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CITY SECRETARY
DALLAS, TEXAS

Memorandum

CITY OF DALLAS

November 10, 2025

Kimberly Tolbert, City Manager

Board of Adjustment 2025 Annual Report

Attached for your review is the annual report, summarizing the activities of the Board of Adjustment for 2024-2025 in accordance with Chapter 8, Section 8-1.1.

The Board of Adjustment approved their FY2024-2025 Annual Report on October 28th, 2025.

Thank you,

Yu "Emily" Liu, FAICP
Director
Planning & Development Department

c: Robyn Bentley, Assistant City Manager
Dr. Kameka Miller-Hoskins, Board Administrator

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City of Dallas
BOARD OF ADJUSTMENT



ANNUAL REPORT
October 1, 2024- September 30, 2025

Memorandum

CITY OF DALLAS

November 10, 2025

Honorable Mayor and Members of the City Council

Board of Adjustment Annual Report FY 2024-2025

Consistent with Chapter 8, Section 8-1.1, please find attached the Board of Adjustment's Annual Report for 2024-2025 as adopted on October 28, 2025.

The Board is committed to fulfilling our mission of implementing the zoning ordinance by considering, in a quasi-judicial process, requests from taxpayer/property owners for special exceptions, variances, and appeals of administrative official's decisions in unique instances where building permits are desired but are not literally conforming to existing regulations.

The Board of Adjustment meets monthly via three panel hearings and twice annually as a full Board. On October 28, 2025, the full Board met and:

1) Received feedback and Public Testimony on process improvements,
2) Adopted its Accomplishments and Work summary for 2024-2025,
3) Adopted 2026 Meeting/Hearing calendar,
4) Adopted Goals & Objectives for 2025-2026,
5) Adopted amendments to our Rules of Procedure, and
6) Adopted Recommendations for City Council action.

Respectfully submitted,

David A. Neumann
Chairman, Board of Adjustment

c: Kimberly Tolbert, City Manager
Tammy Palomino, City Attorney
Bilierae Johnson, City Secretary
Shanee Weston, Boards and Commissions Manager
Emily Liu, Director, Planning & Development Department
Dr. Kameka Miller-Hoskins, Board Coordinator
Board of Adjustment

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BOARD OF ADJUSTMENT

2024-2025

MISSION, PURPOSE, AUTHORITY,

PROCESS

Board of Adjustment Mission Statement

The Board of Adjustment (BOA) is a quasi-judicial body, appointed by the City Council, charged with certain decision-making functions, which aim to uphold the meaning and spirit of the zoning ordinance as enacted by city ordinance or state legislation. The purpose of the Board of Adjustment is to implement the zoning ordinance and to apply discretion in exceptional instances where building permits are desired but are not literally conforming to the regulations. Primary responsibility for administration of the zoning ordinance falls on the Building Official, subject to appeals to the Board of Adjustment and ultimately to the courts.

(1) To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of any order or ordinance pertaining to zoning.

(2) To hear and decide special exceptions to the terms of the zoning ordinance in the manner provided.

(3) To authorize upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the zoning ordinance will result in unnecessary hardship, and so that the spirit of the ordinance is observed, and substantial justice done.

(4) To regulate and discontinue nonconforming uses and structures.

Purpose

City of Dallas Board of Adjustment
Dallas Development Code, SEC 51A-4.501

The purpose of the Dallas zoning code is to promote the public health, safety and general welfare but in order for a comprehensive zoning map and ordinance to properly function in accordance with the purpose for which it is designed, it is necessary from time to time that some modification of these zoning regulations be made. The purpose of the Board of Adjustment was to implement the zoning ordinance and to apply discretion in exceptional instances where building permits are desired but are not literally conforming to the regulations. The Board of Adjustment is a governmental agency of the city and is an essential part of the administration of zoning, engaged in a delegated policy-making function (within the standards set up in the zoning ordinance), and not merely deciding private rights, as it represents the public interest.

Authority

City of Dallas Board of Adjustment
Dallas Development Code, SEC 51A-4.501

The Board of Adjustment receives its power from the enactment of State Legislation (Chapter 211 of the Texas Local Government Code): The Board of Adjustment is permitted by State Law to establish their rules and operational procedures provided that such rules are not inconsistent with the zoning ordinance or State Law. As noted in the Board's Rules of Procedures, no action of the Board of Adjustment shall set a precedent, with each case being considered and decided on its own merits and on the circumstance's attendant thereto. Also, it is the declared purpose of the zoning ordinance that nonconforming uses be eliminated and be required to conform to the regulations prescribed in the ordinance.

The Board of Adjustment receives its powers from the City of Dallas through Chapter 51, and Chapter 51A, Dallas Development Code, as amended: The powers vested in the Board of Adjustment are discretionary in the sense that it is an administrative body created for the administration of the Zoning Law, and, within the standards set by the law, its decision, if supported by substantial evidence, are not subject to being set aside, that is, they can only be set aside for a clear abuse of discretion. The Board's functions are administrative and quasi-judicial. The actions of the Board are presumed to be valid and final, and the only recourse is for the applicant to appeal the Board's decision to the District Court. An applicant appealing to the District Court by certiorari has the burden of showing that the action of the Board was arbitrary, capricious or illegal.

The Board of Adjustment is composed of 15 Members and 6 Alternates appointed by the Dallas City Council. The Board is divided into 3 Hearing Panels composed of 5 Members each. The Mayor appoints a Board Chairman and 2 Vice Chairs to act as Presiding Officers of the 3 panels. Pursuant to the Board's Rules of Procedure, ex parte communications with the members of the Board are prohibited. All communications to the Board, oral or written, should be directed to the Board Administrator. Failure to comply

with this rule may result in criminal prosecution for improper influence, which is a Class A misdemeanor under Texas Penal Code, Section 36.04.

It requires four (4) members of the Board of Adjustment Hearing Panel at the public hearing to constitute a quorum, and at the hearing the Board Administrator calls each appeal and gives the swearing in of the oath of truth to all persons that desire to testify in each case.

On the day of the hearing, the applicant presents his case, the opposition is then heard, and the applicant is given the opportunity for rebuttal. No rebuttal is allowed for the opposition.

An affirmative vote of at least 4 of 5 Members of a Hearing Panel is required to approve a Variance, Special Exception, regulate-discontinue a Non-Conforming use or Reverse the decision of an Administrative Official of the City. The Board of Adjustment normally makes their decision known on an appeal immediately after a case has been heard, and the Board may apply any restrictive conditions when they feel it is necessary. The Board's decisions are final, and the only recourse on a Board's decision is to appeal to the District Court.

The Process of Zoning Appeals
How an Appeal Is Made

After an appeal is received in the Planning & Development Department from the Zoning Division of the Building Inspection's Office, the appeal is assigned a case number. A route sheet is prepared so that each section within Planning & Development Department and other departments in the City can make comments and present facts that could be pertinent to the decision of the Board of Adjustment. Property description and public notices are prepared for all appeals that are to be acted on by the Board. The route sheet copy of the appeal, and a copy of the public notice is sent to the GIS Section of Planning & Development Department to have a location map, and other appropriate graphics for the Board's docket. This section also prepares labels for the property owners within 200-feet, to be notified for each appeal being processed for the Board of Adjustment's public hearing. The notices are mailed no later than ten (10) days prior to the Board's public hearing date to comply with state statute requirements.
All public hearings are taped, and the secretary also takes notes of the hearing. Each appeal is called and all people that testify are sworn in.

The Board of Adjustment normally makes their decisions known on an appeal immediately after a case has been heard. After the hearing, letters are written informing the applicant and other concerned parties of the Board's action. Appeals are filed with the Board Office after the hearing so that no misunderstanding will occur, and all site plans are stamped approved by the Board if the appeals are granted.

BOARD OF ADJUSTMENT

2024-2025

MEMBER ROSTER

BOARD OF ADJUSTMENT MEMBER ROSTER
2023-2025

Panel A
David A. Neumann, Chairman (appt'd: 10/5/2021, re-appt'd: 10/11/23)
Kathleen F. Davis, regular member (appt'd: 11/16/2021, re-appt'd: 10/11/23, appt'd 8/27/25)
Rachel Hayden, regular member (appt'd: 8/24/2022, re-appt'd: 10/11/23, appt'd 8/6/25)
Jay Narey, regular member (appt'd: 08/30/2017, re-appt'd: 9/20/23)
Michael Hopkovitz, regular member (appt'd: 10/11/2023)

Panel B
Cheri Gambow, Vice Chair (appt'd: 11/1/2016, re-appt'd: 09/13/23)
Joseph Cannon, regular member (appt'd: 09/22/2021, re-appt'd: 09/27/23)
Sarah Lamb, regular member (appt'd: 03/08/23)
Parker Graham, regular member (appt'd: 1/8/2025)

Panel C
Robert Agnich, Vice Chair (appt'd: 9/23/2017, re-appt'd: 8/23/23)
Judy Pollock, regular member (appt'd: 04/08/2019)
Roger Sashington, regular member (appt'd: 07/05/2019)
Rodney Milliken, regular member (appt'd: 01/05/22)
Jared Slade, regular member (appt'd 2/2/2022, re-appt'd: 10/11/23)

ALTERNATE MEMBERS

Nicholas Brooks (appt'd: 09/09/2021, re-appt'd: 09/06/23)
Dr. Emmanuel Glover (appt'd: 09/09/2021, re-appt'd: 09/20/23)
TC Fleming (appt'd: 09/22/2021, re-appt'd: 09/13/23)
Andrew Finney (appt'd: 09/22/2021, re-appt'd: 09/06/23)
Philip Sahuc (appt'd: 10/22/2021, re-appt'd: 09/13/23)
Michael Dorn (appt'd: 3/5/2025)
Merydith Griffin (appt'd: 3/5/2025)

Resignations, Forfeitures and Term Endings: 10/24- 09/25

Forfeitures
Judy Pollock, regular member (appt'd: 04/08/2019) – 5/27/2025
Sarah Lamb, regular member (appt'd: 03/08/23) – 5/27/2025
Kathleen F. Davis, regular member (appt'd: 11/16/2021, re-appt'd: 10/11/23) – 5/27/25
Rachel Hayden, regular member (appt'd: 8/24/2022, re-appt'd: 10/11/23) – 5/27/2025

Term Ending
Cheri Gambow, Vice Chair (appt'd: 11/1/2016, re-appt'd: 09/13/23)
Robert Agnich, Vice Chair (appt'd: 9/23/2017, re-appt'd: 8/23/23)
TC Fleming (appt'd: 09/22/2021, re-appt'd: 09/13/23)

Resigned
Joseph Cannon, regular member (appt'd: 09/22/2021, re-appt'd: 09/27/23)
Nicholas Brooks (appt'd: 09/09/2021, re-appt'd: 09/06/23)

BOARD OF ADJUSTMENT

2024-2025

MEMBER ATTENDANCE

CITY SECRETARY
MEETING ATTENDANCE RECORD
BOARD OF ADJUSTMENT

PANEL A

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DALLAS, TEXAS

Meeting Type:			Regular	Special Called	Regular	Regular	Other	Regular	Special Called	Regular	Regular	Regular	Regular	Regular	Regular	Regular	Regular	Regular
Position	Members Name	% Missed	8/20/2024	9/17/2024	9/17/2024	10/22/2024	10/29/2024	11/19/2024	12/9/2024	1/21/2025	2/18/2025	3/17/2025	4/15/2025	5/20/2025	6/17/2025	7/15/2025	8/19/2025	9/16/2025
Panel A	David A Neumann	5.00%	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Panel A	Kathleen Davis	5.00%	A	P	P	A	P	P	P	A	P	A	p	P	P	P	P	P
Panel A	Rachel Hayden	5.00%	P	P	P	P	P	P	PV	P	A	A	A	P	F	F	P	P
Panel A	Jay Narey	5.00%	PV	P	P	PV	P	P	P	P	PV	P	P	P	P	A	A	P
Panel A	Michael Hopkovitz	5.00%	P	P	P	P	P	P	P	P	P	P	PV	PV	P	P	P	P
Alternate	Andrew Finney	5.00%										P	P			P		
Alternate	Phil Sahuc	5.00%				P	P			P								
Alternate	Dr. Emmanuel Glover	5.00%										P						
Alternate	Michael Dorn	5.00%													P	P		
		5.00%																
		5.00%																
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		5.00%																
		5.00%																

LEGEND	
P	Present
PV	Present Virtually
A	Absent
V	Vacant
O	Observed
C	Meeting Cancelled
R	Resigned
F	Forfeit
A51	Absent 50%+

Instructions:

- Select Meeting Type
- Enter Date
- Confirm Member Listing is updated,
- Enter Legend Code, capitalize Code
- Save 13-month Period of spreadsheet as PDF
- Email Attendance Record as PDF, showing 13-months of attendance to SECB&C@dallas.gov

Send Warning Letter to Members at 50% absence rate

CITY SECRETARY
MEETING ATTENDANCE RECORD
BOARD OF ADJUSTMENT
PANEL B

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CITY SECRETARY
DALLAS, TEXAS

Position	Members Name		8/21/2024	9/17/2024	9/18/2024	10/23/2024	10/29/2024	11/20/2024	12/18/2024	1/22/2025	2/19/2025	3/19/2025	4/16/2025	5/21/2025	6/18/2025	7/16/2025	8/20/2025
Panel B	Cheri Gambow		P	P	PV	P	P	P	P	P	P	C	P	P	Cancelled	Recessed	P
Panel B	Sarah Lamb		P	P	P	P	A	P	P	P	A	C	P	A	F	F	F
Panel B	Joe Cannon		P	PV	P	P	P	P	A	P	P	C	P	P	Cancelled	Recessed	A
Panel B	Parker Graham		V	V	V	V	V	V	V	P	P	C	P	P	Cancelled	Recessed	P
Panel B	Vacant		V	V	V	V	V	V	V	V	V	V	V	V	V	V	V
Alternate	Andrew Finney		P				P				P						
Alternate	Phil Sahuc				P		PV				P						P
Alternate	Dr. Emmanuel Glover				P	P	P	P									
Alternate	Michael Dorn													P			P
Council District 9	First & Last Name																
Council District 10	First & Last Name																
Council District 11	First & Last Name																
Council District 12	First & Last Name																
Council District 13	First & Last Name																
Council District 14	First & Last Name	5.88%															

DO NOT INPUT DATA BELOW THIS SECTION

LEGEND	
P	Present
PV	Present Virtually
A	Absent
V	Vacant
O	Observed
C	Meeting Cancelled
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Send Warning Letter to Members at 50% absence rate

CITY SECRETARY
MEETING ATTENDANCE RECORD
BOARD OF ADJUSTMENT
PANEL C

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CITY SECRETARY
DALLAS, TEXAS

Meeting Type:			Regular	Regular	Special Called	Regular	Other	Regular	Regular	Special Called	Regular	Regular	Regular	Regular	Regular	Regular	Regular	Regular
Position	Members Name		8/19/2024	9/16/2024	9/17/2024	10/21/2024	10/29/2024	11/18/2024	12/16/2024	1/23/2025	2/20/2025	3/19/2025	4/14/2025	5/19/2025	6/16/2025	7/14/2025	8/18/2025	9/15/2025
Panel C	Robert Agnich		P	C	P	P	P	P	P	P	P	P	C	P	P	P	P	P
Panel C	Judy Pollock		A	C	PV	P	P	A	P	P	P	P	C	A	F	F	F	F
Panel C	Rodney Milliken		PV	C	A	P	A	P	P	P	P	P	C	P	P	P	P	P
Panel C	Jared Slade		P	C	P	P	P	P	P	A	P	A	C	P	P	P	A	P
Panel C	Roger Sashington		P	C	A	P	P	P	A	P	A	P	C	P	P	A	P	P
Alternate	Andrew Finney							P		P							P	P
Alternate	Phil Sahuc														P			
Alternate	Dr. Emmanuel Glover															P		
Alternate	Meredyth Griffin											P				P		
Alternate	Michael Dorn													P				

DO NOT INPUT DATA BELOW THIS SECTION

LEGEND	
P	Present
PV	Present Virtually
A	Absent
V	Vacant
O	Observed
C	Meeting Cancelled
R	Resigned
F	Forfeit
A51	Absent 50%+

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Send Warning Letter to Members at 50% absence rate

BOARD OF ADJUSTMENT

2024-2025

SUMMARY OF WORK &

ACCOMPLISHMENTS

Board of Adjustment

October 28, 2025

PROPOSED Accomplishments on Adopted 2024 - 2025 Goals & Objectives

1. Ensure Fairness to every property owner who appeal to the Board of Adjustment (BOA) through Timeliness and Accuracy for a hearing, and Transparency to the public. Strive to consistently provide a fair and complete evaluation of all relevant facts from the applicant and staff on each appeal as they apply to a predefined standard.

   - Application process streamlined via DallasNow, the city's new case management and permitting platform designed to streamline application processing, increase transparency, and support interdepartmental collaboration. BOA staff played a key role in tailoring the platform workflows to match the nuances of the variance and special exception submittal processes. This new platform allows for the following
     - Fully digital application submittal and document upload
     - Real-time case tracking accessible to applicants and staff
     - Automatic timestamping to help enforce timeliness
     - Centralized case file management with access to zoning, GIS, notification data, etc.
   - Staff have placed greater emphasis on pre-submittal consultations, improving applicant understanding and reducing procedural confusion. Pre-submittal consultations have resulted in more complete applications, fewer delays caused by incorrect or missing documentation, and a more enhanced understanding of BOA requirements by property owners.

2. Staff and Board to provide a public hearing for property owner appeals to BOA within 60 days on average from the taxpayer application. Potentially modify BOA Panel hearing caseload management in extraordinary circumstances. Continue to use a verifiable predefined consistent measurement of days from application to Hearing, (State law requires a hearing within 60 days for an Administrative Official appeal and 30 days for Plats)

   - The average number of days from intake to hearing has significantly improved and now stands at just 54 days – well below the 60-day target. This achievement reflects the successful implementation of more efficient workflows, as well as extending application deadlines to minimize time between application and hearing decision. Staff has consistently worked hard to process cases more efficiently and effectively without compromising quality or accuracy.

3. Process Improvement: Review the appeals process for opportunities to streamline processes and remove unnecessary steps. Identify ways to make the application process more accessible to "non-professional "users and applicants. Panel hearings to be 100% attended by Members or Alternates (5 of 5) to ensure a full panel's deliberation for the applicant.

   - Applicants can now submit all application materials through the DallasNow portal, significantly improving accessibility for non-professional users.

   - The Board Secretary coordinates with the Chairman of the Board each month to anticipate member absences and fill those with available Alternate Members in an attempt to have full 5-member panels.
     - From October 2024 to September 2025, there were 32 scheduled meetings of which we had to CANCEL 1 meeting due to lack of quorum and 6 meetings where there was not a full 5-member panel
     - Only 81% of our meetings met our stated goal due to member absences and alternate unavailability.

Board of Adjustment

October 28, 2025

PROPOSED Accomplishments on Adopted 2024 - 2025 Goals & Objectives
Page 2

4. Staff's comprehensive and technical analysis for appeal hearings utilizes current maps and information with enhanced photos and property comparisons to include the surrounding properties within 200 feet of the appeal location. Supplement with readily available technology for the Board. Staff to proofread all presentations to ensure improved accuracy.

   - Staff have incorporated Google Street View, accompanied by zoning maps, notification maps, real-time photographs, and 360-degree videos to provide a more complete context of the property in question and the surrounding 200-foot properties.
   - A new standing presentation review meeting is now held before each hearing to ensure accuracy and alignment across all case reports.
   - Need to incorporate more professional narratives on the uniqueness of a neighborhood and properties in each case and avoid cut and paste presentations.

5. Website enhancements to include an interactive map and case lookup, adapted from the "pending cases" section of the website for cases current and past that, allows a user to find the case of their interest and immediately see filings, status and contact information about the case. Create a user-friendly application flowchart/process to guide a property owner start to finish.

   - The BOA webpage is being updated weekly and/or as needed to ensure proper updates are available to the public. Visual clutter has been improved.
     - The Pending Case Log tab on the website is a new feature that allows the public access to all new cases and application materials once it has been accepted and assigned to a Panel and Senior Planner.
   - All relevant forms and documents are now updated weekly (or as needed) to ensure applicants have current materials.
   - User friendly flow chart/process under development?

6. Quarterly enhanced training of members/alternates on rules, conflicts of interest, criteria for decision making and onboarding of new appointees.

   - Was unsuccessful in presenting any quarterly training nor new member onboarding by September 30th.

Board of Adjustment Summary of Work

BOA Work Summary	2023-2024	2024-2025	
	10/23-09/24	10/24-09/25	Change %
Total Number of Hearings	30	31	3%
Total Applications	133	151	14%
Total Requests	**200**	**231**	**16%**
Special Exceptions	121	120	(-1%)
Variances	65	91	40%
Appeal of a Building Official's Decision	5	5	---
Fee Waivers / Refunds	4	14	250%
Holdovers	5	28	460%
Compliance Case(s)	0	0	---
No. of Cases Approved	163	185	80%
No. of Cases Denied	32	47	20%
Cases Held Under Advisement	5	3	---
Cases Withdrawn	5	8	---

BDA CASE LOG (10/2024 to 09/2025)	Case Nos.	Address	Zoning	Council District	Case Type	Board Action	Reg Notices Sent
PANEL C							
October 21, 2024	BDA234-079	9334 R.L. Thornton Freeway	RR	7	1 - spec exc parking	**1 - Approved w/cond**	5
October 21, 2024	BDA234-113	2636 Swiss Avenue	PD-298	14	1 - var landscaping	**1 - Approved w/cond**	15
October 21, 2024	BDA234-125	5605 Richard Avenue	CD-15	14	1 - var side yard setback	**1 - Approved w/cond**	25
October 21, 2024	BDA234-127	5239 Monticello Avenue	CD-9	14	Administrative Official Appeal	**Denied**	31
PANEL A							
October 22, 2024	BDA234-101	6801-6803 Tyree Street	PD-67	2	Administrative Official Appeal	**Reversed AO Decision**	23
October 22, 2024	BDA234-111	6529 Victoria Avenue	PD-67	2	Administrative Official Appeal	**Holdover until 11/19/24**	27
October 22, 2024	BDA234-115	11717 N. Central Expressway	MU-1	11	1 - spec exc landscaping	**1 - approved w/cond**	2
October 22, 2024	BDA234-117	6218 Walnut Hill Lane	R-10(A)	13	1 - spec exc fence height 2- spec exc fence opacity	**1 - approved w/cond 2 - approved w/cond**	16
October 22, 2024	BDA234-118	4336 Lively Lane	R-10(A)	13	1 - spec exc addt'l meter	**Holdover until 11/19/24**	12
October 22, 2024	BDA234-123	10225 Daria Drive	R-1ac(A)	13	1 - spec exc fence height 2 - spec exc fence opacity	**1 - approved w/cond 2 - approved w/cond**	11
PANEL B							
October 23, 2024	BDA234-096	5325 Kelsey Road	R-1ac(A)	13	1 - spec exc fence height 2 - spec exc vis obst 3 - spc exc visibility obst	**1 - approved w/cond 2 - approved w/cond 3- approved w/cond**	13
October 23, 2024	BDA234-098	5322 Kelsey Road	R-1ac(A)	13	1- spec exc fence height	**1 - approved w/cond**	12
October 23, 2024	BDA234-106	1800 S. Ervay Street	PD-317	2	1- spec exc visibility obst 2 - spec exc visibility obst	**1 - approved w/cond 2 - approved w/cond**	26
October 23, 2024	BDA234-116	10230 Marsh Lane	R-16(A)	13	1 - spec exc fence height	**1 - approved w/cond**	19
October 23, 2024	BDA234-120	1901 Ramsey Avenue	R-7.5(A)	4	1- spec exc visibility obst 2- spec exc visibility obst	**1 - approved w/cond 2 - approved w/cond**	21
October 23, 2024	BDA234-121	4100 Swiss Avenue	PD-298	2	1- var parking reg	**1 - approved w/cond**	31

BDA CASE LOG (10/2024 to 09/2025)	Case Nos.	Address	Zoning	Council District	Case Type	Board Action	Reg Notices Sent
October 23, 2024	BDA234-122	5314 Ursula Lane	R-1ac(A)	13	1- spec exc fence height 2- spec exc fence opacity	**Holdover until 11/20/24**	11
October 23, 2024	BDA234-124	2417 W. 12th Street	CR, R-7.5(A)	1	1- zoning interpretation	**Holdover until 11/20/24**	7
PANEL C							
November 18, 2024	BDA234-126	5251 Ravine Dr	R-1ac(A)	13	1 - Spec exc fence height 2- spec exc fence opacity 3 - spec exc visibility triangle	**1 - approved w/cond 2 - approved w/ cond 3 - approved w/ cond**	10
November 18, 2024	BDA234-131	8151 Military Prwy	PD-366, PD-827, R-7.5(A)	7	1 - spec exc fence height	**1 - approved w/ cond**	26
November 18, 2024	BDA234-132	1000 N. Riverfront Blvd	PD-621	6		**Holdover until 12/16/24**	17
November 18, 2024	BDA234-136	6506 N. Frankford Rd.	PD-106	12	1 - spec exc fence height 2 - spec exc fence height 3 - spec exc fence height	**1 - approved w/cond 2 - approved w/ cond 3 - approved w/ cond**	24
PANEL A							
November 19, 2024	BDA234-111	6529 Victoria Avenue	PD-67	2	Administrative Official Appeal	**1 - Reverse lot coverage 2- affirm building height 3 - affirm roof type**	27
November 19, 2024	BDA234-118	4336 Lively Lane	R-10(A)	13	1 - spec exc addt'l meter	**1 - approved w/ cond**	12
November 19, 2024	BDA234-128	9410 Alva Court	R-1ac(A)	13	1 - spec exc fence height	**1 - approved w/ cond**	11
November 19, 2024	BDA234-129	4640 N. Lindhurst Ave	R-1ac(A)	13	1 - spec exc fence height	**1 - approved w/ cond**	12
PANEL B							
November 20, 2024	BDA234-122	5314 Ursula Lane	R-1ac(A)	13	1- spec exc fence height 2- spec exc fence opacity	**Holdover until 12/18/24**	11
November 20, 2024	BDA234-124	2417 W. 12th Street	CR, R-7.5(A)	1	1- zoning interpretation	**Denied without Prejudice**	7

BDA CASE LOG (10/2024 to 09/2025)	Case Nos.	Address	Zoning	Council District	Case Type	Board Action	Reg Notices Sent
November 20, 2024	BDA234-130	9820 Royce Drive	R-10(A)	8		**Holdover until 12/18/24**	11
November 20, 2024	BDA234-133	3434 Altamoore Drive	A(A), LI, PD-980	8	1 - Var building height	**Denied without Prejudice**	10
November 20, 2024	BDA234-137	12464 Breckenridge Drive	PD-381, R-1/2ac(A), TH-1(A)	11	1 - spec exc fence height	**1 - approved w / cond**	115
November 20, 2024	BDA234-138	1415 Corto Drive	R-10(A)	9	1 - spec exc visual obstruction	**1 - approved w / cond**	16
PANEL A							
December 9, 2024	BDA234-156	6529 Victoria Avenue	PD-67	2		**Holdover until 1/21/25**	27
December 9, 2024	BDA234-141	726 W. Greenbriar Ln	R-7.5(A)	1	1 - spec exc FY 2 - spec exc side yard	**1 - approved w/ cond 2 - approved w/ cond**	25
December 9, 2024	BDA234-143	4516 Hopkins Ave	PD-67	2	1 - Var building height 2 - ver building height 3 - var building height 4 - var building height	**1 - approved w/ cond 2 - approved w/ cond 3 - approved w/ cond 4 - approved w/ cond**	13
December 9. 2024	BDA234-143_FR1	4516 Hopkins Ave	PD-67	2	Fee refund	**Denied with prejudice**	
December 9, 2024	BDA234-144	4500 Hopkins Ave	PD-67	2	1 - var lot coverage 2 - var roof height	**1 - approved w/ cond 2 - approved w/ cond**	16
December 9. 2024	BDA234-144_FR1	4500 Hopkins Ave	PD-67	2	Fee refund	**Denied with prejudice**	
December 9, 2024	BDA234-145	4604 Hopkins Ave	PD-67	2	1 - Var building height 2 - ver building height 3 - var building height 4 - var building height	**1 - approved lot coverage 2 - denied without prej 3 - denied without prej 4 - denied without prej**	13
December 9. 2024	BDA234-145_FR1	4604 Hopkins Ave	PD-67	2	Fee refund	**Denied with prejudice**	
December 9, 2024	BDA234-147	2121 Irving Blvd	PD-621	6	1 - var parking	**1 - approved w/ cond**	25
December 9, 2024	BDA234-148	7038 Greenville Ave	MF-1(A), MU-2, MU-3	13	1 - var parking	**1 - approved w/ cond**	40
PANEL C							
December 16, 2024	BDA234-132	1000 N. Riverfront Blvd	PD-621	6	1 - var parking	**1 - approved w/ cond**	17
December 16, 2024	BDA234-140	12908 Windfall Cir	R-10(A)	8	1 - var side yard setback	**1 - approved w/ cond**	11

BDA CASE LOG (10/2024 to 09/2025)	Case Nos.	Address	Zoning	Council District	Case Type	Board Action	Reg Notices Sent
December 16, 2024	BDA234-146	3226 Lawnview Ave	R-7.5(A)	7		**Holdover until 1/23/25**	21
December 16, 2024	BDA234-150	5631 Alta Ave	PD-842	14	1 - var front yard 2 - var vis triangle 3 - spec exc vis triangle	**1 - approved w/ cond 2 - denied w/o prej 3 - denied w/o prej**	18
December 16, 2024	BDA234-154	4119 Mehalia Dr	R-5(A)	8	1 - var FAR	**1 - approved w/ cond**	36
PANEL B							
December 18. 2024	BDA234-122	5314 Ursula Lane	R-1ac(A)	13	1- spec exc fence height 2- spec exc fence opacity	**1 - denied w/o prej 2 - denied w/o prej**	11
December 18. 2024	BDA234-130	9820 Royce Drive	R-10(A)	8	1 - var front yard	**1 - approved w/cond**	17
December 18. 2024	BDA234-139	6240 E. Mockingbird Ln	CR, R-7.5(A)	14		**Holdover until 1/22/24**	27
December 18. 2024	BDA234-142	1535 Annex Ave	MF-2(A), PD-640	2	1 - var front yard 2 - var side yard 3 - var parking reg	**1 - approved w/cond 2 - approved w/ cond 3 - approved w/ cond**	22
December 18. 2024	BDA234-151	1602 Kessler Pkwy	CD-13	1	1 - var parking	**1 - approved w/ cond**	11
December 18. 2024	BDA234-152	6114 Carlton Garrett St	PD-595	7	1 - var front yard	**1 - approved w/ cond**	23
December 18. 2024	BDA234-153	5414 Carlton Garrett St	PD-595	7	1 - var front yard	**1 - approved w/ cond**	26
Panel A							
January 21, 2025	BDA245-009_FR1	607 W. Davis Street	PD-830	1	1 - Fee Reimbursement	**1 - Approved**	
January 21, 2025	BDA234-100	603 S. Buckner Blvd	PD-366	5	1 - Spec Exc non-conforming use	**1 - Approved**	11
January 21, 2025	BDA234-156	6529 Victoria Avenue	PD-67	2	1 - var height reg 2 - var height requ	**1 - approved w/ cond 2 - approved w/ cond**	28
January 21, 2025	BDA245-002	10115 San Lorenzo Ave	R-7.5(A)	9	1 - Spec exc s-f use 2 - Spec exc height	**1 - denied w/o prej 2 - denied w/o prej**	33

BDA CASE LOG (10/2024 to 09/2025)	Case Nos.	Address	Zoning	Council District	Case Type	Board Action	Reg Notices Sent
January 21, 2025	BDA245-003	4544 Royal Lane	R-1ac(A)	13	1 spec exc fence height	**1 - Approved**	11
January 21, 2025	BDA245-009	607 W. Davis Street	PD-830	1	1 var front yard	**1 - Approved**	29
January 21, 2025	BDA245-011	4511 Stigall Street	PD-67	2	1 - var height reg	**Holdover until 2/18/2025**	29
Panel B							
January 22, 2025	BDA234-139	6240 E. Mockingbird Ln	CR	14	1 - spec exc sign reg	**1 - Approved w/ cond**	27
January 22, 2025	BDA245-001	1417 Lenway Street	PD-595	7	1 - spec exc s-f reg 2 - spec exc FAR	**Holdover until 2/19/2025**	25
January 22, 2025	BDA245-004	4819 Melissa Lane	R-1/2ac(A)	13	1 - var side yard reg 2 - var side yard reg	**1 - Approved w/ cond 2 - Denied w/o prej**	12
January 22, 2025	BDA245-006	6930 Alpha Road	R-1/2ac(A)	11	1 - spec exc fence height 2 - spec exc fence height	**1 - Approved w/ cond 2 - Approved w/ cond**	29
January 22, 2025	BDA245-008	6041 McCommas Blvd	CD-11, R-7.5(A)	14	1 - var side yard reg	**1 - Approved w/ cond**	31
January 22, 2025	BDA245-012	3031 Brooklyndell Ave	R-7.5(A)	1	1 - var front yard 2 - var off-street park 3 - spec exc vis triangle	**1 - Approved w/ cond 2 - Approved w/ cond 3 - Approved w/ cond**	25
January 22, 2025	BDA245-014	3146 Clydedale Dr	R-7.5(A)	6	1 - var side yard reg	**Holdover until 2/19/2025**	33
January 22, 2025	BDA245-015	6356 Denham Street	R-7.5(A)	5	1 - var side yard reg	**Holdover until 2/19/2025**	29
PANEL C							
January 23, 2025	BDA234-146	3226 Lawnview Ave	R-7.5(A)	7	1 - spec exc fence height 2 - spec exc opacity	**1 - Approved w/ cond 2 - Approved w/ cond**	21
January 23, 2025	BDA234-149	5000 East Side Ave	D(A)	2	2 - var front yard	**1 - Approved w/ cond**	19
January 23, 2025	BDA234-155	929 Brookwood Drive	R-7.5(A)	4	1 - spec exc fence height 2 - spec exc vis triangle	**Remanded to Panel B**	21
January 23, 2025	BDA245-005	2635 Pennsylvania Ave	PD-595	7	1 - var front yard	**1 - Approved w/ cond**	33

BDA CASE LOG (10/2024 to 09/2025)	Case Nos.	Address	Zoning	Council District	Case Type	Board Action	Reg Notices Sent
PANEL A							
February 18, 2025	BDA245-011	4511 Stigall Street	PD-67	2	1 - var building height	**1 - Denied w/o prej**	29
February 18, 2025	BDA245-016	4637 Meadowood Road	R-1ac(A)	13	1 - Spec exc fence height	**1 - Approved w/cond**	14
February 18, 2025	BDA245-021	9450 N. Central Expressway	MF-1(A), PD-280, RR	13	1 - spec exc sign reg	**1 - Approved w/ cond**	8
February 18, 2025	BDA245-022	7117 Churchill Way	R-1/2ac(A)	11	1 - Spec exc fence height	**1 - Denied w/o prej**	19
PANEL B							
February 19, 2025	BDA234-155	929 Brookwood Drive	R-7.5(A)	4	1 - spec exc fence height 2 - spec exc vis obstr	**1 - denied w/o prej 2 - denied w/o prej**	21
February 19, 2025	BDA245-001	1417 Lenway Street	PD-595	7	1 - spec exc single family 2 - var FAR	**1 - approved w/ cond 2 - approved w/ cond**	25
February 19, 2025	BDA245-014	3146 Clydedale Dr	R-7.5(A)	6	1 - var side yard	**1 - denied w/o prej**	33
February 19, 2025	BDA245-015	6356 Denham Street	R-7.5(A)	5	1 - spec exc single family 2 - var FAR	**1 - denied w/o prej 2 - denied w/o prej**	29
February 19, 2025	BDA245-017	1427 Eastus Drive	R-7.5(A)	1	1 - var front yard	**Holdover until 4/16/25**	27
February 19, 2025	BDA245-020	1711 Botham Jean Boulevard	PD-317	2	1 - spec exc non conforming use	**1 - approved w/ cond**	6
February 19, 2025	BDA245-025	4519 Cabell Drive	MF-2(A)	2	1 - var rear yard setback 2 - var off street parking 3 - var side yard	**Holdover until 4/16/25**	61
PANEL C							
February 20, 2025	BDA245-010_FR1	2172 Jordan Valley Road	R-7.5(A)	8	1 - fee reimbursement	**1 - approved**	
February 20, 2025	BDA245-010	2172 Jordan Valley Road	R-7.5(A)	8	1 - var FAR 2 - var building height 3 - var side yard 4 - var rear yard 5 - spec exp single family	**1 - approved w/ cond 2 - approved w/ cond 3 - approved w/ cond 4 - approved w/ cond 5 - approved w/ cond**	24
February 20, 2025	BDA245-018	11224 Russwood Circle	R-1/2ac(A)	13	1 - spec exc front yar	**1 - denied w/ prej**	10
February 20, 2025	BDA245-024	5414 Falls Road	R-1ac(A)	13	1 - esp exc fence height	**1 - approved w/ cond**	9

BDA CASE LOG (10/2024 to 09/2025)	Case Nos.	Address	Zoning	Council District	Case Type	Board Action	Reg Notices Sent
February 20, 2025	BDA245-027	4802 Belmont Avenue	CR, PD-1019	2	1 - var building height	**1 - denied w/o prej**	46
February 20, 2025	BDA245-028	1900 Wheatland Road	CR, MF-2(A), MF-3(A), PD-624, R-7.5(A), TH-2(A)	8	1 - spec exc landscaping	**Holdover until 3/17/25**	29
February 20, 2025	BDA245-029	7915 S. Lancaster Road	CR, CS, LO-1, MF-2(A), MU-2, R-7.5(A), UC-2	8	1 - esp exc landscaping	**Holdover until 3/17/25**	19
PANEL C							
March 17, 2025	BDA245-026	114 W. 7th Street	CR, PD-1019	1	1 - Var to fence height	**1 - approved w/ cond**	8
March 17, 2025	BDA245-028	1900 Wheatland Road	CR, MF-2(A), MF-3(A), PD-624, R-7.5(A), TH-2(A)	8	1 - spec exc landscaping	**1 - approved w/ cond**	29
March 17, 2025	BDA245-029	7915 S. Lancaster Road	CR, CS, LO-1, MF-2(A), MU-2, R-7.5(A), UC-2	8	1 - esp exc landscaping	**1 - approved w/ cond**	19
March 17, 2025	BDA245-030	5323 Miller Street	CD-15	14	1 - var to side yard setback	**1 - approved w/ cond**	27
March 17, 2025	BDA245-032	4259 Park Lane	R-10(A)	2	1 - spec exc to fence height	**1 - approved w/ cond**	14
March 17, 2025	BDA245-036	2928 N. Henderson				**WITHDRAWN**	
March 17, 2025	BDA245-037	2632 Pennsylvania Ave	PD-595	7	1 - var to front yard	**1 - approved w/ cond**	35
March 17, 2025	BDA245-040	1637 Sylvan Ave	CD-13	1	1 - spec exc to fence height	**1 - approved w/ cond**	21
March 17, 2025	BDA245-041	5114 McKinney Ave	PD-193	14	1- terminate deed restriction	**1 - Denied without prejudice**	12
PANEL A							
March 18, 2025	BDA245-031	9411 Redondo Dr	D(A), R-10(A)	9	1 - ADU	**1 - Denied without Prejudice**	15
March 18, 2025	BDA245-033	7403 Midbury Dr	R-16(A)	11	1 - spec exc to fence height ; 2 - spec exc fence opacity; 3 - spec exc to fence height	**1 - Approved w/ cond 2 - Denied w/o prej 3 - approved w/ cond**	21
March 18, 2025	BDA245-034	11322 E. Ricks Circle	R-1ac(A)	11	1 - spec exc to fence height	**1 - Denied without prejudice**	13
March 18, 2025	BDA245-035	1433 N. Westmoreland	IR, PD-811	3	1 - var landscaping ; 2 - var to parking reg	**1 - Approved w/ cond 2 - Approved w/ cond**	7
March 18, 2025	BDA245-038	4463 Brookview Dr	R-10(A)	13	1 - spec exc to fence height ; 2 - spec exc fence opacity	**1 - Denied w/o prej 2 - Denied w/o prej**	14

BDA CASE LOG (10/2024 to 09/2025)	Case Nos.	Address	Zoning	Council District	Case Type	Board Action	Reg Notices Sent
March 18, 2025	BDA245-039	4343 Travis Street	PD-193	14	1 - var to front yar ; 2 - var to side yard	**Holdover until 4/15/2025**	101
PANEL A							
April 15, 2025	BDA245-039	4343 Travis Street	PD-193	14	1 - var to front yar ; 2 - var to side yard	**1 - Approved w/ cond 2 - Approved w/ cond**	101
April 15, 2025	BDA234-129_2YW	4640 N. Lindhurst Ave	PD-67	2	1 - 2 year waiver	**1 - Approved**	
April 15, 2025	BDA245-052_FW1	7807 Morton Street	PD-67	2	1 - Fee waiver	**1- Denied**	
April 15, 2025	BDA245-046	1617 Hi Line Drive	PD-621	6	1 - spec exc parking	**1 - approved w/ cond**	15
April 15, 2025	BDA245-047	1626 Hi Line Drive	PD-621	6	1 - spec exc parking	**Holdover until 5/20/2025**	9
April 15, 2025	BDA245-048	1616 Hi Line Drive	PD-621	6	1 - spec exc parking	**Holdover until 5/20/2025**	8
April 15, 2025	BDA245-049	1201 Oak Lawn Avenue	PD-621	6	1 - spec exc parking	**Holdover until 5/20/2025**	11
April 15, 2025	BDA245-050	1500 Dragon Street	PD-621	6	1 - spec exc parking	**Holdover until 5/20/2025**	31
PANEL B							
April 16, 2025	BDA245-017	1427 Eastus Drive	R-7.5(A)	1	1 - var front yard	**Holdover until 5/21/2025**	27
April 16, 2025	BDA245-025	4519 Cabell Drive	MF-2(A)	2	1 - var rear yard setback 2 - var off street parking 3 - var side yard	**1 - Approved w/ cond 2 - Denied w/o prej 3 - denied w/o prej**	61
April 16, 2025	BDA245-043	3034 Birmingham Avenue	PD-595	2	1 - var side yard 2- var rear-yard 3 - spec exc 20-foot vis obstruction	**1 - Approved w/ cond 2 - Approved w/cond 3 - approved w/ cond**	26
April 16, 2025	BDA245-043_FR1	3034 Birmingham Avenue	PD-595	7	1- var rear-yard 2 - spec exc 20-foot vis obstruction	**1- Denied**	
April 16, 2025	BDA245-045	4155 Buena Vista & 3403 N. Fitzhugh	PD-193	14	1 - var - lanscaping	**1 - approved w/ cond**	49
April 16, 2025	BDA245-051	6617 Gaston Avenue	CD-2	9	1 - var front yard	**1 - approved w/ cond**	15
PANEL C							

BDA CASE LOG (10/2024 to 09/2025)	Case Nos.	Address	Zoning	Council District	Case Type	Board Action	Reg Notices Sent
May 19, 2025	BDA234-119	1255 Annex Avenue	MF-2(A)	2	1 - var front yard	1 - denied without prej	22
May 19, 2025	BDA245-057	3516 Booker Street	PD-595	7	1 - var off street parking 2- var front yard	1 - approved w/ cond	36
May 19, 2025	BDA245-064	5930 Richmond Avenue	R-7.5(A)	14	1 - var FAR	1 - approved w/ cond	27
May 19, 2025	BDA245-066	3516 Ross Avenue	PD-298	14	1 - spec exc parking	1 - denied without prej	10
May 19, 2025	BDA245-069	5465 E. Mockingbird Lane	MU-3, PD-296, PD-834	14	1 - spec exc parking	1 - denied without prej	88
Panel A							
May 20, 2025	BDA245-047	1626 Hi Line Drive	PD-621	6	1 - spec exc parking	1 - denied with prejudice	9
May 20, 2025	BDA245-048	1616 Hi Line Drive	PD-621	6	1 - spec exc parking	1 - approved w/ cond	8
May 20, 2025	BDA245-049	1201 Oak Lawn Avenue	PD-621	6	1 - spec exc parking	holdover until June 17	11
May 20, 2025	BDA245-050	1500 Dragon Street	PD-621	6	1 - spec exc parking	holdover until June 17	31
May 20, 2025	BDA245-054	3111 W. Ledbetter Drive	R-5(A)	4	1 - spec exc fence height	1 - approved w/ cond	12
May 20, 2025	BDA245-055	3025 W. Ledbetter Drive	R-10(A)	3	1 - spec exc fence height	1 - approved with cond	13
May 20, 2025	BDA245-056	7 Glenshire Court	R-7.5(A)	13	1 - spec exc lot coverage	1 - approved w/ cond	22
May 20, 2025	BDA245-061	5514 Royal Lane	R-1ac(A)	13	1 - spec exc fence height 2 - spec exc fence height	holdover until June 17	10
May 20, 2025	BDA245-063	9670 Lynbrook Drive	R-7.5(A)	10	1 - spec exc fence height	1 - approved w/ cond	24
May 20, 2025	BDA245-068	2706 Lenway Street	PD-595	7	1 - var parking	1 - approved w/ cond	36
Panel B							
May 21, 2025	BDA245-017	1427 Eastus Drive	R-7.5(A)	1	1 - var front yard	1 - approved w/ cond	27
May 21, 2025	BDA245-060	6442 E. Lovers Lane	R-7.5(A)	9	1 - spec exc single family 2 - var FAR	1 - approved w/ cond	24
May 21, 2025	BDA245-062	1 Dorset Place	R-1ac(A)	13	1 - spec exc fence height 2 - spec exc visibility	1 - approved w/ cond	10

BDA CASE LOG (10/2024 to 09/2025)	Case Nos.	Address	Zoning	Council District	Case Type	Board Action	Reg Notices Sent
May 21, 2025	BDA245-067	3266 S. Edgefield Avenue	R-7.5(A)	4	1 - spec exc fence height 2 - spec exc opacity	**1 - approved w/ cond**	22
PANEL C							
June 16, 2025	BDA245-059	139 Turtle Creek Boulevard	PD-621	6	1 - esp exc parking	**1 - Approved w/ cond**	17
June 16, 2025	BDA245-070	5115 Vanderbilt Avenue	CD-9	14	1 - AO Appeal	**1 - Reverse AO Decision**	18
June 16, 2025	BOA-25-000006_FR	4803 Victor Street	PD-98	2	1 - spec exc fence height 2 - spec exc fence opacity 3 - spec visibility obst	**Denied**	
June 16, 2025	BOA-25-000006	4803 Victor Street	PD-98	2	1 - spec exc fence height 2 - spec exc fence opacity 3 - spec visibility obst	**1 - Approved w/ cond 2 - Approved w/ cond 3 - Approved w/cond**	25
June 16, 2025	BOA-25-000007	2726 Grafton Avenue	R-7.5(A)	1	1 - var front yard	**1 - Approved w/ cond**	31
Panel A							
June 17, 2025	BDA245-049	1201 Oak Lawn Avenue	PD-621	6	1 - spec exc parking	**holdover until July 15**	11
June 17, 2025	BDA245-050	1500 Dragon Street	PD-621	6	1 - spec exc parking	**holdover until July 15**	31
June 17, 2025	BDA245-058	1615 Alhambra Street	R-7.5(A)	5	1 - spec exc single family 2 - var ADU	**1 - Denied wo prej 2 - Denied wo prej**	23
June 17, 2025	BDA245-061	5514 Royal Lane	R-1ac(A)	13	1 - spec exc fence height 2 - spec exc fence height	**1 - Approved w/ cond 2 - Approved w/ cond**	10
June 17, 2025	BOA-25-000001	17776 Dallas Parkway	MU-1		1 - AO Appeal	**Holdover until Aug 19**	8
June 17, 2025	BOA-25-000003	7215 Cortland Avenue	R-7.5(A)	2	1 - spec exc single fam reg 2 - spec exc ADU	**1 - approved w/ cond 2 - Approved w/ cond**	24
June 17, 2025	BOA-25-000005	10806 Camellia Drive	R-16(A)	11	1 - var front yard 2 - spec exc fence height 3 - spec exc fence opacity 4 - spec exc visibility obst	**1 - approved w/cond 2 - approved w/ cond 3 - approved w/ cond 4 - approved w/ cond**	17
June 17, 2025	BOA-25-000008_FR1	2402 Garden Drive	PD-595	7	1 - var front yard	**Approved**	
June 17, 2025	BOA-25-000008	2402 Garden Drive	PD-595	7	1 - var front yard	**1 - approved w/ cond**	41
June 18, 2025 Cancelled Per Chairman (Panel B)				***June 18, 2025 Cancelled Per Chairman (Panel B)***			

BDA CASE LOG (10/2024 to 09/2025)	Case Nos.	Address	Zoning	Council District	Case Type	Board Action	Reg Notices Sent
PANEL C							
July 14, 2025	BOA-25-000004	4503 Holland Avenue	PD-193	14	1 - var FY 2 - SE to VOT	**1 - approved w/ cond 2 - approved w/ cond**	81
July 14, 2025	BOA-25-000012	8418 Plainview Drive	IR, A(A)	8	1 - var SY 2 - SE SF 3 - var RY 4- var LC	**1 - approved w/ cond 2 - approved w/ cond 3 - approved w/ cond 4 - approved w/cond**	7
July 14, 2025	BOA-25-000013	3702 Penelope Street	R-5(A)	7	1 - var FY	**1 - approved w/ cond**	33
July 14, 2025	BOA-25-000014	9785 Audubon Place	R-1a(A)	13	1 - var FH	**1 - approved w/ cond**	12
PANEL A							
July 15, 2025	BDA245-049	1201 Oak Lawn Avenue	PD-621	6	1 - spec exc parking	**1- Approved w/conditions**	11
July 15, 2025	BDA245-050	1500 Dragon Street	PD-621	6	1 - spec exc parking	**1 - Approved w/ conditions**	31
July 15, 2025	BOA-25-000009	11322 E. Ricks Circle	R-1a(A)	11	1 - spec exc fence height	**Holdover until 8/19/2025**	13
July 15, 2025	BOA-25-000011	9903 Elam Road	R-7.5(A)	5	1 - spec exc landscape conservation	**Denied without prejudice**	19
July 16, 2025 Cancelled Per Chairman (Panel B)				***July 16, 2025 Cancelled Per Chairman (Panel B)***			
PANEL C							
August 18, 2025	BOA-25-000018	2801 Wycliff Avenue	PD-621	14	1 - spec exc parking	**1 - Approved w/ conditions**	57
August 18, 2025	BOA-25-000019	1934 Elmwood Boulevard	R-7.5(A)	1	1 - spec exc ADU	**1 - Approved w/ conditions**	27
August 18, 2025	BOA-25-000020	6827 Santa Fe Avenue	CD-6	2	1 - var Building height ADU (rental)	**1 - Approved w/ conditions**	21
August 18, 2025	BOA-25-000027	5601 Santa Fe Avenue	D(A)	2	1 - spec fence height 2 - spec exc fence opacity	**1 - Approved w/ conditions**	22
August 18, 2025	BOA-25-000028	4501 Afton Street	PD-193	2	1 - spec exc landscape	**1 - Approved w/ conditions**	26
August 18, 2025	BOA-25-000048_FW1	1315 McKenzie Street			1 - Fee waiver	**1 - Denied with prejudice**	26

BDA CASE LOG (10/2024 to 09/2025)	Case Nos.	Address	Zoning	Council District	Case Type	Board Action	Reg Notices Sent
PANEL A							
August 19, 2025	BOA-25-000001	17776 Dallas Parkway	MU-1	12	1 - AO Appeal	**Holdover until 9/16/2025**	8
August 19, 2025	BOA-25-000009	11322 E. Ricks Circle	R-1a(A)	11	1 - spec exc fence height	**1 - Approved w/ conditions**	13
August 19, 2025	BOA-25-000015	10433 Remington Lane	R-16(A)	13	1 - var front yard 2 - var side yard 3 - var rear yard 4 - Var FAR	**1 - Approved w/ conditions 2 - Approved w/ cond 3 - Approved w/ cond 4 - Approved w/ cond**	19
August 19, 2025	BOA-25-000022	5315 Bonita Avenue	R-7.5(A)	2	1 - Spec exc ADU	**1 - Approved w/ conditions**	36
August 19, 2025	BOA-25-000023	3320 Live Oak Street	PD-298	2	1 - spec exc sign reg	**1 - Approved w/ conditions**	5
August 19, 2025	BOA-25-000025	5302 Miller Avenue	CD-15	2	1 - var LC	**1 - Approved w/ conditions**	24
August 19, 2025	BOA-25-000029	5917 Belgrade Avenue	R-7.5(A)	7	1 - Var front yard 2 - spec exc Fence height 3 spec exc Fence opacity	**1 - Approved w/ conditions 2 - Approved w/ cond 3 - Approved w/ cond**	17
PANEL B							
August 20, 2025	BOA-25-000017	899 N. Stemmons Freeway	PD-621	7	1 - spec exc landscape	**1 - Approved w/ conditions**	7
August 20, 2025	BOA-25-000021	1106 Westmount Ave	R-7.5(A)	1	1 - spec exc fence height 2 - spec exc fence opacity 3 - spec exc visibility obst	**1 - Approved w/ conditions 2 - Approved w/ cond 3 - Approved w/ cond**	71
August 20, 2025	BOA-25-000024	4000 Coolidge Street	PD-595	7	1 - var front yard	**1 - Approved w/ conditions**	36
August 20, 2025	BOA-25-000030	5451 Vanderbilt Avenue	CD-9	2	1 - var side yard	**1 - Approved w/ conditions**	24
August 20, 2025	BOA-25-000031	9757 Larga Drive	R-7.5(A)	13	1 - var side yard 2 - var lot coverage	**1 - Approved w/ conditions 2 - Approved w/ cond**	28
PANEL C							
September 15, 2025	BDA245-053	11932 Audelia Road	R-7.5(A)	10	1 - Spec exc fence height	**1 - Approved w/ conditions**	21

BDA CASE LOG (10/2024 to 09/2025)	Case Nos.	Address	Zoning	Council District	Case Type	Board Action	Reg Notices Sent
September 15, 2025	BOA-25-000034	1545 Acapulco Drive	R-13(A)	3	1 - Spec exc ADU 2 - Var Floor area	**1 - Approved w/ conditions 2 - Approved w/ cond**	24
September 15, 2025	BOA-25-000035	1255 Annex Avenue	MF-2(A)	2	1 - Var front yard	**1 - Approved w/ conditions**	16
September 15, 2025	BOA-25-000039	5008 Radbrook Palace	R-1ac(A)	9	1 - Spec exc fence height	**1 - Approved w/ conditions**	9
PANEL A							
September 16, 2025	BOA-25-000001	17776 Dallas Parkway	MU-1	12	- AO Appeal	**Reverse BO**	8
September 16, 2025	BOA-25-000037	1828 Kessler parkway	CD-13	1	1 - Var front yard	**1 - Approved w/ conditions**	14
September 16, 2025	BOA-25-000038	5410 Melrose Avenue	TH-3(A)	14	1 - spec exc fence height 2 - Spec exc fence opaccity	**Holdover until Oct 21, 2025**	38
September 16, 2025	BOA-25-000041	5003 Colonial Avenue	PD-595	7	1 - var front yard 2 - var front yard	**1 - Approved w/ conditions 2 - Approved w/ cond**	29
September 16, 2025	BOA-25-000044	1425 N. Buckner Boulevard	R-10(A)	9	1 - spec exc fence height	**Holdover until Oct 21, 2025**	21
September 16, 2025	BOA-25-000046	9999 Meadowbrook	R-1ac(A)	13	1 - spec exc fence height	**Holdover until Oct 21, 2025**	9

BOARD OF ADJUSTMENT

2025-2026

GOALS & OBJECTIVES

City of Dallas
Board of Adjustment
October 28, 2025

Proposed 2025- 2026 Goals & Objectives

1. Ensure Fairness to every property owner appeal to the Board of Adjustment (BOA) through a Transparent process that culminates in Timely public hearings where Accurate information is reasonably applied to the Board's preexsisting legal standards.

2. Members and Alternates acknowledge importance of in-person fully (5 of 5) attended Panel Hearings to ensure fairness to the applicant and public. Commit to this effective 100% attendence by Members and/or Alternate Members by calendarizing/prioritizing monthly meetings and communicating potential absence well in advance of meeting dates to optimize Alternate Member coverage.

3. Staff and Board to provide a public hearing for property owner appeals to BOA within 55 days on average from taxpayer application. Continue to use a verifiable predefined consistent measurement of days from application to Hearing, (State law requires a hearing within 60 days for an Administrative Official appeal and 30 days for Plats)

4. Process Improvement: Review the appeals process for opportunities to streamline processes and to remove unnecessary steps. Identify ways to make the application process more accessable to "non-professional"users and applicants. Can AI assist in streamlining process ? Consider regular surveys of applicants to obtain their feedback on accessibility and user friendliness of BOA appeal process.

5. Staff's comprehensive and technical analysis for appeal hearings to utilize only current maps and information with enhanced photos and property comparisons including professional narratives to include the uniqueness of the surrounding properties within 200 feet of the appeal location. Consider AI and Drone for ariel/overhead video. Staff to proofread all presentations to ensure improved accuracy.

6. Website enhancements to ensure timely updates to "pending cases" section. Create a user friendly application flowchart/process to guide a property owner start to finish. Add video link for user to view typical BOA public hearing. Consider use of AI.

7. Quarterly enhanced training on rules, conflicts of interest, criteria for decision making and onboarding of new appointees. Should BOA members and alternates attend CPC, APA, and TPA to learn fuller aspects of land use ?

BOARD OF ADJUSTMENT

RECOMMENDATIONS TO THE CITY COUNCIL

City of Dallas
Board of Adjustment
PROPOSED Recommendations to City Council
October 28, 2025

1. Request City Council's confirmation and understanding of the Board of Adjustment's mission to adjudicate land use decisions by providing Timeliness, Accuracy, Transparency, and Fairness for all phases and parties of an appeal to the Board of Adjustment by a taxpayer/property owner given our quasi-judicial format.

2. Request City Council increased oversight on Planning & Development, permitting process, and personnel to reduce permitting errors which have led to undue financial cost, delay, and unfairness to all involved: Taxpayers, homeowners, developers and neighborhoods.

3. Request Approval of the proposed amendments to the Board of Adjustment's Rules of Procedure.