BOA-26-000085 - BOARD OF ADJUSTMENT

Menu Reports Help

File Date: 10/06/2026

Application Status: Additional Info Required

Assigned To: Diana Barkume

Description of Work: 20 x 30 ft shed for storage. No electricity or plumbing.

Application Detail: Detail

Application Name: BOARD OF ADJUSTMENT

Application Type: Board of Adjustments

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
310 S BARNETT AVE_Zoni...	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	11/05/2026

Show all

Address: 310 S BARNETT AVE, Dallas, TX 75211

Owner Name: NORA HERNANDEZ

Owner Address: 310 SOUTH BARNETT AVENUE, DALLAS

Parcel No: 00000297979000000

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Nora Hernandez		Applicant	Mailing, 310 S Barnett...	Active
Nora Hernandez		Property Owner	Mailing, 310 S Barnett...	Active

Licensed Professionals Info:

Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: $725.00

Total Fee Invoiced: $725.00

Balance: $0.00

Custom Fields:

Property Details

Existing Zoning
R-7.5(A)

Lot Number
3

Lot Size (Acres)
0.0157

Block Number
A/3942

Lot Size (Sq. Ft)
6875

How many streets abut the property?
0

Land Use
SFD-Storage

Is the property platted?
Yes

Status of Project
Existing

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

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?
Yes

Referred by
Edmon Lachica

Internal Use Only

Source of Request
In Review - Residential

Fee Waiver Granted

Number of Parking Spaces

Lot Acreage
0.0157

PDox Information

PDox Number
Blocked

Board of Adjustment Request

Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the described appeal	Outcome
Variance	Floor area of the main structure	Single Family/Duplex Variance or Special Exception		20x30 ft shed	It will not affect neighboring properties and it remains consistent with the style and design of comparable features in the surrounding area. It will allow me to store many items that do fit in my small house.	

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	113

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
The applicant proposes to construct and/or maintain a single-family residential accessory structure with 600 square feet of floor area (62.24 percent of the 964 square foot floor area of the main structure), which will require (2) a 359 square foot (37.24percent) variance to the floor area for structures accessory to single family use regulations	variance to the floor area for structures accessory to single family use regulations	prohibits an accessory structure to exceed 25 percent of the floor area of the main structure	N/A	No	N/A

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes	Outcome	Filing Date
			6ES	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	Variance to floor area for accessory structures	Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				76.35	1-Chad West			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Diana Barkume	Intake Complete	11/03/2026	Accela Administ...
GIS AOR Review	Elham Elbadawi	Additional I...	11/05/2026	Elham Elbadawi
Case Assignment		Case Manager...		
Site Inspection				
Plans Distribution			11/03/2026	
Subdivision Review				
Q Team Review				
Arborist Review				
Building Code Review				
Zoning Review				
Electrical Review				
Eng Water and Wastewat...				
Historic Preservation ...				
Eng Paving and Drainag...				
Eng Flood Plain Review				
Board of Adjustment Re...				
Conservation Review				
Traffic Review				
GIS Review				
Residential Team Review				
Signs Review				
Plans Coordination				
Board of Adjustment He...				
Two-Year Waiver Period				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
BOA History	This will display in t...	Applied	10/07/2026	Notice	

Name	Short Comments	Status	Apply Date	Severity	Action By
General Facts/Staff An...	This will display in t...	Applied	10/07/2026	Notice	
Land Use	This will display in t...	Applied	10/07/2026	Notice	
Staff Recommendation	Staff Recommendation	Applied	10/07/2026	Notice	
Standard of Review	This will display in t...	Applied	10/07/2026	Notice	
Timeline	This will display in t...	Applied	10/07/2026	Notice	
Zoning	This will display in t...	Applied	10/07/2026	Notice	

Application Comments:

View ID	Comment	Date

Initiated by Product: AV360

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS

FILE NUMBER: BOA-26-000085

BUILDING OFFICIAL'S REPORT: Application of **NORA HERNANDEZ** for (1) a variance to the floor area for structures accessory to single family use regulations at **310 S BARNETT AVENUE**. This property is more fully described as Block A/3492, Lot 3, and is zoned R-7.5(A), which prohibits an accessory structure to exceed 25 percent of the floor area of the main structure. The applicant proposes to construct and/or maintain a single-family residential accessory structure with 600 square feet of floor area (62.24 percent of the 964 square foot floor area of the main structure), which will require (1) a 359 square foot (37.24 percent) variance to the floor area for structures accessory to single family use regulations.

LOCATION: 310 S BARNETT AVE

APPLICANT: **NORA HERNANDEZ**

PROPERTY OWNER: **NORA HERNANDEZ**

REQUEST:

(1) Variance to the floor area for structures accessory to single family use regulations.

City of Dallas

Planning & Development Department

320 E Jefferson Blvd, Dallas TX 75203
(214) 948-4480

BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: Edmon Lachica Date: 6/9/2026

Department: Planning and Development-Residential

Phone/Email: 214-948-4195/edmon.lachica@dallas.gov

Manager signature: Loree Lewis

Consulted with:

■ Applicant

□ Representative

□ Owner

Name: Nora Hernandez

Phone/Email: (469) 580-1471/nora.hernandez2569@gmail.com

Property Information

Address: 310 S BARNETT AVE

Lot: 3

City Block: A/3942

Zoning Classification: R-7.5(A)

Issues that require Board action

List the City of Dallas Development Code(s) this project is non-compliant with:

Check all that apply: ■ Variance □ Special Exception

□ Yard setback

□Lot Width

□Lot Depth

□Lot coverage

■Floor area for accessory structures for single-family uses

□Height

□Minimum width of sidewalk

□Off-street parking

□Off-street loading

□Landscape regulations

□ fence height and/or standards

□ Visibility triangle obstructions

□ Parking demand

□ Additional dwelling unit (not for rent) □Accessory dwelling unit (for rent)

□Carport

□Non-conforming use or structure

□Administrative Official Appeal

□Other:

Description: Built without permit 600sf storage exceeds 25% of the main structure.

Alternative resolutions discussed/offered:

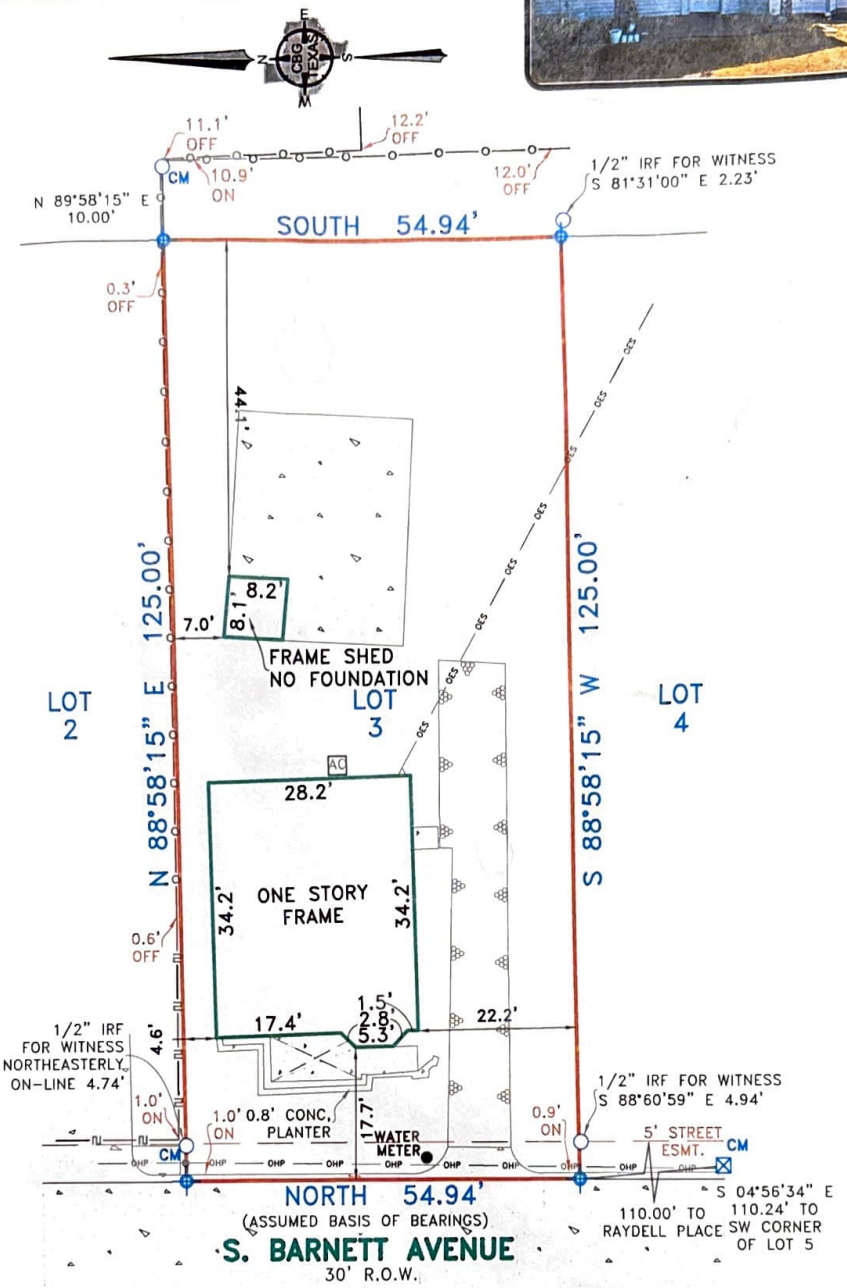
310 S. Barnett Avenue

Lot 3, Block A/3942, of W. W. Doolittle's Subdivision of Lot 3, Block A, Bronx Park Place Addditon, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat Thereof Recorded in Volume 1, Page 467, of the Map Records of Dallas County, Texas.



LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- 1" PIPE FOUND
- "X" FOUND/SET
- 5/8" ROD FOUND
- POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- —OHP— OVERHEAD ELECTRIC POWER
- —OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48113C0480K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by The Client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____ Purchaser

Date: _____

_____ Purchaser

Drawn By: JAI/EGR

Scale: 1" = 20'

Date: 8/15/2022

GF No.: N/A

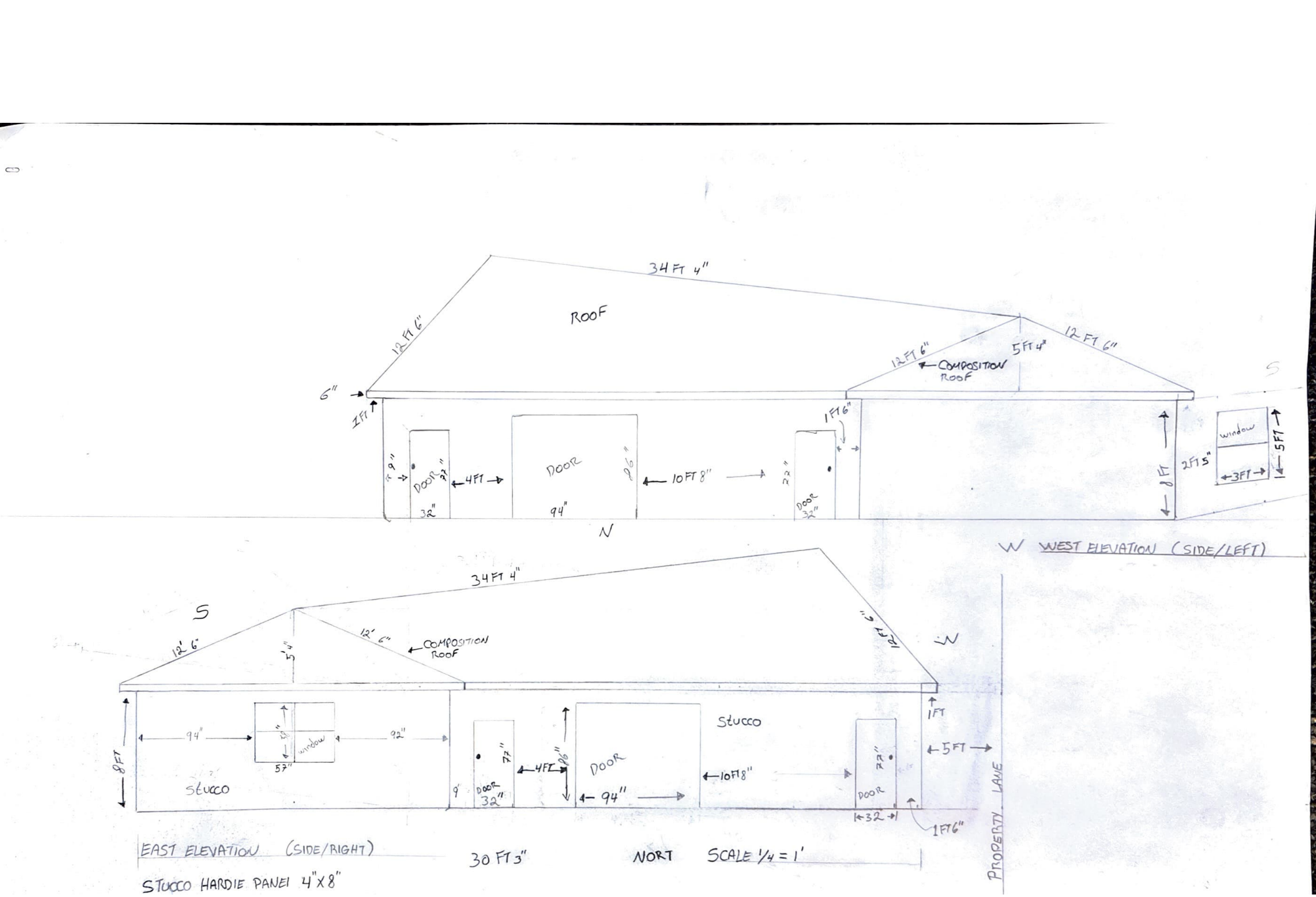
Job No. 2215925

CBG SURVEYING TEXAS LLC
1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

STATE OF TEXAS REGISTERED JONATHAN M. QUILL 5882 PROFESSIONAL LAND SURVEYOR

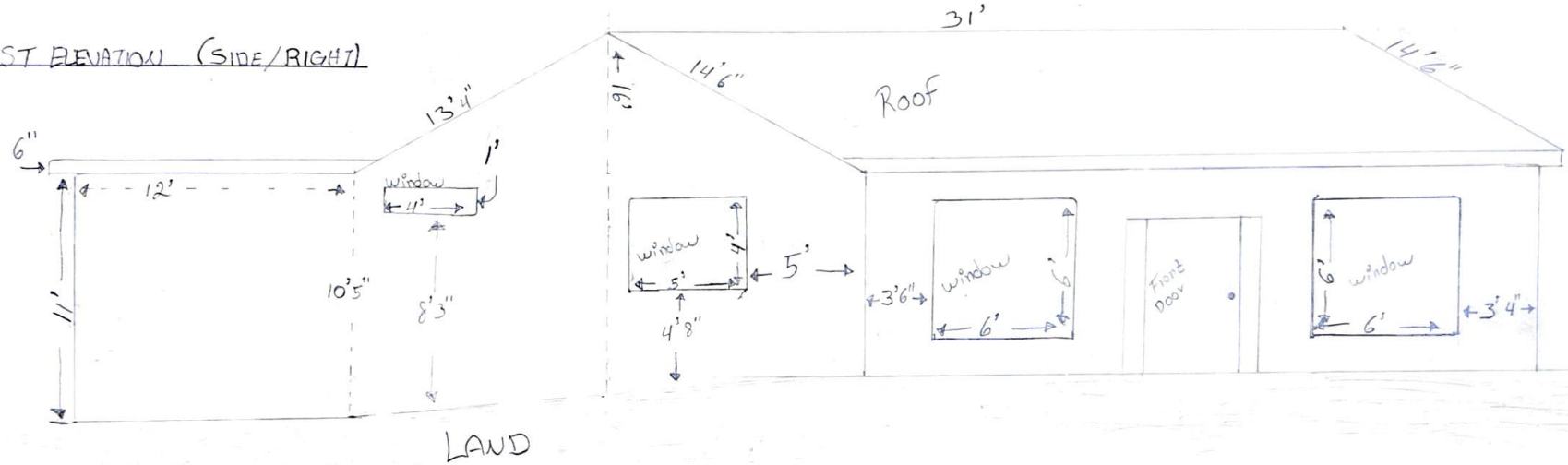
JONATHAN M. QUILL R.P.L.S. NO. 5882

S. Barnett Avenue
NORTH 54.94'
SOUTH 54.94'
Scale 1" = 20'
Existing Gravel Driveway
WOOD FENCE 0.5' WIDE TYPICAL
1' FRONT THE PROPERTY LINE
PROPERTY LINE
S 88°58'15" W 125.00'
N 88°58'15" E 125.00'
17.7'
5.3'
4.6'
1.5'
34.2'
34.8'
28.2'
30'-0"
20'-0"
30'-0"
20'-0"
Frame Shed
19.94'
5'
5'
• DETACHED SHED: 600 SQ. FT.
• EXISTING HOUSE: 840 SQ. FT.
• TOTAL LOT AREA: 6,862.5 SQ. FT.
• TOTAL LOT COVERAGE: 21%
(MAX ALLOWED: 45%.)

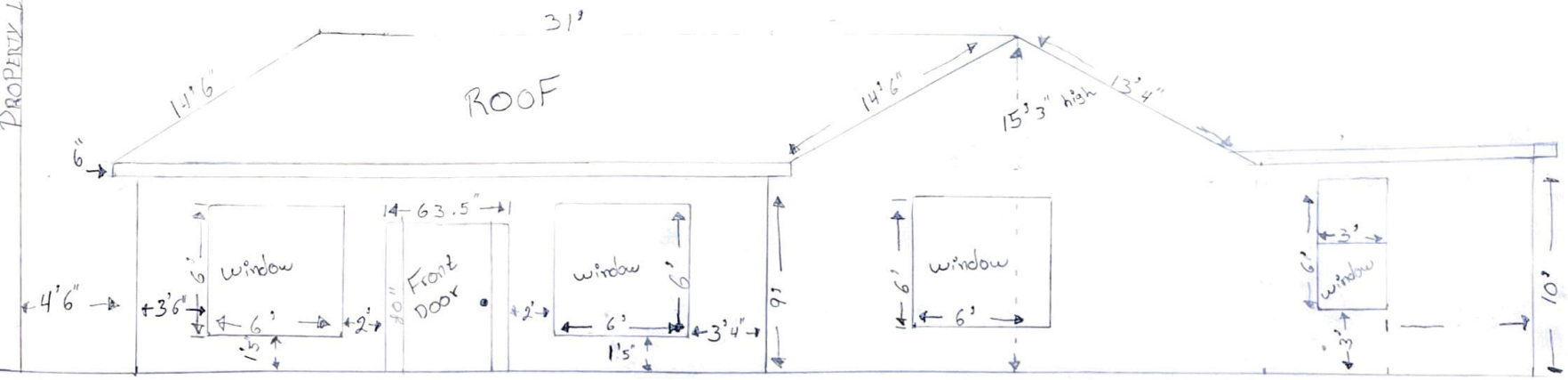

34 FT 4"
ROOF
12 FT 6"
12 FT 6"
5 FT 4"
12 FT 6"
COMPOSITION ROOF
6"
1 FT
1 FT 6"
DOOR 32"
4 FT
DOOR 94"
10 FT 8"
DOOR 32"
window
3 FT
5 FT
2 FT 5"
8 FT
N
W WEST ELEVATION (SIDE/LEFT)
S
34 FT 4"
12' 6"
5' 4"
12' 6"
COMPOSITION ROOF
12' 6"
N
1 FT
5 FT
94"
57"
window
92"
8 FT
STUCCO
9'
DOOR 32"
4 FT
DOOR 94"
STUCCO
10 FT 8"
DOOR 32"
1 FT 6"
PROPERTY LINE
EAST ELEVATION (SIDE/RIGHT)
30 FT 3"
NORT
SCALE 1/4 = 1'
STUCCO HARDIE PANEL 4"X8"

SCALE 1/4 = 1"

EAST ELEVATION (SIDE/RIGHT)



HOUSE



NORT

310 S. BARNETT AVENUE DALLAS TX

SCALE 1/4 = 1" WEST ELEVATION (SIDE/LEFT)

W