# BOA-26-000093 - BOARD OF ADJUSTMENT

Menu Reports Help

**File Date:** 10/29/2026

**Application Status:** In Review

**Assigned To:** Jamie Miller

**Description of Work:** carport

**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 |
|---|---|---|---|---|---|---|
| 1308 TREWITT Rd.DALLAS... | BLDG_BDA | Plans - Site Plan | | application/pdf | Uploaded | 10/29/2026 |
| gmail_images20260925_1... | BLDG_BDA | Statement - Lien | | image/x-png | Uploaded | 10/29/2026 |
| BLK_8779.tif | BLDG_BDA | Plat - Certifie... | | image/tiff | Uploaded | 10/29/2026 |
| Screenshot_20261029_00... | BLDG_BDA | Certificate - Tax | | image/jpeg | Uploaded | 10/29/2026 |
| 115772.jpg | BLDG_BDA | Certificate - W... | | image/jpeg | Uploaded | 10/29/2026 |
| 115784.heic | BLDG_BDA | Legal Descripti... | | application/octet-s... | Uploaded | 10/29/2026 |
| Survey (1).pdf | BLDG_BDA | Maps - Block | | application/pdf | Uploaded | 10/29/2026 |
| IMG_9447.jpg | BLDG_BDA | Maps - Zoning L... | | image/jpeg | Uploaded | 10/29/2026 |
| 83798.jpg | BLDG_BDA | Affidavit - Pro... | | image/jpeg | Uploaded | 10/29/2026 |
| BOA-26-000093_labels.docx | BLDG_BDA | Other Support D... | | application/msword | Uploaded | 11/05/2026 |
| BOA26000093z.jpg | BLDG_BDA | Other Support D... | | image/jpeg | Uploaded | 11/05/2026 |
| BOA26000093a.jpg | BLDG_BDA | Other Support D... | | image/jpeg | Uploaded | 11/05/2026 |
| BOA26000093mva.jpg | BLDG_BDA | Other Support D... | | image/jpeg | Uploaded | 11/05/2026 |
| BOA26000093n.jpg | BLDG_BDA | Other Support D... | | image/jpeg | Uploaded | 11/05/2026 |
| BOA-26-000093_Submissi... | BLDG_BDA | Other Support D... | | application/pdf | Uploaded | 11/05/2026 |
| BOA-26-000093_report.docx | BLDG_BDA | Other Support D... | | application/msword | Uploaded | 11/05/2026 |

Show all

**Address:** 1308 TREWITT RD, Dallas, TX 75217

**Owner Name:** ASHLEY CASTELLANOS

**Owner Address:** 1308 Trewitt Road, DALLAS

**Parcel No:** 00000823254040000

**Contact Info:**

| Name | Organization Name | Contact Type | Contact Primary Address | Status |
|---|---|---|---|---|
| ashley carolina castel... | | Applicant | Mailing, 1308 trewitt ... | Active |
| ashley carolina castel... | | Property Owner | Mailing, 1308 trewitt ... | 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** | **Lot Number** | **Lot Size (Acres)** |
| R-7.5(A) | 3 | 0.23 |
| **Block Number** | **Lot Size (Sq. Ft)** | **How many streets abut the property?** |
| B/8779 | 9932 | 1 |
| **Land Use** | **Is the property platted?** | **Status of Project** |
| single family residence | Yes | Existing |
| **Status of Property** | **Previous Board of Adjustment case filed on this property** | **Accommodation for someone with disabilities** |
| 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**
LORENZO VILLA

**Internal Use Only**

| Source of Request | Fee Waiver Granted | Number of Parking Spaces |
|---|---|---|
| In Review - Residential | | |

**Lot Acreage**
0.23

**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 | Carport in side-yard | Single Family/Duplex Variance or Special Exception | | carport | the variance is request because limited space of the property prevents placement of the carport within standard setback to provides essential shelter for my children, and family from heavy rain and severe weather when exiting the vehicles, also provide protection for vehicles from weather damage, | |

**Street Frontage Information**

| Street Frontage | Linear Feet (Sq. Ft) (Number) |
|---|---|
| Front | 80 |

**Case Information**

| Full Request | Brief Request | Zoning Requirements | Relevant History | BOA History | BOA History Details |
|---|---|---|---|---|---|
| The applicant proposes to construct and/or maintain a carport for a single-family residential dwelling in a required side yard and provide a 6-inch side yard setback, which will require (1) a 4-foot 6-inch special exception to the side yard setback regulations for a carport. | special exception to the side yard setback regulations for a carport. | which requires a side yard setback of 5-feet | NA | No | NA |

**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 | B | Cheri Gambow | Kameka Miller-Hoskins | Mary Williams | Diana Barkume | Kameka Miller-Hoskins | Special exception to the side yard setback for a carport | Scheduled | |

**GIS Information**

| Parcel Number (Number) | Service | Layer | Attribute Value | Census Tract Number (Number) | Council District | School District | Escarpment | Floodplain |
|---|---|---|---|---|---|---|---|---|
| | | | | 73.88 | 8-Lorie Blair | | | |

**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 | | Case Manager... | | |
| 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... | | | | |

| Task | Assigned To | Status | Status Date | Action By |
|---|---|---|---|---|
| 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 | 10/29/2026 | Notice | |
| General Facts/Staff An... | This will display in t... | Applied | 10/29/2026 | Notice | |
| Land Use | This will display in t... | Applied | 10/29/2026 | Notice | |
| Staff Recommendation | Staff Recommendation | Applied | 10/29/2026 | Notice | |
| Standard of Review | This will display in t... | Applied | 10/29/2026 | Notice | |
| Timeline | This will display in t... | Applied | 10/29/2026 | Notice | |
| Zoning | This will display in t... | Applied | 10/29/2026 | Notice | |

**Application Comments:**

| View ID | Comment | Date |
|---|---|---|

**Initiated by Product:** ACA

**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-26-000093

**BUILDING OFFICIAL'S REPORT:** Application of ASHLEY CAROLINA CASTELLANOS for (1) a special exception to the side yard setback regulations for a carport at 1308 TREWITT RD. This property is more fully described as Block B/8779, Lot 3, and is zoned R-7.5(A), which requires a side yard setback of 5-feet. The applicant proposes to construct and/or maintain a carport for a single-family residential dwelling in a required side yard and provide a 6-inch side yard setback, which will require (1) a 4-foot 6-inch special exception to the side yard setback regulations for a carport.

**LOCATION:** 1308 TREWITT RD

**APPLICANT:** ASHLEY CAROLINA CASTELLANOS

**PROPERTY OWNER:** ASHLEY CAROLINA CASTELLANOS

**REQUEST:**

**(1)** A special exception to the side yard setback regulations for a carport.

City of Dallas

# Planning & Development Department

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

## BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: LORENZO VILLA Date: 7-21-2026

Department: Singlce Family Review

Phone/Email: 214-948-4203 lorenzo.villa@dallas.gov

Manager signature: Mayra Mcneely 214-948-4017

Consulted with:

■ Applicant

□ Representative

□ Owner

Name: Ashley Castellanos

Phone/Email: ashleycarolina00@gmail.com

Property Information

Address: 1308 Trewiit Rd

Lot: 3

City Block: B/8779

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

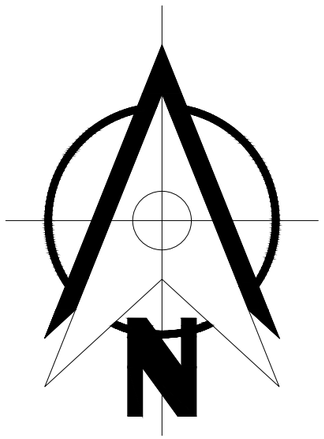
□Non-conforming use or structure

□Administrative Official Appeal

□Other:

Description: Carport inside side setback within the 2/3 of the lot, requires variance to sideyard

Alternative resolutions discussed/offered:
Recuded it back to 1/3 of the lot or move back.



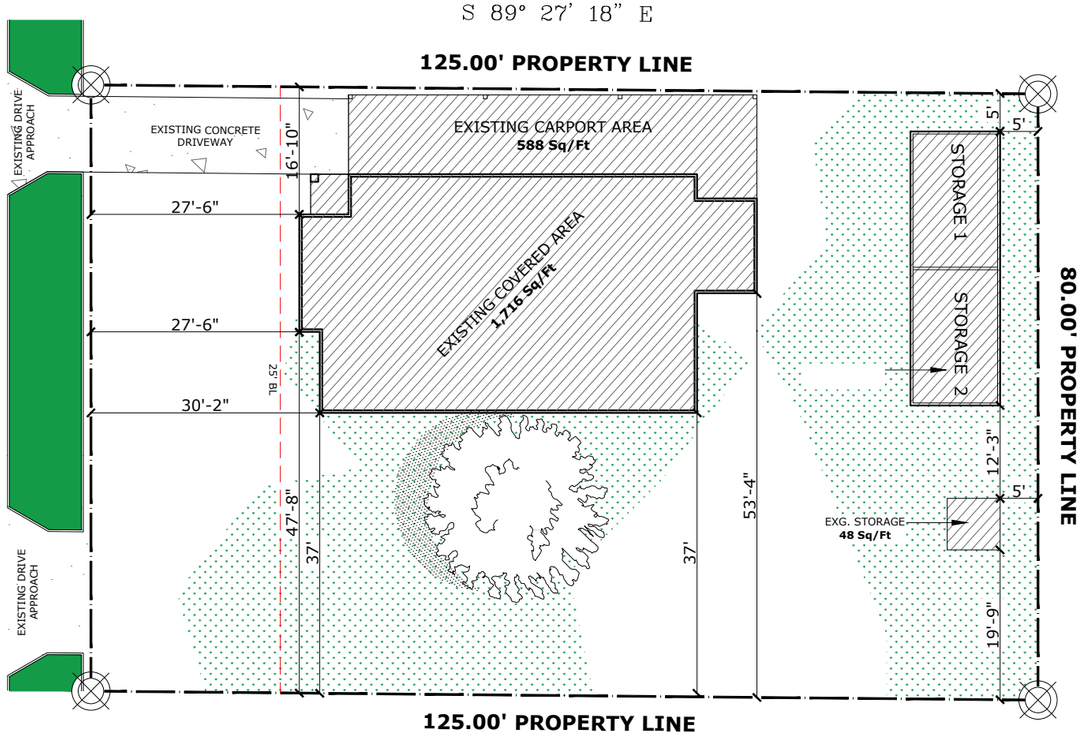
S 89° 27' 18" E

**125.00' PROPERTY LINE**

**1308 TREWITT Rd.**

NORTH

**80.00' PROPERTY LINE**



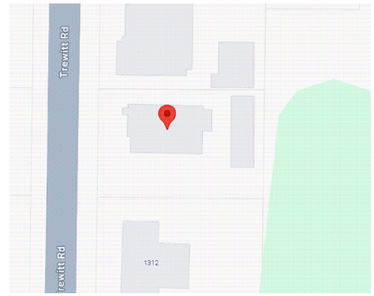

**80.00' PROPERTY LINE**

SOUTH

**125.00' PROPERTY LINE**

N 89° 27' 18" W

| LEGEND/SYMBOL | |
|---|---|
| | CONCRETE OR ASPHALT |
| | GRASS |
| | 4' PUBLIC SIDEWALK |
| | UTILITY |
| | PROPERTY LINE |
| | SETBACK LINE |
| | TREE |




**VICINITY PLAN**

*FOR REFERENCE ONLINE*

| SQUARE FOOTAGE | |
|---|---|
| EXG. RESIDENTIAL AREA | 1,716 SQ FT |
| EXG. CARPORT | 588 SQ FT |
| EXG. STORAGE | 48 SQ FT |
| | |
| PROPOSED STORAGE | 420 SQ FT |
| | |
| TOTAL COVERED AREA | 2,772 SQ FT |
| % COVERAGE | 28 % |
| | |
| LOT SIZE | 9,999 SQ FT |
| MAX % COVERAGE | 45 % |
| ZONING | R-7.5 |

**LEGAL DESCRIPTION:**

*1: C A CADES ADDN UNREC*
*2: BLK B/8779 LOT 3*
*3: INT201800156825 DD05292018 CO-DC*
*4: 8779 00B 00300 3008779 00B*

THE **CITY DALLAS**, TX. HAS CURRENTLY ADOPTED THE FOLLOWING BUILDING CODES:

**2021 INTERNATIONAL FIRE CODE.**
**2021 INTERNATIONAL BUILDING CODE.**
**2021 INTERNATIONAL PLUMBING CODE.**
**2021 INTERNATIONAL MECHANICAL CODE.**
**2023 NATIONAL ELECTRICAL CODE.**
**2021 INTERNATIONAL RESIDENTIAL CODE.**
**2021 INTERNATIONAL EXISTING BUILDING CODE.**
**2021 INTERNATIONAL ENERGY CONSERVATION CODE.**
**2021 INTERNATIONAL FUEL & GAS CODE.**
**2015 INTERNATIONAL GREEN CONSTRUCTION CODE.**
**2021 INTERNATIONAL SWIMMING POOL AND SPA CODE.**

CITY STAMP

ENGINEER STAMP

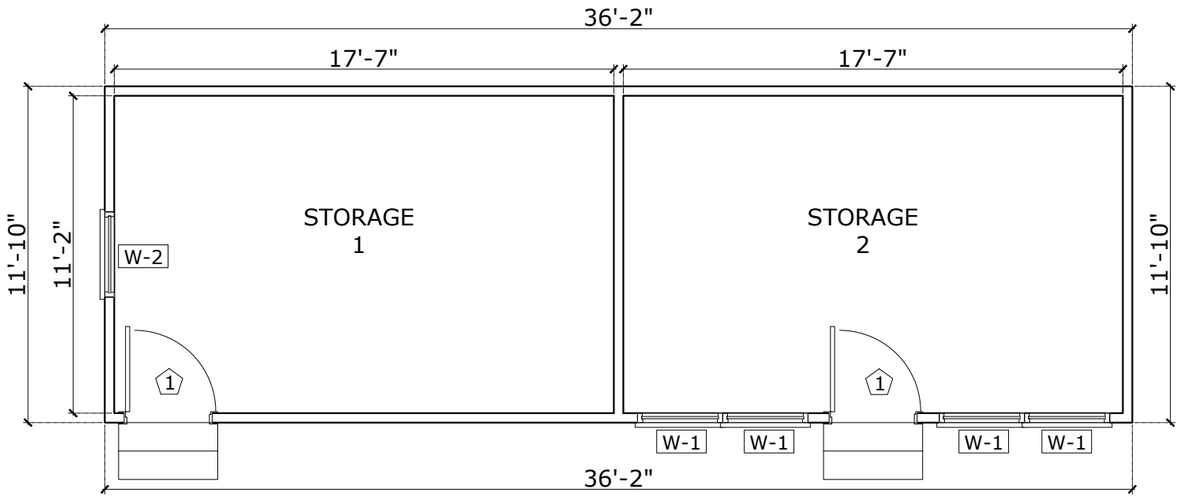
DATE: 07-17-2026
START: 07-16-2026
SCALE: 1 TO 20
SQ.FT: 420
DRAWING No. 1 of 3

ADDRESS: 1308 TREWITT Rd. DALLAS, Tx. 75217
SCOPE OF WORK: ADDITION
DRAWN:
PLAN: SITE PLAN

OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN PER IS ENTITLED TO RENTA/SE/HER-ACE THE MEP DESIGN IF DESIRED. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS. CREATIVO DESIGNS USA IS A COMPANY OF LOKO ENTERPRISES, LLC © Copyright 2026

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## PROPOSED FLOOR PLAN

SCALE: 3/16"= 1'-0"

| LEGEND / SYMBOL | |
|---|---|
| | 4 " WALL |
| 2x6 WALL 2x6 WALL | 6" INSTALLATION WALL |

**WINDOW SCHEDULE**

| TAG | SIZE | DESC. | QTY. |
|---|---|---|---|
| W-1 | *3'-0" x 6'-0"* | *S.H.* | *4* |
| W-2 | *3'-0" x 4'-0"* | *S.H.* | *1* |

*S.H. = SINGLE HUNG*
*FX = FIXED*
*SL = SLIDING*

**DOOR SCHEDULE**

| TAG | SIZE | FUNC. | DESC. | CORE. | QTY. |
|---|---|---|---|---|---|
| 1 | *3'-0" x 6'-8"* | *H.D.* | *SSW* | *H.C.* | *2* |

*H.D.= HINGED DOOR*
*SL = SLIDING*

*SSW = SINGLE SWING*
*FD = FRENCH DOOR*
*PL = PLYABLE*
*RB = RUSTIC BARN*
*PD = POCKET DOOR*
*GD = GARAGE DOOR*

*H.C.= HOLLOW CORE*
*S.C.= SOLID CORE*
*W&G = WOOD AND GLASS*
*V&G = VINYL AND GLASS*
*M.H. = METALLIC HERMETIC*
*M&G = METALLIC AND GLASS*
*ME = METALLIC*
*W = WOOD*

CITY STAMP

ENGINEER STAMP

DATE: 07-17-2026
START: 07-16-2026
SCALE: 3/16"=1'-0"
SQ.FT: 420
DRAWING No. 2 of 3

ADDRESS: 1308 TREWITT Rd. DALLAS, Tx. 75217

SCOPE OF WORK: ADDITION

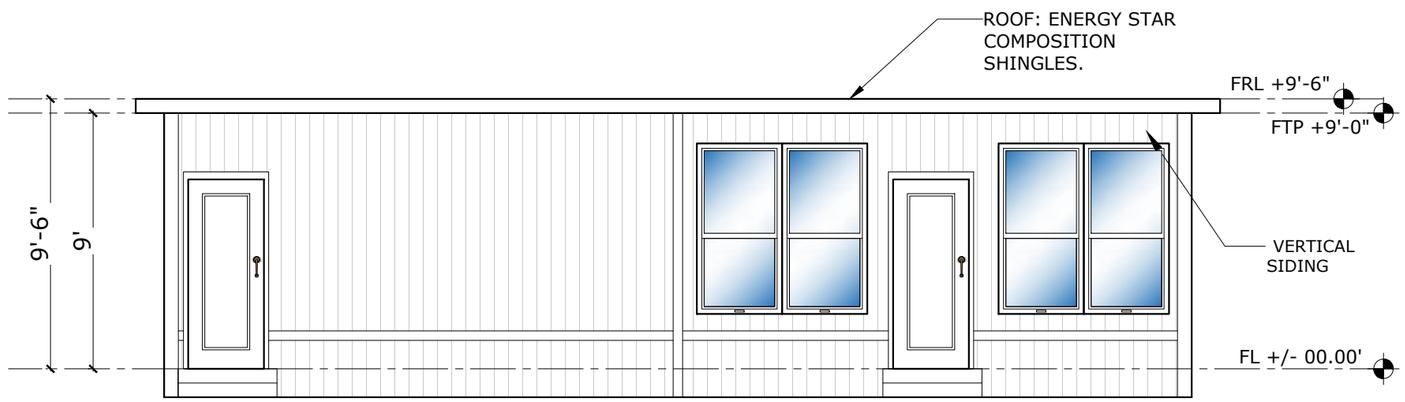
DRAWN:

PLAN: PROP. FLOOR PLAN

OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. BUYER IS ENTITLED TO REVIEW AND REFER ALTS THE MEP DESIGN IF DESIRED. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS. CREATIVO DESIGNS USA IS A COMPANY OF LOKCO ENTERPRISES, LLC © copyright 2026

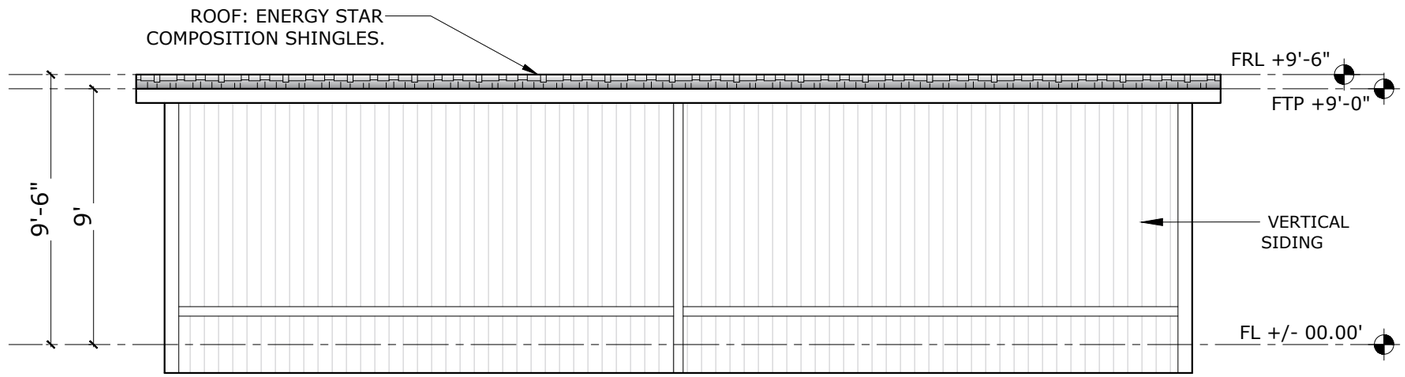
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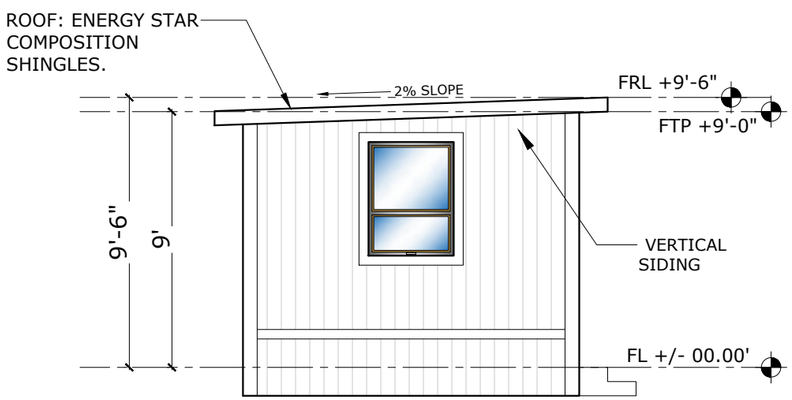

PROPOSED FRONT ELEVATION PLAN

SCALE: 3/16" = 1'-0"



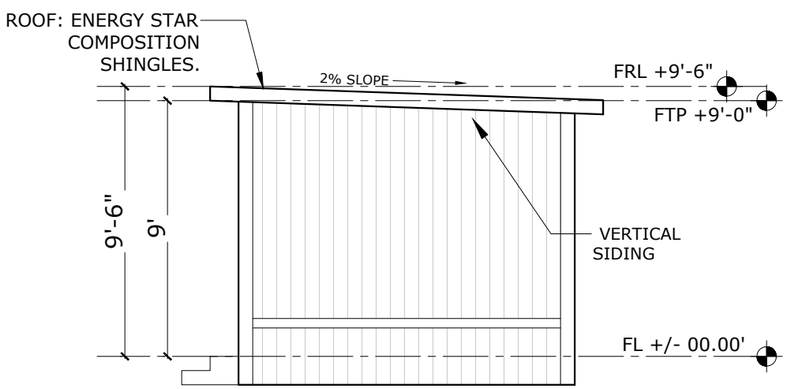

PROPOSED REAR ELEVATION PLAN

SCALE: 3/16" = 1'-0"




PROPOSED RIGHT ELEVATION PLAN

SCALE: 3/16" = 1'-0"




PROPOSED LEFT ELEVATION PLAN

SCALE:3/16" = 1'-0"

CITY STAMP

ENGINEER STAMP

DATE: 07-17-2026
START: 07-16-2026
SCALE: 3/16"=1'-0"
SQ.FT: 420
DRAWING No. 3 of 3

ADDRESS: 1308 TREWITT Rd. DALLAS, Tx. 75217

SCOPE OF WORK: ADDITION

DRAWN:

PLAN: ELEVATION PLAN

OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. BUYER IS ENTITLED TO REVIEW/ATTEMPT AT CE THE MEP DESIGN IF DESIRED. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS. CREATIVO DESIGNS USA IS A COMPANY OF LOMCO ENTERPRISES, LLC Copyright 2026

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