIC SPECIALIST.

SQUARE FOOTAGE	



N

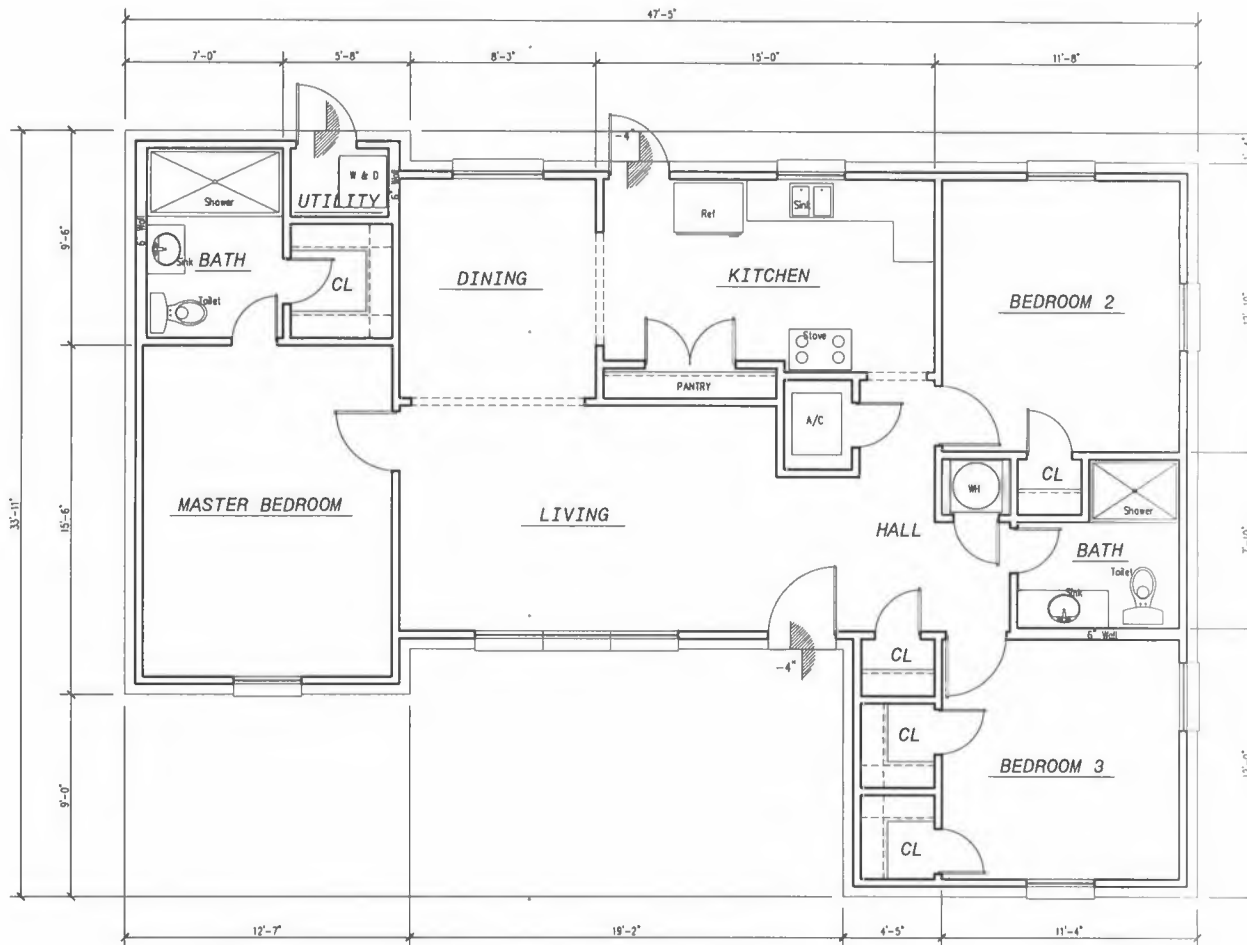
Project Name:
NEW ACCESSORY STRUCTURE & NEW COVERED PATIO

Project Address:
**2622 TEALFORD DR
 DALLAS, TX 75228**

File Name:
FLOOR PLAN

Project #:	111024	Drawn By:	J. A. M. B.
Date:	11-10-2024	Scale:	3/16" = 1'-0"
Sheet #:	2	Of:	13

BDA245-023



FLOOR PLAN

MAIN HOUSE

SCALE : 3/16" = 1'-0"



Martinez Design, LLC
 TEL: 972-281-1100
 TEL: 972-281-0770
 martinezdesign@verizon.com

GENERAL NOTES

1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DETAILS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE BEGINNING OF THE CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT NECESSARILY DETAILS OF FULLY SPECIFIED.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE THE CONSTRUCTION AND SHALL BE HELD RESPONSIBLE TO SELECT, VERIFY, INSTALL, AND MAINTAIN ALL EQUIPMENT AND MATERIALS AS WELL AS TO CONTROL THE QUALITY OF THE PROJECT.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE AMERICAN BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES, AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURES OF THE PROJECT. THE ENGINEER IS NOT RESPONSIBLE FOR THESE PLANS SHALL BE PROVIDED BY A QUALIFIED PROFESSIONAL ENGINEER AND TOPOGRAPHIC SURVEY.

SQUARE FOOTAGE



N

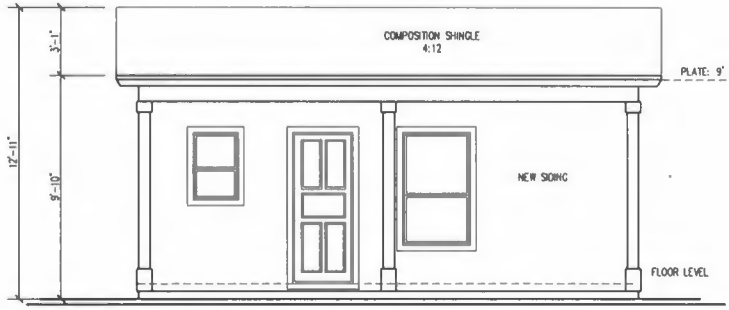
PROJECT NAME:
 NEW ACCESSORY STRUCTURE & NEW COVERED PATIO

PROJECT ADDRESS:
 2622 TEALFORD DR
 DALLAS, TX 75228

FILE NAME: FLOOR PLAN

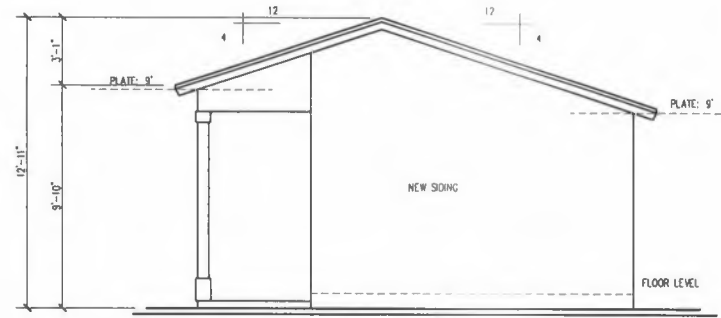
PROJECT #: 111024	Drawn By: J.A.M.B.
DATE: 11-10-2024	Scale: 3/16" = 1'-0"
Sheet #: 2.1	Of: 13

BDA245-023



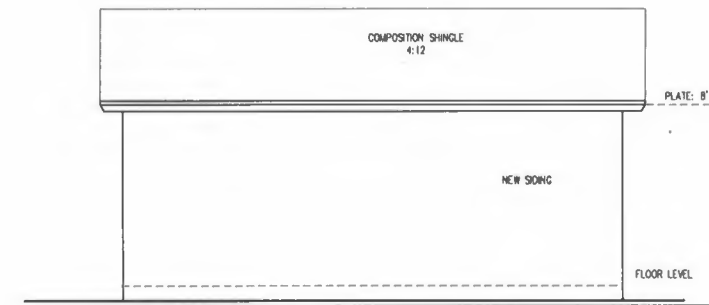
FRONT ELEVATION

NEW ACCESSORY STRUCTURE SCALE : 3/16" = 1'-0"



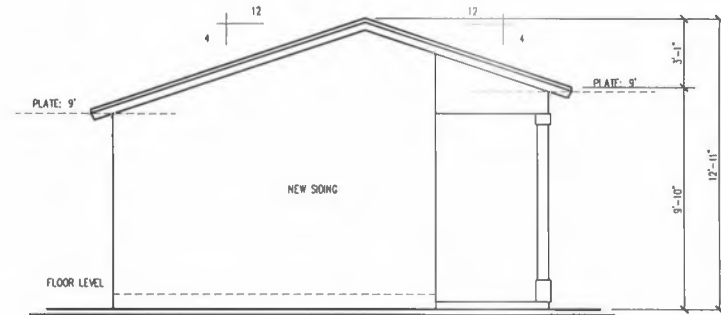
RIGHT ELEVATION

NEW ACCESSORY STRUCTURE SCALE : 3/16" = 1'-0"



REAR ELEVATION

NEW ACCESSORY STRUCTURE SCALE : 3/16" = 1'-0"



LEFT ELEVATION

NEW ACCESSORY STRUCTURE SCALE : 3/16" = 1'-0"



Martinez Design, LLC
martinez74@gmail.com
 Tel. 972-961-4185
 Tel. 972-961-0270

GENERAL NOTES

1. THE GENERAL CONTRACTOR(S) SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS. IF THE CONTRACTOR SHALL DISCOVER ANY DISCREPANCIES, HE SHALL NOTIFY THE OWNER IN WRITING IMMEDIATELY PRIOR TO THE BEGINNING OF THE CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR FULLY SPECIFIED.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE THE CONSTRUCTION AND SHALL BE RESPONSIBLE TO SELECT, VERIFY, RESERVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AS WELL AS TO CONTROL THE QUALITY OF THE PROJECT.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE APPLICABLE BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY BORROWING NECESSARY TO THE STABILITY OF THE STRUCTURES OF THE PROJECT. FURTHERMORE IF RECOMMENDED THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TOPOGRAPHIC SPECIALIST.

SQUARE FOOTAGE	



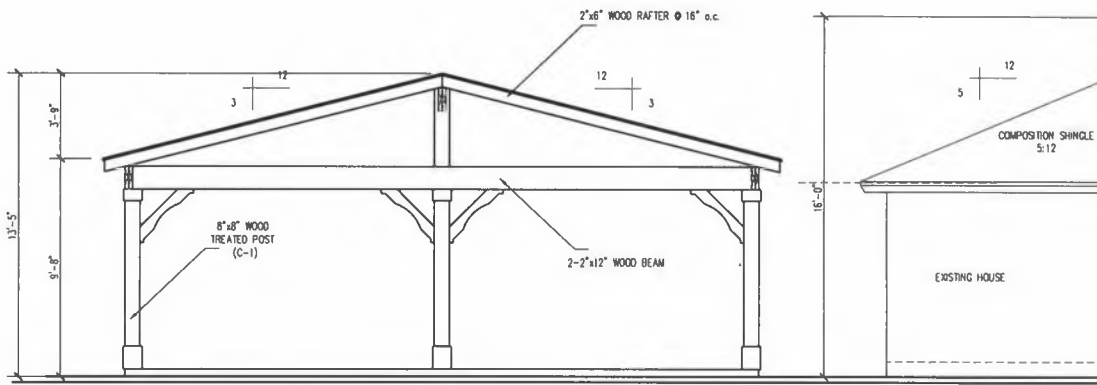
Project Name:
NEW ACCESSORY STRUCTURE & NEW COVERED PATIO

Project Address:
**2622 TEALFORD DR
 DALLAS, TX 75226**

Plan Name:
ELEVATIONS

Project #:	111024	Drawn By:	J.A.M.B.
Date:	11-10-2024	Scale:	3/16" = 1'-0"
Sheet #:	12	Of:	13

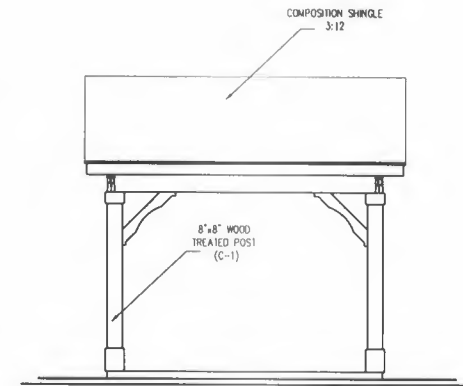
BDA245-023



FRONT ELEVATION

COVERED PATIO

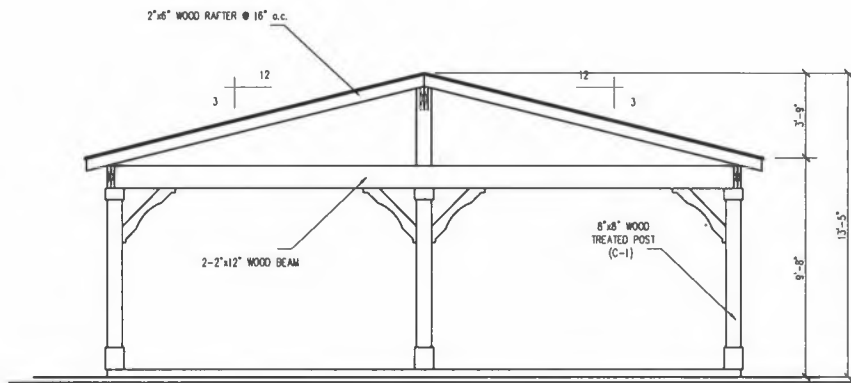
SCALE : 3/16" = 1'-0"



RIGHT ELEVATION

COVERED PATIO

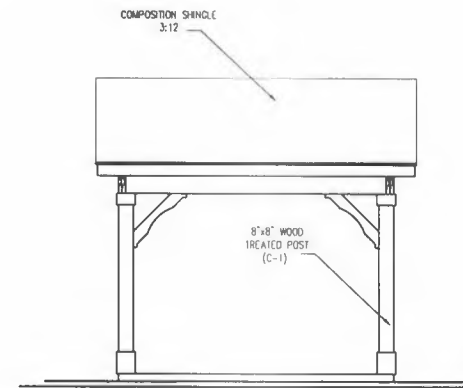
SCALE : 3/16" = 1'-0"



REAR ELEVATION

COVERED PATIO

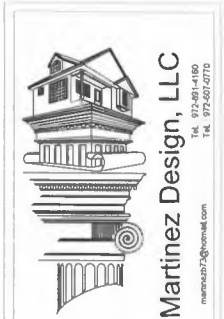
SCALE : 3/16" = 1'-0"



LEFT ELEVATION

COVERED PATIO

SCALE : 3/16" = 1'-0"



GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DETAILS. THE CONTRACTOR SHALL ALSO NOTIFY THE OWNER IF THERE ARE ANY DISCREPANCIES BEFORE COMMENCING THE BEGINNING OF THE CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT NECESSARILY DETAILED OR FULLY SPECIFIED.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE THE CONSTRUCTION AND SHALL BE NEARBY RESPONSIBILITY TO SELECT, VERIFY, RECEIVE AND INSTALL ALL EQUIPMENT AND MATERIALS AS WELL AS TO CONTROL THE QUALITY OF THE PROJECT.
4. ALL WORK PERFORMED ON THE PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES, AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURES OF THE PROJECT. FURTHERMORE IT IS RECOMMENDED THAT THESE PLANS BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TOPOGRAPHIC SURVEYOR.

SQUARE FOOTAGE

Project Name:

**NEW ACCESSORY
STRUCTURE
& NEW COVERED PATIO**

Project Address:

2622 TEALFORD DR
DALLAS, TX 75228

File Name:

ELEVATIONS

Project #:	111024	Drawn By:	J.A.M.B.
Date:	11-10-2024	Scale:	3/16" = 1'-0"
Sheet #:	13	Of:	13

30A245-023