



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

FOR OFFICE USE ONLY

Data Relative to Subject Property: _____

Date:

FOR OFFICE USE ONLY

Location address: _____ Zoning District: _____

Lot No.: _____ Block No.: _____ Acreage: _____ Census Tract: _____

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

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): _____

Applicant: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

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

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:

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 _____

(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 ____ day of _____, _____

Notary Public in and for Dallas County, Texas



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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 ____ day of _____, _____

Notary Public in and for Dallas County, Texas



Appeal number: BDA _____

I, Marcelle Haynes Oliveira Living Trust, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 10228 Inwood Road
(Address of property as stated on application)

Authorize: Jennifer Hiromoto
(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: fence height

Marcelle Haynes Oliveira Marcelle Haynes Oliveira
 Print name of property owner or registered agent Signature of property owner or registered agent

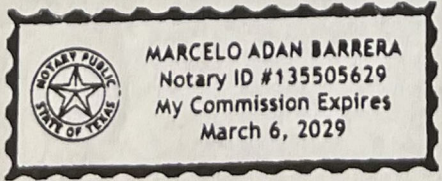
agent Date October 27, 2025

Before me, the undersigned, on this day personally appeared
Marcelle Haynes Oliveira

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

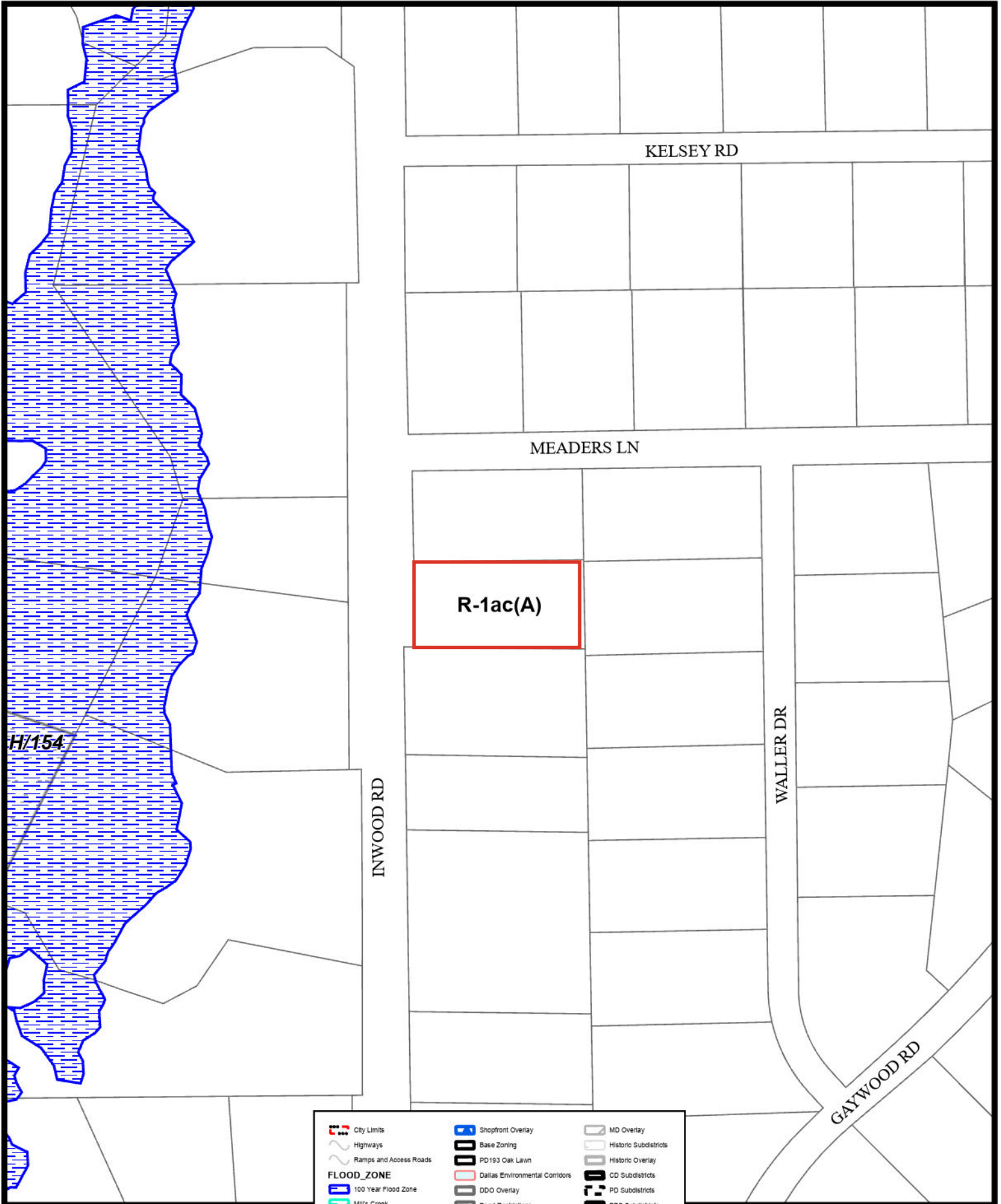
knowledge. Subscribed and sworn to before me this 27th day of

October, 2025



Marcelle Barrera
 Notary Public for Dallas County,
 Texas

Commission expires on March 6, 2029



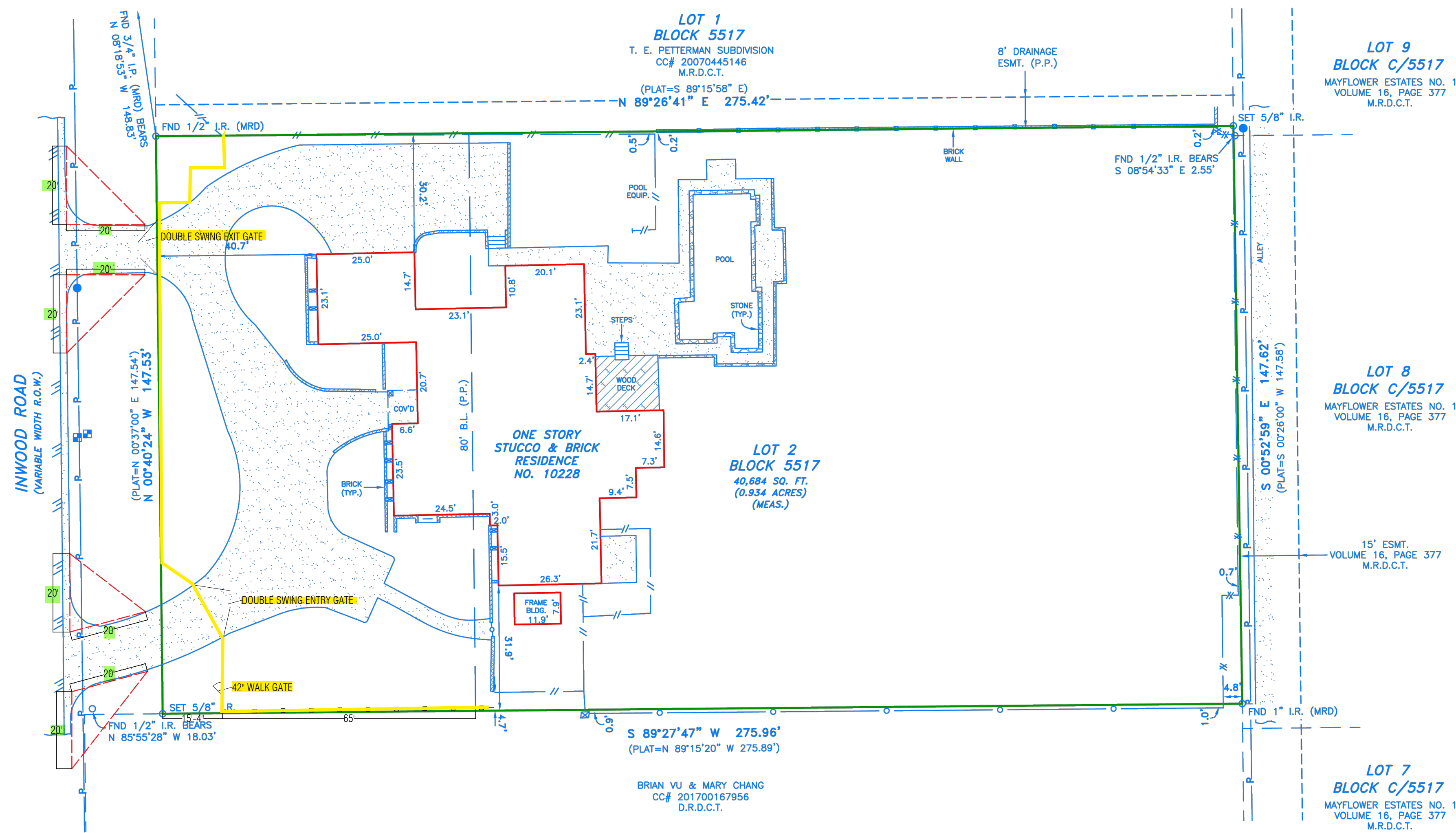
1:2,400

	City Limits		Shopfront Overlay		MD Overlay
	Highways		Base Zoning		Historic Subdistricts
	Ramps and Access Roads		PD193 Oak Lawn		Historic Overlay
FLOOD_ZONE					CD Subdistricts
	100 Year Flood Zone		DDO Overlay		PD Subdistricts
	Mill'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		

Printed: 9/23/2025

SURVEY PLAT

BEING LOT 2, IN BLOCK 5517, OF THE T.E. PETERMAN SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 30, PAGE 73, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

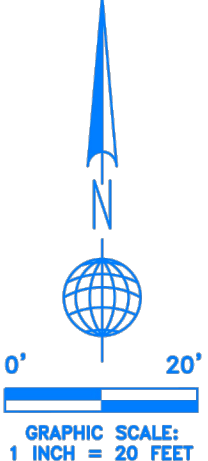


ADDRESS: 10228 INWOOD ROAD

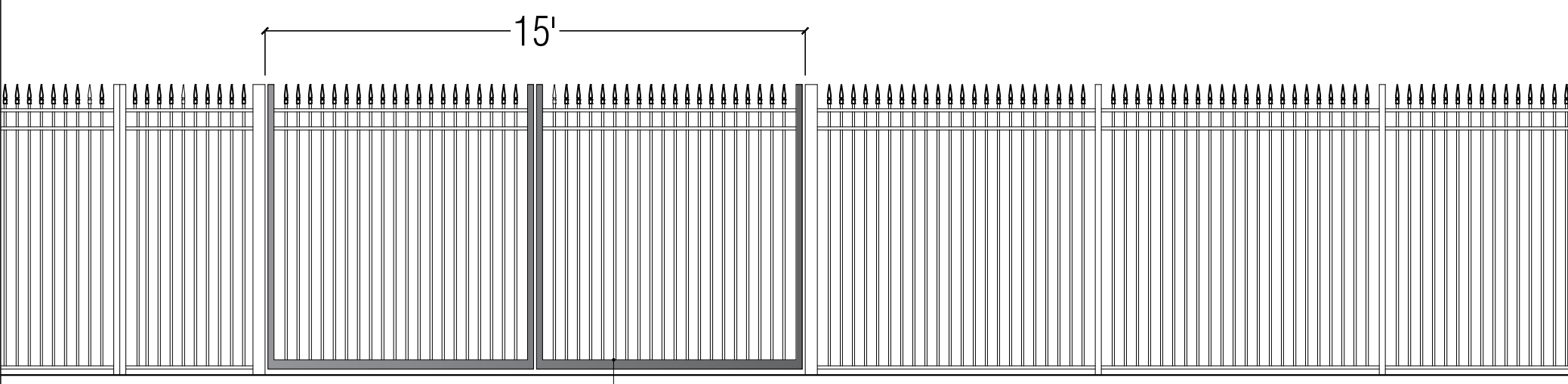
BASE OF BEARINGS: ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH-CENTRAL ZONE (TX4202) DERIVED FROM GPS OBSERVATIONS TAKEN ON 09/19/2025 UTILIZING A TRIMBLE R12I RTK UNIT ON THE ALLTERRA RTK NETWORK.

NOTES: 1) ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED "GLS 10018300". 2) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE. 3) (MRD) INDICATES MONUMENTS OF RECORD DIGNITY THAT REPRESENT ORIGINAL CORNERS SET BY THE SURVEYOR OR A SURVEYOR FOLLOWING IN THE FOOTSTEPS OF THE ORIGINAL SURVEYOR OF THE SUBDIVISION OR TRACT REFERENCED IN LEGAL DESCRIPTION ABOVE UNLESS OTHERWISE NOTED.

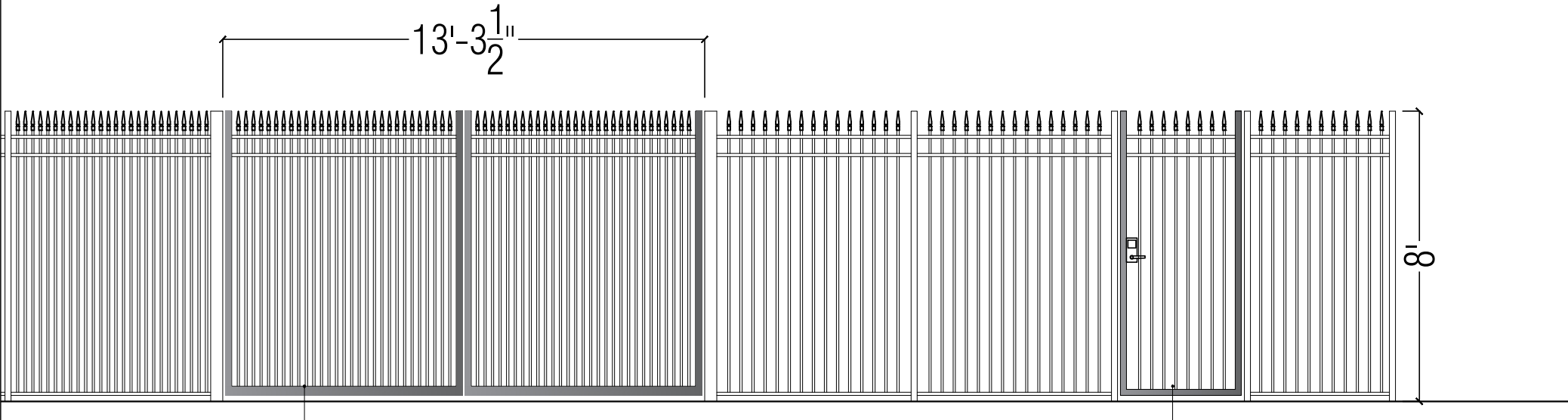
FLOOD STATEMENT: ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480171 0190K DATED 7/7/2014, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



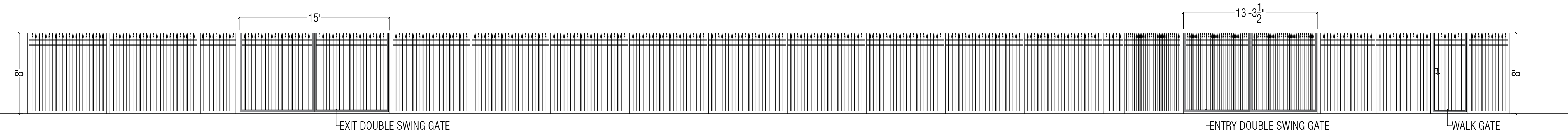
CERTIFIED TO: SOUTHWEST FENCE & DECK, INC		DATE: 09/19/2025 JOB NO.: 25-09-095
SYMBOL LEGEND	FND=FOUND I.R.= IRON ROD I.P.=IRON PIPE ESMT.= EASEMENT B.L.=BUILDING LINE (MRD)=MONUMENT OF RECORD DIGNITY	
--- WOOD FENCE	L, HOLLIE L. HEBNER, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT.	
- - - CHAIN LINK FENCE	THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT. THEREFORE NO SEARCH OF RECORD EASEMENTS WAS PERFORMED ON THE SUBJECT PROPERTY. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.	
- - - WIRE FENCE	HOLLIE L. HEIBER 7003 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS	
○ WROUGHT IRON FENCE	GLOBAL LAND SURVEYING, INC. 17111 PRESTON ROAD, SUITE 135 DALLAS, TEXAS 75248 PHONE (972) 881-1700 INFO@GLS-INC.COM TBPELS FIRM NO. 10016300	
○ COLUMN		
○ POWER POLE		
○ WATER METER		
○ POWERLINE		
○ OVERHEAD SERVICE LINE		
○ TRANSFORMER AND FND		
○ GAS METER		
○ ASPHALT SURFACE		
○ CONCRETE		



EXIT DOUBLE SWING GATE
EXIT GATE DETAIL -SCALE 1/4"=1'



ENTRY DOUBLE SWING GATE
WALK GATE
ENTRY GATE DETAIL -SCALE 1/4"=1'



FENCE ELEVATION -SCALE 3/16"=1'

CONCEPTUAL DRAWING All measurements to be field verified

CLIENT: 10228 INWOOD RD.
DALLAS, TX

DATE 10.21.25
Revised

SCALE 1/4" = 1'-0"

Southwest Fence & Deck, Inc.
Custom Outdoor Handicaps
4524 Dwyer Rd., Suite 100
Dallas, TX 75244
972-881-1700
www.SouthWestFence.com

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