



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

FOR OFFICE USE ONLY

Data Relative to Subject Property:

Date: FOR OFFICE USE ONLY

Location address: 7215 Cortland Ave

Zoning District: R-7.5

Lot No.: 3 Block No.: 12/2359 Acreage: 0.17 Census Tract: 91.41

Street Frontage (in Feet): 1) 50' 2) 3) 4) 5)

To the Honorable Board of Adjustment:

Maria del Consuelo Perez & Arturo Enriquez

Owner of Property (per Warranty Deed):

Applicant: Maria Perez Telephone: 469-438-4870

Mailing Address: 7215 Cortland Ave Zip Code: 75235

E-mail Address: Mp1812275@gmail.com

Represented by: Telephone:

Mailing Address: Zip Code:

E-mail Address:

Affirm that an appeal has been made for a Variance ☒ or Special Exception ☒ of 2'5" variance to S4, SE to ADU, not for rent, variance to 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:

I purchased the home with an existing ADU. The ADU will not be for rent. My sister and her autistic son will be living there free of charge. In my opinion, the ADU will not affect neighboring properties.

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 Maria Perez

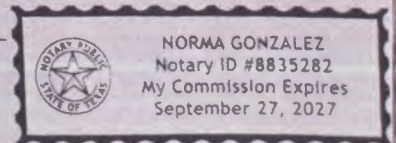
(Affiant/Applicant's name printed)

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: Maria Perez
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 31 day of March, 2025

Norma Gonzalez
Notary Public in and for Dallas County, Texas



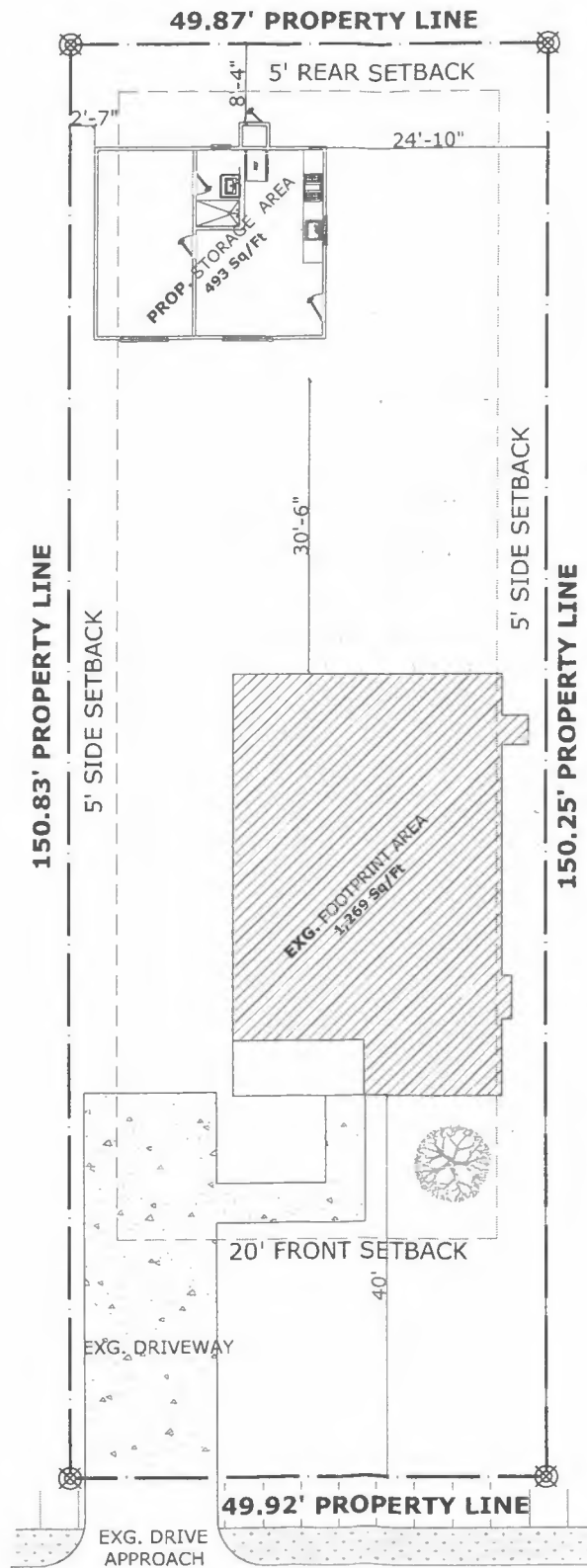
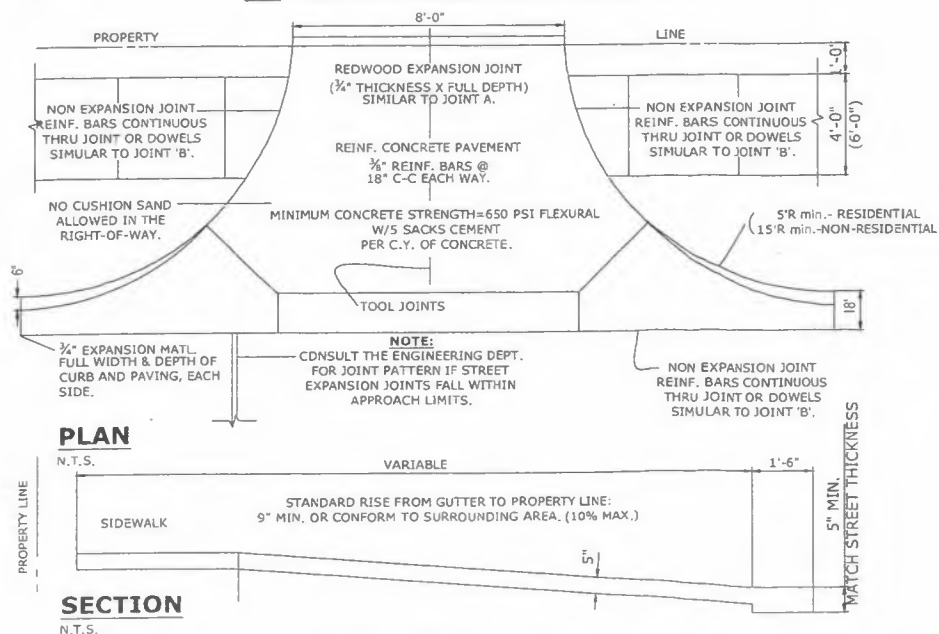


Building codes Dallas:

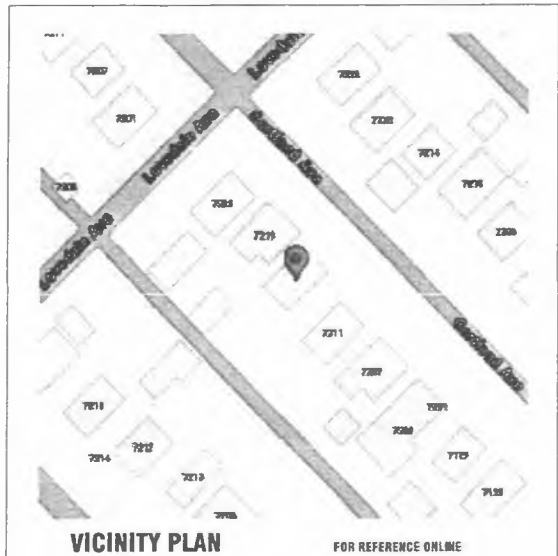
- * 2021 International Fire Code, with Dallas amendments
- * Administrative Procedures for the Construction Codes of the Dallas City Code
- * 2021 International Building Code with Dallas Amendments
- * 2021 International Plumbing Code with Dallas Amendments
- * 2021 International Mechanical Code with Dallas Amendments
- * 2020 National Electrical Code with Dallas Amendments
- * 2021 International Residential Code with Dallas Amendments
- * 2021 International Existing Building Code with Dallas Amendments (effective June 13, 2022)
- * 2021 International Energy Conservation Code with Dallas Amendments
- * 2021 International Fuel & Gas Code with Dallas Amendments
- * 2015 International Green Construction Code with Dallas Amendments
- * 2021 International Swimming Pool and Spa Code with Dallas Amendments (effective June 13, 2022)

TYPICAL DRIVEWAY

ANY CONSTRUCTION WITHIN THE CITY'S RIGHT OF WAY (BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT) MUST BE PERFORMED BY A BONDED CONCRETE CONTRACTOR.



SITE PLAN
SCALE: 1 TO 20
7215 CORTLAND AVE



VICINITY PLAN
FOR REFERENCE ONLINE

SQUARE FOOTAGE	
EXG. FOOTPRINT AREA	1,269 SQ FT
PROP. STORAGE AREA	493 SQ FT
PROP. TOTAL FOUNDATION AREA	1,762 SQ FT
LOT SIZE	7,456 ACRES
TOTAL COVERED AREA	1,762 SQ FT
% COVERAGE	23 %

LEGAL DESCRIPTION:

- 1: LOVEDALE 2
- 2: BLK 12/2359 LT 3

LEGEND/SYMBOL	
	EXG. CONCRETE OR ASPHALT
	EXG. GRASS
	EXG. 4' PUBLIC SIDEWALK
	EXG. UTILITY
	PROPERTY LINE
	SETBACK LINE
	EXG. TREE

CITY STAMP

ENGINEER STAMP

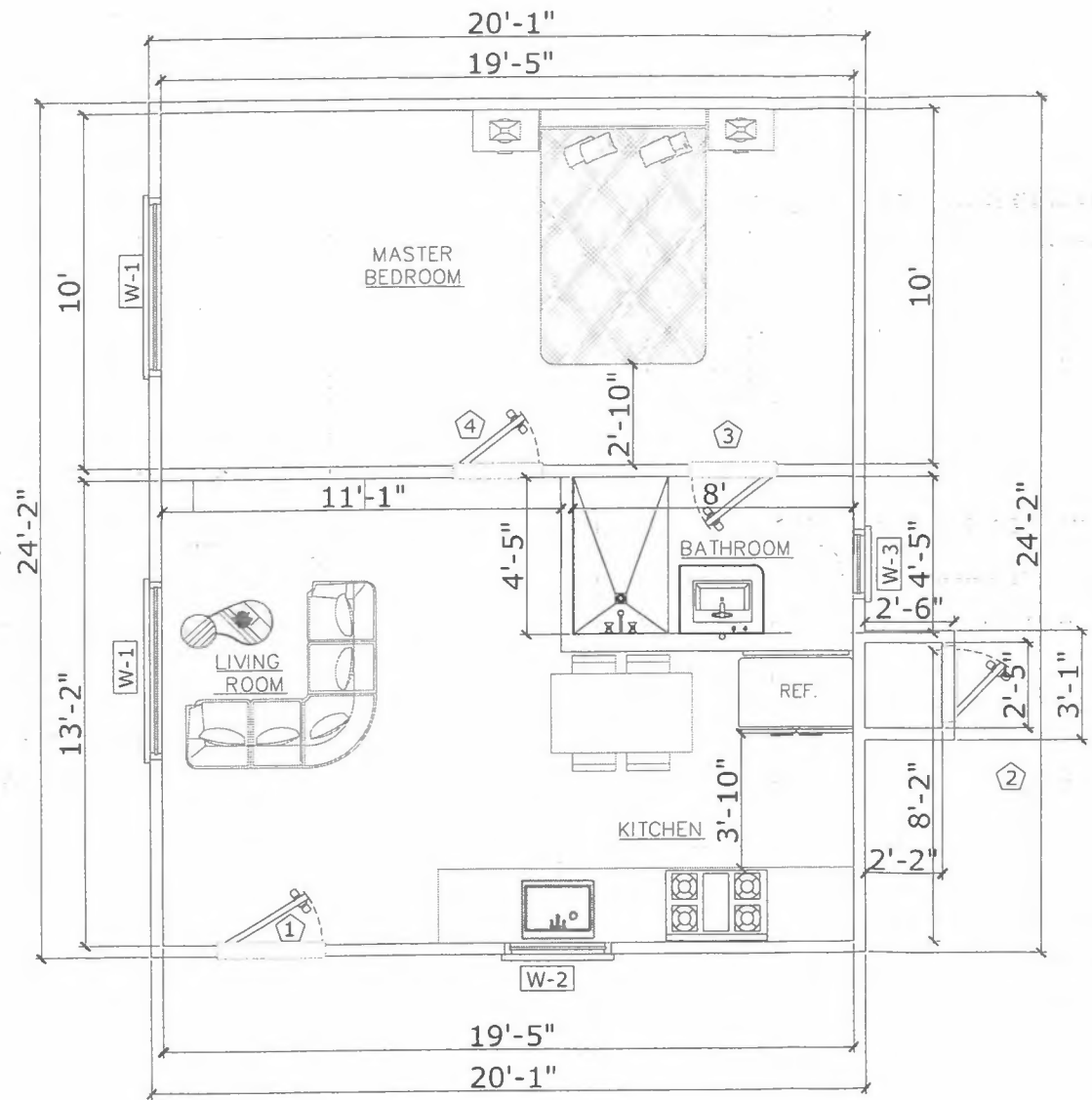
REV:	SCALE: 1 TO 20	DATE: 03-19-25	SO. FT: 494	DRAWING No. 01 of 08
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ADDRESS:
7215 CORTLAND AVE, Dallas, TX 75235

SCOPE OF WORK: NEW CONSTRUCTION
DRAWN: S.H.

PLAN: SITE PLAN





WINDOW SCHEDULE PER UNIT			
TAG	SIZE	DESC.	QTY.
W-1	5'-0" x 3'-0"	S.H.	2
W-2	2'-0" x 4'-0"	S.H.	1
W-3	2'-0" x 1'-0"	S.H.	1

S.H. = SINGLE HUNG
FX = FIXED
SL = SLIDING

DOOR SCHEDULE PER UNIT					
TAG	SIZE	FUNC.	DESC.	CORE	QTY.
1	3'-0" x 6'-8"	H.D.	SSW	S.C.	1
2	2'-0" x 6'-8"	H.D.	SSW	H.C.	1
3	2'-6" x 6'-8"	H.D.	SSW	H.C.	1
4	2'-8" x 6'-8"	H.D.	SSW	H.C.	1

H.D. = HINGED DOOR
SL = SLIDING
SSW = SINGLE SWING
FD = FRENCH DOOR
PL = PLYABLE
RB = RUSTIC BARN
PD = POCKET DOOR
BD = BARNDOR
H.C. = HOLLOW CORE
S.C. = SOLID CORE
W&G = WOOD AND GLASS
V&G = VINYL AND GLASS
M.H. = METALLIC HERMETIC
M&G = METALLIC AND GLASS
ME = METALLIC
W = WOOD

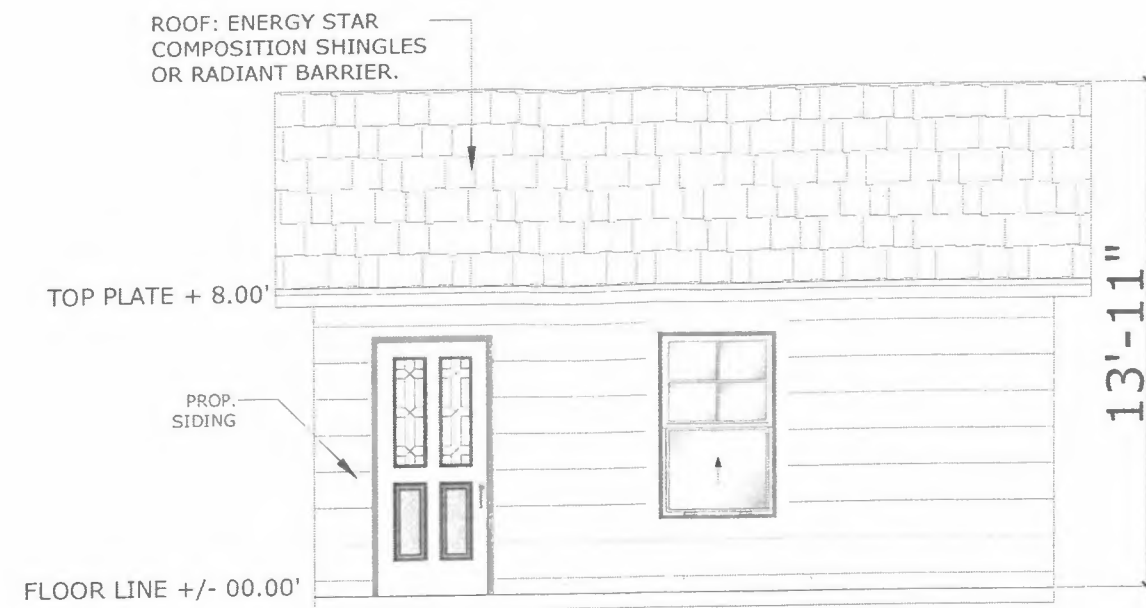
CITY STAMP

ENGINEER STAMP

REV. 1
SCALE: 3/16" = 1'-0"
DATE: 03-19-25
SQ. FT. 494
DRAWING No. 02 of 08

ADDRESS:
7215 CORTLAND AVE, Dallas, TX 75235

SCOPE OF WORK: NEW CONSTRUCTION
DRAWN: S.H.
PLAN: PROP. FLOOR PLAN



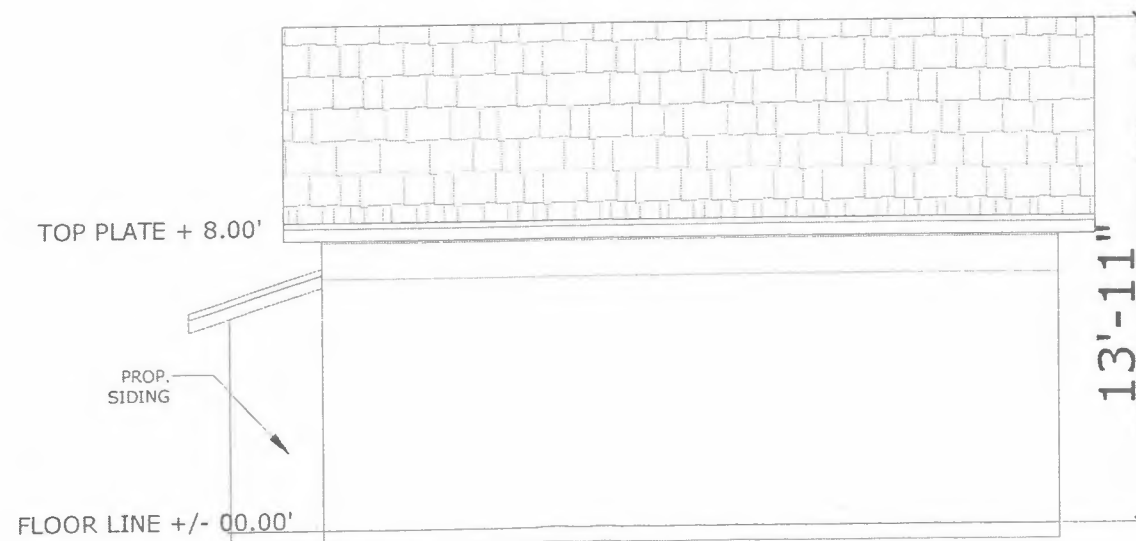
PROP. FRONT ELEVATION PLAN

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



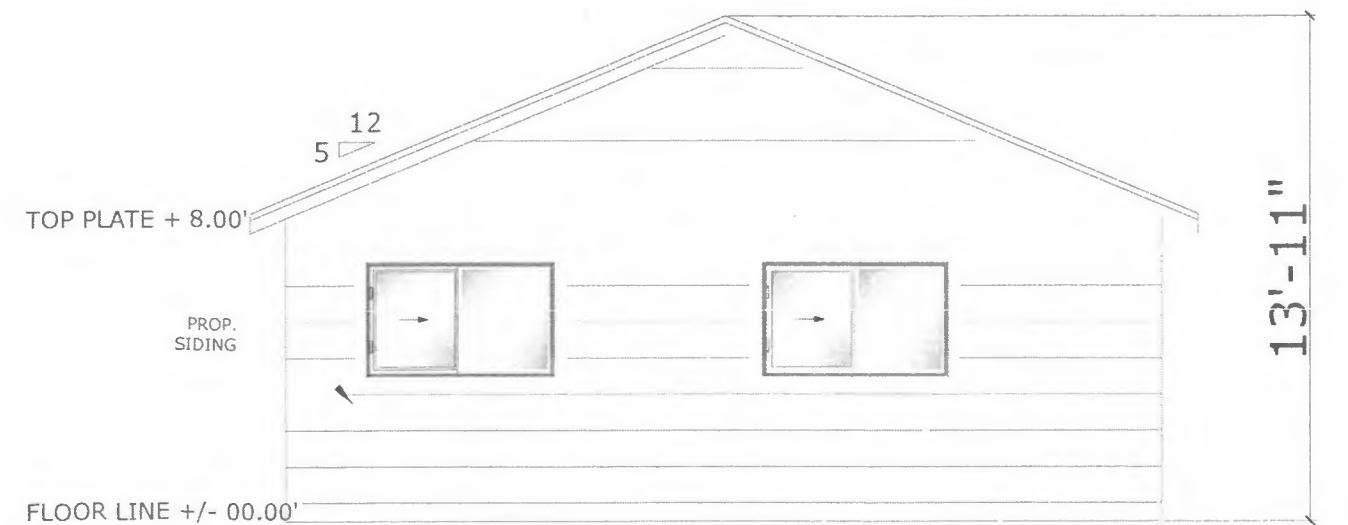
PROP. REAR ELEVATION PLAN

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



PROP. RIGHT ELEVATION PLAN

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



PROP. LEFT ELEVATION PLAN

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

CITY STAMP

ENGINEER STAMP

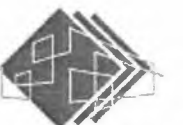
REV: SCALE: 3/16" = 1'-0"
DATE: 03-19-25
SQ. FT.: 494
DRAWING No. 03 of 08

ADDRESS: 7215 CORTLAND AVE, Dallas, TX 75235

SCOPE OF WORK: NEW CONSTRUCTION

DRAWN: S.H.

PLAN: ELEVATIONS PLAN



• CREATIVO DESIGNS •
8500 N. STEMMONS Fwy
SUITE 2045 DALLAS, TX 75247