BOA-26-000094 - BOARD OF ADJUSTMENT

Menu Reports Help

File Date: 10/29/2026

Application Status: In Review

Assigned To: Jamie Miller

Description of Work: The owner would like to build a detached garage that has a roof line a couple feet taller than the original structure. Rather than lowering the new detached structure, the owner is requesting a variance for it to be accepted as the plans currently state. The neighborhood has little conformity across the homes in the subdivision as every single house was custom built to suit. There are 2 story 4000 sq ft homes right next to single story 2000 sq ft with completely differing styles of architecture and lot sizes.

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
Building Permit - Affi...	BLDG_BDA	Affidavit - Pro...		image/jpeg	Uploaded	10/27/2026
260921_Architectural S...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	10/27/2026
Tax Cert.jpg	BLDG_BDA	Certificate - Tax		image/jpeg	Uploaded	10/27/2026
Lien Doc.jpg	BLDG_BDA	Statement - Lien		image/jpeg	Uploaded	10/27/2026
WD1.jpg	BLDG_BDA	Certificate - W...		image/jpeg	Uploaded	10/29/2026
Plat 6.jpg	BLDG_BDA	Maps - Block		image/jpeg	Uploaded	10/29/2026
Plat 7.jpg	BLDG_BDA	Plat - Certifie...		image/jpeg	Uploaded	10/29/2026
Plat 1.jpg	BLDG_BDA	Maps - Zoning L...		image/jpeg	Uploaded	10/29/2026
Plat 2.jpg	BLDG_BDA	Legal Descripti...		image/jpeg	Uploaded	10/29/2026
Sign Pick up_09_11_04-...	BLDG_BDA	Affidavit - Sig...		application/pdf	Uploaded	11/04/2026
BOA-26-000094_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	11/05/2026
BOA-26-000094_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	11/05/2026
BOA-26-000094_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	11/05/2026
BOA26000094a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	11/05/2026
BOA26000094n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	11/05/2026
BOA26000094mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	11/05/2026
BOA26000094z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	11/05/2026

Show all

Address: 10228 BRIDGEGATE WAY, Dallas, TX 75243

Owner Name: Craig Michael Waller

Owner Address: 10228 Bridgegate Way, DALLAS

Parcel No: 00000820496140000

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Carlo Checri	Twin Cedar Capi...	Applicant	Mailing, 3405 ROCKMART...	Active
Craig Waller		Property Owner	Mailing, 10228 Bridgeg...	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)	8	0.2078
Block Number	**Lot Size (Sq. Ft)**	**How many streets abut the property?**
3/8442	9052	1
Land Use	**Is the property platted?**	**Status of Project**

Residential SFR detached
Status of Property
Owner Occupied
File Date
–

Yes
Previous Board of Adjustment case filed on this property
No
Seleccione si necesitara un interprete

Proposed
Accommodation for someone with disabilities
No
Case Number
–

Are you applying for a fee waiver?
No
Referred by
John Forbes

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

Has the Notification Sign Acknowledgement Form been discussed?
Yes

Internal Use Only

Source of Request
In Review - Residential
Lot Acreage
0.2078

Fee Waiver Granted

Number of Parking Spaces
–

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	Height	Single Family/Duplex Variance or Special Exception		Owner: Craig Waller 10228 Bridgegate Way Applicant: Carlo Checri Twin Cedar Construction	Allow the detached garage to be a little taller than the original structure. The Woodbridge neighborhood has little conformity across the properties as the entire neighborhood was custom built one house at a time in all shapes and sizes.	

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	56

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 a building height of 16-feet-9-inches, which will require (1) a 3-foot-1-and-1/2-inch variance to the maximum building height regulations.	variance to the maximum building height regulations	which limits the maximum building height to 13-feet 7-and-1/2 inch	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	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	Variance to height	Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				23.48	10-Kathy Stewart			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Diana Barkume	Intake Complete	10/30/2026	Accela Administ...
GIS AOR Review	Elham Elbadawi	Review Complete	11/05/2026	Elham Elbadawi
Case Assignment		Case Manager...		
Site Inspection				
Plans Distribution			10/30/2026	
Subdivision Review				
Q Team Review				
Arborist Review				
Building Code Review				

Task	Assigned To	Status	Status Date	Action By
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	10/29/2026	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-26-000094

BUILDING OFFICIAL'S REPORT: Application of **CARLO CHECRI** for (1) a variance to the maximum building height regulations at **10228 BRIDGEGATE WAY**. This property is more fully described as Block 3/8442 Lot 8, and is zoned R-7.5(A), which limits the maximum building height for an accessory structure to a single family use to 13-feet 7-and-1/2 inches. The applicant proposes to construct and/or maintain a single-family residential accessory structure with a building height of 16-feet-9-inches, which will require (1) a 3-foot-1-and-1/2-inch variance to the maximum building height regulations..

LOCATION: 10228 BRIDGEGATE WAY

APPLICANT: Carlo Checri

PROPERTY OWNER: Craig Michael Waller

REQUEST:

(1) A request variance to the maximum building height regulations

City of Dallas

Planning & Development Department
320 E Jefferson Blvd, Dallas TX 75203
(214) 948-4480

BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: JOHN FORBES Date: 8-7-2026

Department: Residential

Phone/Email: 214-948-4279/JOHN.FORBES@DALLAS.GOV

Manager signature: Loree Lewis *Loree Lewis*

Consulted with:

■ Applicant

□ Representative

□ Owner

Name: Carlo Checri

Phone/Email: (469) 855-6711/twincedarcapital@gmail.com

Property Information

Address: 10228 Bridgegate Way Dallas, Tx, 75243

Lot: 8

City Block: 3/8442

Zoning Classification: R-7.5(A)

Issues that require Board action Accessory structure exceeding height of main.

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: Exceeding the main structure height.

Description: Main structure is 13' 7 1/2" @ midpoint.
Proposed accessory structure is 16' 9" @ midpoint.

Alternative resolutions discussed/offered:

Reduce accessory height however customer wishes to keep height.

WALLER RESIDENCE
10228 BRIDGEGATE WAY, DALLAS, TEXAS, 75243
NEW ACCESSORY BUILDING - SCOPE OF WORK

ZONING: R7.5(A) RESIDENTIAL
LEGAL DESCRIPTION: WOODBRIDGE 1 2ND REP, BLOCK 3/8442, LOT 8

1 THE PROJECT CONSISTS OF A FREE-STANDING, ONE-STORY NON-AIRCONDITIONED GARAGE BUILDING WITH A COVERED PATIO AREA AND A NEW FENCE.
TOTAL PROJECT AREA IS APPROXIMATELY 576 SF OF GARAGE SPACE.

THE ACCESSORY BUILDING IS LOCATED AT THE REAR THE PROPERTY AND RESPECTS REAR AND SIDE YARD SETBACKS.

THE HEIGHT OF THE ACCESSORY BUILDING IS APPROXIMATELY 19'-3" FROM GRADE TO THE TOP OF THE RIDGE AT THE HIGHEST PORTION OF THE ROOF, THUS NOT EXCEEDING THE HEIGHT OF THE EXISTING HOUSE AND BELOW THE 30'-0" MAXIMUM HEIGHT ALLOWED FOR ZONING DISTRICT R7.5(A).

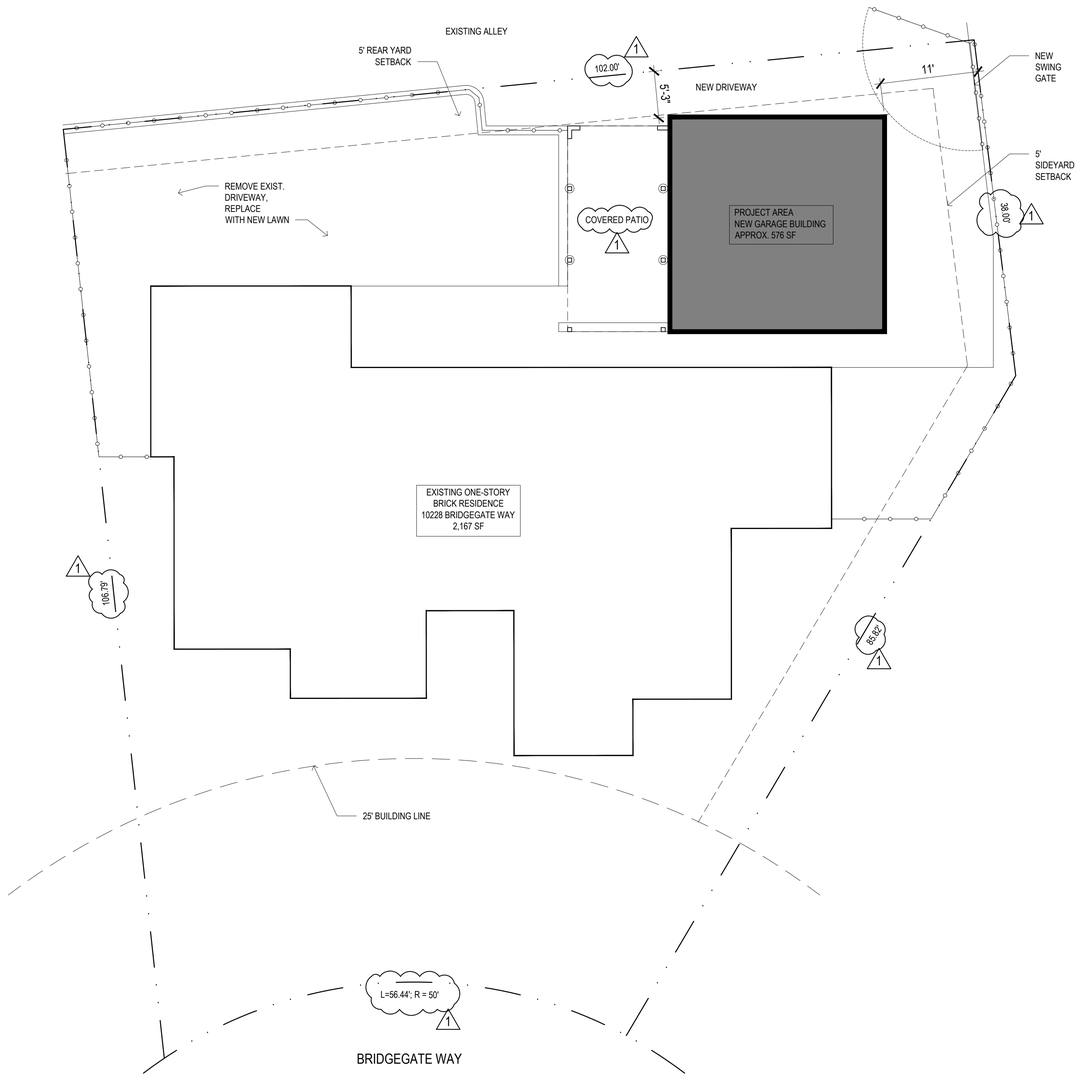
THE STRUCTURE OF THE ACCESSORY WILL BE CONCRETED FOUNDATION AND WOOD FRAME WITH PAINTED WOOD SIDING AND TRIM. ROOF MATERIALS WILL BE THE SAME AS THE EXISTING HOUSE.

PROJECT DATA

EXISTING LOT SIZE:	9,051 SF (~.208 AC)
EXISTING MAIN RESIDENCE:	2,167 SF LIVING AREA
EXISTING LOT COVERAGE:	**2,167 / 9,051 = 23.9%**
PROPOSED ACCESSORY BUILDING	576 SF
RESULTING LOT COVERAGE WITH PROPOSED ACCESSORY BLDG:	**2,743 / 21,884 = 30.3%**
RATIO OF PROPOSED ACCESSORY BLDG TO EXISTING MAIN RESIDENCE:	576 / 2,167 = 26.6%

DRAWING INDEX

SHEET #	TITLE	ISSUE DATE	REVISION DATE
A.001	COVER SHEET / SITE PLAN	22 JUNE 2026	21 SEPT 2026
A.101	HARDSCAPE PLAN	22 JUNE 2026	-
A.201	FLOOR PLAN	22 JUNE 2026	21 SEPT 2026
A.202	ROOF PLAN	22 JUNE 2026	21 SEPT 2026
A.401	EXTERIOR ELEVATIONS	22 JUNE 2026	21 SEPT 2026
A.501	DETAILS	22 JUNE 2026	21 SEPT 2026
S1.01	STRUCTURAL NOTES & DETAILS	18 JUNE 2026	-
S2.01	FOUNDATION PLAN & DETAILS	18 JUNE 2026	-
S2.02	FRAMING PLANS	18 JUNE 2026	-



01 SITE PLAN

PLAN NORTH
NORTH
SCALE: 1/8" = 1'-0"

SOUTHWEST GREEN DESIGN
David M. Rogers, RA, LEED AP
12239 Brisbane Avenue Farmers Branch, Texas 75234
214-674-3295

TWINCEDAR

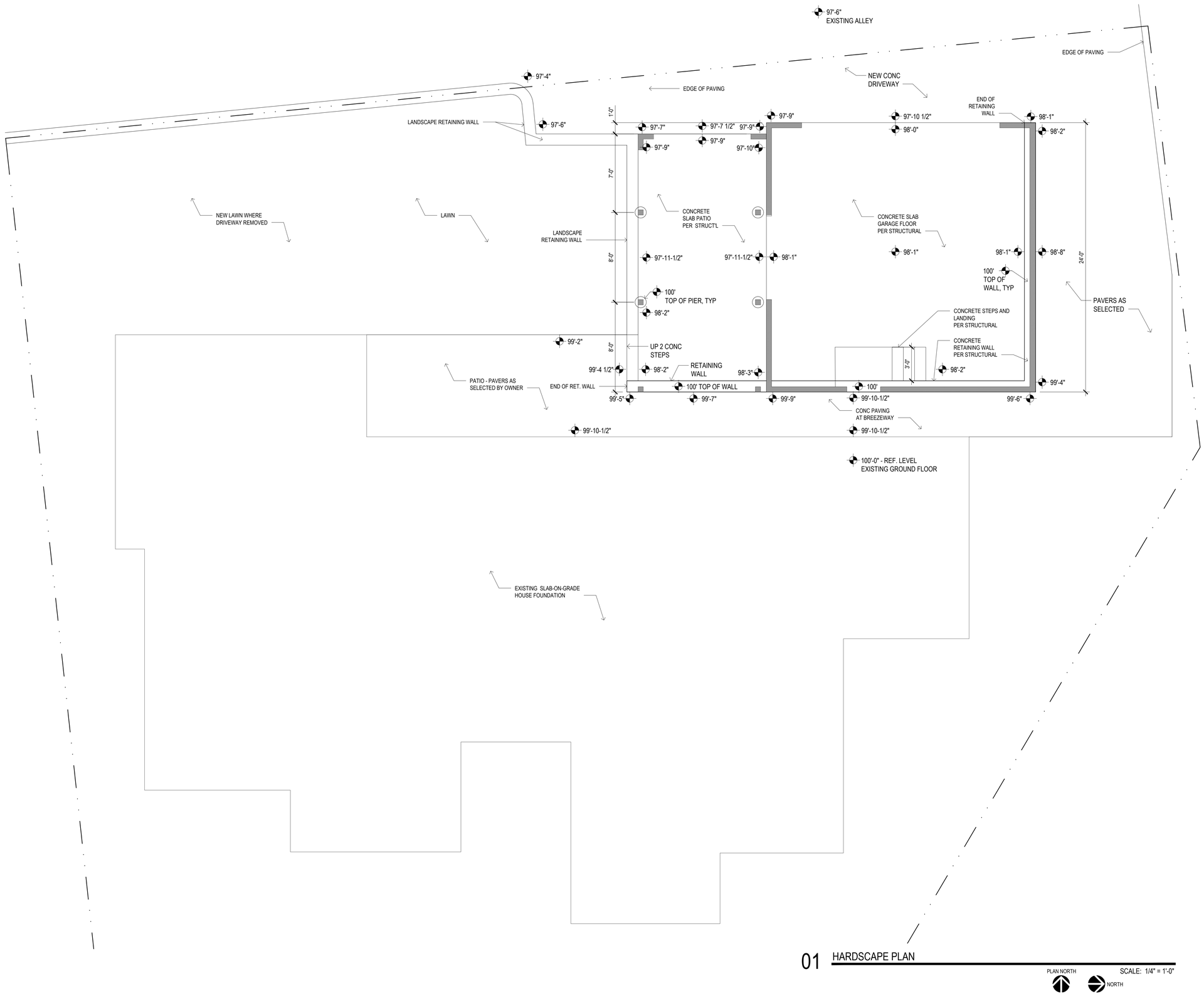
WALLER RESIDENCE
NEW ACCESSORY BUILDING
10228 BRIDGEGATE WAY
DALLAS, TX 75243

ISSUE DATE 06/22/2026

REVISIONS
1 09/21/2026

SHEET TITLE
COVER SHEET / SITE PLAN

SHEET NO.
A.001



01 HARDSCAPE PLAN

PLAN NORTH

SCALE: 1/4" = 1'-0"

NORTH

SOUTHWEST GREEN DESIGN

David M. Rogers, RA, LEED AP
12239 Brisbane Avenue
Farmers Branch, Texas 75234
214-674-3295

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WALLER RESIDENCE

GARAGE ADDITION AND RENOVATION PROJECT

10228 BRIDGEGATE WAY
DALLAS, TX 75243

ISSUE DATE 06/22/2026

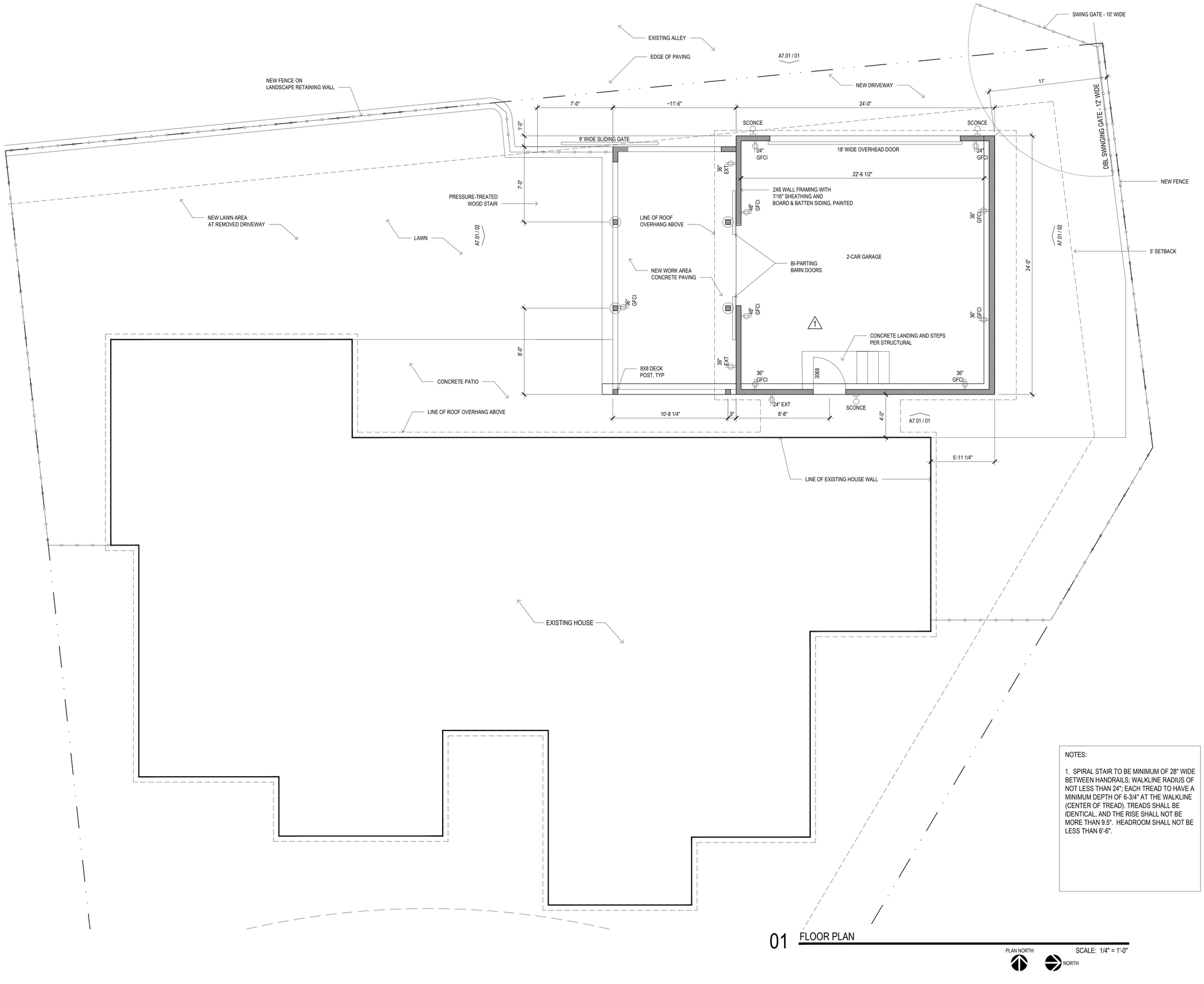
REVISIONS

SHEET TITLE

HARDSCAPE PLAN

SHEET NO.

A.101



NOTES:

1. SPIRAL STAIR TO BE MINIMUM OF 28" WIDE BETWEEN HANDRAILS; WALKLINE RADIUS OF NOT LESS THAN 24"; EACH TREAD TO HAVE A MINIMUM DEPTH OF 6-3/4" AT THE WALKLINE (CENTER OF TREAD). TREADS SHALL BE IDENTICAL, AND THE RISE SHALL NOT BE MORE THAN 9.5". HEADROOM SHALL NOT BE LESS THAN 6'-6".

01 FLOOR PLAN

PLAN NORTH

SCALE: 1/4" = 1'-0"

NORTH

SOUTHWEST GREEN DESIGN
David M. Rogers, RA, LEED AP
12239 Brisbane Avenue
Farmers Branch, Texas 75234
214-674-3295

TWINCEDAR

WALLER RESIDENCE
GARAGE ADDITION AND RENOVATION PROJECT

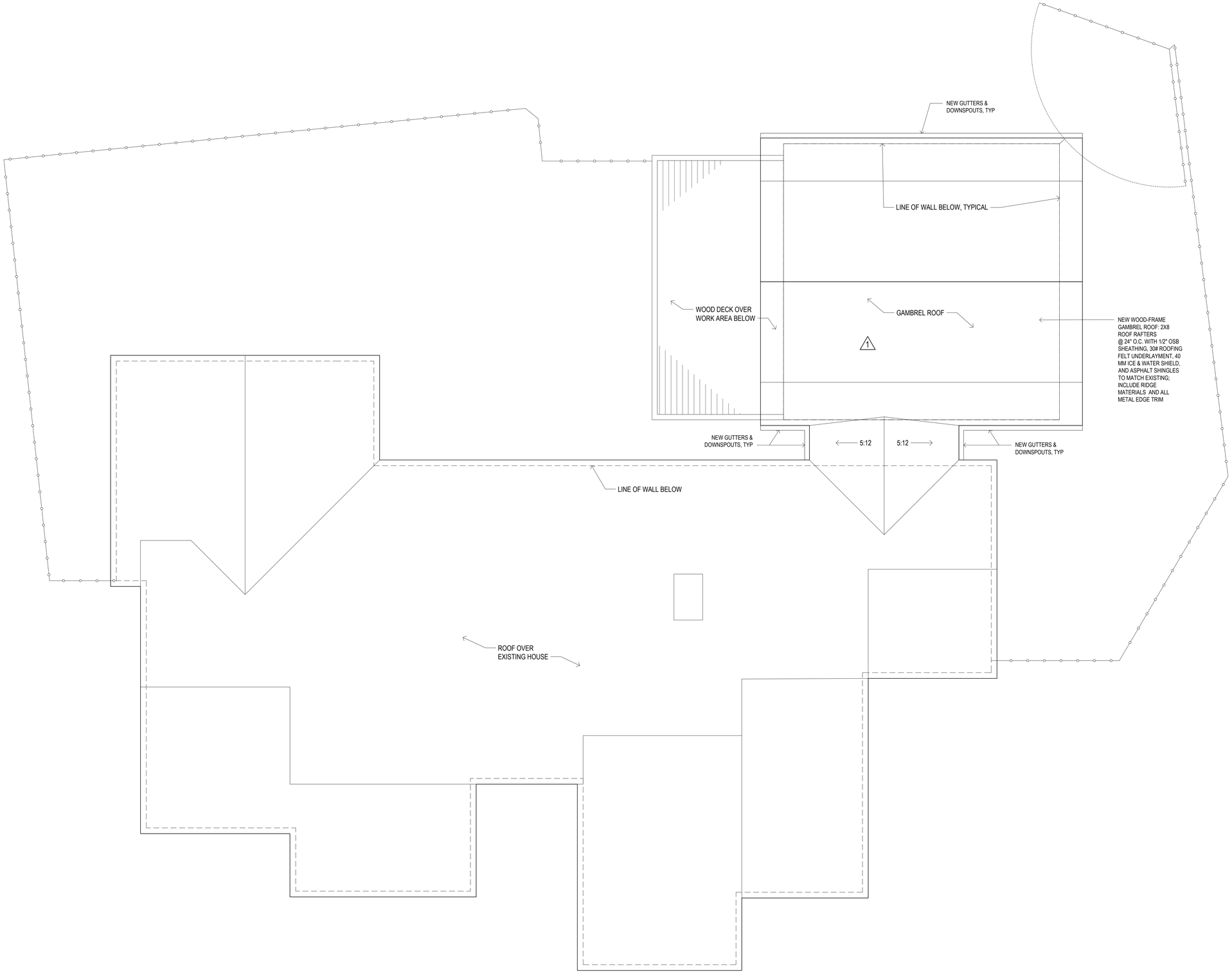
10228 BRIDGEGATE WAY
DALLAS, TX 75243

ISSUE DATE 06/22/2026

REVISIONS
1 09/21/2026

SHEET TITLE
FLOOR PLAN

SHEET NO.
A.201



01 ROOF PLAN

PLAN NORTH

SCALE: 1/4" = 1'-0"

NORTH

STATE OF TEXAS REGISTERED ARCHITECT DAVID M ROGERS 19999

SOUTHWEST GREEN DESIGN

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Farmers Branch, Texas 75234
214-674-3295

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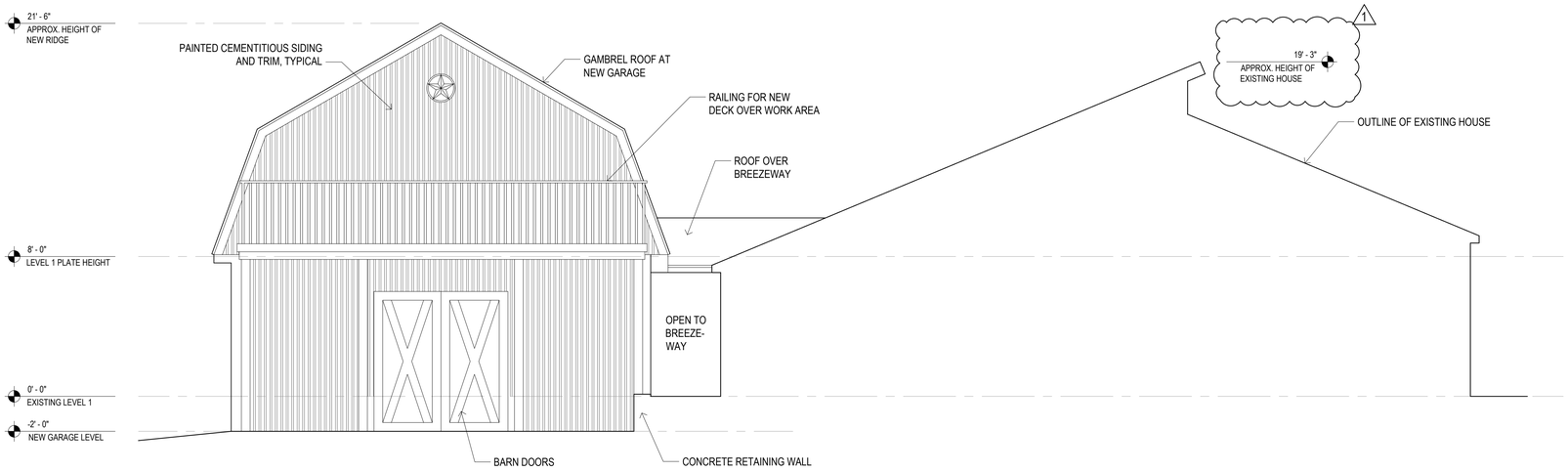
WALLER RESIDENCE
GARAGE ADDITION AND RENOVATION PROJECT
10228 BRIDGEGATE WAY
DALLAS, TX 75243

ISSUE DATE
06/22/2026

REVISIONS
1 09/21/2026

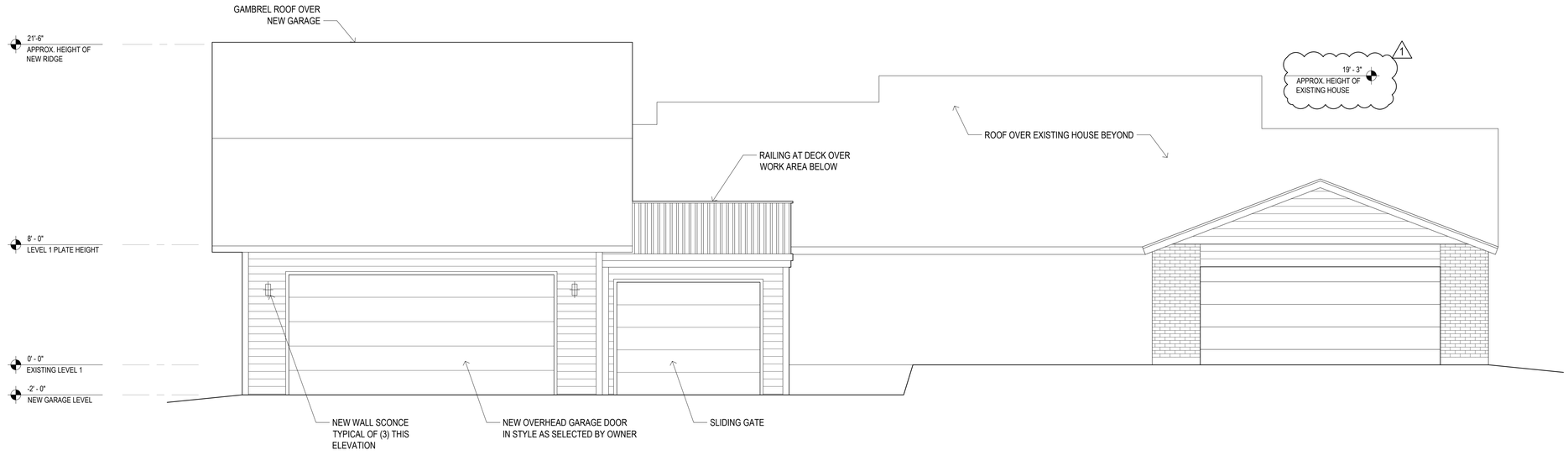
SHEET TITLE
ROOF PLAN

SHEET NO.
A.202



02 SIDE ELEVATION

SCALE: 1/4" = 1'-0"



01 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

SOUTHWEST GREEN DESIGN
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214-674-3295

TWINCEDAR

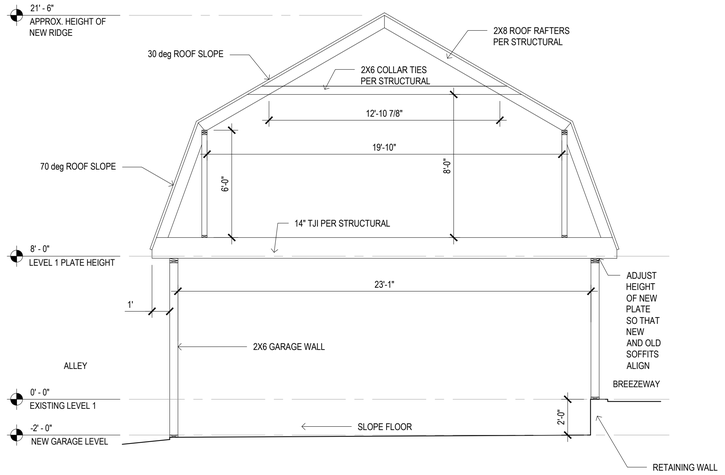
WALLER RESIDENCE
GARAGE ADDITION AND RENOVATION PROJECT
10228 BRIDGEGATE WAY
DALLAS, TX 75243

ISSUE DATE 06/22/2026

REVISIONS
1 09/21/2026

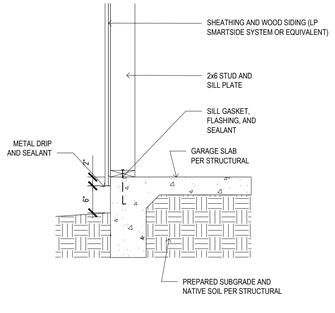
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A.401



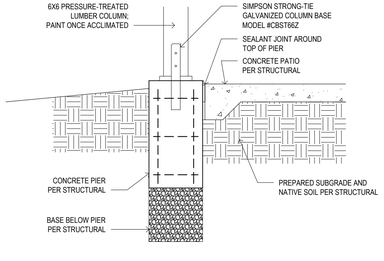
04 BUILDING SECTION THROUGH GAMBREL 1

SCALE: 1/4" = 1'-0"



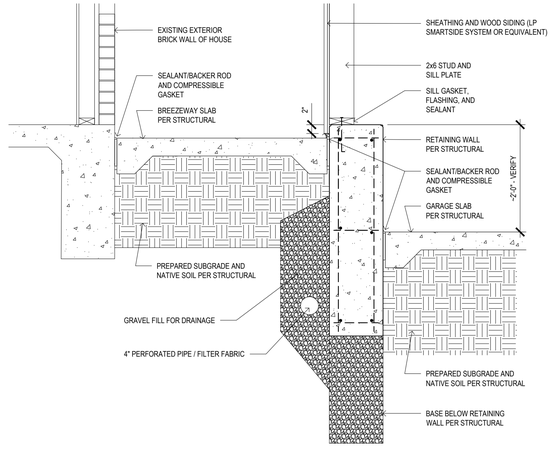
03 DETAIL AT GARAGE WALL

SCALE: 3/4" = 1'-0"



02 DETAIL AT DECK POST BASE

SCALE: 3/4" = 1'-0"



01 DETAIL AT RETAINING WALL

SCALE: 3/4" = 1'-0"

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WALLER RESIDENCE
GARAGE ADDITION AND RENOVATION PROJECT
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DALLAS, TX 75243

ISSUE DATE 06/22/2026

REVISIONS
1 09/21/2026

SHEET TITLE
DETAILS

SHEET NO.
A.501