



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234-033

Date:

JAN 22 REC'D

Data Relative to Subject Property:

Location address:

3216 Peoria Ave

Zoning District:

R-5(A)

Lot No.:

4

Block No.:

217159

Acreage:

0.65 ac

Census Tract:

Street Frontage (in Feet): 1) 60

2)

3)

4)

5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed):

Joel Perales

Applicant:

Joel Perales

Telephone:

(214) 288-3620

Mailing Address:

3214 Odessa St.

Zip Code:

75212

E-mail Address:

joelperales1011@gmail.com

Represented by:

Blas Garza

Telephone:

(214) 927-8556

Mailing Address:

1419 Memory Ln.

Zip Code:

75217

E-mail Address:

garzablas71@yahoo.com

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

new masonry

front fence H = 6'-0" (CMU concrete block)  
2'-0" special exception

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:

Home Protection

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

Joel Perales

(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)

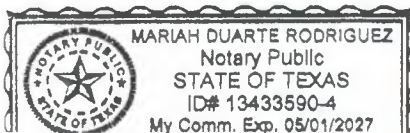
Subscribed and sworn to before me this

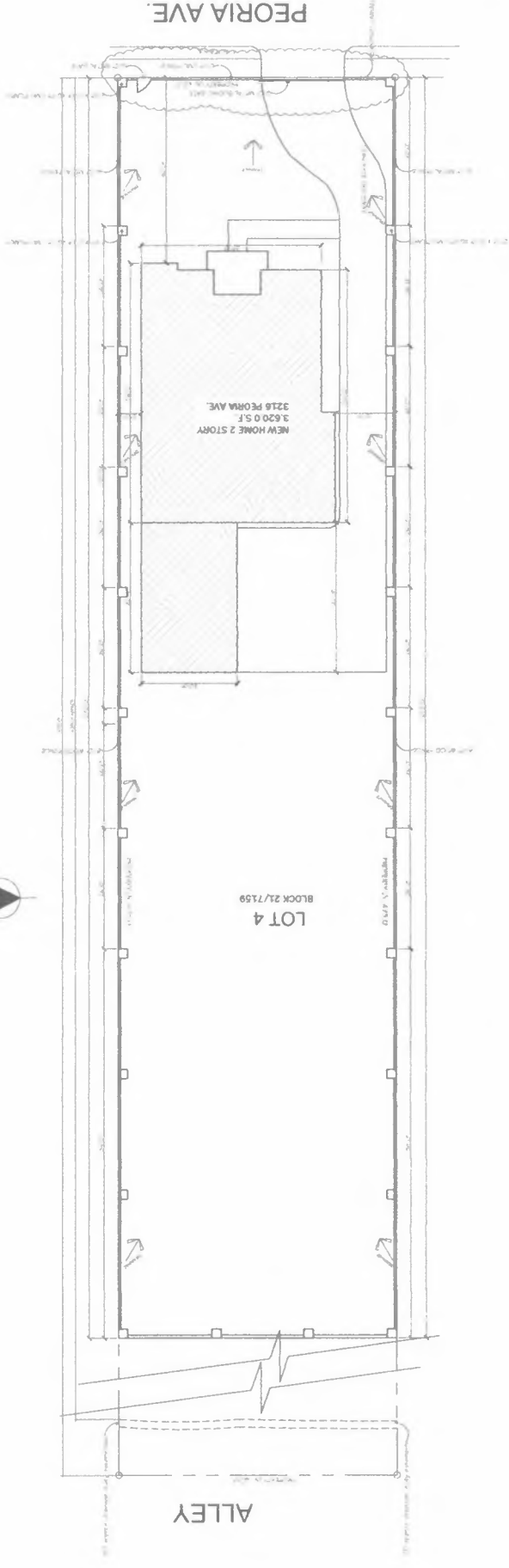
11<sup>th</sup> day of

January

2024

Mariah D Rodriguez  
Notary Public in and for Dallas County, Texas





PEORIA AVE.

ALLEY

NEW HOME 2 STORY  
3,620 S.F.  
3216 PEORIA AVE.

LOT 4  
BLOCK 21/7159

NEW FENCE  
0216 Peoria Ave  
Block 21/7159  
LOT 4 BLK. 21/7159

NO.	DATE	DESCRIPTION
1	08-28-23	DATE FOR REVIEW

**GARZA  
CONSTRUCTION  
CONSULTANTS**  
1100 WESTMORELTON DALLAS TEXAS  
75217  
PH: 214-827-8888  
WWW.GARZACONSTRUCTION.COM

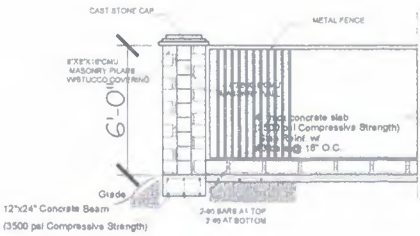
SITE PLAN

S-1  
SHEET

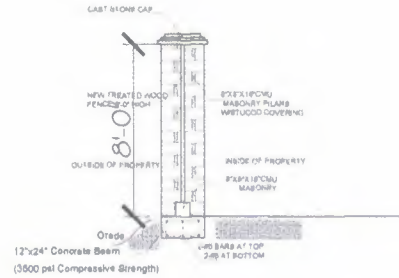
**SITE PLAN**  
SCALE 3/32" = 1'-0"

BA234-033

DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE. THE CONTRACTOR AND THE OWNER ARE ULTIMATELY RESPONSIBLE TO CONFIRMING AND CORRELATING DIMENSIONS AT THE JOB SITE. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS PROJECT.



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



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



RIGHT SECTION VIEW



LEFT SECTION VIEW



FRONT VIEW

- NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
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PROJECT NAME AND ADDRESS  
**NEW FENCE**  
  
3216 Peoria Ave.  
Dallas, Texas 75212  
LOT 4 BLK. 21/7159

DATE	DESCRIPTION
09-23-23	ISSUE FOR PERMIT

**GARZA CONSTRUCTION CONSULTANTS**  
1416 MEMORY LN DALLAS TEXAS 75217  
PH 214 9278508  
garza@garza71@yahoo.com



Yovana Chapa  
09/26/2023

STRUCTURAL WALL SECTION FRONT AND SIDE VIEW

A-1  
JOB NO. 04017

BDA234-033