



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-030 ONLY
Date: **RECEIVED**

Data Relative to Subject Property: _____ Date: _____

Location address: 4320 Blackheath Rd Zoning District: R-7.5(A)

Lot No.: 20 Block No.: F/6127 Acreage: 0.33 Census Tract: 12207

Street Frontage (in Feet): 1) 42.68' 2) 65.72' 3) 55.00' 4) _____ 5) _____

To the Honorable Board of Adjustment: (key 1) (key 2)

Owner of Property (per Warranty Deed): Roberto Gutierrez and Julia S Gutierrez

Applicant: Julia Gutierrez Telephone: 972-746-0109

Mailing Address: 4320 Blackheath Rd Zip Code: 75227

E-mail Address: juliasue811@yahoo.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 additional dwelling unit on property, not for rent

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:

ADU will be used for elderly family member and therefore will not be rented out. Utilities will be tied into main house. ADU will be finished in.

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.

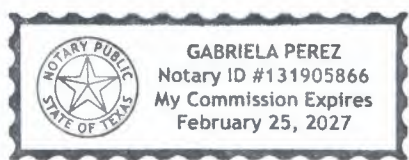
Affidavit

Before me the undersigned on this day personally appeared Julia S. Gutierrez
(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 10 day of January, 2024



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



CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 234 030

I, Roberto Gutierrez, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4320 Blackheath Road
(Address of property as stated on application)

Authorize: Julia Gutierrez
(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: ADU not for rent

Roberto Gutierrez Roberto Gutierrez
Print name of property owner or registered agent Signature of property owner or registered agent

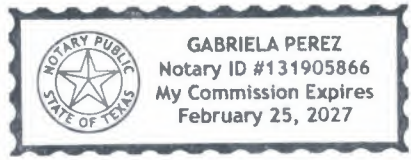
agent Date 1-12-24

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 12th day of

January, 2024



Gabriela Perez
Notary Public for Dallas County,
Texas

Commission expires on
February 25, 2027

Find address or place

Zoom to

Base Zoning

Zone District	R-7.5(A)
PD Number	
CD Number	
Common Name	
Case Number	Transition
Council Date	7/17/1989
Ordinance Number	19455
Resolution Number	870470
District Use	

60 m / 200 ft

Selected features: 1

Powered by Esri

BA234-080

SHIPPED _____ RECEIVED _____
DATE: _____ DATE: _____
ANNEXED APRIL 18, 1960 ORD. NO. 8403
SURVEY D. A. BADGLEY ABST. 65

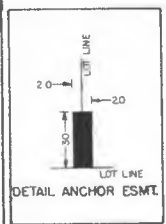
CITY OF DALLAS PLAT BOOKS

ADDITION BUCKNER TERRACE ADD. 2ND SECTION 2ND INST.

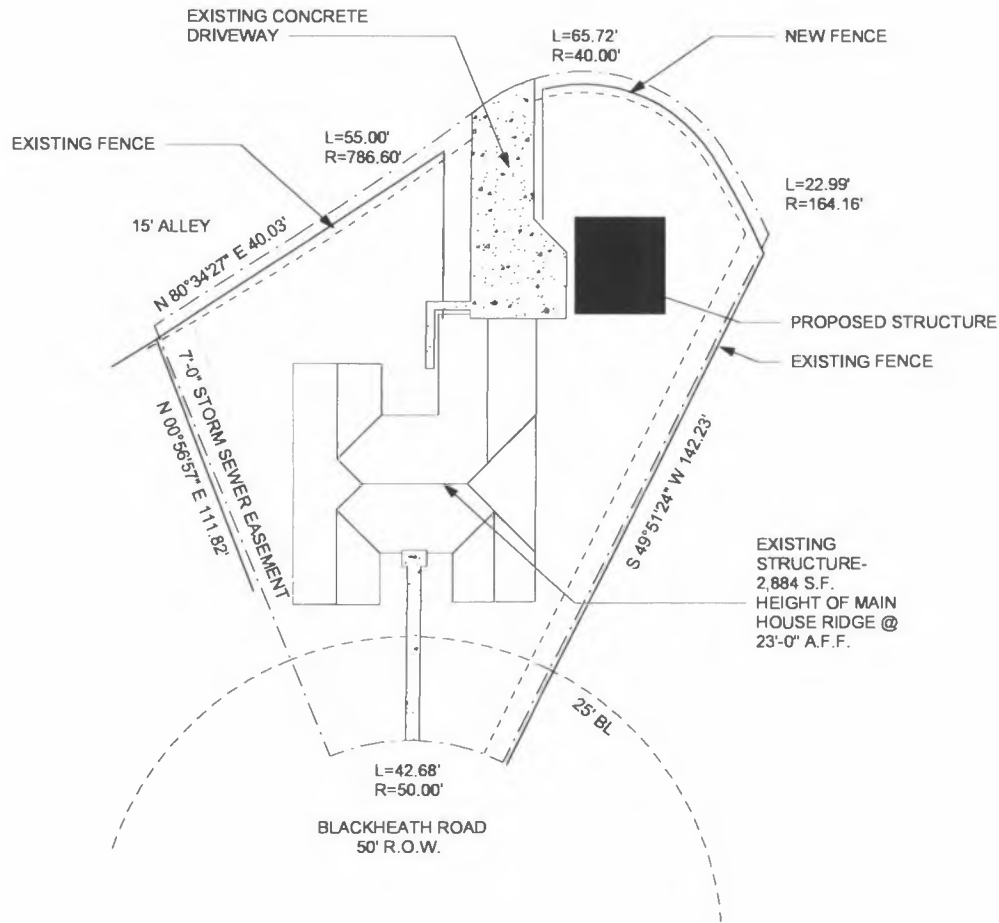
BLOCKS B-J
6127
SCHOOL DISTRICT DALLAS

SCALE 100 FT. EQUALS 1 INCH

FILED 9-29-70
FILED 9-26-62 BLK. O/6127 LOT 1 CALVARY PRESBYTERIAN CHURCH SITE ADDN



BDA 234-030



1 SITE
1" = 30'-0"

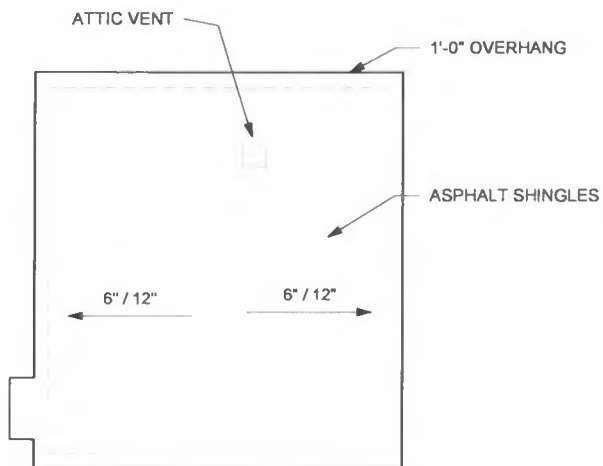


ACCESSORY DWELLING UNIT
4320 BLACKHEATH RD.

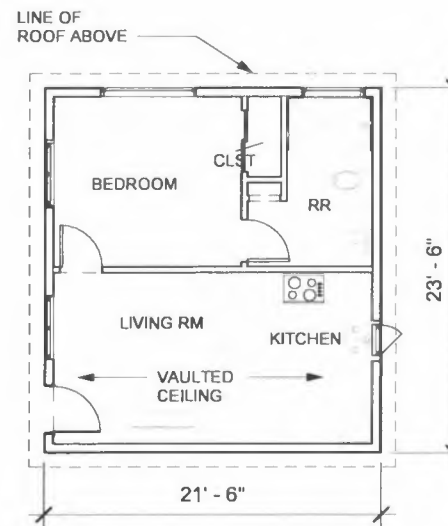
No.	Description	Date
SD		12/12/2023

SITE		A1.00
Project number	Project Number	
Date	12/08/23	
Drawn by	JL	
Checked by	JL	
Scale 1" = 30'-0"		

BDA234-030



2 ROOF PLAN
1/8" = 1'-0"



1 FLOOR PLAN
1/8" = 1'-0"

Room Schedule		
Name	LENGTH x WIDTH	Area

RR	5'-6" x 11'-0"	69 SF
BEDROOM	12'-1" x 11'-0"	131 SF
CLST	2'-2" x 5'-3"	11 SF
LIVING RM	11'-7" x 11'-1"	125 SF
KITCHEN	8'-9" x 11'-1"	96 SF



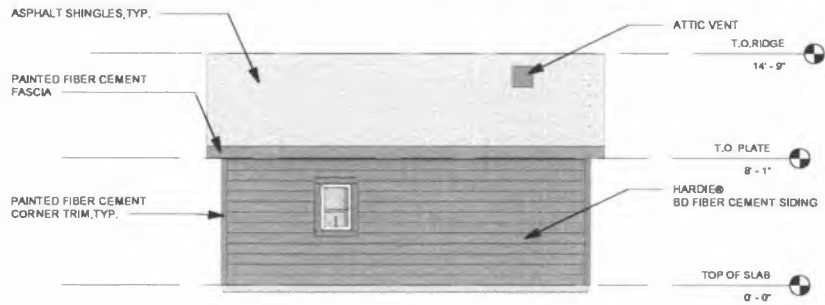
ACCESSORY DWELLING UNIT
4320 BLACKHEATH RD.

No.	Description	Date
SD		12/12/2023

FLOOR PLAN

Project number	Project Number	A2.00
Date	12/08/23	
Drawn by	JL	
Checked by	JL	
		Scale 1/8" = 1'-0"

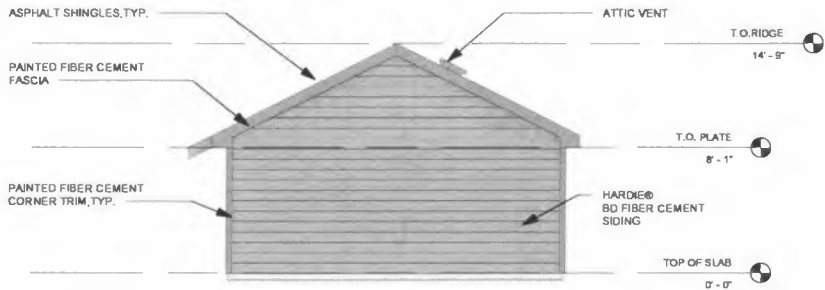
BDA234-030



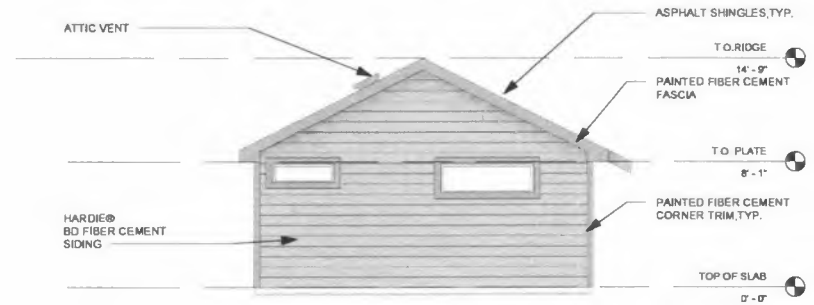
4 EAST
1/8" = 1'-0"



2 WEST
1/8" = 1'-0"



3 SOUTH
1/8" = 1'-0"



1 NORTH
1/8" = 1'-0"



ACCESSORY DWELLING UNIT

4320 BLACKHEATH RD.

No.	Description	Date
SD		12/12/2023

ELEVATIONS

Project number	Project Number	A3.00
Date	12/08/23	
Drawn by	JL	
Checked by	JL	
		Scale 1/8" = 1'-0"

BDA 234-030