



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-032 **RECEIVED**
Date: **JAN 19 2023**

Data Relative to Subject Property: _____ Date: _____
Location address: 1426 Morrell Avenue Zoning District: R-5 (6A)
Lot No.: 17 Block No.: 26/3587 Acreage: 0.1562 Census Tract: _____
Street Frontage (in Feet): 1) 50' 2) 134' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Alfredo Obregon
Applicant: Jonathan Martinez Telephone: 214 946 43 00
Mailing Address: 317 E Jefferson Blvd. Zip Code: 75203
E-mail Address: cs@buildingplansandpermits.com
Represented by: Alfredo Obregon Telephone: 214-293-82-45
Mailing Address: 1426 Morrell Avenue Zip Code: 75203
E-mail Address: alfredoobregon1426@gmail.com

Affirm that an appeal has been made for a Variance or Special Exception of 2'-4 1/2" of the main house and 2'-2" on the existing Garage of the required 5' side yard setback + Provide 2'-10"

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:
In order to have enough space to park the cars and protect them from heavy storms.

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 Alfredo Obregon
(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: Alfredo Obregon
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 9 day of June, 2023

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




CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 234-D32

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

at: 1426 Morrell Avenue, Dallas, Tx 75203
(Address of property as stated on application)

Authorize: Jonathan Martinez
(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: Applying for a 2'-4 1/2" of the existing house and 2'-2" on the existing Garage variance due to the house built encroaching the side setback.

Alfredo Obregon
Print name of property owner or registered agent

Alfredo Obregon
Signature of property owner or registered agent

Date June 9th, 2023

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 9 day of June 2023



[Signature]
Notary Public for Dallas County, Texas

Commission expires on 02/09/2025



AFFIDAVIT

Appeal number: BDA 234-032

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

at: 1426 Morrell Ave Dallas Tx 75203
(Address of property as stated on application)

Authorize: Elios Rodriguez
(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)

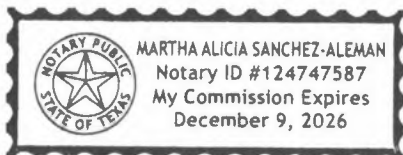
Specify: Applying for a 2'-4 1/2" of the existing house and 2'-2" on the existing garage variance due to the house built encroaching the side setback.

Juana Plaza
Print name of property owner or registered agent
agent Date 1/18/24

Juana Plaza
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared Juana Plaza

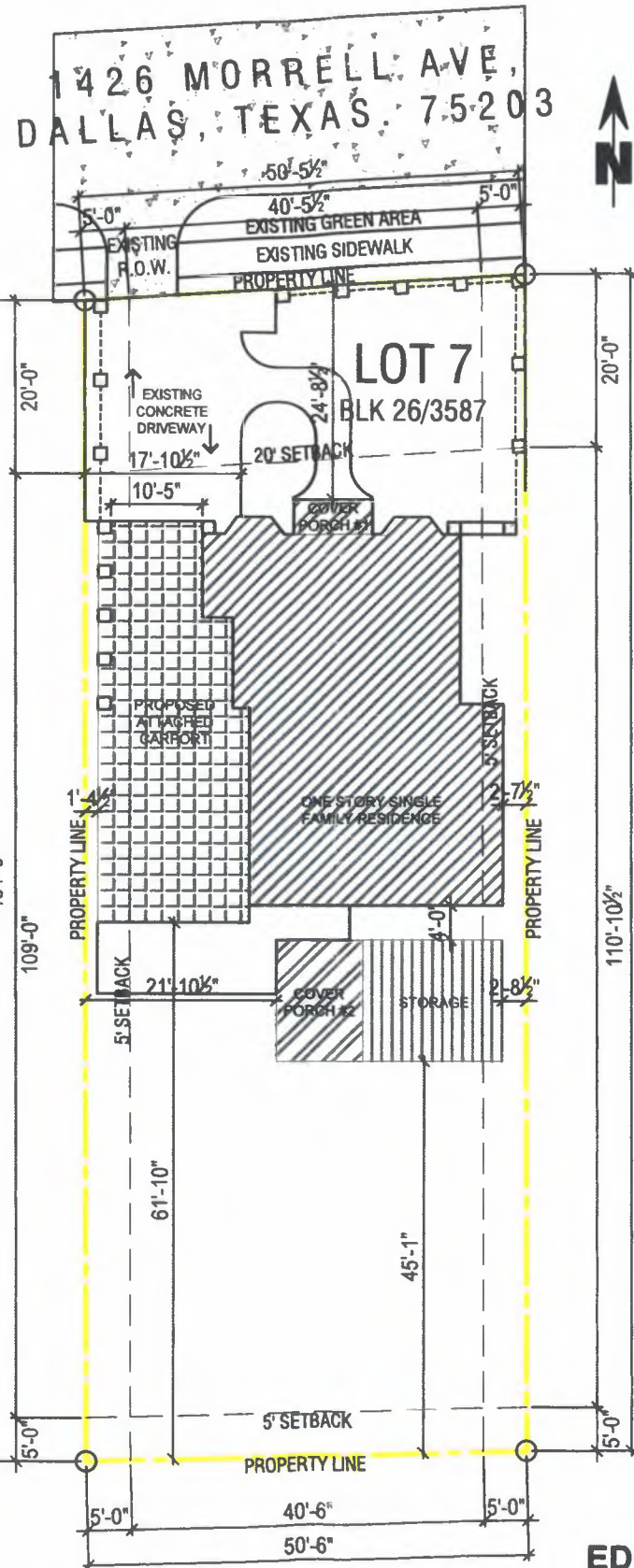
Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge. Subscribed and sworn to before me this 18 day of January, 2024



Commission expires on 12/9/26
[Signature]

BDA 234-032

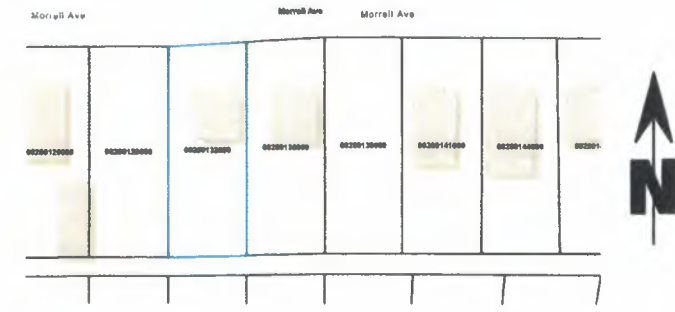




1 SITE PLAN
C2.00 1" = 20'-0"

BDA 234-032

EDGEMONT
BLK 26 / 3587 LOT 7



2 VICINITY MAP
C2.00 N.T.S.

PROJECT INFORMATION

ZONING	R-5 (A)
LEGAL DESCRIPTION	EDGEMONT BLK 26 / 3587 LOT 7
CONSTR TYPE	V-B
CLIMATE ZONE	ZONE 3A (MOIST)
HOUSE DESCRIPTION	EXISTING ONE STORY SINGLE FAMILY RESIDENCE ATTACHED CARPORT, COVER PORCH AND DETACHED STORAGE ADDITION

PROJECT AREA CALCULATIONS

EXISTING LIVING AREA (AC)		PRPSD. NON CONDITIONED AREA	
GROUND LVL FLOOR PLAN	1,246 S.F.	ATTACHED CARPORT	728 S.F.
EXTG. NON CONDITIONED AREA		COVER PORCH #2	138 S.F.
COVD PORCH #1	36 S.F.	STORAGE	224 S.F.
LOT USAGE			
TTL CONDITIONED AREA (AC)	1,246 S.F.	PERIMETER (AC)	159 F.
PERIMETER (AC)	194 F.	LOT SIZE	6,807 S.F.
TTL UNDER ROOF	2,372 S.F.	NON ROOF AREA	4,435 S.F.
FOOTPRINT	2,372 S.F.	% OF LOT	35 %

SEAL

CONSTRUCTION CONCEPTS INC.
"Planning and Designing a Better Tomorrow"
317 E. JEFFERSON BLVD.
DALLAS, TX 75203
TEL. (214) 946-4300
FAX. (214) 946-9544

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DRAFTER	SENT DATE

ADDRESS
1426 MORRELL AVE
DALLAS, TEXAS
75203

DATE
1/18/24

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ER

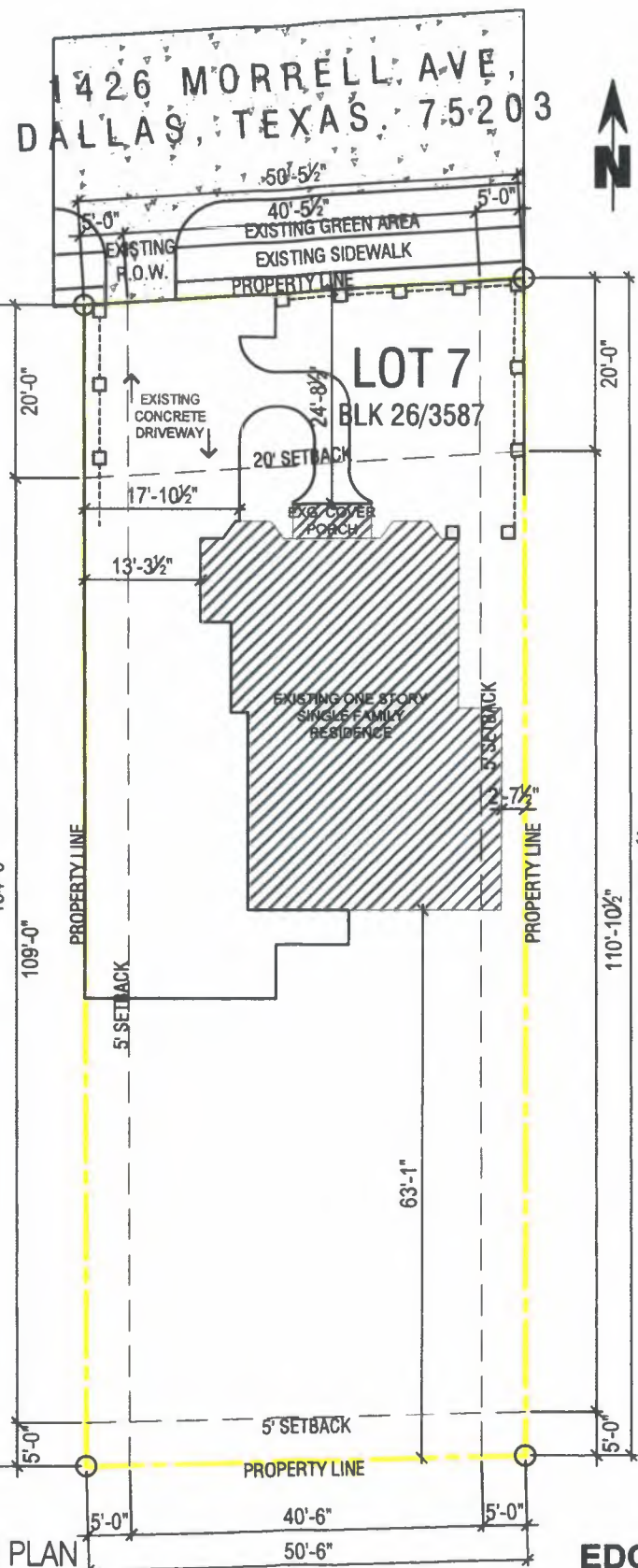
DESCRIPTION
EXISTING ONE STORY
SINGLE FAMILY RESIDENCE
ATTACHED CARPORT, COVD PORCH AND
DETACHED STORAGE ADDITION

SCALE
1" = 20'-0"

SHEET TITLE
SITE PLAN

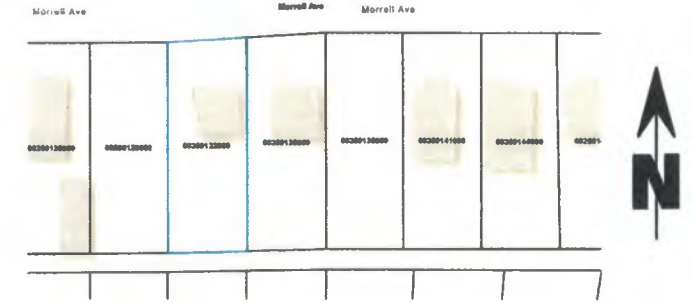
SHEET #
C2.00

FILE NAME
C2.00_SITE_PLAN



1 EXISTING SITE PLAN
 C4.00 1" = 20'-0"
 BDA 234-032

EDGEMONT
BLK 26 / 3587 LOT 7



2 VICINITY MAP
 C4.00 N.T.S.

PROJECT INFORMATION

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HOUSE DESCRIPTION	EXISTING ONE STORY SINGLE FAMILY RESIDENCE ATTACHED CARPORT, COVER PORCH AND DETACHED STORAGE ADDITION

PROJECT AREA CALCULATIONS			
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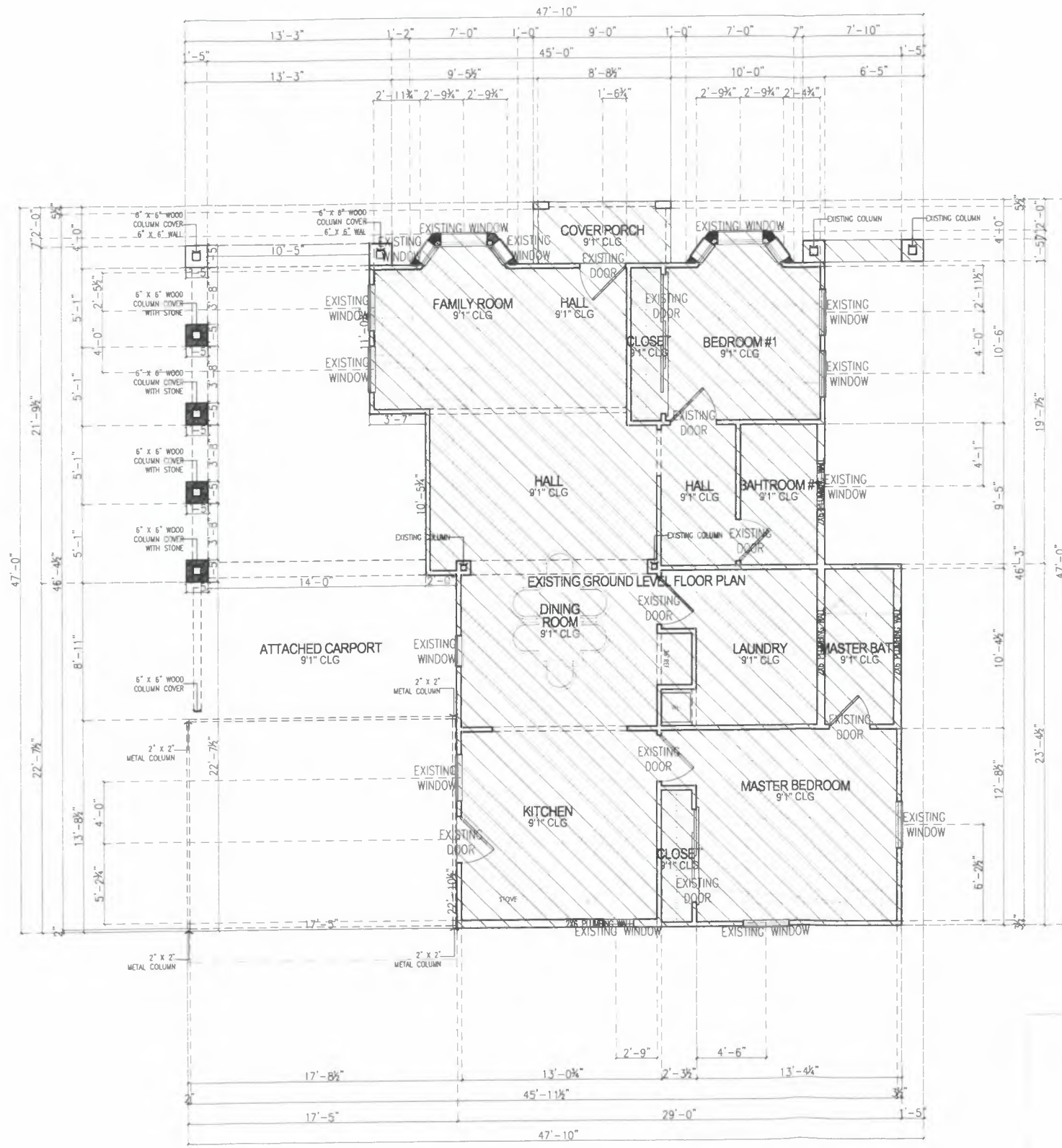
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 SINGLE FAMILY RESIDENCE
 ATTACHED CARPORT, COVID PORCH AND
 DETACHED STORAGE ADDITION

SCALE
1" = 20'-0"

SHEET TITLE
EXISTING SITE PLAN

SHEET #
C4.00

FILE NAME
C4.00_DEMO_PLAN



1 PROPOSED PLAN - ATTACHED CARPORT
 A1.01 1/4" = 1'-0"

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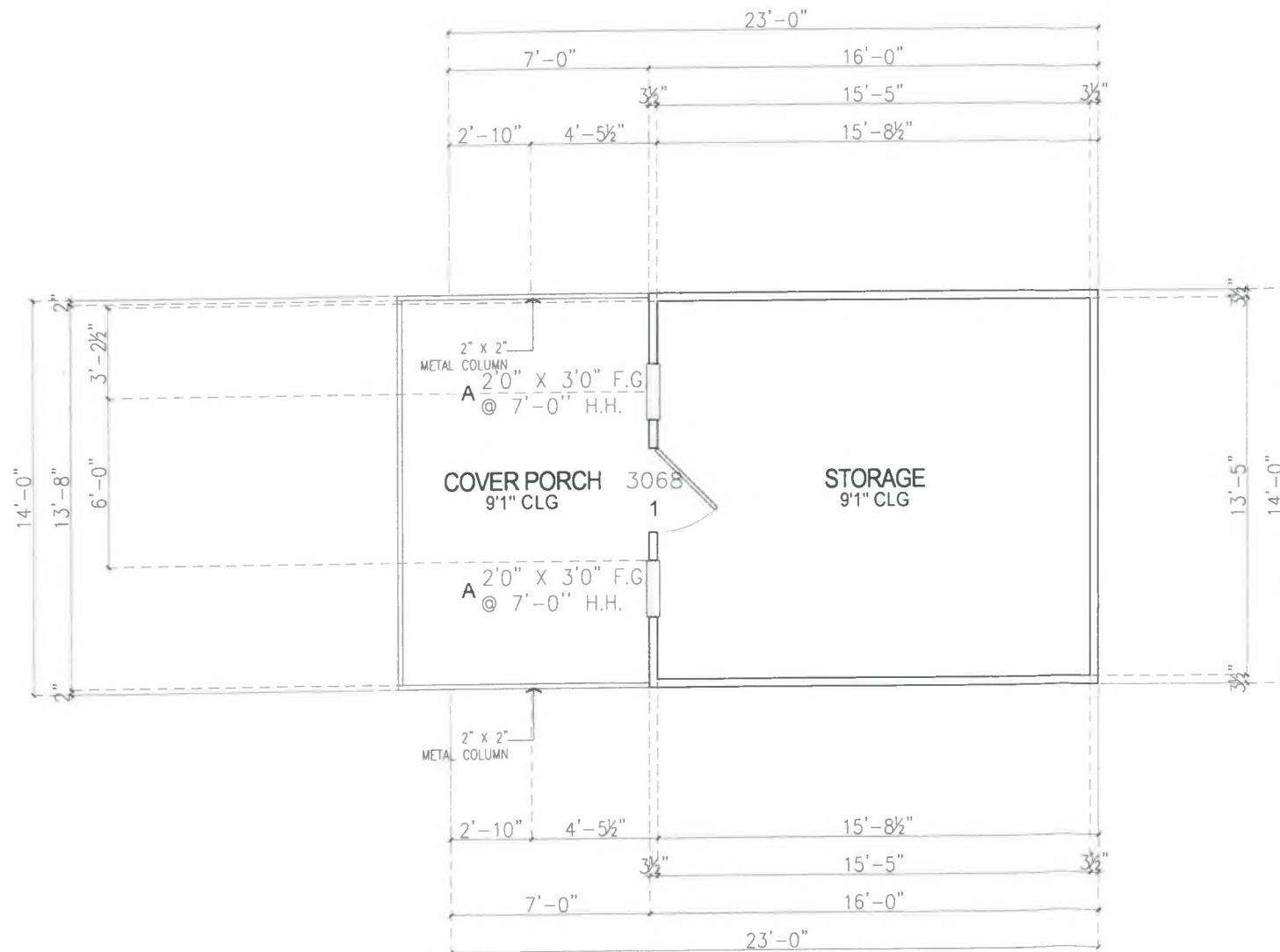
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 ATTACHED CARPORT, COVER PORCH AND DETACHED
 STORAGE ADDITION

SCALE
1/4" = 1'-0"

SHEET TITLE
FLOOR PLAN

SHEET #
A1.01

FILE NAME
A1.01_FLR1_PLAN



1 PROPOSED PLAN - STORAGE
 A1.02 3/8" = 1'-0"

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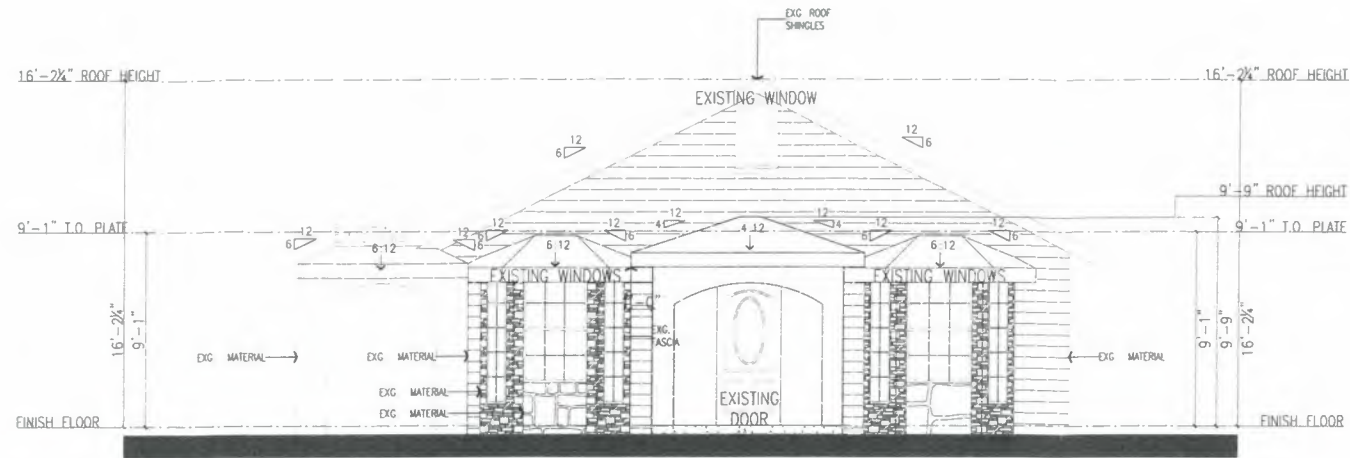
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 ATTACHED CARPORT, COVER PORCH AND DETACHED
 STORAGE ADDITION

SCALE
3/8" = 1'-0"

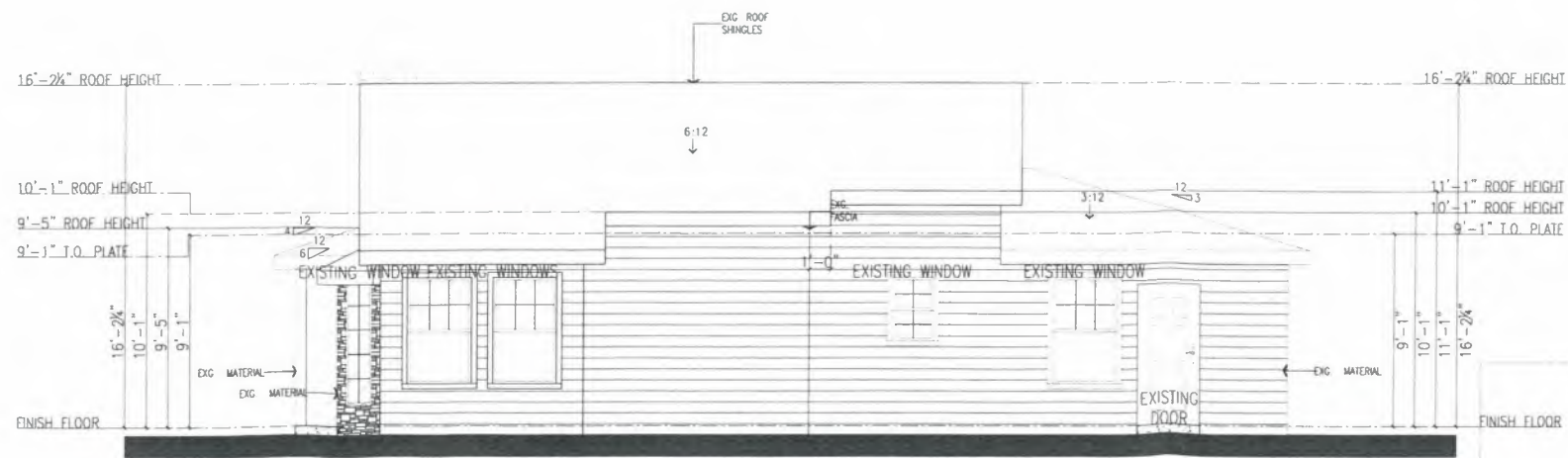
SHEET TITLE
FLOOR PLAN

SHEET #
A1.02

FILE NAME
A1.02_FLR1_PLAN



1 EXISTING FRONT ELEVATION
A2.01 1/4" = 1'-0"



1 EXISTING RIGHT ELEVATION
A2.01 1/4" = 1'-0"

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DESCRIPTION
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ATTACHED CARPORT, COVER PORCH AND DETACHED
STORAGE ADDITION

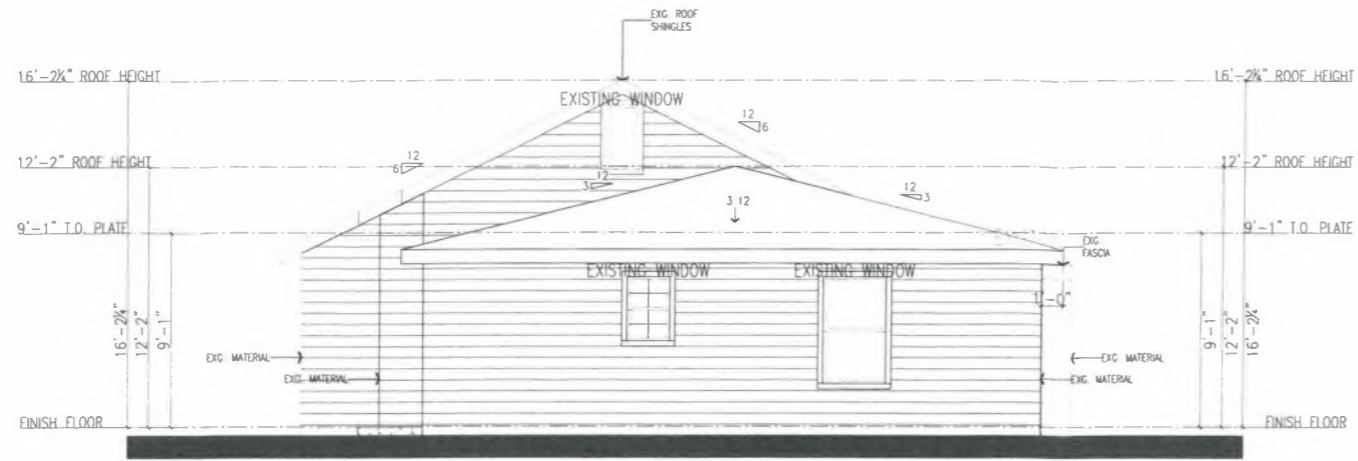
SCALE
1/4" = 1'-0"

SHEET TITLE
ELEVATIONS

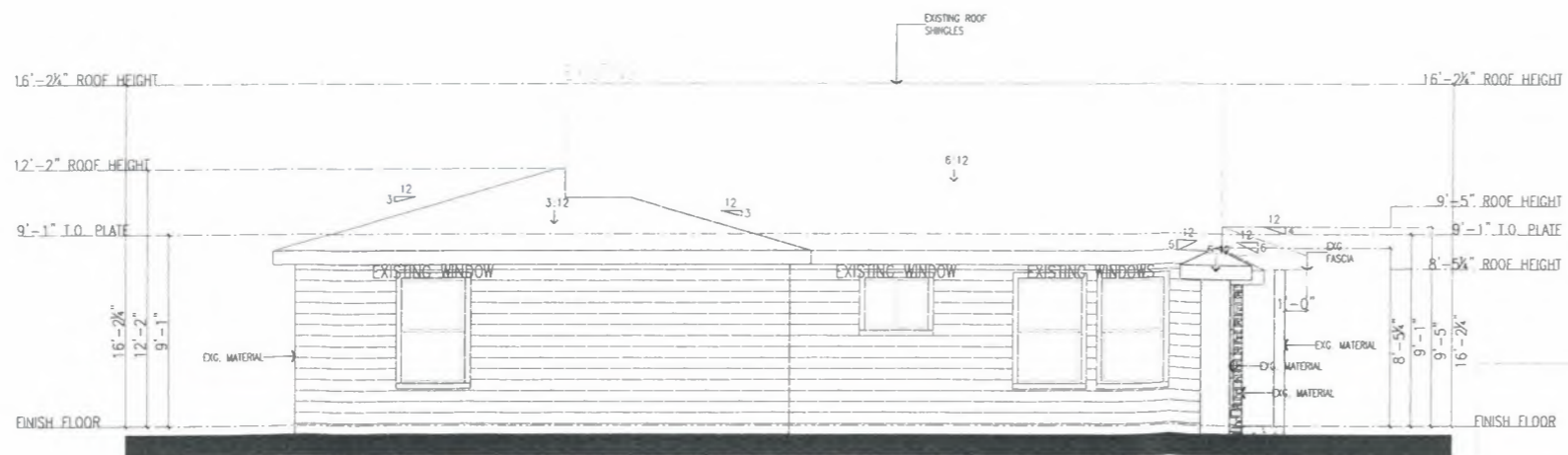
SHEET #
A2.01

FILE NAME
A2.01_ELEVATIONS

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1 EXISTING REAR ELEVATION
A2.02 1/4" = 1'-0"



1 EXISTING LEFT ELEVATION
A2.02 1/4" = 1'-0"

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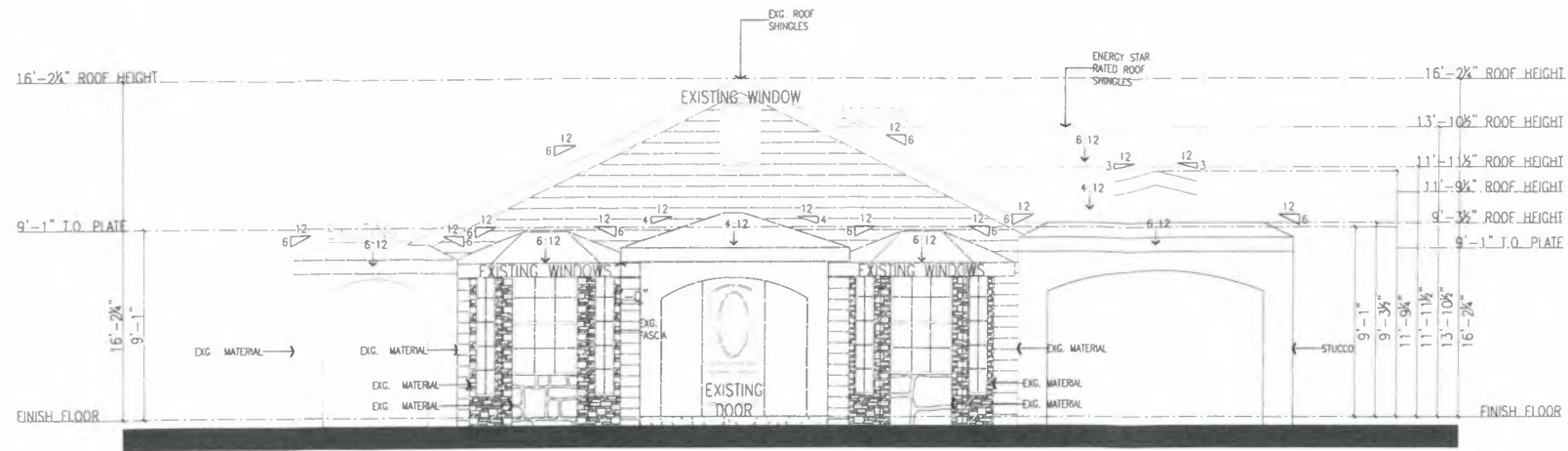
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STORAGE ADDITION

SCALE
1/4" = 1'-0"

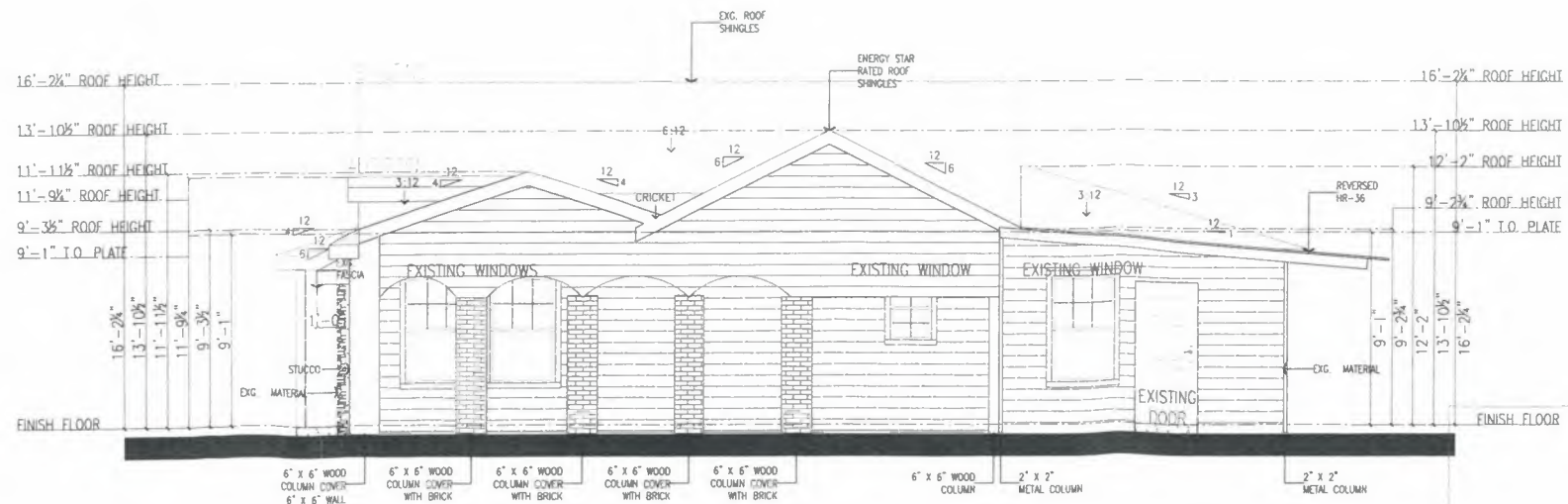
SHEET TITLE
ELEVATIONS

SHEET #
A2.02

FILE NAME
A2.02_ELEVATIONS



1 PROPOSED FRONT ELEVATION - HOUSE
 A2.03 1/4" = 1'-0"



1 PROPOSED RIGHT ELEVATION - HOUSE
 A2.03 1/4" = 1'-0"

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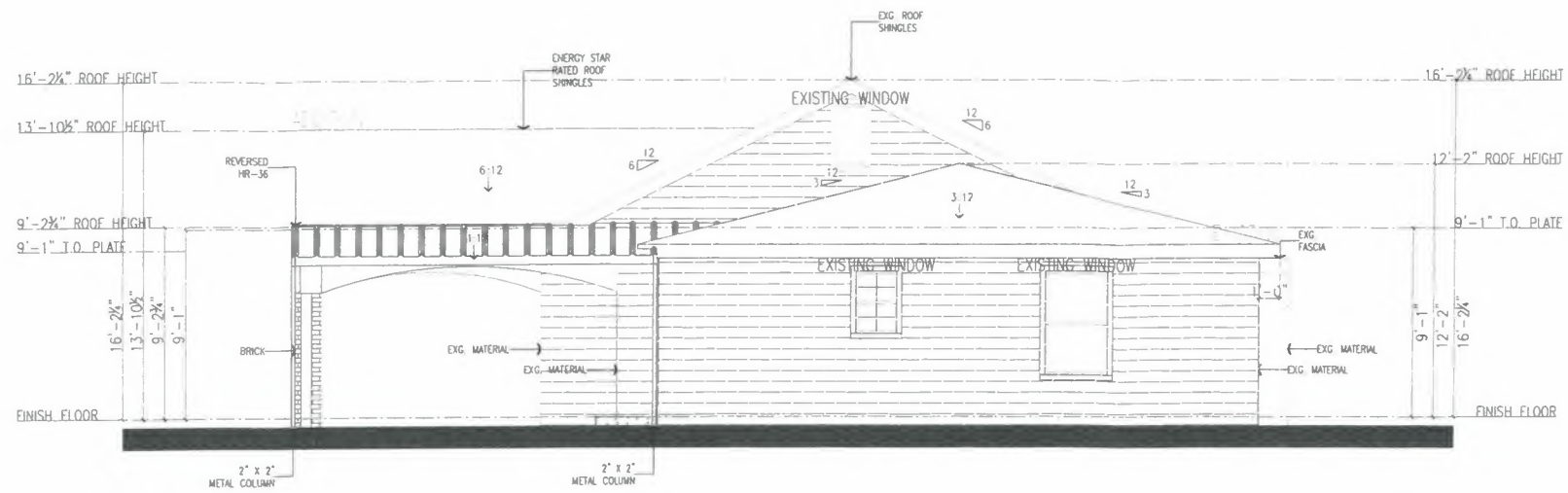
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 ATTACHED CARPORT, COVER PORCH AND DETACHED
 STORAGE ADDITION

SCALE
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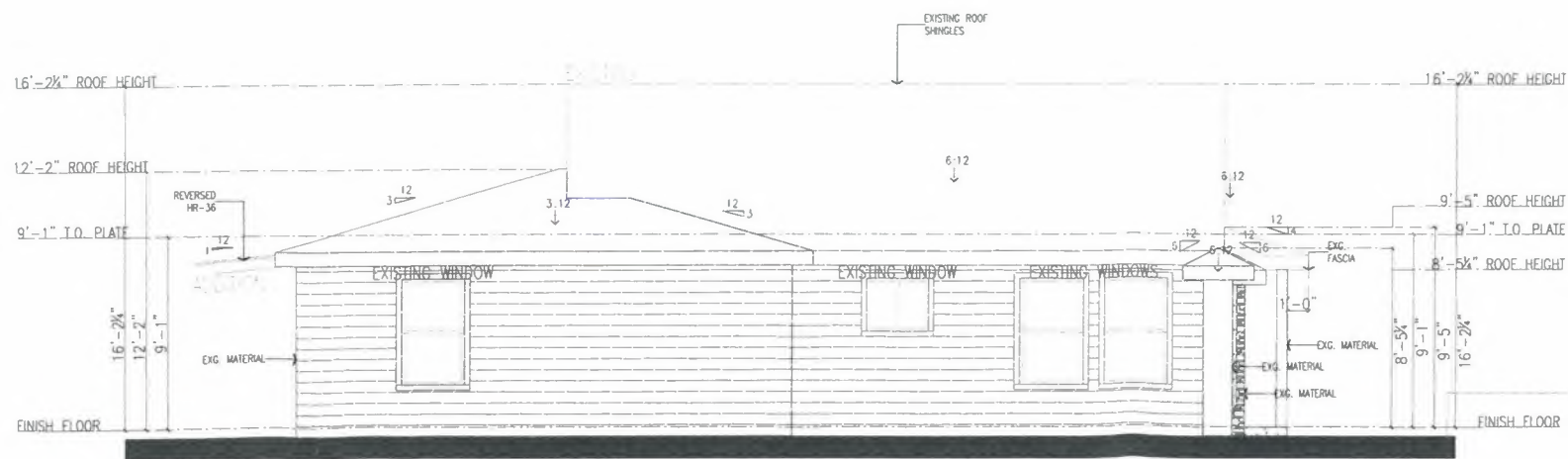
SHEET TITLE
 ELEVATIONS

SHEET #
 A2.03

FILE NAME
 A2.03_ELEVATIONS



1 PROPOSED REAR ELEVATION - HOUSE
A2.04 1/4" = 1'-0"



1 PROPOSED LEFT ELEVATION - HOUSE
A2.04 1/4" = 1'-0"

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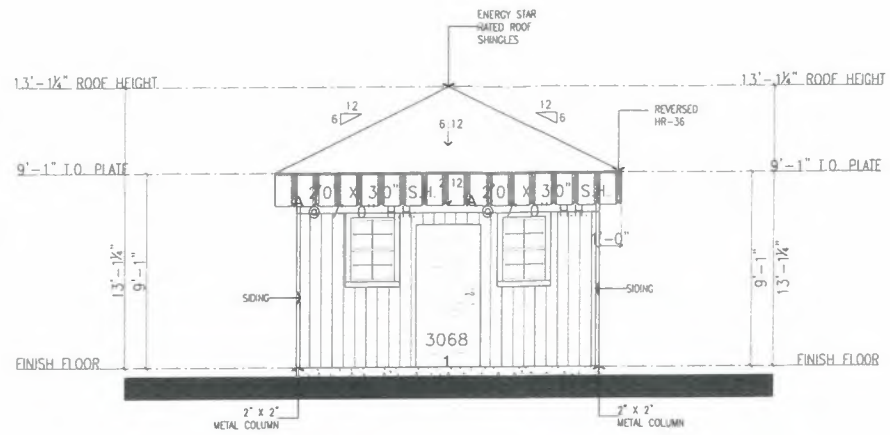
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ATTACHED CARPORT, COVER PORCH AND DETACHED
STORAGE ADDITION

SCALE
1/4" = 1'-0"

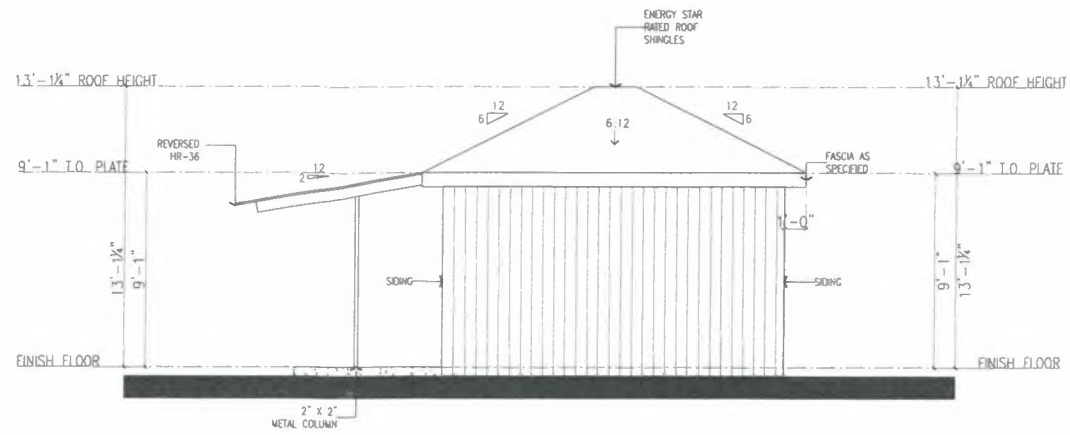
SHEET TITLE
ELEVATIONS

SHEET #
A2.04

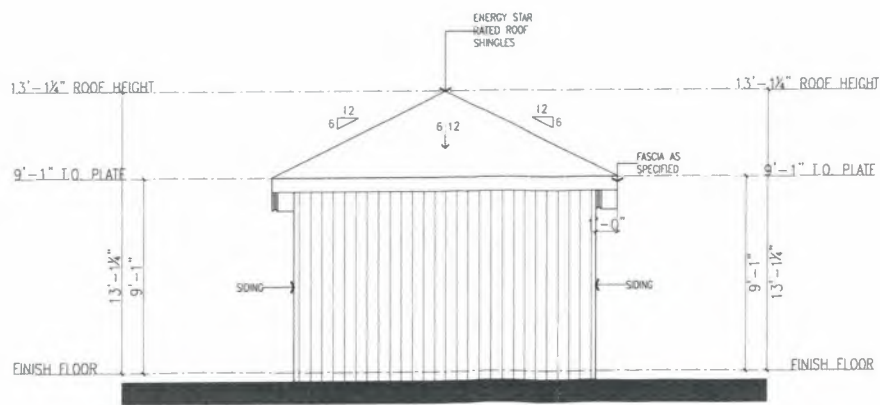
FILE NAME
A2.04_ELEVATIONS



1 PROPSOED FRONT ELEVATION - DETACHED STORAGE
 A2.05 1/4" = 1'-0"

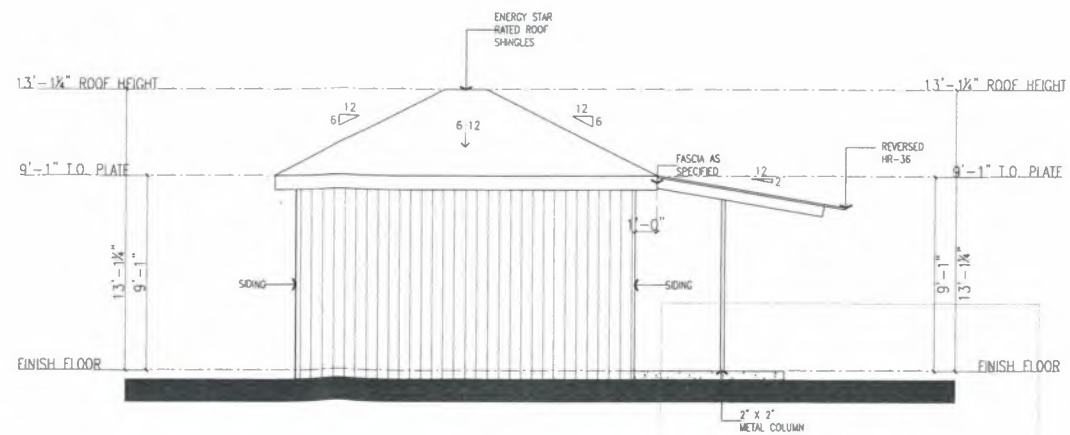


1 PROPSOED RIGHT ELEVATION - DETACHED STORAGE
 A2.05 1/4" = 1'-0"



1 PROPSOED REAR ELEVATION - DETACHED STORAGE
 A2.05 1/4" = 1'-0"

BDA 234-032



1 PROPSOED LEFT ELEVATION - DETACHED STORAGE
 A2.05 1/4" = 1'-0"

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 DALLAS, TEXAS
 75203

DATE
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 VP

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DESCRIPTION
 EXISTING ONE STORY SINGLE FAMILY RESIDENCE
 ATTACHED CARPORT, COVER PORCH AND DETACHED
 STORAGE ADDITION

SCALE
 1/4" = 1'-0"

SHEET TITLE
 ELEVATIONS

SHEET #
 A2.05

FILE NAME
 A2.05_ELEVATIONS

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 STORAGE ADDITION

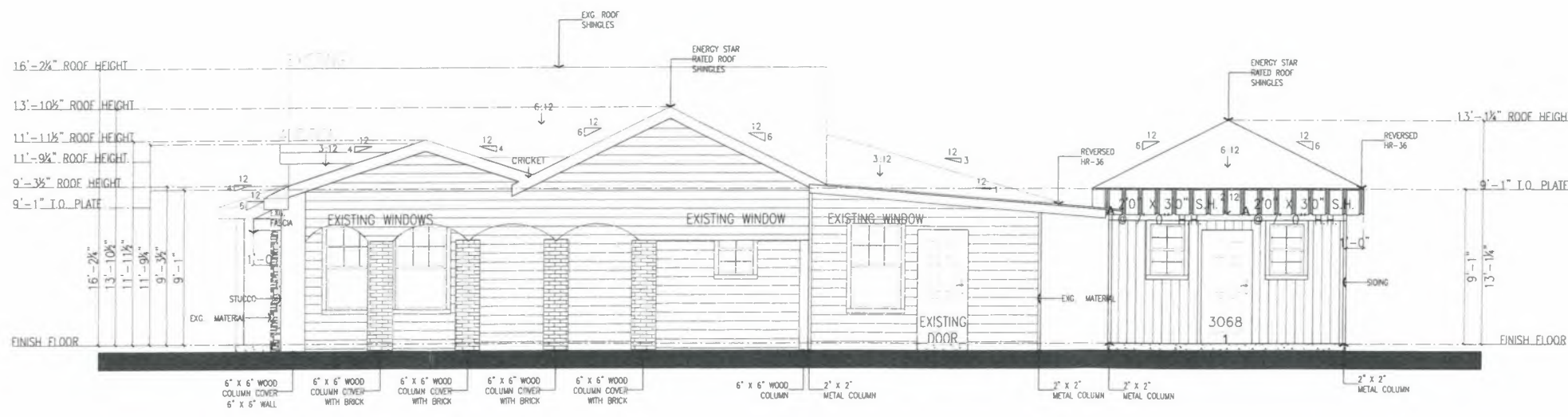
SCALE
 1/4" = 1'-0"

SHEET TITLE
 ELEVATIONS

SHEET #
 A2.06

FILE NAME
 A2.06_ELEVATIONS

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1 HEIGHT REFERENCE ELEVATION
 A2.06 1/4" = 1'-0"

BDA234-032

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