



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 245-060 RECEIVED  
 FOR OFFICE USE ONLY  
 MAR 27 2025  
 BY \_\_\_\_\_

Data Relative to Subject Property: \_\_\_\_\_ Date: \_\_\_\_\_

Location address: 6442 E. LOVERS LN DALLAS Zoning District: R-7.5(A)

Lot No.: 9 Block No.: 9/5419 Acreage: \_\_\_\_\_ Census Tract: \_\_\_\_\_

Street Frontage (in Feet): 1) 60 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): NICOLE RODRIGUEZ

Applicant: KEVIN GRAHAM Telephone: 214-616-9374

Mailing Address: 8342 FOREST HILLS DALLAS TX Zip Code: 75218

E-mail Address: GRACONST@SWBELL.NET

Represented by: \_\_\_\_\_ Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Affirm that an appeal has been made for a Variance  or Special Exception  of 1) DETACHED  
ADDITIONAL DWELLING UNIT (ADU)  
2) ADU EXCEEDS FLOOR AREA

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:

No ADVERSE EFFECT on Property  
OR ~~Neighbors~~ Neighbors

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.

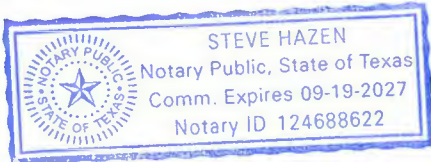
### Affidavit

Before me the undersigned on this day personally appeared KEVIN GRAHAM  
(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 3<sup>rd</sup> day of March, 2025



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

  
CITY OF DALLAS  
AFFIDAVIT

Appeal number: BDA 245-0000

I, NICOLE RODRIGUEZ, Owner of the subject property  
(Owner or "Grantor" of property as it appears on the Warranty Deed)

at: 6442 E. LOYERS LN DALLAS, TX 75214  
(Address of property as stated on application)

Authorize: KEVIN GRAHAM  
(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: 1) DETACHED ADDITIONAL DWELLING UNIT (ADU)  
2) ADU EXCEEDS FLOOR AREA

NICOLE RODRIGUEZ  
Print name of property owner or registered agent

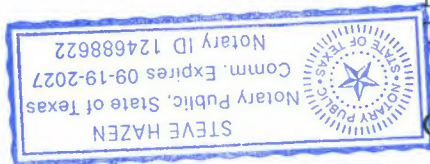
  
Signature of property owner or registered agent

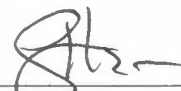
agent Date March 3, 2025

Before me, the undersigned, on this day personally appeared  
Nicole Rodriguez

Who on his/her oath certifies that the above statements are true and correct to his/her best

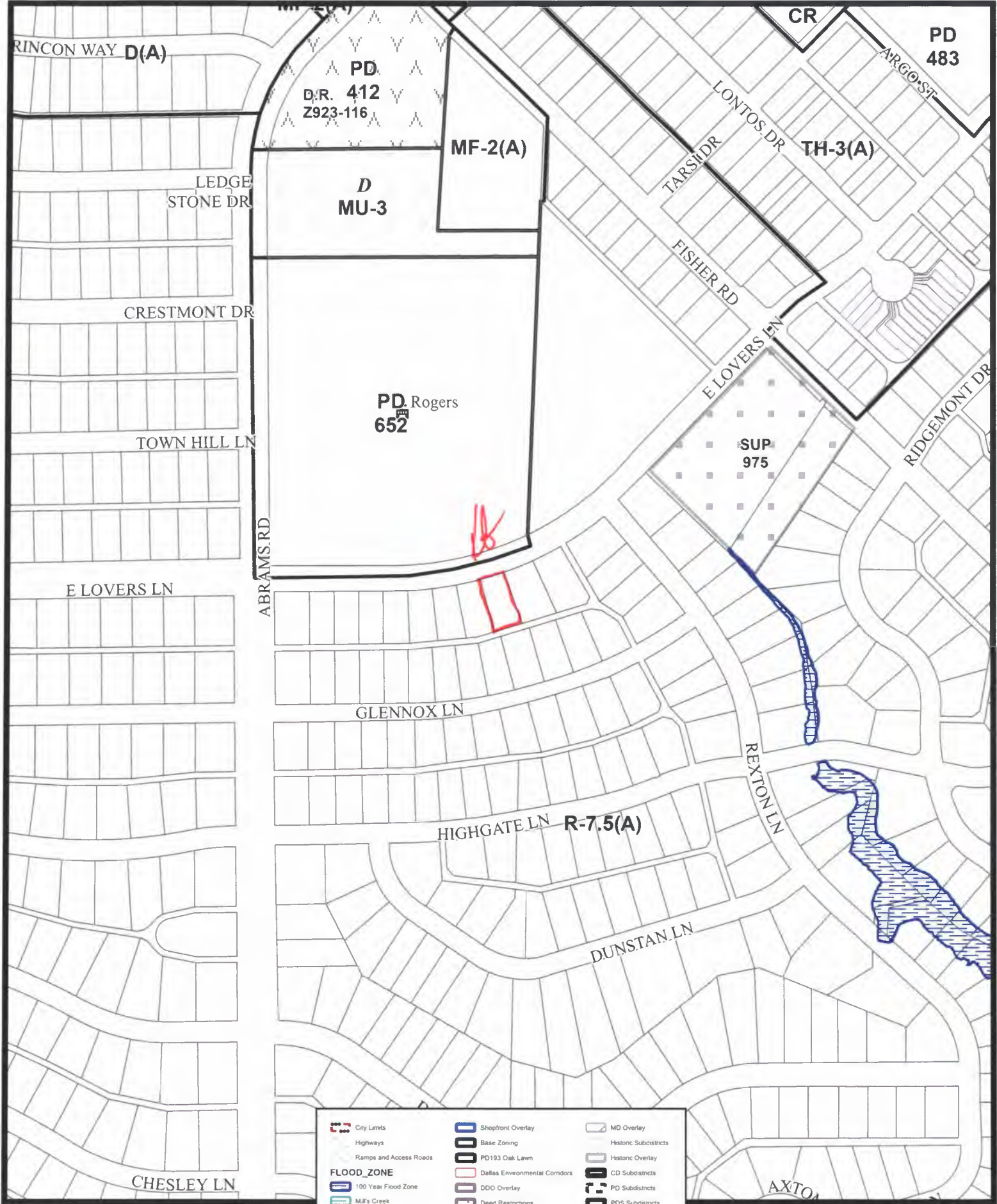
knowledge. Subscribed and sworn to before me this 3<sup>rd</sup> day of  
March, 2025



  
Notary Public for Dallas County,  
Texas

Commission expires on  
09/19/2027



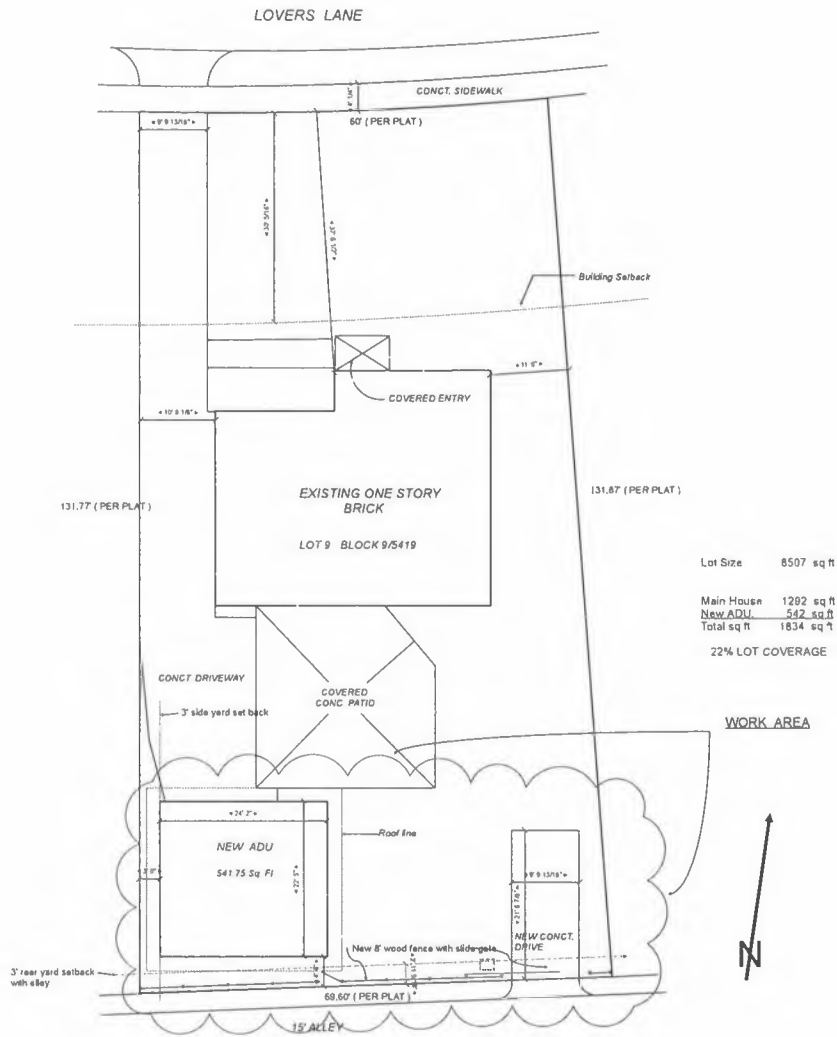


	City Limits		Shopfront Overlay		MD Overlay
	Highways		Base Zoning		Historic Subdistricts
	Ramps and Access Roads		PD193 Oak Lawn		Historic Overlay
<b>FLOOD_ZONE</b>			Dallas Environmental Corridors		CD Subdistricts
	100 Year Flood Zone		DDO Overlay		PD Subdistricts
	M.F.'s Creek		Deed Restrictions		PDS Subdistricts
	Peak's Branch		SUP		NSO Subdistricts
	X PROTECTED BY LEVEE		D		NSO Overlay
	Parks		D-1		Escarpment Overlay
	Height Map Overlay		CP		
	Parking Management Overlay		SP		

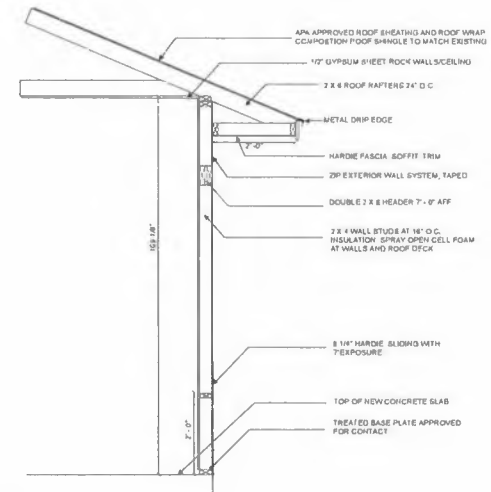


1:3,600

Case ID: **BA245-000**  
 Printed: 3/13/2025



1 SITE PLAN  
Scale 1/8" = 1'-0"



2 WALL SECTION  
Scale 3/8" = 1'-0"

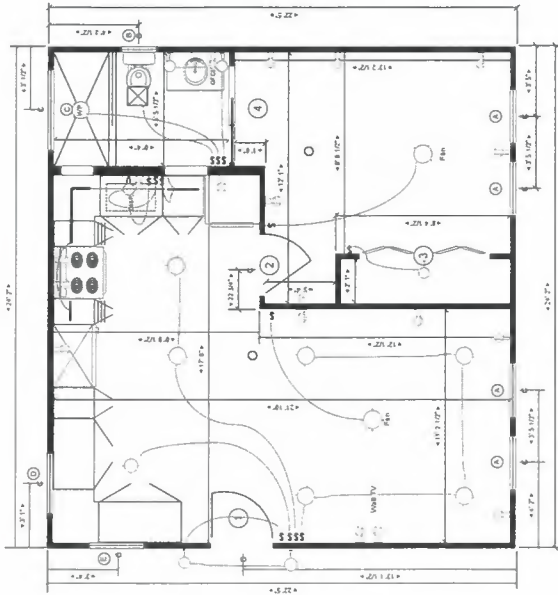
A1

1102 E Lovers Lane	Drawn: P-202	No. 215 20231949	Scale: A	Dr. Shan Construction 4242 Parrot Hills Blvd Dallas, TX 75218
Rodriguez ADU Project	1/8" = 1'-0" UNLESS NOTED OTHERWISE	Date: 01/05/2020		

BDA245-060

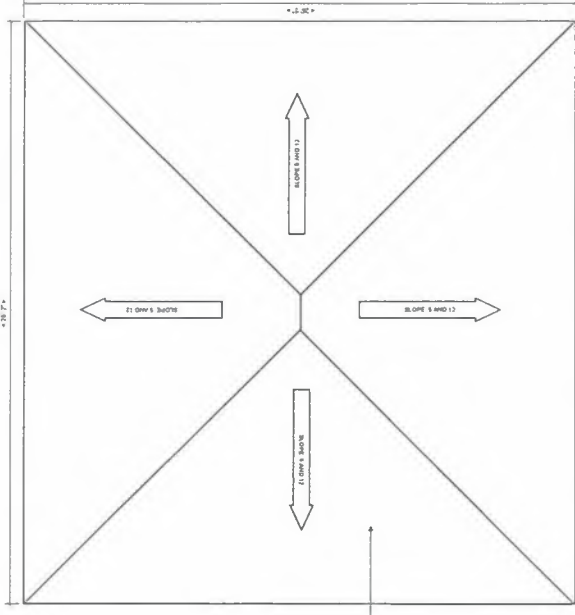


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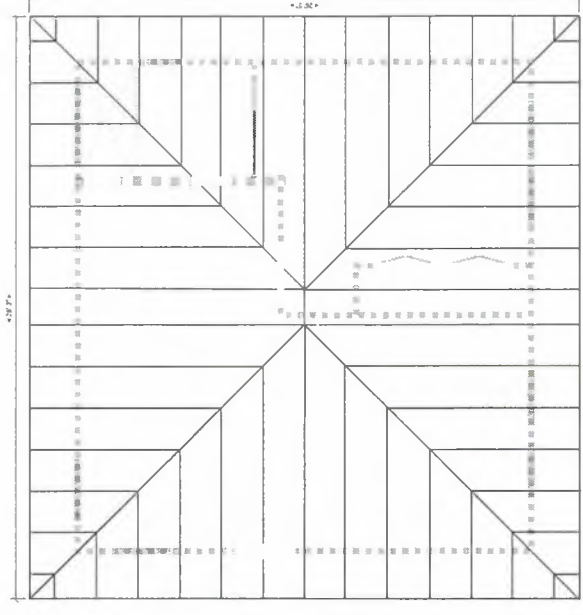
**1** ELECTRICAL PLAN  
Scale 3/8" = 1'-0"

ELECTRICAL LEGEND	
⊕	RECEPTACLE SYMBOL
⊖	SWITCH SYMBOL
⊙	RECEPTACLE SYMBOL LOCATION
⊙	SWITCH SYMBOL LOCATION
⊙	RECEPTACLE SYMBOL LOCATION
⊙	SWITCH SYMBOL LOCATION
⊙	RECEPTACLE SYMBOL LOCATION
⊙	SWITCH SYMBOL LOCATION
⊙	RECEPTACLE SYMBOL LOCATION
⊙	SWITCH SYMBOL LOCATION



**2** ROOF PLAN  
Scale 3/8" = 1'-0"

COMPOSITION ROOF SHINGLE TO MATCH  
ADJACENT ROOFING AND ROOF WRAP  
7/8" RAFTERS @ 24" O.C.

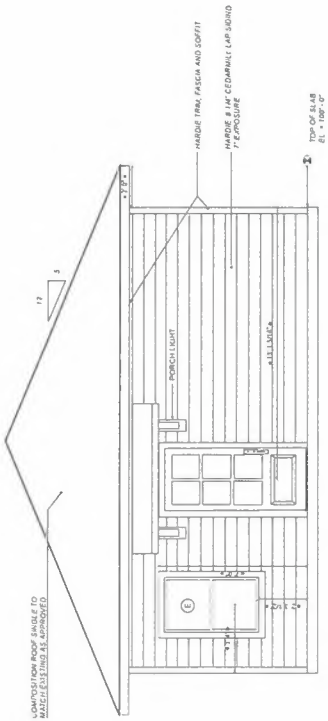


**3** ROOF FRAMING PLAN  
Scale 3/8" = 1'-0"

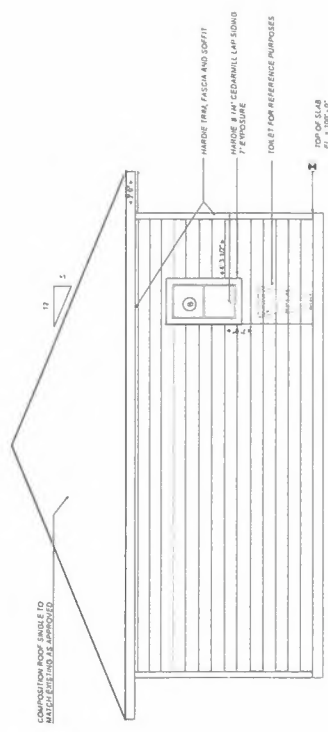
A3

BDA245-000

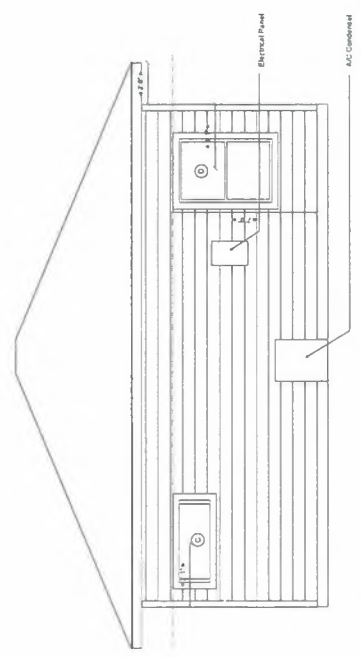




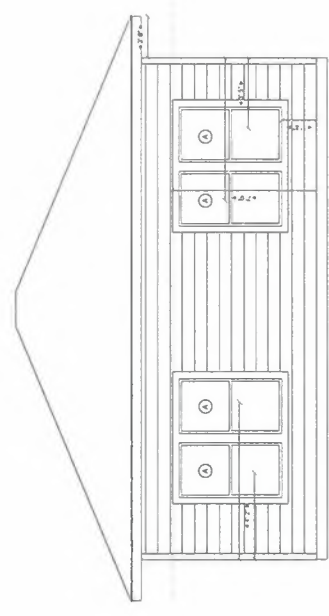
1 EAST ELEVATION  
Scale: 3/8" = 1'-0"



2 WEST ELEVATION  
Scale: 3/8" = 1'-0"



3 SOUTH ELEVATION  
Scale: 3/8" = 1'-0"



4 NORTH ELEVATION  
Scale: 3/8" = 1'-0"

A4

BARAK CONSULTING INC.  
1000 10th Street NW  
Calgary, Alberta T2P 1K1  
**PR245-000**

DATE:	11/11/21
PROJECT:	1000 10th Street NW
CLIENT:	1000 10th Street NW
PROJECT NO.:	PR245-000
DATE:	11/11/21
PROJECT:	1000 10th Street NW
CLIENT:	1000 10th Street NW
PROJECT NO.:	PR245-000
DATE:	11/11/21



1 Front Elevation Existing with detached garage  
Scale 3/8" = 1'-0"



2 Front Elevation Existing with New ADU  
Scale 3/8" = 1'-0"

Client: 4132 E Linnvale Lane	Project: Rodriguez ADU Project	Architect: 18233480	Date: 05/11/2025	Sheet: A	Notes: 245-000
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