



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245-031

RECEIVED

Data Relative to Subject Property: 2412121018 SFD REM Date: \_\_\_\_\_

JAN 16 REC'D

Location address: SW 1/2 9th Redondo Dr (NO. 4411) Zoning District: R10

BY: \_\_\_\_\_

Lot No.: SW 1/2 Block No.: D/5312 Acreage: 0.691 Census Tract: 48113008102

Street Frontage (in Feet): 1) 100 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): GUADALUPE VIDAL, EDGAR VIDAL, DAVID NAROUZI

Applicant: Stuart Threadgold  
THREADGOLD ARCHITECTURE + CONSTRUCTION LLC Telephone: 682 666 2016

Mailing Address: PO BOX 2742 WAXAHACHIE Zip Code: 75165

E-mail Address: stuart@threadgold.net.au

Represented by: STUART THREADGOLD Telephone: 682 666 2016

Mailing Address: AS ABOVE Zip Code: \_\_\_\_\_

E-mail Address: AS ABOVE

Affirm that an appeal has been made for a Variance  or Special Exception  of 796 SQ FT  
ACCESSORY DWELLING UNIT, SE TO ADU, VARIANCE  
TO FLOOR AREA ~~SA~~

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:

PRE-EXISTING ACCESSORY DWELLING UNIT ON PROPERTY  
PURCHASED ON 15 AUGUST 2024; ADU SPECIAL EXCEPTION  
2. VARIANCE TO ADU FLOOR AREA

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 Stuart Threadgold  
(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 7 day of January 2025

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



  
CITY OF DALLAS  
AFFIDAVIT

Appeal number: BDA 245-031

I, GUADALUPE RUIZ, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: SW 1/2 LOT 2 (NO. 9411) REDONDO DRIVE, DALLAS  
(Address of property as stated on application)

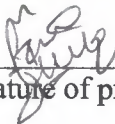
Authorize: \_\_\_\_\_  
(Applicant's name as stated on application)

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: 716 SQ FT ADU AT 9411 REDONDO DRIVE, DALLAS  
SE TO ADU, VARIANCE TO FLOOR AREA

GUADALUPE RUIZ  
Print name of property owner or registered agent

  
Signature of property owner or registered agent

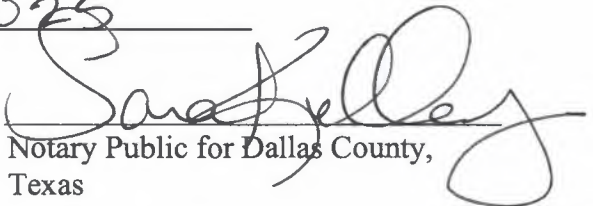
agent Date 1/5/2025

Before me, the undersigned, on this day personally appeared  
Guadalupe Ruiz

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 5<sup>th</sup> day of

January, 2025

  
Notary Public for Dallas County,  
Texas



Commission expires on  
02/03/2025



CITY OF DALLAS  
AFFIDAVIT

Appeal number: BDA 245-031

I, EDGAR VIDAL, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: SW 1/2 Lot 2 (No 9411 Redondo Dr. Dallas  
(Address of property as stated on application)

Authorize: THREADGOLD ARCHITECTURE + construction LLC  
(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: 796 SQ FT ADU AT 9411 Redondo Dr. Dallas  
SE TO ADU, VARIANCE TO FLOOR AREA

EDGAR VIDAL  
Print name of property owner or registered agent

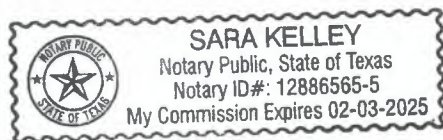
[Signature]  
Signature of property owner or registered agent

agent Date 1/5/2025

Before me, the undersigned, on this day personally appeared  
Edgar Vidal

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 5<sup>th</sup> day of  
January, 2025



[Signature]  
Notary Public for Dallas County,  
Texas

Commission expires on  
02/03/2025



Appeal number: BDA 245-031

I, David Norouzi, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 9411 Redondo Drive, Dallas Texas  
(Address of property as stated on application)

Authorize: Stuart Threadgold  
(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: Any and all documents necessary.

SE TO ADU, VARIANCE TO FLOOR AREA

David Norouzi  
Print name of property owner or registered agent

[Signature]  
Signature of property owner or registered agent

agent Date \_\_\_\_\_

Before me, the undersigned, on this day personally appeared

David Norouzi

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 8th day of

January, 2025

[Signature]  
Notary Public for Dallas County, Los Angeles  
Texas California County

See Attached  
Notarial  
Certificate

Commission expires on  
January 6th, 2028

**CALIFORNIA JURAT**

**GOVERNMENT CODE § 8202**



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 8th day of January, 2025, by  
*Date Month Year*

(1) David Norouzi

(and (2) \_\_\_\_\_),  
*Name(s) of Signer(s)*

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Handwritten Signature]  
*Signature of Notary Public*



*Place Notary Seal and/or Stamp Above*

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

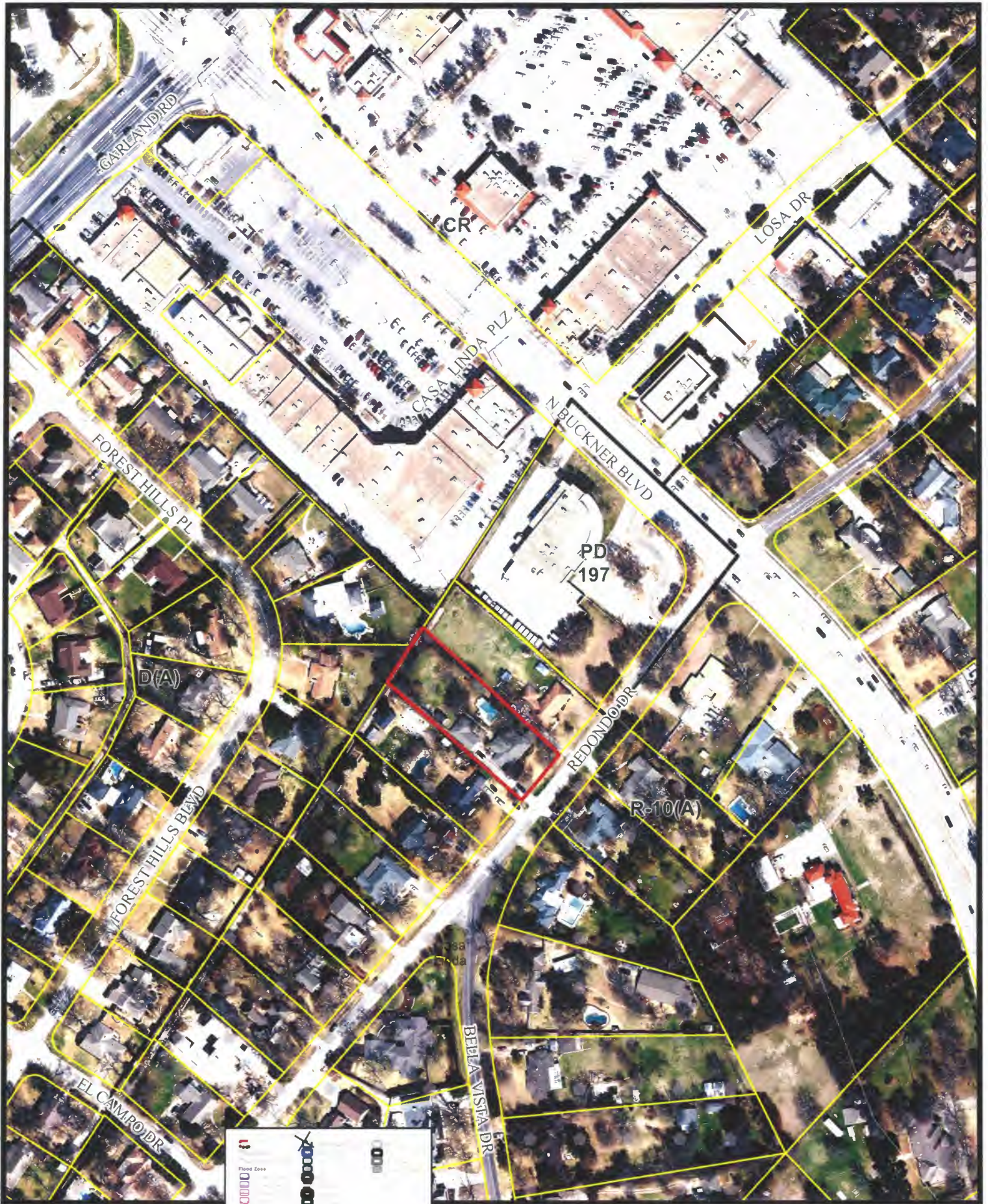
Title or Type of Document: Affidavit for City of Dallas

Document Date: \_\_\_\_\_ Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_



**BDA-245-031**

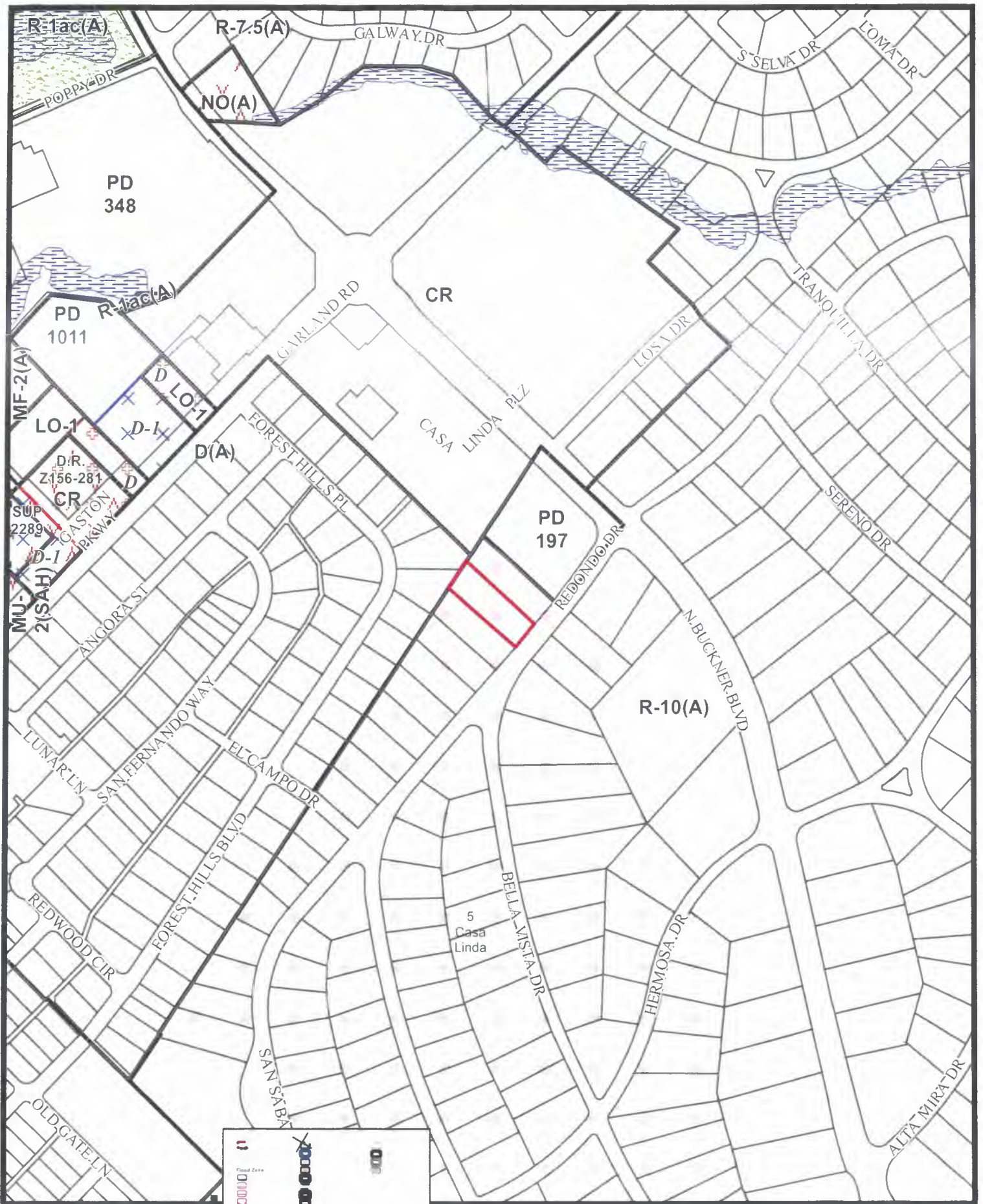


1:2,400



Case ID: 245-031

Printed: 12/31/2024



1:4,800

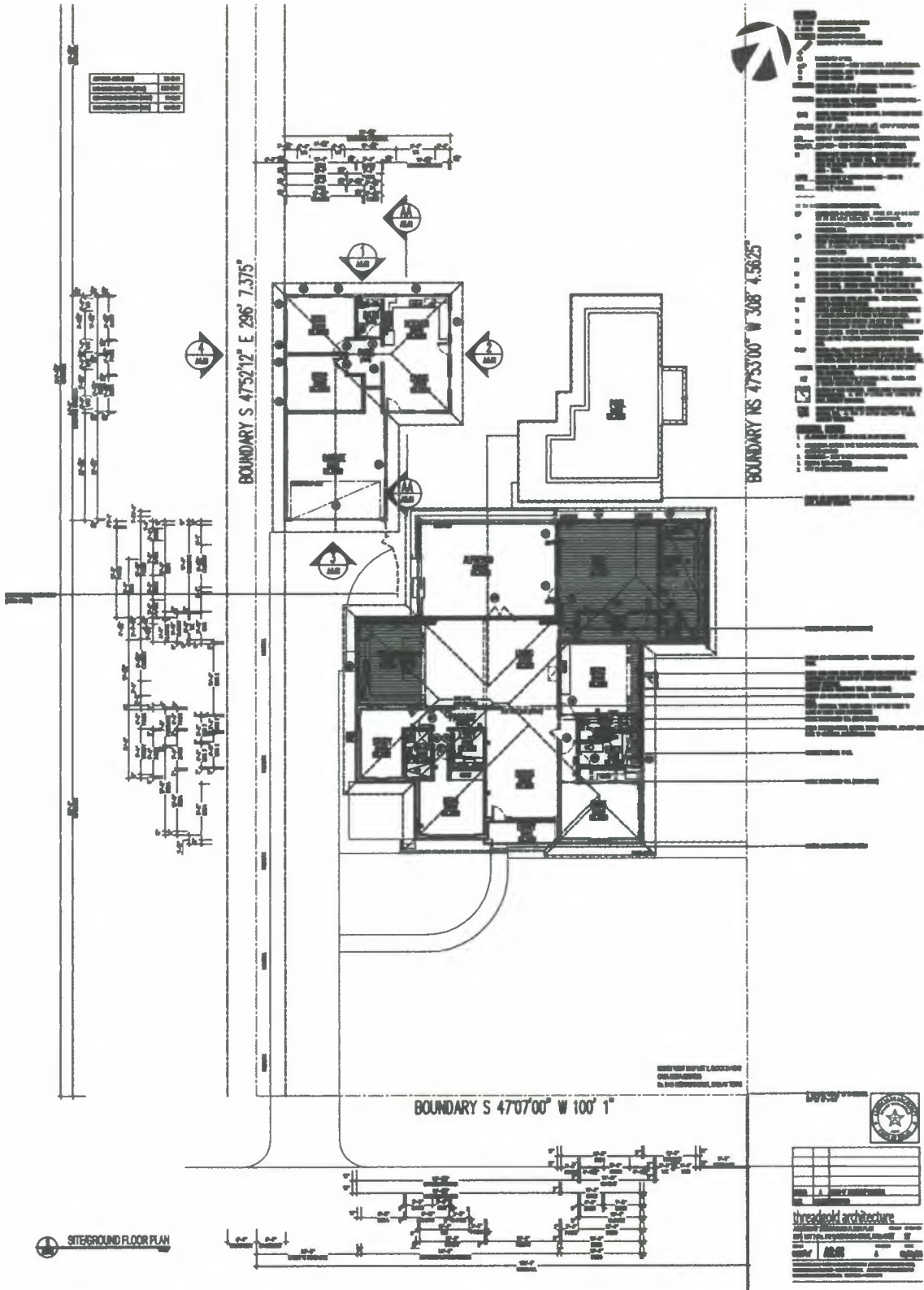


Case ID: 245-031

Printed: 12/31/2024







Symbol	Notes
(Symbol)	(Notes)
(Symbol)	(Notes)
(Symbol)	(Notes)

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES SPECIFICATIONS FOR CONSTRUCTION.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES.
- 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
- 5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND SIDEWALKS.
- 6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTINGS.
- 7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PAVEMENT.
- 8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FENCES AND WALLS.
- 9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE.
- 10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LIGHTING.
- 11. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SECURITY SYSTEMS.
- 12. THE CONTRACTOR SHALL MAINTAIN THE EXISTING COMMUNICATIONS SYSTEMS.
- 13. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ELECTRICAL SYSTEMS.
- 14. THE CONTRACTOR SHALL MAINTAIN THE EXISTING PLUMBING SYSTEMS.
- 15. THE CONTRACTOR SHALL MAINTAIN THE EXISTING MECHANICAL SYSTEMS.
- 16. THE CONTRACTOR SHALL MAINTAIN THE EXISTING STRUCTURAL SYSTEMS.
- 17. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FOUNDATION SYSTEMS.
- 18. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ROOFING SYSTEMS.
- 19. THE CONTRACTOR SHALL MAINTAIN THE EXISTING INTERIORS.
- 20. THE CONTRACTOR SHALL MAINTAIN THE EXISTING EXTERIORS.

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- 20. THE CONTRACTOR SHALL MAINTAIN THE EXISTING EXTERIORS.

threadhold architecture

1000 W. 10th Street, Suite 100  
 Los Angeles, CA 90015  
 Phone: (213) 462-1000  
 Email: info@threadhold.com

DATE: 08/08

PROJECT: [REDACTED]

SCALE: 1/8" = 1'-0"

BOA245-031

