

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-26-000061	Pending	07/22/2026

Application Name

Detailed Description

The subject property is located at 7141 Santa Monica Drive, Dallas, Texas, within the Hollywood Heights / Santa Monica Conservation District. The lot has an irregular configuration at the front property line, which results in a non-parallel setback condition as the front property line changes direction, apparently due to an intended trolley car line that was NEVER implemented (nor is implementable). As reflected on the attached site plan, the required setback follows this angled property line, creating a unique constraint on development at the front of the residence.

An existing covered front porch and deck are currently located within the required 35 foot front yard setback. This condition predates the proposed work. The current project proposes to remove the existing 95 square foot covered porch and an existing deteriorated front deck, both of which encroach into the setback, and replace them with a new covered porch and deck configuration that is overall shallower than the previous condition.

Historically, the combined porch and deck projected approximately 15 feet from the face of the residence. The proposed design reduces this total projection to approximately 13 feet, thereby decreasing the overall encroachment into the front-yard setback. While the new covered porch portion is slightly deeper than the existing porch portion (approximately 6'-6" versus approximately 5' previously), the removal of the former deep front deck results in a net reduction of encroachment when compared to what has historically existed on the site.

The proposed work represents an improvement to an existing nonconforming condition, not an expansion of it. The project replaces unsafe and deteriorated elements with a structurally sound, code-compliant design that is consistent in scale, materials, and character with the existing residence and surrounding neighborhood. It is also urgent for the homeowner to temporarily remove the front deck and porch in order to replace sinking and rotting columns that support the front edge of this 1912 home. The structural engineering contractor requires access to the front edge of the house in order to install new piers.

Due to the irregular shape of the lot, and the fact that the required front setback follows the angled front property line rather than a straight line consistent with neighboring homes, strict enforcement of the setback requirement would result in an unnecessary hardship unique to this property. Granting the requested variance will allow reasonable improvements while reducing the historical projection, maintaining neighborhood character, and preserving the intent of the zoning regulations.

For these reasons, the requested variance will not be contrary to the public interest, will not adversely affect adjacent properties, and represents an appropriate and justified application of the Board of Adjustment's authority.

Assigned To Department

Assigned to Staff

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	-
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	-

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	CD
Lot Number	TR 10 ACS 0.1974
Lot Size (Acres)	0.1974
Block Number	2708

Lot Size (Sq. Ft)	8598
How many streets abut the property?	1
Land Use	Single Family Residence
Is the property platted?	Yes
Status of Project	Proposed
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	UNCHECKED
Case Number	-
Are you applying for a fee waiver?	No
Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	No
Referred by	Diana Barkume

Custom Lists

Board of Adjustment Request

1		
	Type of Request	Variance
	Affirm that an appeal has been made for	Setback of front porch and deck on a 1912 home that requires foundational reconstruction with new materials and better design.
	Application is made to BOA to grant the described appeal	1. Much of the variance is due to a since-abandoned trolley car plan that runs diagonally through part of the front yard. 2. Remaining variance is due to the house angle a very wide street easement--exceptional to other neighborhood streets and in any case determined after the house was already situated. The existing sight-line, with its grandfathered variance, is amply set back relative to the street itself, and is visually consistent with the neighborhood. 3. Overall porch/deck extension will be REDUCED by at least 18" while maintaining its function--a benefit to the sight-line. 4. New design is MUCH more visually appealing, functional and enhances the neighborhood.

Street Frontage Information

1		
	Street Frontage	Front
	Linear Feet (Sq. Ft)	41.5

Contact Information

Name	Organization Name	Contact Type	Phone
Craig Joseph Berry [REDACTED]		Applicant	[REDACTED]

Name	Organization Name	Contact Type	Phone
Chris Chiles [REDACTED]	Chiles Design	Authorized Agent	2 [REDACTED]

Name	Organization Name	Contact Type	Phone
Mary Beth Berry [REDACTED]		Property Owner	[REDACTED]

Name	Organization Name	Contact Type	Phone
Craig Joseph Berry [REDACTED]		Property Owner	[REDACTED]
7141 Santa Monica Dr., Dallas, TX 75223			

Address

7141 SANTA MONICA DR, Dallas, TX 75223

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000022686700000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	BERRY CRAIG JOSEPH & MARY BETH	7141 SANTA MONICA DR, DALLAS, TEXAS 752231091	

Garage Finishes

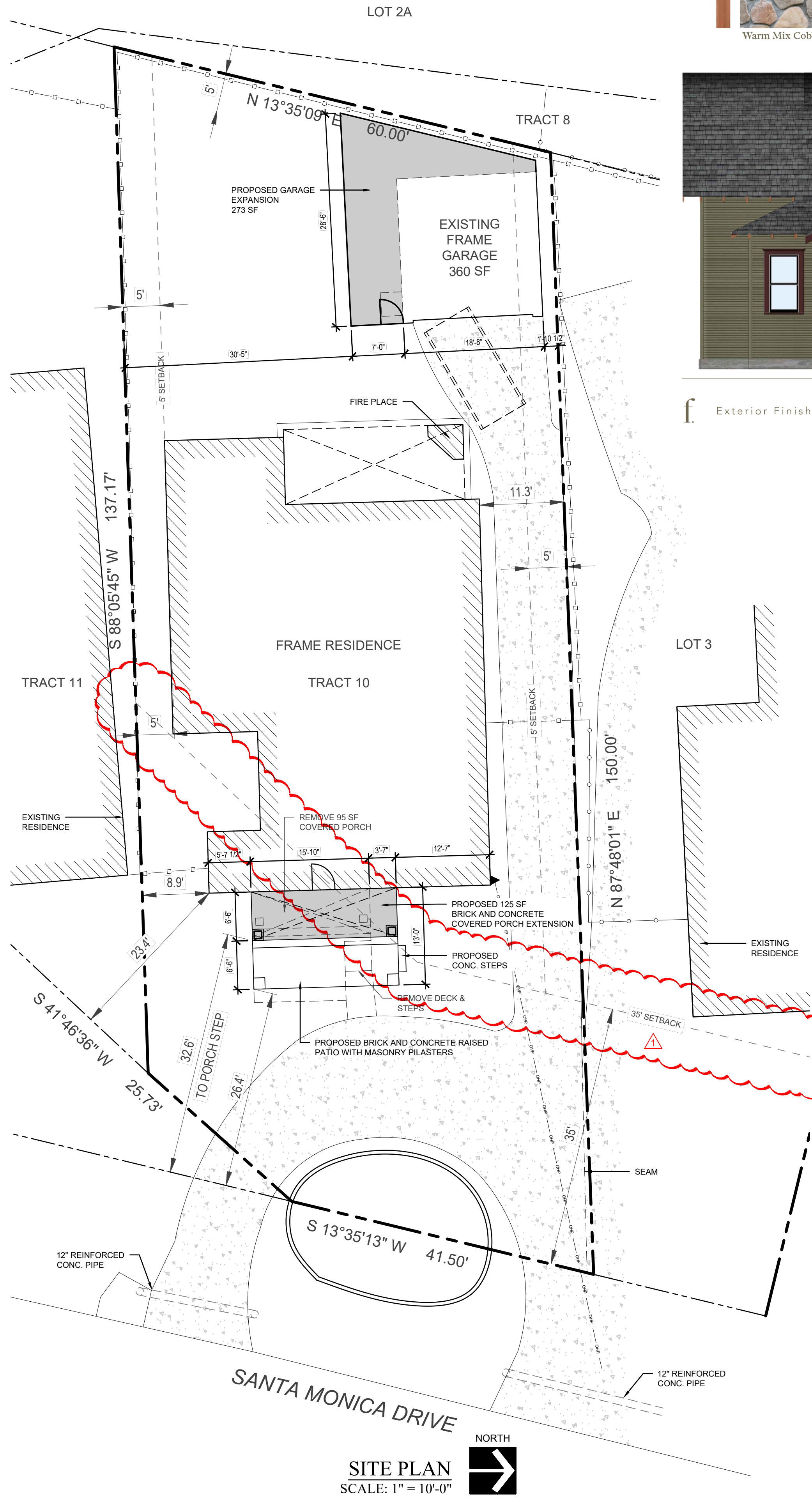
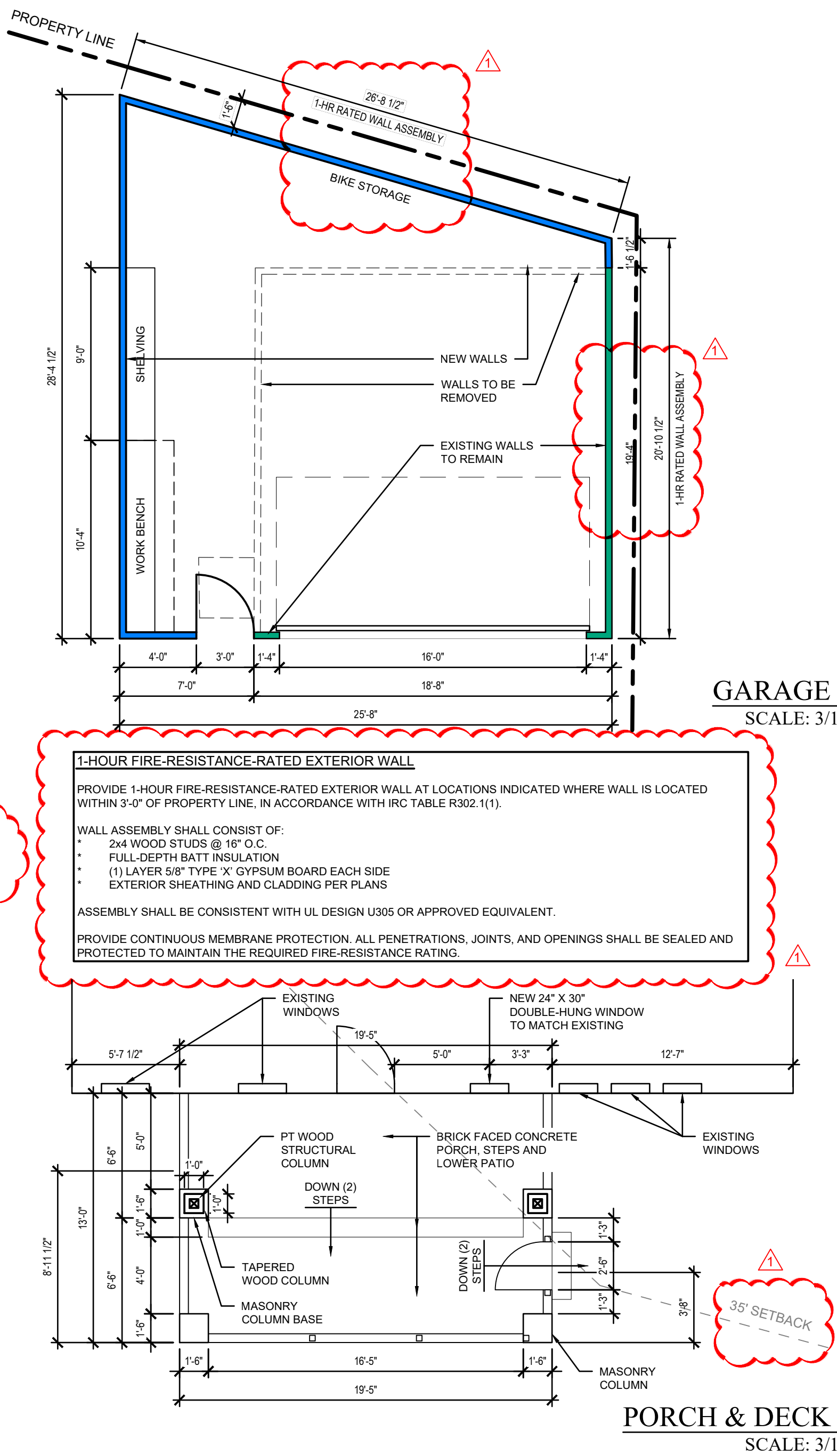
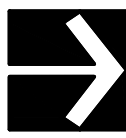
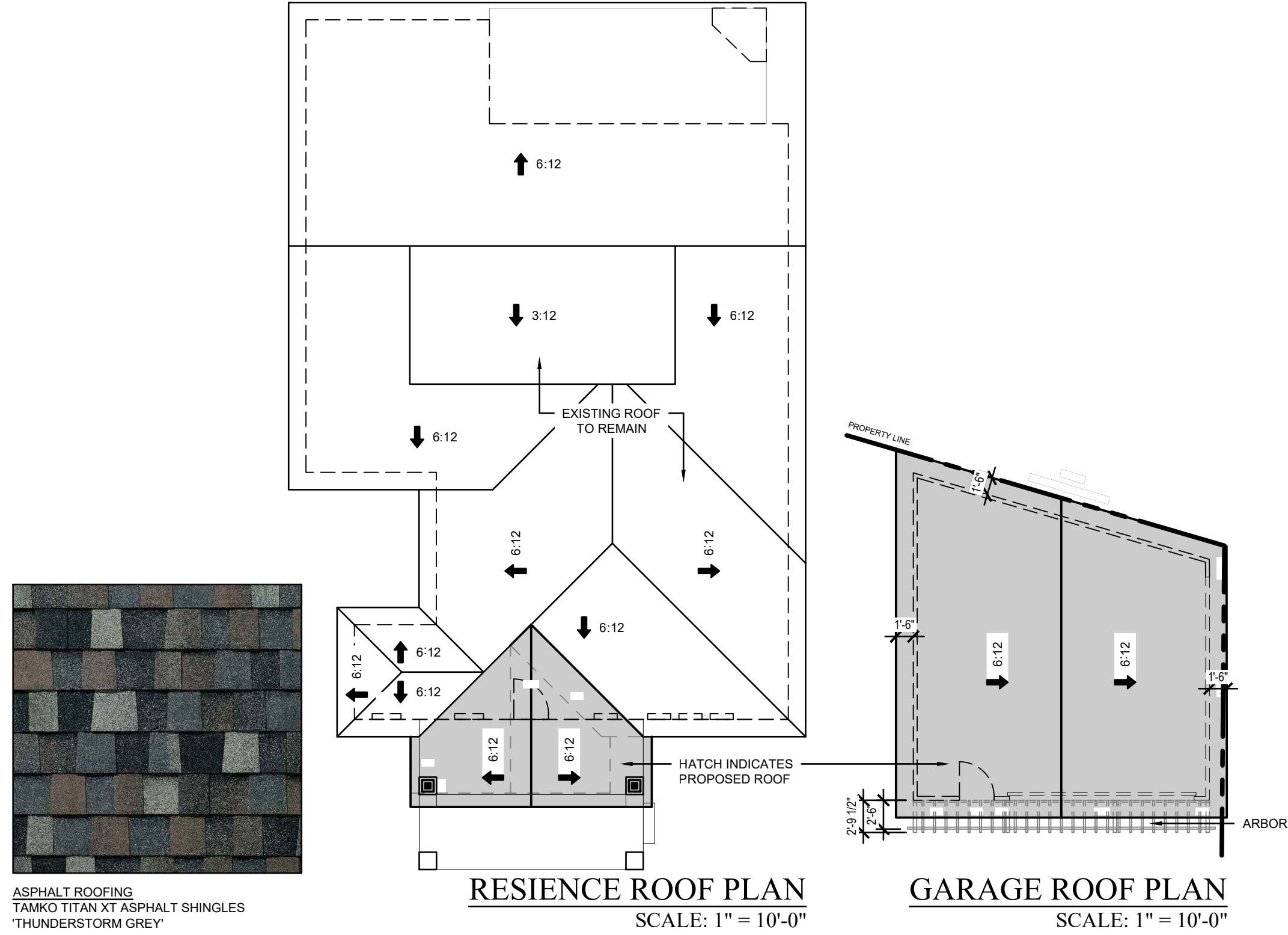


Main Home Finishes



Exterior Finish Renderings

Berry Residence Page 1

SITE PLAN
SCALE: 1" = 10'-0"PORCH & DECK PLAN
SCALE: 3/16" = 1'-0"RESIENCIE ROOF PLAN
SCALE: 1" = 10'-0"GARAGE ROOF PLAN
SCALE: 1" = 10'-0"

GENERAL NOTES:

1. WORK SHALL COMPLY WITH LOCAL REQUIRED CODE WITH LOCAL AMENDMENTS.
2. ALL ASPECTS OF THE CONSTRUCTION ARE TO COMPLY WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) LEAD; RENOVATION, REPAIR AND PAINTING PROGRAM RULE; CFR, PART 745.
3. DO NOT SCALE DRAWINGS.
4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER.
5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.
6. PROVIDE TEMPORARY DUST-PROOF PARTITIONS AS REQUIRED TO PROTECT ALL EXIST. AREAS AND EQUIPMENT FROM DAMAGE DUE TO DEMOLITION OR NEW CONSTRUCTION ACTIVITIES. COORDINATE LOCATIONS AND REQUIREMENTS WITH OWNER.
7. GENERAL CONTRACTOR TO PATCH, REPAIR AND PAINT (REFINISH) SURFACES AND BUILDING ELEMENTS DAMAGED BY MECHANICAL, ELECTRICAL, AND PLUMBING WORK AND WHERE ITEMS ARE REMOVED, RELOCATED OR ADDED.
8. REPAIR FLOORS WHERE DAMAGED BY THE WORK OF THIS PROJECT.
9. PATCH AND REPAIR ALL SURFACES TO MATCH EXISTING WHERE ITEMS ARE REMOVED OR ALTERED - FIELD VERIFY EXTENT REQUIRED.
10. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.
11. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.
12. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY OWNER.
14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

SITE INFORMATION

ZONING
CD 6 HOLLYWOOD HEIGHTS/SANTA MONICA

MAXIMUM HEIGHT 30'

LOT COVERAGE CALCULATIONS
LOT SIZE 8,600 SF
ALLOWABLE LOT COVERAGE (45%) 3,870 SFEXISTING RESIDENCE 2,356 SF
NEW COVERED FRONT PORCH 125 SF
EXISTING COVERED BACK PORCH 240 SF
PROPOSED GARAGE 633 SF
PROPOSED LOT COVERAGE TOTAL (39%) 3,354 SF

CONDITIONED AREA CALCULATIONS

EXISTING RESIDENCE TO REMAIN 2,942 SF

CODE

2021 INTERNATIONAL RESIDENTIAL CODE
WITH LOCAL AMENDMENTS

SHEET INDEX:

A1.0 COVER SHEET, SITE PLAN,
FLOOR PLANS, ROOF PLANS
A2.0 ELEVATIONS
A3.0 PROJECT PHOTOS

PROJECT INFORMATION:

ADDRESS: 7141 SANTA MONICA AVE
DALLAS, TX 75223DESCRIPTION: BLK 2708
TR 10 ACS 0.1974
31FR SANTA FE

DATE:

FEBRUARY 10, 2026

APRIL 06, 2025
REVISED SETBACKchiles
design814 south edgefield ave
dallas, texas 75208
214-796-9012
chris@chilesdesign.netBERRY RESIDENCE
7141 SANTA MONICA DR
DALLAS, TEXAS

SHEET NO.

A1.0