



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 245-037 RECEIVED

Data Relative to Subject Property: \_\_\_\_\_ Date: FOR OFFICE USE ONLY JAN 22 11

Location address: 2632 Pennsylvania Ave Zoning District: PD-595

Lot No.: 18 Block No.: 32/1309 Acreage: 0.07 Census Tract: 48113020300

Street Frontage (in Feet): 1) 25 2) 45 3) 130 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Maple Rae QOF, LLC

Applicant: Ali Ebrahimi Telephone: 6089571635

Mailing Address: 519 W 22 Street, Houston Texas Zip Code: 77008

E-mail Address: Ali@RAdevelopmentgroup.com

Represented by: Ali Ebrahimi Telephone: 608-957-1635

Mailing Address: 519 W 22 Street, Houston Texas Zip Code: 77008

E-mail Address: Ali@RAdevelopmentgroup.com

Affirm that an appeal has been made for a Variance , or Special Exception , of \_\_\_\_\_  
Applicant requests a 15 ft variance in setback from 20 ft to 5 ft on Myrtle St.

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:

This parcel of land is located at the corner of Pennsylvania Ave and Myrtle St. It is a narrow rectangular shape similar to all other lots in the area. It has two front with 20 ft setback. Without this variance, it is impossible to construct a structure and develop this specific parcel of land in a manner commensurate with the development upon other parcels of land with the same zoning.

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

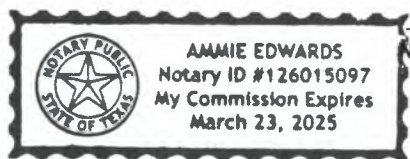
Before me the undersigned on this day personally appeared Ali Ebrahimi

(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



Ammie Edwards  
Notary Public in and for Dallas County, Texas



CITY OF DALLAS  
AFFIDAVIT

Appeal number: BDA 245 037

I, Ali Ebrahimi, manager of Maple Rae QOF, LLC, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)


at: 2632 Pennsylvania Ave, Dallas Texas  
(Address of property as stated on application)

Authorize: Ali Ebrahimi  
(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)

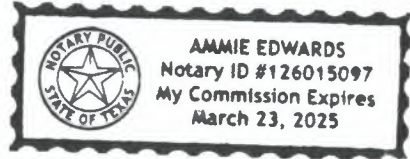
- Variance (specify below)
- Special Exception (specify below)
- Other Appeal (specify below)

Specify: Applicant requests a 15 ft variance in setback from 20 ft to 5 ft on Myrtle St.

|  |  |
|--|--|
| <u>Maple Rae QOF, Ali Ebrahimi</u>               |  |
| Print name of property owner or registered agent | Signature of property owner or registered agent                                      |
| agent Date <u>1/7/2025</u>                       |  |

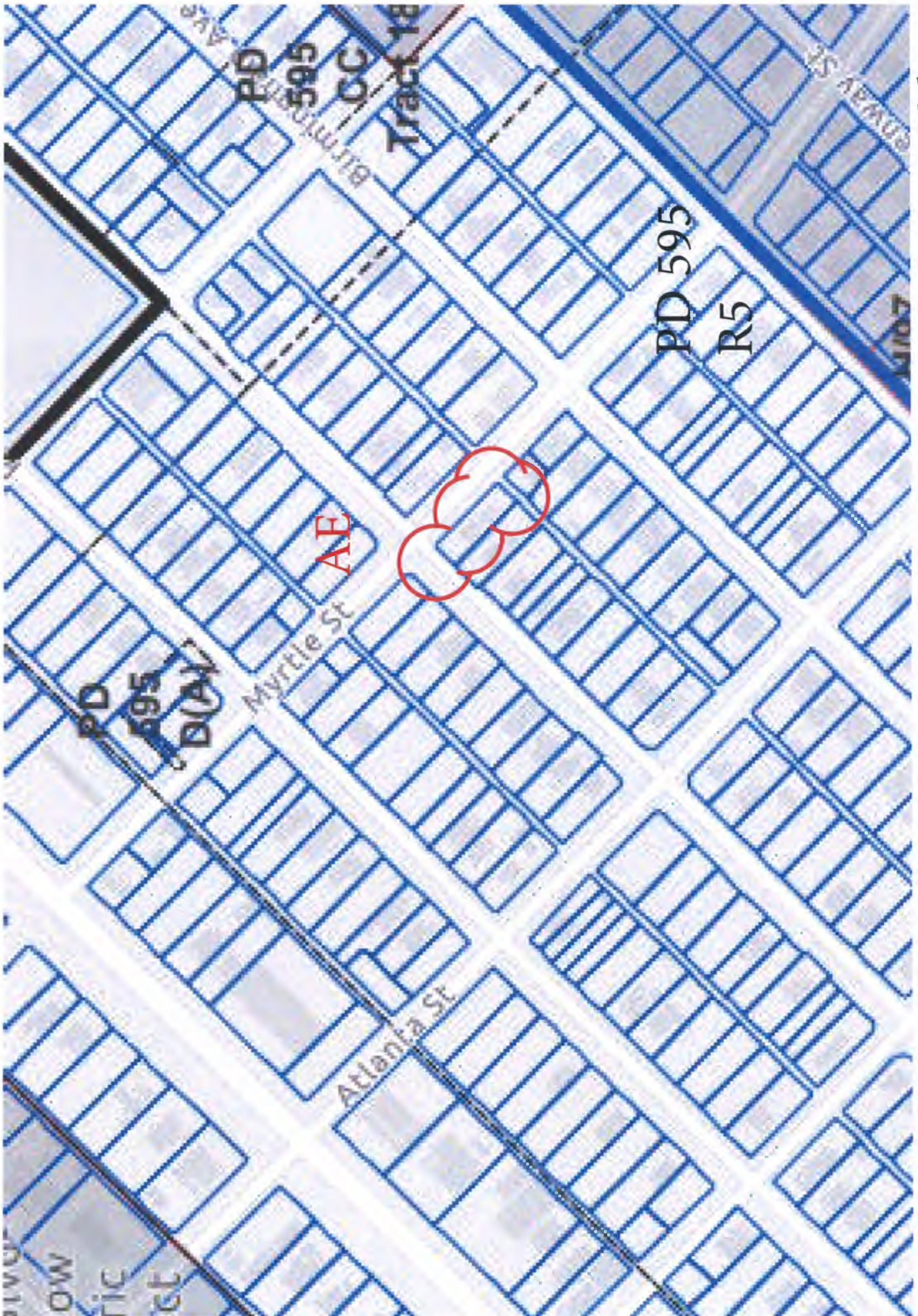
Before me, the undersigned, on this day personally appeared \_\_\_\_\_

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



Ammie Edwards  
Notary Public for Dallas County,  
Texas

Commission expires on \_\_\_\_\_



BDA246-037

SHIPPED  
DATE: 5-9-96 RECEIVED  
DATE: 7-11-96

# CITY OF DALLAS PLAT BOOKS

ANNEXED \_\_\_\_\_ ORD. NO. \_\_\_\_\_  
SURVEY M. MAIN \_\_\_\_\_ ABST. 995 \_\_\_\_\_

ADDITION SOUTH PARK

SCALE 100 FT. EQUALS 1 INCH

PHA 6-4-87

BLOCKS 1308-1313

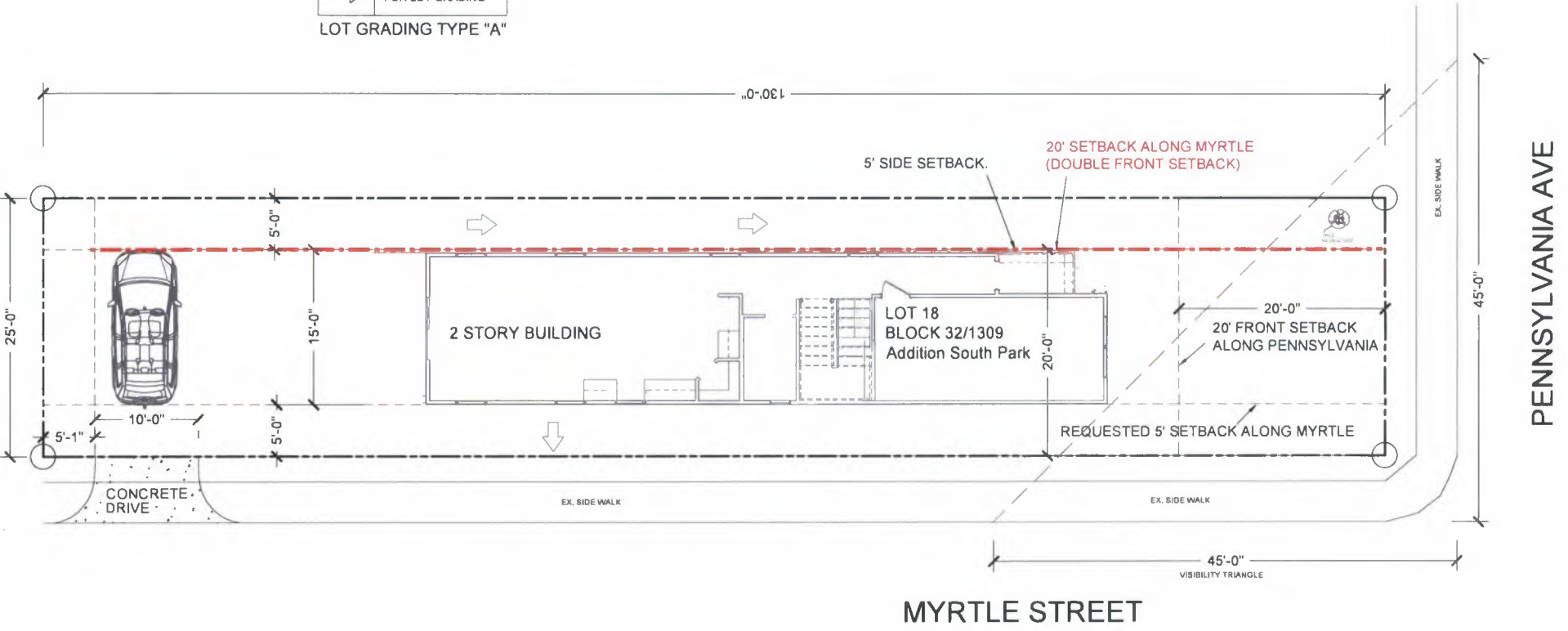
SCHOOL DISTRICT DALLAS



BDA245-037



LOT SYMBOL LEGEND  
 → DIRECTION OF SLOPE FOR LOT GRADING  
 LOT GRADING TYPE "A"



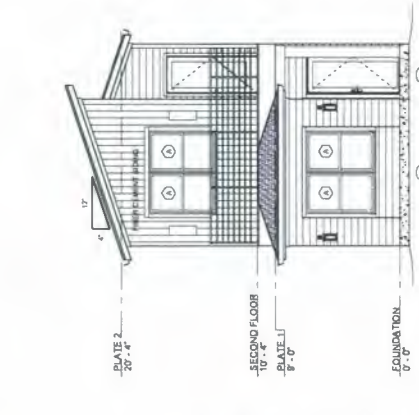
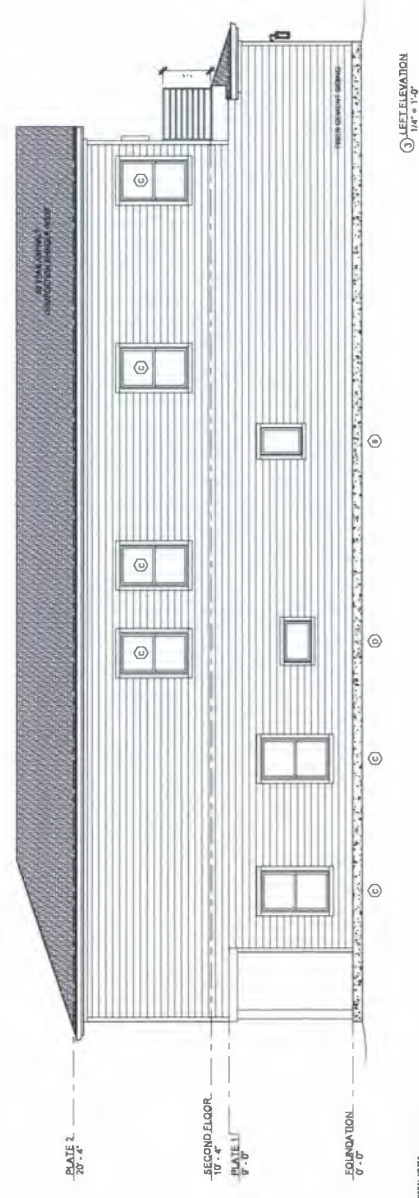
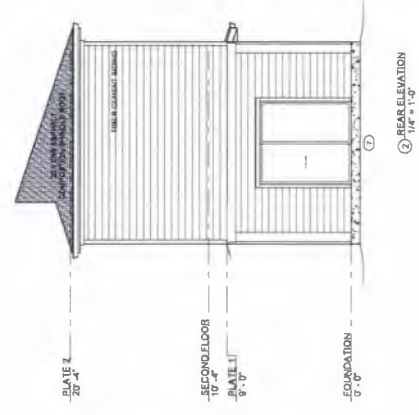
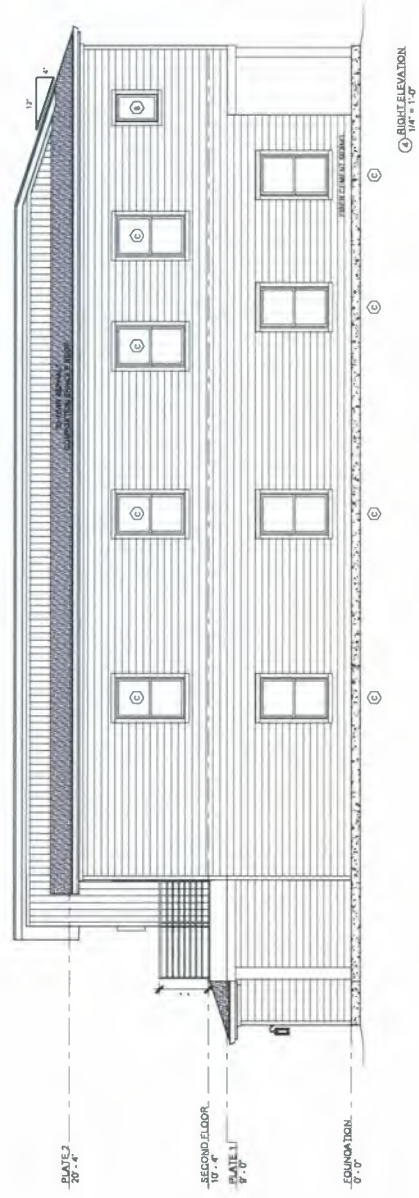
1 SITE PLAN  
 SCALE: 1" = 10'-0"

2632 Pennsylvania Ave  
 South Park  
 BLK 32/1309 LOT 18  
 Dallas Texas  
 Dallas County

New Home Bid  
 11/30/2025  
 A1.0

BDA245-037

GENERAL NOTES  
 1. REFER TO FLOOR PLAN FOR DIMENSIONS AND DETAILS ON THIS PLAN.



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 2. THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.  
 3. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
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2632 Pennsylvania Ave  
 BLK 32/1309 LOT 18  
 Dallas, Texas  
 Dallas County

New Home Bid  
 11/30/2023  
**A3.0**

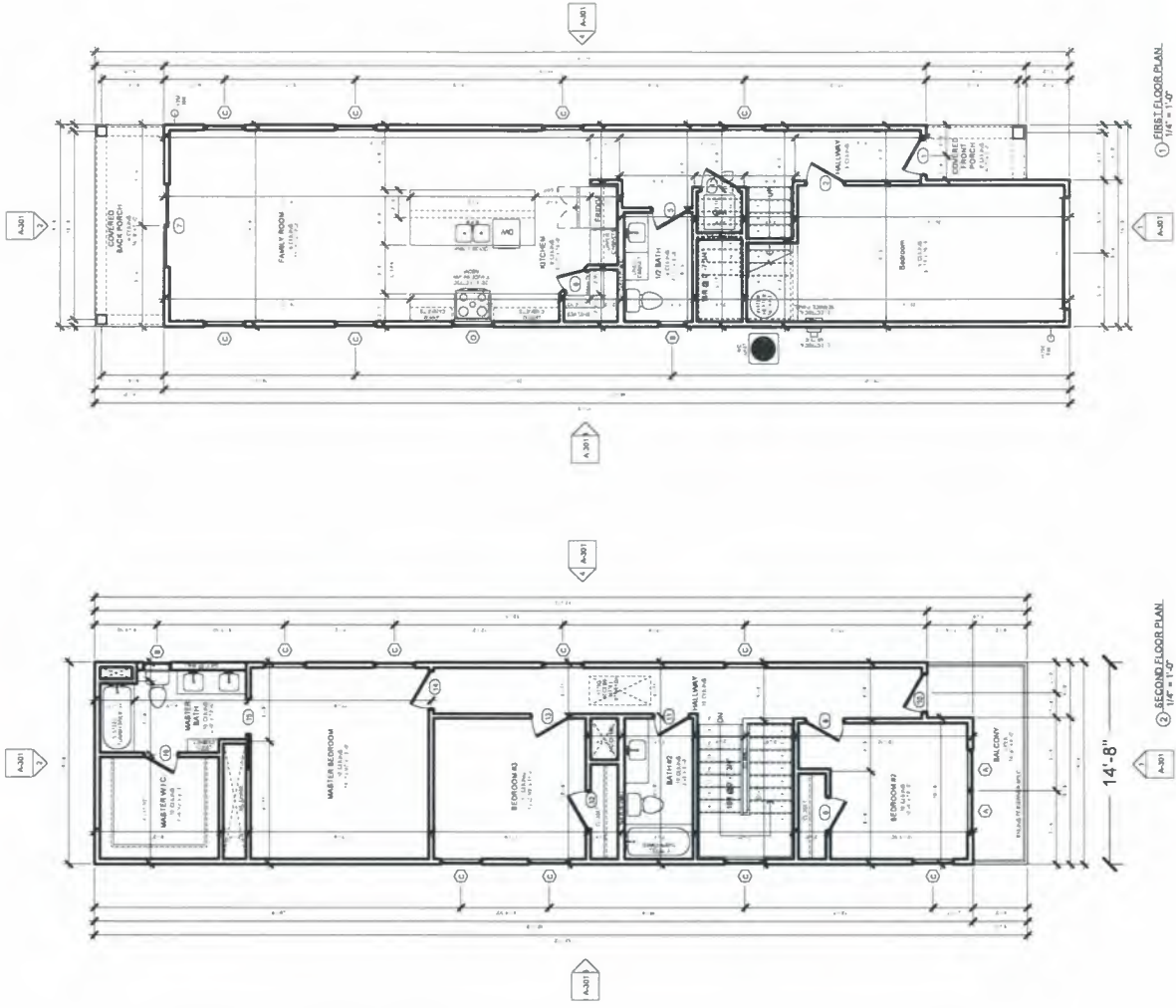
BDA245-037

PRINT 24 x 36

Project Name and Address:  
 2632 Pennsylvania Ave  
 South Park  
 BLK 32/1309 LOT 18  
 Dallas Texas  
 Dallas County

Project:  
 New Home Bid  
 Date:  
 11/30/2023  
**A2.0**  
 PRINT 24 x 36

**PDA245-03A**



**WINDOW SCHEDULE**

| WINDOW TYPE | HEIGHT | WIDTH | TYPE          | HEAD  |
|-------------|--------|-------|---------------|-------|
| A           | 8'-0"  | 4'-0" | ANCHORED WALL | 1'-0" |
| B           | 6'-0"  | 6'-0" | FIXED         | 6'-0" |
| C           | 4'-0"  | 6'-0" | FIXED         | 6'-0" |
| D           | 4'-0"  | 8'-0" | FIXED         | 6'-0" |

**DOOR SCHEDULE**

| NUMBER | HEIGHT | WIDTH | TYPE      |
|--------|--------|-------|-----------|
| 1      | 8'-0"  | 4'-0" | SLIP/ROLL |
| 2      | 8'-0"  | 3'-0" | SLIP/ROLL |
| 3      | 8'-0"  | 4'-0" | SLIP/ROLL |
| 4      | 8'-0"  | 6'-0" | SLIP/ROLL |
| 5      | 8'-0"  | 8'-0" | SLIP/ROLL |
| 6      | 8'-0"  | 6'-0" | SLIP/ROLL |
| 7      | 8'-0"  | 6'-0" | SLIP/ROLL |
| 8      | 8'-0"  | 8'-0" | SLIP/ROLL |
| 9      | 8'-0"  | 6'-0" | SLIP/ROLL |
| 10     | 8'-0"  | 8'-0" | SLIP/ROLL |
| 11     | 8'-0"  | 6'-0" | SLIP/ROLL |
| 12     | 8'-0"  | 8'-0" | SLIP/ROLL |
| 13     | 8'-0"  | 6'-0" | SLIP/ROLL |
| 14     | 8'-0"  | 6'-0" | SLIP/ROLL |
| 15     | 8'-0"  | 8'-0" | SLIP/ROLL |
| 16     | 8'-0"  | 6'-0" | SLIP/ROLL |
| 17     | 8'-0"  | 6'-0" | SLIP/ROLL |
| 18     | 8'-0"  | 6'-0" | SLIP/ROLL |
| 19     | 8'-0"  | 6'-0" | SLIP/ROLL |

**AREA TOTALS**

|                     |         |
|---------------------|---------|
| FIRST FLOOR FINISH  | 1841 SF |
| SECOND FLOOR FINISH | 531 SF  |
| COVERED PATIO       | 213 SF  |
| COVERED PORCH       | 303 SF  |
| CONCRETE PATIO      | 174 SF  |
| CONCRETE            | 1358 SF |
| TOTAL LAZER FOOT    | 1841 SF |

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS BUILDING CODE AND ALL APPLICABLE AMERICAN INSTITUTE OF ARCHITECTS (AIA) SPECIFICATIONS.

2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DALLAS.

3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF DALLAS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS.

5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

6. ALL MATERIALS SHALL BE DELIVERED TO THE PROJECT SITE.

7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF DALLAS BUILDING CODE.

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