BOA-26-000089 - BOARD OF ADJUSTMENT

Menu Reports Help

File Date: 10/28/2026

Application Status: In Review

Assigned To: Bryant Thompson

Description of Work: Variance for front wall/fence height.

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
CD_4507 N Lindhurst Av...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	10/27/2026
Lindhurst Tax Certific...	BLDG_BDA	Certificate - Tax		image/jpeg	Uploaded	10/27/2026
Lindhurst Lein Stateme...	BLDG_BDA	Statement - Lien		image/jpeg	Uploaded	10/27/2026
Lindhurst Warranty Dee...	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	10/27/2026
Lindhurst Subdivision ...	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	10/27/2026
Final Survey 4507 N Li...	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	10/27/2026
4507 N Lindhurst BOA A...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	10/27/2026
4507 N Lindhurst_Zonin...	BLDG_BDA	Maps - Zoning L...		image/x-png	Uploaded	10/27/2026
4507 N Lindhurst Ave_B...	BLDG_BDA	Maps - Block		application/pdf	Uploaded	10/27/2026
BOA-26-000089_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	11/05/2026
BOA26000089a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	11/05/2026
BOA-26-000089_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	11/05/2026
BOA26000089mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	11/05/2026
BOA-26-000089_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	11/05/2026
BOA26000089z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	11/05/2026
BOA26000089n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	11/05/2026
Sign Pick up_16_29_05-...	BLDG_BDA	Internal Documents	Sign Pick up	application/pdf	Uploaded	11/09/2026

Show all

Address: 4507 N LINDHURST AVE, Dallas, TX 75229

Owner Name: Kevin Quinn, Trustee of the 4507 N Lindhurst Trust

Owner Address: 4507 N Lindhurst Trust, DALLAS

Parcel No: 00000418412090000

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Clayton Blount	Blount Designs,...	Applicant	Mailing, 5208 Tennyson...	Active
Kevin Quinn	Kevin Quinn,Tru...	Property Owner	Mailing, 4507 N Lindhu...	Active

Licensed Professionals Info:

Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: $2,525.00

Total Fee Invoiced: $2,525.00

Balance: $0.00

Custom Fields:

Property Details

Existing Zoning	**Lot Number**	**Lot Size (Acres)**
R-1/2ac(A)	5A	1.5
Block Number	**Lot Size (Sq. Ft)**	**How many streets abut the property?**
E/5540	65340	1
Land Use	**Is the property platted?**	**Status of Project**
Residential	Yes	Proposed
Status of Property	**Previous Board of Adjustment case filed on this property**	**Accommodation for someone with disabilities**

Non-Owner Occupied

No

No

File Date

Seleccione si necesitara un interprete

Case Number

Are you applying for a fee waiver?

Have the standards for variance and or special exception been discussed?

Has the Notification Sign Acknowledgement Form been discussed?

No

Yes

Yes

Referred by

Alexis Rosales

Internal Use Only

Source of Request

Fee Waiver Granted

Number of Parking Spaces

Consultation Team - Zoning

Lot Acreage

1.5

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
Special Exception	Visual obstruction (20-foot visibility triangle)	Single Family/Duplex Variance or Special Exception				
Special Exception	Visual obstruction (20-foot visibility triangle)	Single Family/Duplex Variance or Special Exception				
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception				
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception				

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	200

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
The applicant proposes to construct and/or maintain a 7-foot -inch high fence in a required front-yard along which will require (1) a 3-foot special exception to the fence height regulations,	(1) special exception to the fence height regulations,	which limits the height of a fence in the front yard to 4-feet,	N/A	No	N/A
and to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line along, which will require (2) a special exception to the fence opacity regulations.	(2) a special exception to the fence opacity regulations.	and requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5-feet from the front lot line.	N/A	No	N/A
to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle at the most easterly driveway approach along, which will require (3) a special exception to the visibility obstruction regulation at the driveway approach	(3) a special exception to the visibility obstruction regulation at the driveway approach	which requires a 20-foot visibility triangle at the driveway approach or alley edge and the street curb line.	N/A	No	N/A
and to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle at the most westerly driveway approach along, which will require (4) a special exception to the visibility obstruction regulation at the driveway approach.	(4) a special exception to the visibility obstruction regulation at the driveway approach.	which requires a 20-foot visibility triangle at the driveway approach or alley edge and the street curb line.	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

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				11.35	13-Gay Donnell Willis			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Diana Barkume	Intake Complete	10/29/2026	Accela Administ...
GIS AOR Review	Elham Elbadawi	Review Complete	11/05/2026	Elham Elbadawi
Case Assignment	Bryant Thompson	Case Manager...	11/10/2026	Kameka Miller-H...
Site Inspection				
Plans Distribution			10/29/2026	
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	10/28/2026	Notice	
General Facts/Staff An...	This will display in t...	Applied	10/28/2026	Notice	
Land Use	This will display in t...	Applied	10/28/2026	Notice	
Staff Recommendation	Staff Recommendation	Applied	10/28/2026	Notice	
Standard of Review	This will display in t...	Applied	10/28/2026	Notice	
Timeline	This will display in t...	Applied	10/28/2026	Notice	
Zoning	This will display in t...	Applied	10/28/2026	Notice	

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
Site Visit Inspection	11/24/2026		Scheduled	Scheduled via Script

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS

FILE NUMBER: BOA-26-000089

BUILDING OFFICIAL'S REPORT: Application of **CLAYTON BLOUNT** for (1) a special exception to the fence height regulations, (2) a special exception to the fence opacity regulations, (3) a special exception to the visibility obstruction regulation at the driveway approach, and for (4) a special exception to the visibility obstruction regulation at the driveway approach at **4507 N LINDHURST AVE.** This property is more fully described as Block E/5540 Lot 5-A, and is zoned R-1/2ac(A), which limits the height of a fence in the front yard to 4-feet, requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5-feet from the front lot line, and requires a 20-foot visibility triangle at the driveway approach or alley edge and the street curb line. The applicant proposes to construct and/or maintain a 7-foot-high fence in a required front-yard, which will require (1) a 3-foot special exception to the fence height regulations, and to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line along, which will require (2) a special exception to the fence opacity regulations, to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle at the most easterly driveway approach, which will require (3) a special exception to the visibility obstruction regulation at the driveway approach, and to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle at the most westerly driveway approach, which will require (4) a special exception to the visibility obstruction regulation at the driveway approach.

LOCATION: 4507 N LINDHURST AVE

APPLICANT: Clayton Blount

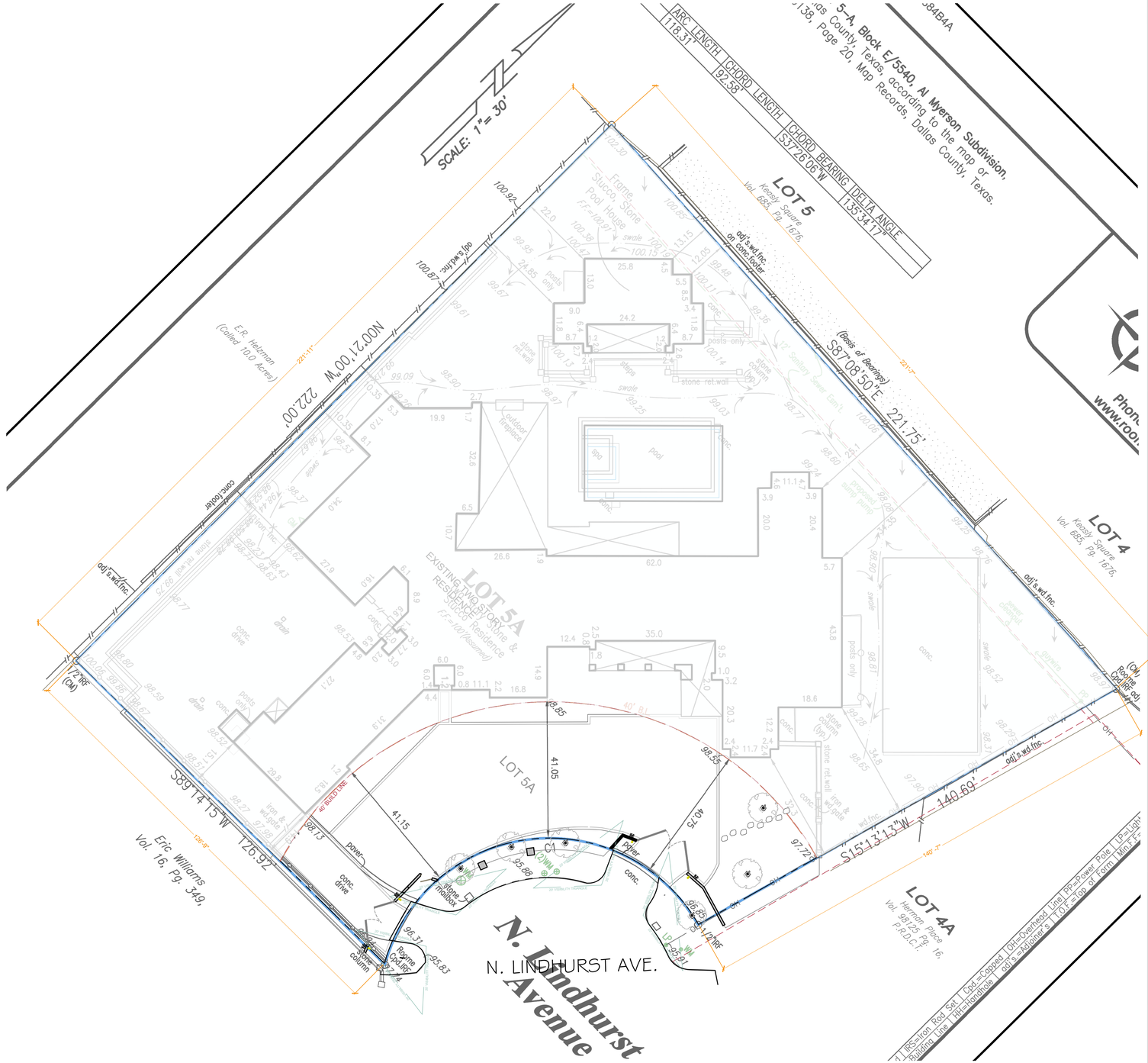
PROPERTY OWNER: KEVIN QUINN, Trustee of the 4507 N Lindhurst Trust

REQUEST:

(1) special exception to the fence height regulations
(2) a special exception to the fence opacity regulations.
(3) a special exception to the visibility obstruction regulation at the most easterly driveway approach
(4) a special exception to the visibility obstruction regulation at the most westerly driveway approach.

SITE KEY

- PROPERTY LINE
- BUILD LINE
- EASEMENTS
- EXISTING WALL
- EXISTING | WOOD FENCE
- EXISTING | IRON FENCE
- EXISTING TREE
- TREE TO BE REMOVED



SITE PLAN A

BLOUNT | DESIGNS

LINDHURST TRUST RESIDENCE

4507 N LINDHURST AVE. DALLAS, TEXAS

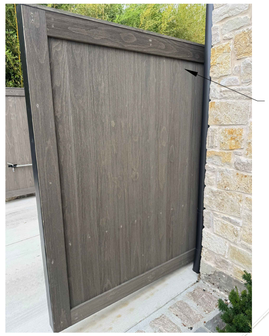
SHEET TITLE

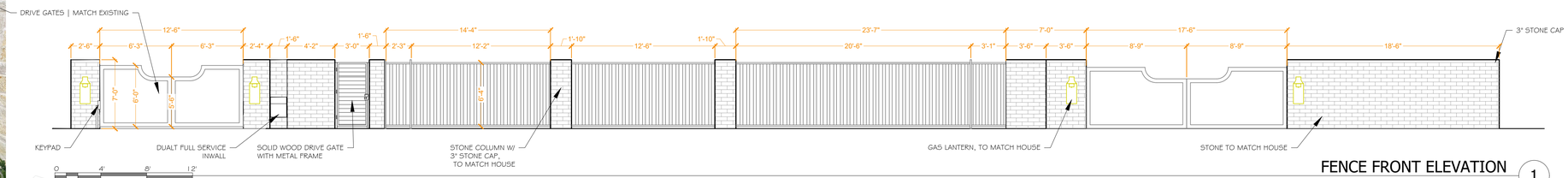
SITE

SHEET NO.

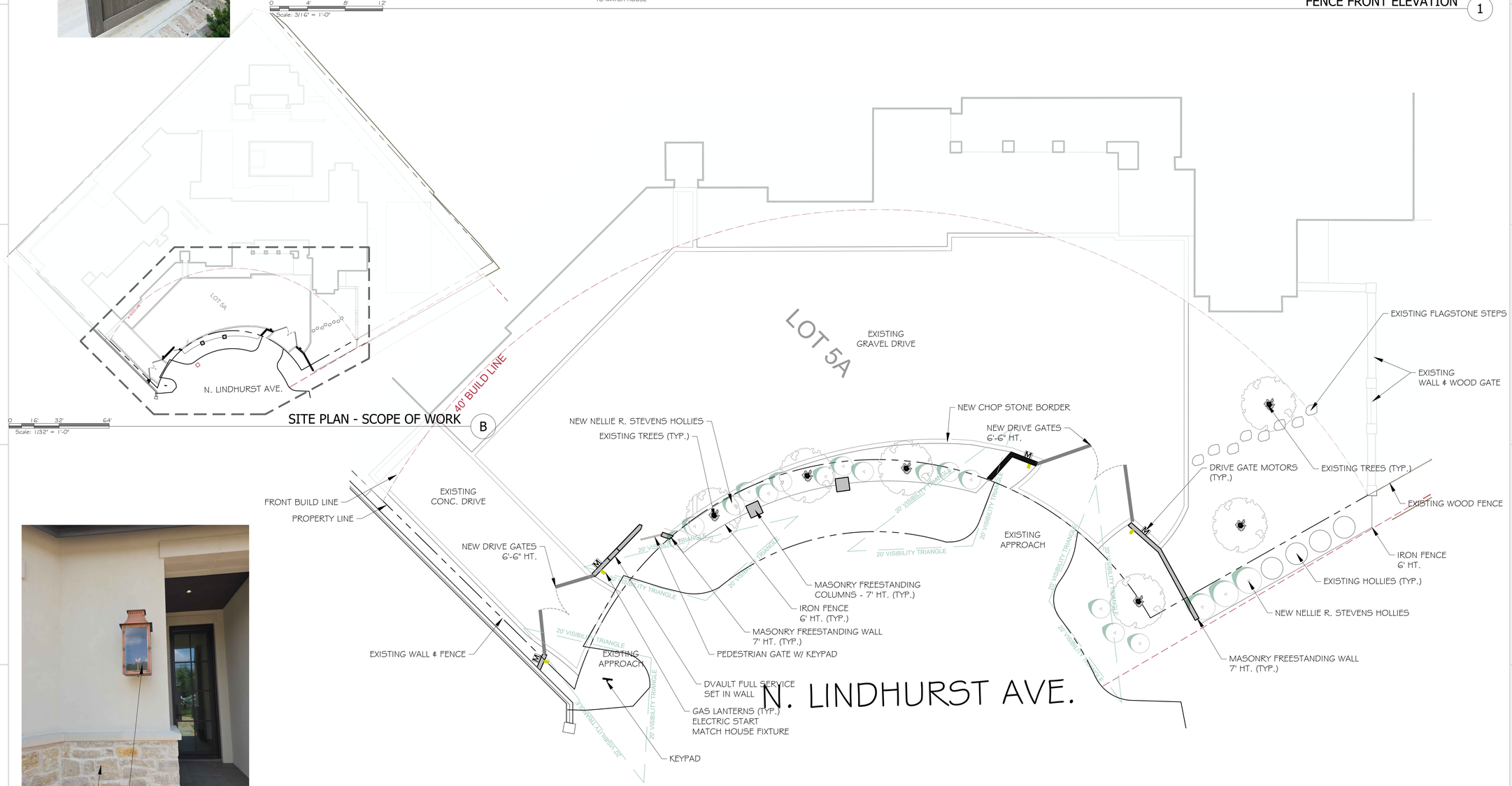
01

PROJECT NUMBER:	26056
ISSUE DATE:	11/04/2026
SHEET SIZE:	24" x 36"





FENCE FRONT ELEVATION 1



SITE PLAN - SCOPE OF WORK B

0 4' 8' 16'
Scale: 1/8" = 1'-0"

ENLARGEMENT A

BLOUNT|DESIGNS

LINDHURST TRUST RESIDENCE

4507 N LINDHURST AVE. DALLAS, TEXAS

SHEET TITLE

FENCE VARIANCE

SHEET NO.

02

PROJECT NUMBER:	26056
ISSUE DATE:	11/04/2026
SHEET SIZE:	24" x 36"