



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245-067

APR 02 2025

Data Relative to Subject Property:

Date:

Location address: 3266 S Edgefield Ave Zoning District: R-7.5 (A)

Lot No.: 3 Block No. 4/6025 Acreage: _____ Census Tract: _____

Street Frontage (in Feet): 1) 85 2) 113.39 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Graciela Quintero Rodriguez (Graciela Aguillon)

Applicant: Jesus Aguillon Telephone: 210-765-3263

Mailing Address: 3266 S. Edgefield Ave Dallas Tx Zip Code: 75224

E-mail Address: TheCTBrothersconstruction@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 1) Fence is 8' on the inside and on the outside 9'7" on Grayson dr. 2) Opacity using solid wood on Grayson dr. JA

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:

To have better privacy and stop people from jumping fence and steal stuff

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 Jesus Aguillon

(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 27 day of March, 2025

Notary Public in and for Dallas County, Texas



CITY OF DALLAS

AFFIDAVIT

(GRACIELA AGUILON)

Appeal number: BDA 245-067

I, GRACIELA QUINTERO RODRIGUEZ, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 3266 S EDGEFIELD AVE DALLAS TX 75224
(Address of property as stated on application)

Authorize: JESUS AGUILON
(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: 1) Fence is 8' on the inside and on Grayson Dr is around 9' 7" JA
2) opacity using solid wood fence on Grayson Dr. GQ

GRACIELA QUINTERO RODRIGUEZ

Print name of property owner or registered agent

Signature of property owner or registered agent

agent Date 03/26/2025

Before me, the undersigned, on this day personally appeared

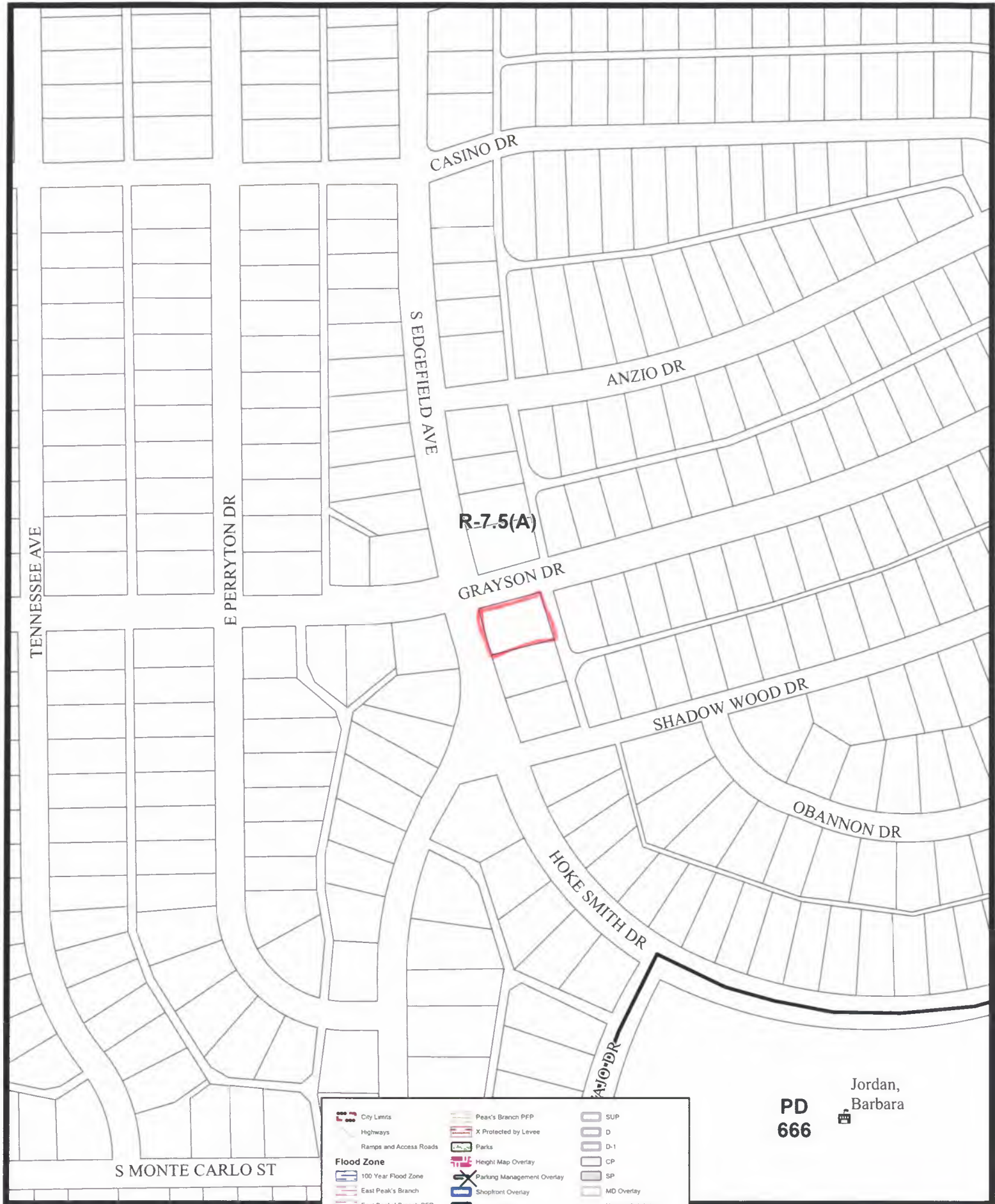
Who on his/her oath certifies that the above statements are true and correct to his/her best

knowledge. Subscribed and sworn to before me this 3/26/2025 day of

March 2025



Commission expires on 07-06-2026



PD 666
Jordan, Barbara



1:2,600

	City Limits		Peak's Branch PFP		SUP
	Highways		X Protected by Levee		D
	Ramps and Access Roads		Parks		D-1
	Flood Zone		Height Map Overlay		CP
	100 Year Flood Zone		Parking Management Overlay		SP
	East Peak's Branch		Shopfront Overlay		MD Overlay
	East Peak's Branch PFP		Base Zoning		Historic Subdistricts
	Floodway		PD193 Oak Lawn		Historic Overlay
	Mill Creek		Dallas Environmental Corridors		CC bdsistricts
	Mill Creek PFP		DDO Overlay		PD bdsistricts
	Peak's Branch		Deed Restrictions		PD Subdistricts
					NSO Subdistricts

Case ID: BDA245-067
Printed: 3/25/2025

SHIPPED
DATE: 6-6-96
RECEIVED
DATE: 9-4-96

ANNEXED JUNE 27 1945 ORD. NO. 3649
SURVEY WM. M. LENARD ABST. 775

CITY OF DALLAS PLAT BOOKS

ADDITION WYNNEWOOD NO. 5 (PART) & NO. 4-1ST INSTALL. (PART)

4-5-5-13 3,4,5
BLOCKS 6025 (PART) & 6025 1/2

SCALE 100 FT. EQUALS 1 INCH

SCHOOL DIST. DALLAS

4-4-50



NOTE:
BLOCK AND ALLEY RADIUS ON CORNERS
ARE 15 FEET.
ALL ALLEYS ARE 15 FEET WIDE.

BDA245-067



Posting of Notification Sign

PER SEC 51A-1.106 Notification signs required to be obtained and posted

Address: 3266 S. Edgefield Ave Dallas Tx 75224

Appeal Number: BDA 245-067

All required notification signs must be posted on the property within fourteen (14) days after an application has been made, prior to the Board of Adjustment Hearing, and not be removed until the hearing ends.

The sign must be posted at a prominent location adjacent to the public street, evenly spaced along each frontage, and easily visible from the street. Failure to properly post the sign(s) may result in either a postponement or denial of the appeal.

All required notification signs have been received. One sign is required for each 500 feet or less of frontage, or every tract of five (5) acres or less, with a maximum of five (5) signs required. The cost of each sign is \$10.00.

Footage of each street frontage: 85 , 113

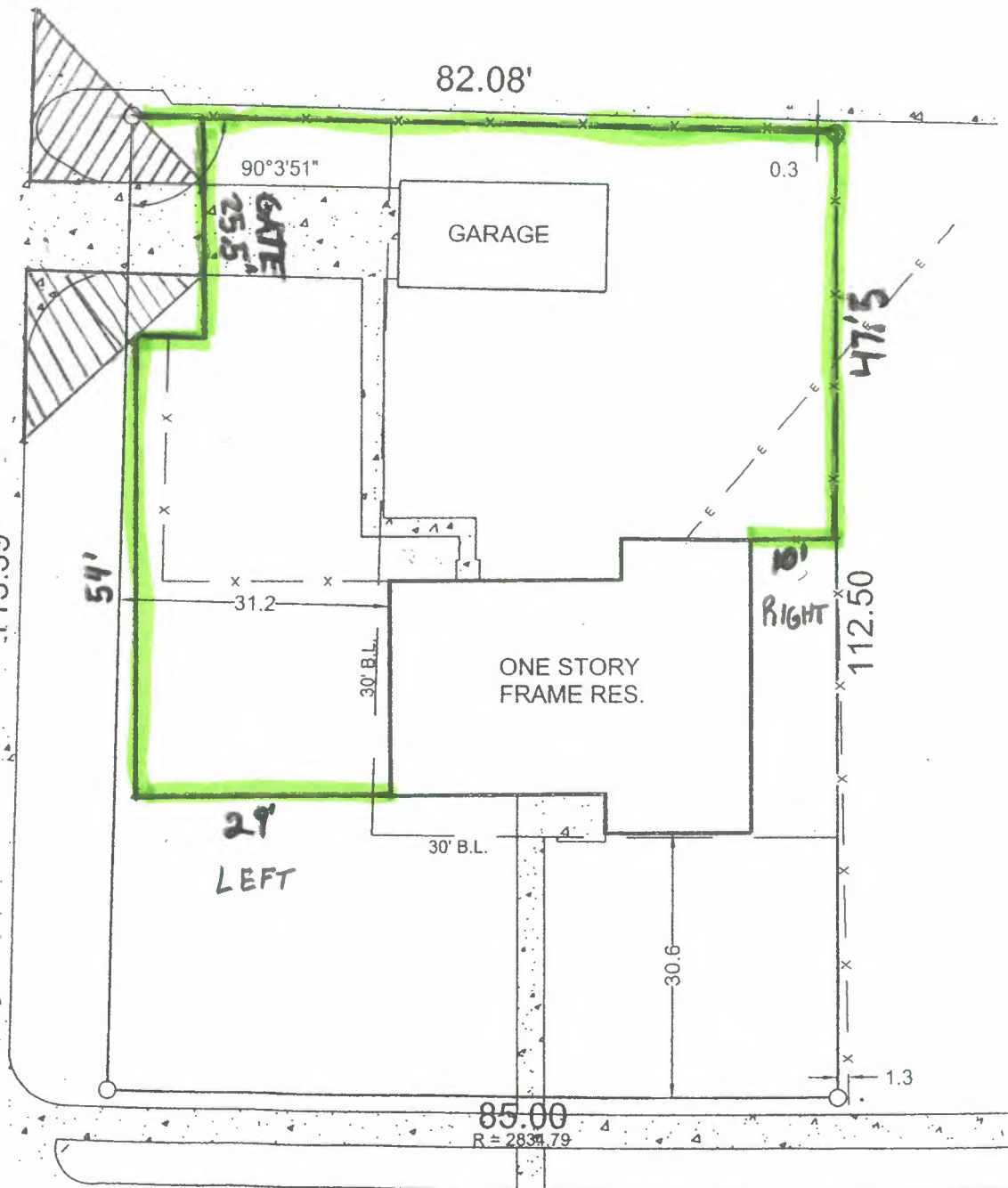
Number of acres: 0.1

Number of signs received: 2

Signature of applicant or person receiving signs

Date

REFERENCE BEARING
N 76°12'35" E
113.39'



3266 EDGEFIELD AVENUE

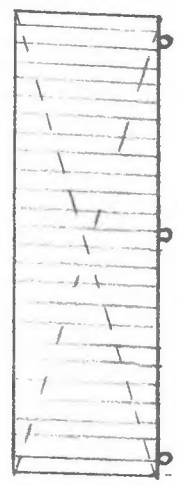
SCALE: 1" = 20'

BDA245-007

DA245-007

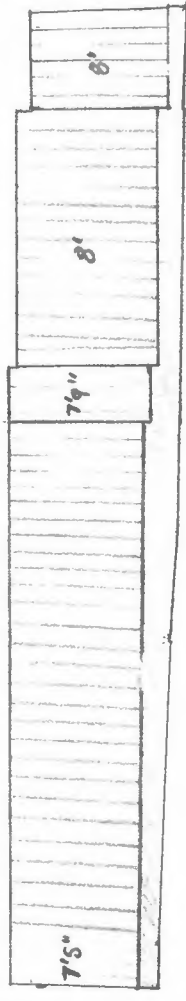
NORTH FRONT SIDE

Fence is made out
of wood pickets
8' tall



25'5" ROLLING
GATE

Rolls That Direction
→



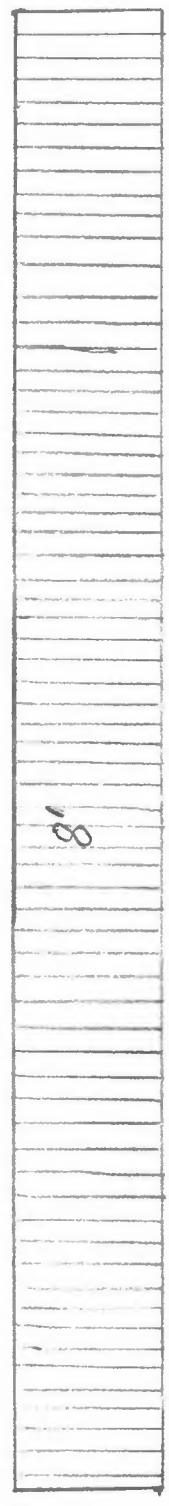
54' LONG

SCALE: $\frac{3}{32} = 1'$

: Retaining
WALL
: WOOD FENCE

TOTAL LENGTH: 79'5"

EAST BACK SIDE



82'

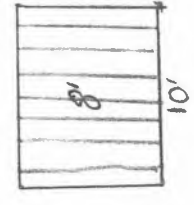
SCALE: $\frac{3}{32} = 1'$

: WOOD FENCE



29'

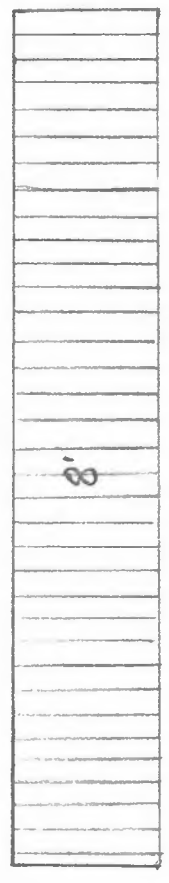
WEST FRONT LEFT



WEST FRONT RIGHT

SCALE: $\frac{3}{32} = 1'$

: WOOD DOOR : WOOD FENCE



47'5"

SOUTH SIDE

SCALE: $\frac{3}{32} = 1'$

: WOOD FENCE