

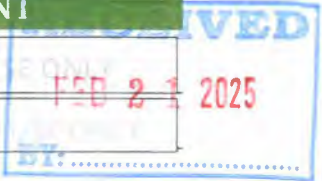


Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 245-044



Data Relative to Subject Property: _____ Date: _____

Location address: 874 E. LARAMIE LN Zoning District: R 7.5

Lot No.: 13 Block No.: 1/7799 Acreage: 0.45 Census Tract: _____

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

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): OLVERA GREGORIO @ MARIA GUADALUPE

Applicant: GREGORIO OLVERA Telephone: 214-649-1050

Mailing Address: 874 E. LARAMIE LN. Zip Code: 75217

E-mail Address: Goyol96709@yahoo.com

Represented by: Francisco Banda Telephone: 956-755-7038

Mailing Address: 610 Pecan Creek Dr Zip Code: 75182

E-mail Address: banda-francisco@outlook.com

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

building variance floor area accessory structures for single family

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:

Reason for approval; extra storage, music studio game room

[Signature] G.O.

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 Gregorio Olvera
(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 19th day of February, 2025

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





CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 245-044

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

at: 874 E. LARAMIE LN, DALLAS TX, 75217
(Address of property as stated on application)

Authorize: GREGORIO OLIVERA
(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: G.O. building variance floor area for accessory structures for single family uses.

Maria Guadalupe Huerta
Print name of property owner or registered agent
agent Date 2/19/2025

[Signature]
Signature of property owner or registered agent

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 19th day of February, 2025



M. Contreras
Commission expires on 2/28/28



AFFIDAVIT

Appeal number: BDA 245-044

I, Gregorio Olvera @ Maria Guadalupe Huerta, Owner of the subject property
(Owner or "Grantor" of property as it appears on the Warranty Deed)

at: 874 E. Laramie Ln. Dallas Tx. 75127
(Address of property as stated on application)

Authorize: Francisco Banda
(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: Building variance floor area for
accessory structures for single family uses

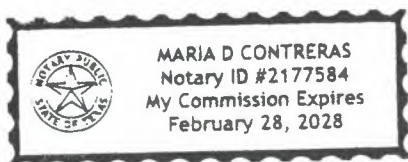
Gregorio Olvera
Print name of property owner or registered agent
agent Date 2-26-2025

[Signature]
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared
Francisco Banda

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 26th day of
February, 2025



[Signature]
Commission expires on
2-28-2028

RYLIE CREST DR

CF HAWN ACRD

CF HAWN FWY

S MASTERS DR

175

CF HAWN SER

D.R.
2023-281

PD
535 PD 535
(Subdistrict 2)
Tract 1

D-1

CALV E DEL
OROLN

W LARAMIE LN

E LARAMIE LN

LYDIA LN

R-7.5(A)

D-1
IM

	City Limits		Peak's Branch PFP		SUP
	Highways		X Protected by Levee		D
	Ramps and Access Roads		Parks		D-1
Flood Zone					CP
	100 Year Flood Zone		Parking Management Overlay		SP
	East Peak's Branch		Shootout Overlay		MID Overlay
	East Peak's Branch PFP		Base Zoning		Historic Subdistricts
	Floodway		PD-53 Oak Lawn		Historic Overlay
	Mill Creek		Dallas Environmental Corridor		CC - business
	Mill Creek PFP		DDO Overlay		PD - Subdistricts
	Peak's Branch		Deed Restrictions		PD - Subdistricts
					NSO Subdistricts



1:2,600

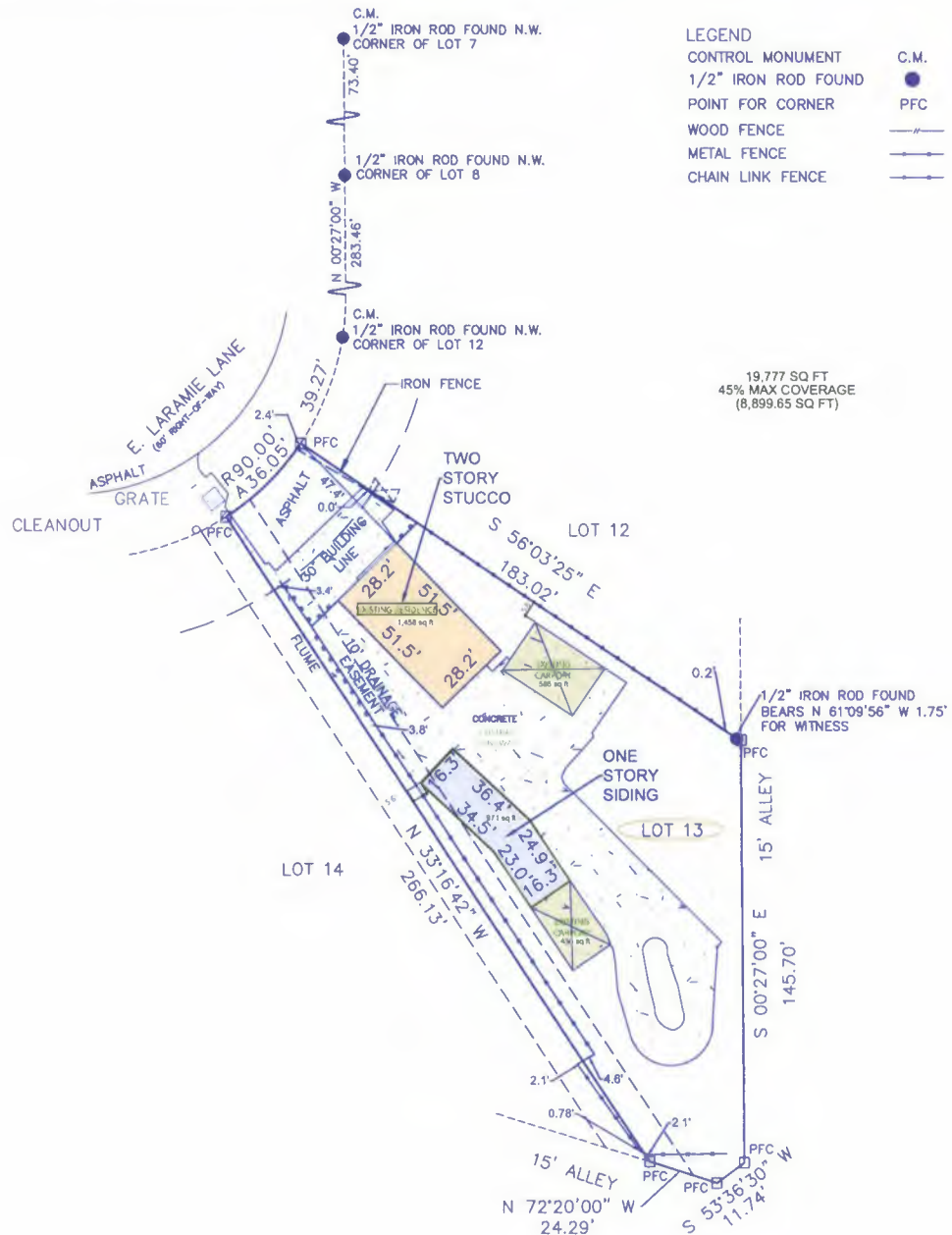
Case ID: **BOA245-044**
Printed: 2/7/2025

874 E. LARAMIE LANE DALLAS TEXAS 75217



SCALE 1" = 40'

LEGEND	
CONTROL MONUMENT	C.M.
1/2" IRON ROD FOUND	●
POINT FOR CORNER	PFC
WOOD FENCE	— — —
METAL FENCE	— — —
CHAIN LINK FENCE	— — —



SCALE: 1" = 20'

ENGINEER

874 E LARAMIE LANE
DALLAS TEXAS

PROJECT NO 2025013C
DATE 2/11/2025

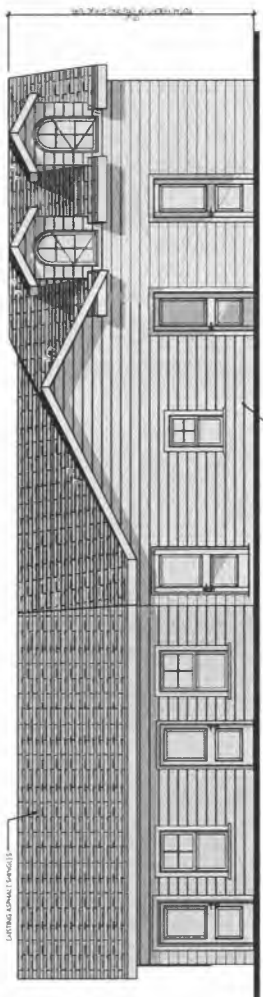
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SHEET TITLE
SITE PLAN

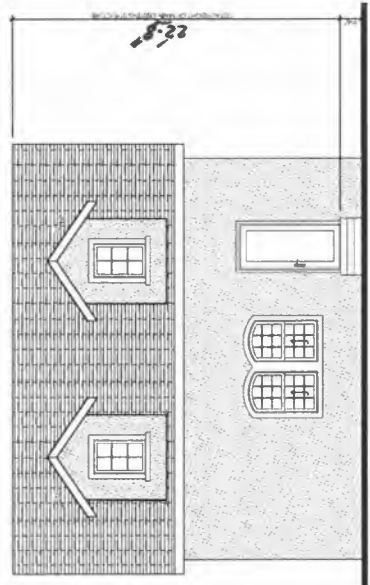
01

SHEET 01 OF 3

BDA245-044



LEFT ELEVATION



MAIN REAR HOUSE

774 E. LARAMIE LANE
DALLAS, TEXAS

PROJECT NO. 28250130
DATE 2/24/2025

PROJECT NO. 28250130
DATE 2/24/2025

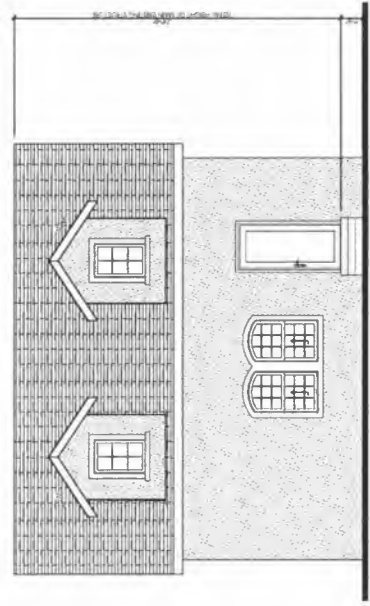
OWNER BY
COPYRIGHT

SHEET TITLE
ELEVATIONS

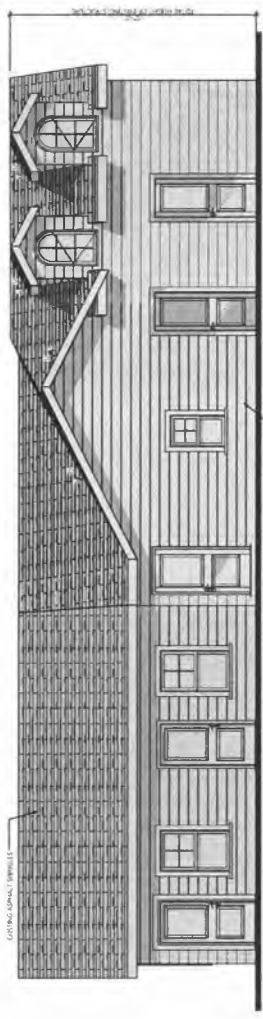
4
SHEET 4 OF 4

SCALE: 1/4" = 1'-0"

BDA245-044



MAIN REAR HOUSE



LEFT ELEVATION

ENGINEER:

874 E. LARAMIE LANE
DALLAS, TEXAS

NOT A SEAL, CONTRACTOR TO BE SEEN AND KNOWN
IN TEXAS WITH EXCEPT AS NOTED HEREON AND SHALL
BE RESPONSIBLE FOR ALL WORK AND MATERIALS

PROJECT NO. 28350130
DATE 2/24/2025

OWNER
COPPINGHILL

SHEET TITLE
ELEVATIONS

4

SCALE: 1/4" = 1'-0"

SHEET 4 OF 4

BDA245-044