

2025 JUL -16 AM 10:00

CITY SECRETARY
DALLAS, TEXAS



BOARD OF ADJUSTMENT

Panel A Minutes

June 17, 2025

Council Chambers 6EN

24923176153@dallascityhall.webex.com

David A. Neumann, Chairman

PRESENT: [5]

David A. Neumann, Chairman	
Kathleen Davis	
Michael Dorn	
Jay Narey	
Michael Hopkovitz	

ABSENT: [0]

Chairman David A. Neumann called the briefing to order at **9:00 A.M.** with a quorum of the Board of Adjustment present.

Chairman David A. Neumann called the hearing to order at **1:00 P.M.** with a quorum of the Board of Adjustment present.

The Chairperson stated that no action of the Board of Adjustment shall set a precedent. Each case must be decided upon its own merits and circumstances, unless otherwise indicated, each use is presumed to be a legal use. Each appeal must necessarily stand upon the facts and testimony presented before the Board of Adjustment at this public hearing, as well as the Board's inspection of the property.

PUBLIC SPEAKERS

The Board of Adjustment provided public testimony opportunities for individuals to comment on matters that were scheduled on the posted meeting agenda.

- Mike Higgins, Sea Pines Dr, Dallas TX 75287
- David Schnitzer, 17528 Ivy Hill Dr, Dallas TX 75287
- David Walter, 5531 Tamaron Ct., Dallas TX 75287
- Mary Lou Reese, 4604 Honey creek Lane, Dallas TX 75287
- Kathy Usher, 4843 Stony Ford, Dallas TX 75287
- Peter Zaby, 5023 Sea Pines, Dallas TX 75287
- Stuart Bergsma, 5015 Bellerive dr., Dallas TX 75287
- Vivian Unger, 5115 Spyglass Dr., Dallas TX 75287

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- Raj Narayanan, 17515 Riverhill Dr., Dallas TX 75287
- Juisti Nelson, 4703 Briargrove Ln., Dallas TX 75287
- Diana Harris, 5531 Tamaron Court., Dallas TX 75287
- Greg Polito, 5119 Bellevue Drive, Dallas TX 75287
- Tom Dupree, 5132 Bellerive Dr., Dallas TX 75287
- Kevin Mesing, 5143 Quail Lake Dr., Dallas TX 75287
- Matthew Love, 17512 Riverhill Dr., Dallas TX 75287

MISCELLANEOUS ITEMS

Approval of the Board of Adjustment Panel A, May 18, 2025, Meeting Minutes.

Motion was made to approve Panel A, May 18, 2025, Public Hearing Minutes.

Maker:	Michael Hopkovitz				
Second:	Jay Narey				
Results:	5-0 unanimously				Motion to approve
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Michael Dorn, Jay Narey, Michael Hopkovitz
		Against:	-	0	

1. 2402 GARDEN DRIVE

BOA-25-000008_FR1 (DB)

BUILDING OFFICIAL'S REPORT: Application of Anish Thakrar for a fee reimbursement for **(1)** a variance to the front-yard setback regulation at **2402 Garden Drive**. This property is more fully described as Block A/2246 Lot 14 and is zoned PD-595 (Subdistrict R-5(A)).

LOCATION: 2402 Garden Drive

APPLICANT: Anish Thakrar

REQUEST:

The applicant is requesting a fee reimbursement for fees paid for the application of the 15-foot variance to the front-yard setback regulation at 2402 Garden Drive which will appear before Panel A on June 17, 2025.

STANDARD FOR A FEE WAIVER OR REIMBURSEMENT:

Dallas City Code Section 303.12.1.6. Fee Waiver specifies the board of adjustment may waive the filing fee if the board finds that payment of the fee would result in substantial financial hardship to the applicant. The applicant may either pay the fee and request reimbursement at the hearing on the matter or request that the issue of financial hardship be placed on the board's miscellaneous docket for predetermination. If the issue is placed on the miscellaneous docket, the applicant may not apply to the merits of the request for a waiver have been determined by the board. In making this determination, the board may require the production of financial documents.

STAFF RECOMMENDATION:

The staff does not make a recommendation on fee waiver requests since the standard is whether the board finds that payment of the fee would result in substantial financial hardship to the applicant.

Speakers:

For: No Speakers

Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BOA-25-000008_FR1, on application of Anish Thakrar, **GRANT** the request to the reimbursement of the filing fees paid in association with a request for a variance to the front-yard setback regulation as requested by this applicant because our evaluation of the property and testimony shows that the payment of the fee would result in substantial financial hardship to this applicant.

Maker:	Jay Narey				
Second:	Kathleen Davis				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Michael Dorn, Jay Narey, Michael Hopkovitz
		Against:	-	0	

UNCONTESTED ITEMS

2. 2402 GARDEN DRIVE

BOA-25-000008(DB)

BUILDING OFFICIAL'S REPORT: Application of Anish Thakrar for **(1)** a variance to the front-yard setback regulation at **2402 Garden Drive**. This property is more fully described as Block A/2246, Lot 14 and is zoned PD-595 (Subdistrict R-5(A)), which requires a 20-foot front-yard setback. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front-yard setback, which will require **(1)** a 15-foot variance to the front-yard setback regulation.

LOCATION: 2402 Garden Drive

APPLICANT: Anish Thakrar

REQUEST:

(1) A request for a variance to the front-yard setback regulations.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the **front yard**, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (B) **necessary to permit development of a specific parcel of land** that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

ELEMENT II SUBSTITUTE:

Dallas Development Code § 51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

1. Variance (1) to the **Front-Yard Setback** regulations

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received before case reports were finalized and submitted.
- B. The subject site is not irregularly shaped, sloped and is larger than the minimum lot size required in R-5(A) (.14 ac or 6098.4 sq ft) Zoning District but is still restrictive in buildable area. The subject site is a corner lot and sits at the intersection of Garden Drive and Wanda Street. Its location at an intersection requires the site to maintain a 45x45 foot visibility triangle which further decreases the buildable area of the lot. The subject site also has two front yards due to blockface continuity; each front yard requires 20-foot setbacks which decreases the buildable area even more; therefore, the property cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning.
- C. Is not a self-created or personal hardship.

BACKGROUND INFORMATION:

BDA History:

No BDA history found at 2402 Garden Drive in the last 5 years.

Square Footage:

- This lot contains 6098.4 of square feet.

Zoning:

Site: Planned Development #595, Subdistrict R-5(A)
North: Planned Development #595, Subdistrict R-5(A)
East: Planned Development #595, Subdistrict R-5(A)
South: Planned Development #595, Subdistrict R-5(A)
West: Planned Development #595, Subdistrict R-5(A)

Land Use:

The subject site and surrounding properties to the north, south, east and west zoned are zoned as Planned Development #595, Subdistrict R-5(A).

GENERAL FACTS/STAFF ANALYSIS:

- The application of Anish Thakrar for the property located at 2402 Garden Drive focuses on one request relating to the front yard setback regulations.
- The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front-yard setback, which will require a 15-foot variance to the front-yard setback regulations; Planned Development #595 reverts to R-5(A) zoning district regulations which requires a 20-foot front yard setback.
- The subject site is a corner lot and has double street frontage along Garden Drive and Wanda Street; the request for the variance is for the front yard along Wanda Street.
- Per the applicant, they are requesting the 15-foot variance to the front yard setback along Wanda Street due to the restrictive nature of the lot; the lot has two front yards, both requiring 20-feet.
- The subject site is partially developed with a single-family home.

The applicant has the burden of proof in establishing the following:

- That granting the variance will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

The board may also consider Dallas Development Code **§ 51A-3.102(d)(10)(b)**, formerly known as **HB 1475** as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

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- (a) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 (Submission of Rolls to Taxing Units), Tax Code.
 - (b) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
 - (c) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
 - (d) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
 - (e) the municipality considers the structure to be a nonconforming structure.
- Granting the proposed variance below, with a condition that the applicant complies with the submitted site plan, would require the proposal to be constructed as shown on the submitted documents.
 - 15- foot variance to the front yard setback regulations.
 - 200' Radius Video: [BOA-25-000008 at 2402 Garden Drive](#)

Timeline: _

- May 5, 2025: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.
- May 7, 2025: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- May 16, 2025: The Planning and Development Senior Planner emailed the applicant the following information:
- an attachment that provided the hearing date and panel that will consider the application; the May 23, 2025, deadline to submit additional evidence for staff to factor into their analysis; and June 6, 2025, deadline to submit additional evidence to be incorporated into the board's docket materials.
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- May 29, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the June public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

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Speakers:

For: No Speakers

Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BOA-25-000008, on application of Anish Thakrar, **GRANT** the 15-foot variance to the front-yard setback regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of all submitted plans are required.

Maker:	Michael Hopkovitz				
Second:	Jay Narey				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Michael Dorn, Jay Narey, Michael Hopkovitz
		Against:	-	0	

3. 17776 DALLAS PARKWAY

BOA-25-000001 (DB)

BUILDING OFFICIAL'S REPORT: Application of Tommy Mann to appeal the decision of an administrative official in the revocation of a Certificate of Occupancy at **17776 DALLAS PARKWAY**. This property is more fully described as Block 2/8705 Lot 36A, and is zoned MU-1, which requires that the building official shall not issue a certificate of occupancy if the building official determines that the use would be operated in violation of the Dallas Development Code, other city ordinances, rules, or regulations, or any county, state, or federal laws or regulations. The applicant proposes to appeal the decision of an administrative official in the revocation of Certificate of Occupancy number 2410071172 issued on April 9, 2025.

LOCATION: 17776 Dallas Parkway

APPLICANT: Tommy Mann

REQUEST:

A request is made to appeal the decision of an administrative official in the revocation of Certificate of Occupancy number 2410071172 issued on April 9, 2025

STANDARD FOR APPEAL FROM DECISION OF AN ADMINISTRATIVE OFFICIAL:

Section Dallas Development Code Sections 51A-3.102(d)(1) and 51A-4.703(a)(2) state that any aggrieved person may appeal a decision of an administrative official when that decision concerns issues within the jurisdiction of the Board of Adjustment.

Section 51A –3.102 of the Dallas Development code states the Board of Adjustment has the following powers and duties: “reverse an order, requirement, decision, or determination of an administrative official involving the interpretation or enforcement of the zoning ordinance; to hear and decide, appeals from decisions of administrative officials made in the enforcement of a zoning ordinance of the city. (For this purpose of the section administrative official means that person within a city department having the final decision-making authority within the department relative to the zoning enforcement issue.); to interpret the zoning district map when uncertainty exists because the actual physical features differ from those indicated on the zoning district map and when the rules set forth in the zoning district boundary regulations do not apply.”

Additionally, **Section 51A-4.703** states that “the board shall decide an appeal of a decision of an administrative official at the next meeting for which notice can be provided following the hearing and not later than the 60th day after the appeal date is filed. The board shall have all the powers of the administrative official on the action appealed from. The board may in whole or in part affirm, reverse, or amend the decision of the official. The board may impose reasonable conditions in its order to be complied with by the applicant in order to further the purpose and intent of this chapter.”

The Board of Adjustment may hear and decide an appeal that alleges error in a decision made by an administrative official. Tex. Local Gov't Code Section 211.009(a)(1).

BDA History: BDA History found at 17776 Dallas Parkway in the last 5 years.

- BDA201-101 at 17776 Dallas Parkway (AO Appeal), Denied on October 19, 2021, by Panel A board members.

Zoning:

Site: MU-1 Zoning District
North: LO-1 Zoning District
South: MU-1 Zoning District
East: R-10(A) Zoning District
West: MU-1 Zoning District

Land Use:

The subject site and surrounding properties are developed with mixed uses.

GENERAL FACTS/STAFF ANALYSIS:

- The board shall have all the powers of the administrative official on the action appealed. The board may in whole or in part affirm, reverse, or amend the decision of the official.
- The proposed restaurant and/or commercial amusement (inside) use was determined to₈

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be a gambling place, which does not comply with the Dallas Development Code regulations.

- The applicant applied for the Certificate of Occupancy (CO) on October 7, 2024. The Certificate of Occupancy was originally approved on January 6, 2025, and then later revoked on April 9, 2025, due to non-compliance with Dallas Development Code and state law.
- On April 15, 2025, a Letter of Revocation was issued by the Chief Building Official after it was determined that the proposed operations violate Texas Penal Code Section 47.04, "Keeping a Gambling Place."
- The subject site previously existed as a restaurant.

Timeline:

May 5, 2025: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.

May 7, 2025: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

May 16, 2025: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the hearing date and panel that will consider the application; the May 23, 2025, deadline to submit additional evidence for staff to factor into their analysis; and June 6, 2025, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

May 29, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the June public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: Tommy Mann, 2728 N. Harwood Street, Dallas TX 75201

Against: No Speakers

Representing the City of Dallas: Stacey Rodriguez, 1500 Marilla St. 7DN, Dallas TX 75201

Motion

I move that the Board of Adjustment in Appeal No. BDA 25-000001, **HOLD this matter under advisement** until **August 19, 2025**.

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Maker:	David Neumann				
Second:	Kathleen Davis				
Results:	4-1				Motion to hold under advisement
		Ayes:	-	4	David A. Neumann, Kathleen Davis, Michael Dorn, Jay Narey
		Against:	-	1	Michael Hopkovitz

INDIVIDUAL CASES

4. 1615 ALHAMBRA STREET

BDA245-058(BT)

This item was moved to Individual Cases

BUILDING OFFICIAL'S REPORT: Application of Delia Ledezma for **(1)** a special exception to the single-family regulations, and for **(2)** a variance to the floor area for structures accessory to single family use regulations at **1615 Alhambra Street**. This property is more fully described as Block 30/6237, Lot 15, and is zoned R-7.5(A), which states that an accessory structure may not exceed 25 percent of the floor area of the main structure and limits the number of dwelling units to one. The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require **(1)** a special exception to the single-family zoning use regulations, and to construct and/or maintain a single family residential accessory structure with 546 square feet of floor area (31% of the 1,664 square foot floor area of the main structure), which will require **(2)** a 130 square foot variance to the floor area for structures accessory to single family use regulations.

LOCATION: 1615 Alhambra Street

APPLICANT: Delia Ledezma

REQUEST:

- (1) A request for a special exception to the single-family use regulations; and
- (2) A request for a variance to the floor area for structures accessory to single-family use regulations.

STANDARDS OF REVIEW FOR A SPECIAL EXCEPTION TO THE SINGLE-FAMILY ZONING USE REGULATIONS:

Section 51A-4.209(b)(6)(E)(i) of the Dallas Development Code states that the board of adjustment may grant a special exception to authorize an additional dwelling unit in any district when, in the opinion of the board, the additional dwelling unit will not:

(aa) be used as rental accommodations; or

(bb) adversely affect neighboring properties.

Section 51A-4.209(b)(6)(E)(ii) states that in granting this type of special exception, the board shall require the applicant to deed restrict the subject property to prevent the use of the additional dwelling unit as rental accommodations.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front yard, side yard, rear yard, lot width, lot depth, lot coverage, **floor area for structures accessory to single-family uses**, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (D) **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (E) **necessary to permit development of a specific parcel of land** that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (F) **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

ELEMENT II SUBSTITUTE:

Dallas Development Code Section 51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

2. Special Exceptions (1):

No staff recommendation is made on this request for a special exception to authorize an additional dwelling unit since the basis for this type of appeal is when in the opinion of the board, the additional dwelling unit will not: 1) be used as rental accommodations; or 2) adversely affect neighboring properties.

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

Denial

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- D. Not contrary to the public interest as no letters of opposition were received before case reports were finalized and submitted.

E. The subject site is not restrictive via its size (approximately 8232.84 square feet), shape or slope; therefore, the property can be developed in a manner commensurate with development upon other parcels of land in the same zoning.

F. Is not a self-created or personal hardship.

BACKGROUND INFORMATION:

BDA History:

No BDA history found at 1615 Alhambra Street within the last 5 years.

Square Footage:

- This lot contains 8232.84 of square feet or .189 acres.
- This lot is zoned R-7.5(A) which has a minimum lot size of 7,500 square feet per dwelling unit for single-family residential structures.

Site: R-7.5(A) Zoning District

North: R-7.5(A) Zoning District & Clustered Housing (CH)

East: R-7.5(A) Zoning District

South: R-7.5(A) Zoning District

West: R-7.5(A) Zoning District

Land Use:

The subject site and areas to the south, east, and west are zoned R-7.5(A) and areas to the north are zoned with uses permissible in R-7.5(A) and .

GENERAL FACTS/STAFF ANALYSIS:

- The application of Delia Ledezma located at 1615 Alhambra Street focuses on two requests relating to the single-family zoning use regulations and the floor area for structures accessory to single-family use regulations.
- The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require a special exception to the single-family zoning use regulations.
- Secondly, the applicant proposes to construct and/or maintain a single family residential accessory structure with 546 square feet of floor area (31% of the 1,664 square foot floor area of the main structure), which will require a 130 square foot variance to the floor area for structures accessory to single family use regulations
- The subject site has single street frontage on Alhambra Street.
- The subject site along with surrounding properties to the north, south, east and west are zoned with uses permissible in the R-7.5(A) zoning district. Areas to the north are zoned as R-7.5(A) and Clustered Housing (CH).
- The subject site is currently developed with a single-family residential structure and is located within an established neighborhood.
- The applicant has the burden of proof in establishing that granting the special exception to the single-family use regulations will not adversely affect neighboring properties and will not be used as rental accommodations.

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- Granting the special exception to the single-family use regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- Granting the special exception to the single-family use regulations would also require the applicant to deed restrict the subject property to prevent the use of the additional dwelling unit as rental accommodations.

The applicant has the burden of proof in establishing the following:

- That granting the variance will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

The board may also consider Dallas Development Code Section **51A-3.102(d)(10)(b)**, formerly known as **HB 1475** as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

- (f) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 (Submission of Rolls to Taxing Units), Tax Code.
- (g) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (h) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (i) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (j) the municipality considers the structure to be a nonconforming structure.
- Granting the proposed variance below, with a condition that the applicant complies with the submitted site plan, would require the proposal to be constructed as shown on the submitted documents.
 - 130 square foot variance to the floor area regulations.
- 200' Radius Video: [BDA245-058 at 1615 Alhambra Street](#)

Timeline:

March 21, 2025: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

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April 3, 2025: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.

April 18, 2025: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the hearing date and panel that will consider the application; the April 23, 2025, deadline to submit additional evidence for staff to factor into their analysis; and May 9, 2025, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

April 24, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the May public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

May 5, 2025: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.

May 16, 2025: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the hearing date and panel that will consider the application; the May 23, 2025, deadline to submit additional evidence for staff to factor into their analysis; and June 6, 2025, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

May 29, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the June public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: Jacqueline Ledezma, 1619 Alhambra St., Dallas TX

Against: No Speakers

Motion # 1

I move that the Board of Adjustment, in request No. BDA 245-058, on application of Delia Ledezma, **DENY** the special exception to construct and maintain an additional dwelling unit (not for rent) on a site developed with a single-family structure as requested by this applicant **without prejudice**, because our evaluation of the property and the testimony shows that granting the application would adversely affect neighboring property.

Maker:	Kathleen Davis				
Second:	Jay Narey				
Results:	5-0 Unanimously				Motion to deny without prejudice
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Michael Dorn, Jay Narey, Michael Hopkovitz
		Against:	-	0	

Motion # 2

I move that the Board of Adjustment, in Appeal No. BDA 245-058, on application of Delia Ledezma, **DENY** the variance to the floor area for a structure accessory to the single-family use regulations requested by this applicant **without prejudice**, because our evaluation of the property and the testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would NOT result in unnecessary hardship to this applicant..

Maker:	Kathleen Davis				
Second:	Jay Narey				
Results:	5-0 Unanimously				Motion to deny without prejudice
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Michael Dorn, Jay Narey, Michael Hopkovitz
		Against:	-	0	

5. 7215 CORTLAND DRIVE

BOA-25-000003 (BT)

This item was moved to Individual Cases

BUILDING OFFICIAL'S REPORT: Application of Maria Perez for **(1)** a special exception to the single-family use regulation, for **(2)** a variance to the floor area regulation, and for **(3)** a variance to the side-yard setback regulation at **7215 CORTLAND AVENUE**. This property is more fully described as Block 12/2359, Lot 3, and is zoned R-7.5(A), which limits the number of dwelling units to one, and prohibits an accessory structure from exceeding 25% of the floor area of the main structure. The applicant proposes to construct and/or maintain an additional dwelling unit, not for rent (NFR), which will require **(1)** a special exception to the single-family zoning use regulations; and the applicant further proposes to construct and/or maintain a single-family residential accessory structure with 493 square feet of floor area (39 percent of the 1,269 square foot floor area of the main structure), which will require **(2)** a 177 square foot variance to the floor area regulations.

LOCATION: 7215 Cortland Avenue.

APPLICANT: Maria Perez

REQUEST:

- (2) A request for a special exception to the single-family use regulations, and
- (3) A request for a variance to the floor area for structures accessory to single-family use regulations.

STANDARD FOR A SPECIAL EXCEPTION TO THE SINGLE-FAMILY USE REGULATIONS TO AUTHORIZE AN ADDITIONAL DWELLING UNIT:

Section 51A-4.209(b)(6)(E)(i) of the Dallas Development Code specifies that the board may grant a special exception to the single-family use regulations of the Dallas Development Code to authorize an additional dwelling unit on a lot when, in the opinion of the board, the additional dwelling unit **will not**:

- 1) **be used as rental accommodations**; or
- 2) **adversely affect neighboring properties.**

Section 51A-4.209(b)(6)(E)(ii) states that in granting this type of special exception, the board shall require the applicant to deed restrict the subject property to prevent the use of the additional dwelling unit as rental accommodations.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51(A)-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front yard, side yard, rear yard, lot width, lot depth, lot coverage, **floor area for structures accessory to single-family uses**, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (G) **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (H) **necessary to permit development of a specific parcel of land** that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (I) **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

ELEMENT II SUBSTITUTE

Dallas Development Code §51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code;

- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur;
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this request for a special exception to authorize an additional dwelling unit since the basis for this type of appeal is when in the opinion of the board, the additional dwelling unit will not: 1) be used as rental accommodations; or 2) adversely affect neighboring properties.

Variance to the floor area for structures accessory to single family uses:

Denial

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received.
- B. Subject site does not differ from other parcels of land by being of such a restrictive area, shape, or slope. Therefore, it can be developed in a manner commensurate with the development upon other parcels of land in the same zoning.
- C. Not self-created nor is it a personal hardship.

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A)
North: R-7.5(A)
East: R-7.5(A)
South: R-7.5(A)
West: R-7.5(A)

Land Use:

The subject site is developed with single-family use and surrounding properties are developed with single-family uses and various non-residential uses.

BDA History:

No BDA history found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Maria Perez for the property located at 7215 Cortland Avenue focuses on 2 requests relating to the additional dwelling unit, and floor area for structures accessory to single-family use regulations.
- The first request is for a special exception to the single-family use regulations. The applicant is proposing to construct and maintain an additional dwelling unit (not for rent), which will require a special exception to the single-family zoning use regulations.
- Lastly, the applicant is requesting a variance to the floor area for structures accessory to single-family use regulations. The applicant is proposing to construct and maintain an additional dwelling unit, not for rent, on a site developed with a single-family home greater than 25 percent of the main floor area.
 - The proposed additional dwelling unit is approximately 493 square feet (39 percent).
 - The main floor area is 1,269 square feet (@ 25 percent = 317 square feet).
 - Existing structure and setbacks with proposed interior remodel/conversion.
 - Accessory structures are allowed in the side and rear yard setbacks provided the location is in the rear 30 percent of the lot and does not exceed 15-feet in height.
- The surrounding properties to the south, east and west are R-7.5(A) single-family uses.
- The Dallas Development Code, single-family use regulations, states that only one dwelling unit may be located on a lot and that the Board of Adjustment may grant a special exception to this provision and authorize an additional dwelling unit on a lot when, in the opinion of the board, the special exception will not: (1) be use as rental accommodations; or (2) adversely affect neighboring properties.
- The Dallas Development Code specifies that the board has the power to grant variances from the **floor area for structures accessory to single-family uses**, provided that the variance is, **not contrary to the public interest, necessary to permit development of a specific parcel of land and not granted to relieve a self-created or personal hardship**.
- The applicant has the burden of proof in establishing that the special exception to the single-family use regulations will not adversely affect the neighboring properties and will not be used as rental accommodations.
- Granting the special exception to the single-family use regulation, variance to the floor area regulations and variance to the side-yard setback regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents. Granting the special exception to the single-family use regulations would also require the applicant to deed restrict the subject property to prevent the use of the additional dwelling use as rental accommodations.
- 200' Radius Video: [BOA-25-000003 at 7215 Cortland Ave](#)

Timeline:

May 12, 2025: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

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May 5, 2025: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

May 19, 2025: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **May 23, 2025**, deadline to submit additional evidence for staff to factor into their analysis; and **May 30, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

May 29, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **June** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: Maria Perez, 7215 Cortland Dr, Dallas TX 75235

Translator: Monserrat Guillen Rivera, 2425 Victory Ave # 521, Dallas TX 75219

Against: Janie Gonzalez, 7124 Cortland Ave, Dallas TX 75235

Motion # 1

I move that the Board of Adjustment, in request No. BOA-25-000003, on application of Maria Perez, **GRANT** the request to construct and maintain an additional dwelling unit (**not for rent**) on a site developed with a single-family structure as a special exception to the single-family use regulations in the Dallas Development Code, because our evaluation of the property and the testimony shows that this special exception will not adversely affect neighboring properties.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

1. Compliance with the most recent version of all submitted plans are required.
2. The applicant must deed restrict the subject property to prevent the use of the additional dwelling unit as rental accommodations.

Maker:	Kathleen Davis					
Second:	Jay Narey					
Results:	4-1					Motion to grant
		Ayes:	-		4	David A. Neumann, Kathleen Davis, Michael Dorn, Jay Narey

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		Against:	-		1	Michael Hopkovitz
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Motion # 2

I move that the Board of Adjustment, in Appeal No. BOA-25-000003, on application of Maria Perez **GRANT** the 177 square foot variance to the floor area for a structure accessory to the single-family use regulations because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of all submitted plans are required.

Maker:	Kathleen Davis					
Second:	Jay Narey					
Results:	4-1					Motion to grant
		Ayes:	-		4	David A. Neumann, Kathleen Davis, Michael Dorn, Jay Narey
		Against:	-		1	Michael Hopkovitz

6. 10806 CAMELLIA DRIVE

BOA-25-000005 (DB)

This item was moved to Individual Cases

BUILDING OFFICIAL'S REPORT: Application of Robert Baldwin for **(1)** a variance to the front-yard setback regulation, for **(2)** a special exception to the fence height regulations, for **(3)** a special exception to the fence opacity regulation, and for **(4)** a special exception to the 20-foot visibility obstruction regulation at **10806 Camellia Drive**. This property is more fully described as Block 4/5500, Lot 3, and is zoned R-16(A), which requires a front-yard setback of 35-feet, and 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 intersection of an alley and an adjacent street curb line. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 20-foot front-yard setback, which will require **(1)** a 15-foot variance to the front-yard setback regulation, and to construct and/or maintain an 8-foot-high fence in a required front-yard, which will require **(2)** a 4-foot special exception to the fence height regulation, 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, which will require **(3)** a special exception to the fence opacity regulations, and to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle at an alley and Royal Lane, which will require **(4)** a special exception to the visibility obstruction regulations at the intersection of an alley and street.

LOCATION: 10806 Camelia Drive

APPLICANT: Robert Baldwin

REQUEST:

- (4) A request for a variance to the front-yard setback regulations; and
- (5) A request for a special exception to the fence height regulations; and
- (6) A special exception to the fence standards regulations regarding opacity; and
- (7) A special exception to the 20-foot visibility obstruction regulations.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the **front yard**, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (J) **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (K) **necessary to permit development of a specific parcel of land** that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (L) **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

ELEMENT II SUBSTITUTE:

Dallas Development Code § 51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT & OPACITY

STANDARD REGULATIONS: Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence standard regulations when in the opinion of the board, **the special exception will not adversely affect neighboring property.**

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO VISUAL OBSTRUCTION REGULATIONS:

Section 51A-4.602(d)(3) of the Dallas Development Code states that the board may grant a special exception to the visual obstruction regulations when in the opinion of the board, **the special exception will not constitute a traffic hazard.**

STAFF RECOMMENDATION:

4. Variance (1) to the **Front-Yard Setback** regulations

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- G. Not contrary to the public interest as no letters of opposition were received before case reports were finalized and submitted.
- H. The subject site is not irregularly shaped, sloped and is larger than the minimum lot size required in R-16(A) (.38 ac or 16552.8 sq ft) Zoning District but is still restrictive in buildable area. The subject site is a corner lot and sits at the intersection of Camelia Drive and Royal Lane. The subject site also has two front yards due to blockface continuity; each front yard requires 35-foot setbacks which decreases the buildable area even more; therefore, the property cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning.
- I. Is not a self-created or personal hardship.

Special Exceptions (3):

No staff recommendation is made on these requests.

BACKGROUND INFORMATION:

BDA History:

- No BDA history found at 10806 Camelia Drive in the last 5 years.

Square Footage:

- This lot contains 16552.8 of square feet.
- This lot is zoned R-16(A) which has a minimum lot size of 16,000 square feet.

Zoning:

Site: R-16(A) (Single Family District)
North: R-16(A) (Single Family District)
East: R-16(A) (Single Family District)
South: R-16(A) (Single Family District)
West: R-16(A) (Single Family District)/Community Retail (CR)

Land Use:

The subject site is vacant. Surrounding properties to the north, south, east and west are developed with single-family uses. Portions of properties to the west are also developed with uses permissible in the Community Retail (CR) zoning district.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Robert Baldwin for property located at 10806 Camelia Drive focuses on 4 requests relating to front yard setback, fence height, fence opacity and visual obstruction regulations.

- The applicant proposes to construct and/or maintain a single-family residential structure and provide a 20-foot front-yard setback, which will require a 15-foot variance to the front-yard setback regulations; R-16(A) zoning district requires a 35-foot front yard setback.
- Secondly, the applicant proposes to construct and maintain an 8-foot fence in a required front yard, which will require a 4-foot special exception to the fence height regulations.
- For the third deviation, the applicant is requesting a special exception to the fence standards regulations regarding opacity; the applicant is proposing that the fence be constructed as a cedar picket fence at the property line along the required front yard on Royal Lane.
- Lastly, the applicant is proposing to maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle, which will require a special exception to the 20-foot visibility obstruction regulations at the intersection of the alley and Royal Lane.
- The subject site along with properties immediately to the north, south, east, and west are all developed with single-family homes.
- It is imperative to note that the subject site is a corner lot with double street frontage on Camelia Drive and Royal Lane.
- The street frontage along Camelia and Royal Lane act as two front yards due to block-face continuity.
- Based upon staff's analysis of the surrounding properties, there are several homes along Camelia Drive and Royal Lane with fences and gates in the required front yard and/or some form of vegetation serving as a screening mechanism.
- The applicant has stated that the request for special exception has been made for safety and privacy reasons.
- There is an existing fence on the property; this existing fence will be replaced by the proposed fence, if granted.
- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed four feet above grade when located in the required front yard. The Dallas Development Code also states that no fence panel having less than 50 percent open surface area may be located less than 5-feet from the lot line.
- The applicant has the burden of proof in establishing that the special exception(s) to the fence regulations relating to height and opacity will not adversely affect the neighboring properties.
- The applicant has the burden of proof in establishing that the special exception(s) to the fence regulations regarding visual obstruction will not constitute a traffic hazard.
- Granting the special exceptions to the fence standards relating to height, opacity and visual obstruction regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.

The applicant has the burden of proof in establishing the following:

- That granting the variance will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

The board may also consider Dallas Development Code **§ 51A-3.102(d)(10)(b)**, formerly known as **HB 1475** as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

- (k) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 (Submission of Rolls to Taxing Units), Tax Code.
- (l) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (m) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (n) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (o) the municipality considers the structure to be a nonconforming structure.
- Granting the proposed variance below, with a condition that the applicant complies with the submitted site plan, would require the proposal to be constructed as shown on the submitted documents.
 - 15- foot variance to the front yard setback regulations.
- 200' Radius Video: [BOA-25-000005 at 10806 Camelia Drive](#)

Timeline: _

- May 6, 2025: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.
- May 7, 2025: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- May 16, 2025: The Planning and Development Senior Planner emailed the applicant the following information:
- an attachment that provided the hearing date and panel that will consider the application; the May 23, 2025, deadline to submit additional evidence for staff to factor into their analysis; and June 6,

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2025, deadline to submit additional evidence to be incorporated into the board's docket materials.

- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

May 29, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the June public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: Rob Baldwin, 3904 Elm St. Suite B, Dallas TX 75226

Against: No Speakers

Motion # 1

I move that the Board of Adjustment, in Appeal No. BOA-25-000005, on application of Robert Baldwin, **GRANT** the 15-foot variance to the front-yard setback regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of all submitted plans are required.

Maker:	David Neumann				
Second:	Kathleen Davis				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Michael Dorn, Jay Narey, Michael Hopkovitz
		Against:	-	0	

Motion # 2

I move that the Board of Adjustment, in Appeal No. BOA-25-000005, on application of Robert Baldwin, **GRANT** the request of this applicant to construct and/or maintain an 8-foot high fence as a special exception to the height requirement for fences contained in the Dallas Development Code, as amended, because our evaluation of the property and the testimony shows that this special exception will not adversely affect neighboring property.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

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Compliance with height and fence location requirements illustrated in the most recent version of all submitted plans are required.

Maker:	David Neumann				
Second:	Kathleen Davis				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Michael Dorn, Jay Narey, Michael Hopkovitz
		Against:	-	0	

Motion # 3

I move that the Board of Adjustment, in Appeal No. BOA-25-000005, on application of Robert Baldwin, **GRANT** the request of this applicant to construct and/or maintain a fence with panel having less than 50 percent open surface area located less than five-feet from the front lot line as a special exception to the surface area openness requirement for fences in the Dallas Development Code, because our evaluation of the property and the testimony shows that this special exception will not adversely affect neighboring property.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with opacity and fence location requirements illustrated in the most recent version of all submitted plans are required

Maker:	David Neumann				
Second:	Kathleen Davis				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Michael Dorn, Jay Narey, Michael Hopkovitz
		Against:	-	0	

Motion # 4

I move that the Board of Adjustment, in Appeal No. BOA-25-000005, on application of Robert Baldwin, **DENY** the special exception requested by this applicant to maintain items in the visibility triangle at the intersection of an alley and Royal Lane **without prejudice**, because our evaluation of the property and the testimony shows that granting the application would constitute a traffic hazard.

Maker:	David Neumann				
Second:	Kathleen Davis				
Results:	5-0				Motion to deny without prejudice

	Unanimously				
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Michael Dorn, Jay Narey, Michael Hopkovitz
		Against:	-	0	

****Recess 3:57 pm – 4:05 pm ****

HOLDOVER CASES

7. 5514 ROYAL LANE

BDA245-061(DB)

BUILDING OFFICIAL'S REPORT: Application of Jennifer Hiromoto for **(1)** a special exception to the required front-yard fence height regulations; and for **(2)** a special exception to the required side-yard fence height regulations at **5514 Royal Lane**. This property is more fully described as Block A/5518, Part of Lot 7 and is zoned R-1ac(A), which limits the height of a fence in the front-yard to 4-feet and limits the height of a fence in the side-yard to 9-feet. The applicant proposes to construct and/or maintain a 10-foot-high fence in a required front-yard, which will require **(1)** a 6-foot special exception to the fence height regulations; and to construct and/or maintain a 10-foot 6-inch-high fence in a required side-yard, which will require **(2)** a 1-foot 6-inch special exception to the fence height regulations.

LOCATION: 5514 Royal Lane

APPLICANT: Jennifer Hiromoto

REQUEST:

- (8) A request for a special exception to the fence height regulations (front yard).
- (9) A request for a special exception to the fence height regulations (side yard).

STANDARD OF REVIEW FOR A SPECIAL EXCEPTIONS TO FENCE HEIGHT REGULATIONS: Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence height regulations when in the opinion of the board, **the special exceptions will not adversely affect neighboring property.**

STAFF RECOMMENDATION:

Special Exception (2):

No staff recommendation is made on these requests.

BACKGROUND INFORMATION:

BDA History:

- No BDA history found at 5514 Royal Lane in the last 5 years.

Square Footage:

- This lot contains 77,536.8 of square feet or 1.78 acres.

- This lot is zoned R-1ac(A) which has a minimum lot size of 43,560 square feet or 1 acre.

Zoning:

Site: R-1ac(A) (Single Family District)
North: R-1ac(A) (Single Family District)
East: R-1ac(A) (Single Family District)
South: R-1ac(A) (Single Family District)
West: R-1ac(A) (Single Family District)

Land Use:

The subject site and surrounding properties to the north, south, east and west are developed with single-family uses.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jennifer Hiromoto for the property located at 5514 Royal Lane focuses on 2 requests relating to fence height.
- The applicant proposes to construct and maintain a 10-foot fence in a required front yard, which will require a 6-foot special exception to the fence height regulations.
- Secondly, the applicant proposes to construct and maintain a 10-foot 6-inch fence in a required side yard, which will require a 1-foot 6-inch special exception to the fence height regulations.
- Per the site plan, the applicant is seeking to add screening fencing along the eastern property line (side yard) and connect the existing fence in the front yard; portions of the fence are proposed within the 100-foot front yard setback.
- The property has a grade change that requires a taller fence in sections of the fence to maintain a uniform height and screening.
- The subject site along with properties to the north, south, east, and west are all developed with single-family homes.
- The subject site is a mid-block lot with single street frontage on Royal Lane.
- Based upon staff's analysis of the surrounding properties, there are several homes within the subject sites 200' radius with fences and gates in the required front yard and/or some form of vegetation serving as a screening mechanism.
- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed four feet above grade when located in the required front yard.
- Per the Dallas Development Code, a person shall not erect or maintain a fence in a required side yard more than nine feet above grade.
- The applicant has the burden of proof in establishing that the special exceptions to the fence regulations relating to height will not adversely affect the neighboring properties.

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- Granting the special exceptions to the fence regulations relating to height with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: [BDA245-061 at 5514 Royal Lane](#)

Timeline: _

March 25, 2025: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

April 3, 2025: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.

April 18, 2025: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the hearing date and panel that will consider the application; the April 23, 2025, deadline to submit additional evidence for staff to factor into their analysis; and May 9, 2025, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

April 24, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the May public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

May 20, 2025: The Board of Adjustment Panel A, at its public hearing held on Tuesday, January 21, 2025, moved to HOLD this matter under advisement until February 18, 2025.

May 21, 2025: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the hearing date and panel that will consider the application; the May 23, 2025, deadline to submit additional evidence for staff to factor into their analysis; and June 6, 2025, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

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May 29, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the June public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: Jennife Hiromoto, 10233 E. NW Hwy, Dallas TX 75238
Marie Hughes, 5514 Royal Lane, Dallas TX 75229

Against: No Speakers

*Board member Jay Narey left at 4:00 pm *

Motion # 1

I move that the Board of Adjustment, in Appeal No. BDA 245-061, on application of Jennifer Hiromoto, **GRANT** the request of this applicant to construct and/or maintain a 10-foot high fence in a required front yard as a special exception to the height requirement for fences contained in the Dallas Development Code, as amended, because our evaluation of the property and the testimony shows that this special exception will not adversely affect neighboring property.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with height and fence location requirements illustrated in the most recent version of all submitted plans are required.

Maker:	David Neumann				
Second:	Michael Dorn				
Results:	4-0 Unanimously				Motion to grant
		Ayes:	-	4	David A. Neumann, Kathleen Davis, Michael Dorn, Michael Hopkovitz
		Against:	-	0	

Motion # 2

I move that the Board of Adjustment, in Appeal No. BDA 245-061, on application of Jennifer Hiromoto, **GRANT** the request of this applicant to construct and/or maintain a 10-foot 6-inch high fence in a required side yard as a special exception to the height requirement for fences contained in the Dallas Development Code, as amended, because our evaluation of the property and the testimony shows that this special exception will not adversely affect neighboring property.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with height and fence location requirements illustrated in the most recent version of all submitted plans are required.

Maker:	David Neumann				
Second:	Michael Dorn				
Results:	4-0 Unanimously				Motion to grant
		Ayes:	-	4	David A. Neumann, Kathleen Davis, Michael Dorn, Michael Hopkovitz
		Against:	-	0	

8. 1201 OAK LAWN AVENUE

BDA245-049(BT)

BUILDING OFFICIAL'S REPORT: Application of Jonathan Vinson for **(1)** a special exception to the parking regulations at **1201 OAK LAWN AVENUE**. This property is more fully described as Block 27/7889, part of Lot 1, and is zoned PD-621 (Subdistrict 1), which requires parking to be provided. The applicant proposes to construct and/or maintain a nonresidential structure for a restaurant without drive-in or drive-through service use, an office use, and an office/showroom use and provide 73 of the required 135 parking spaces, which will require **(1)** a 62-space special exception (45.9 % reduction) to the parking regulation.

LOCATION: 1201 Oak Lawn Avenue

APPLICANT: Jonathan Vinson

REQUEST:

(10) Special Exception to the parking regulations.

STANDARD FOR A SPECIAL EXCEPTION TO THE OFF-STREET PARKING REGULATIONS:

Section 51P-621.110(b)(2) states that the board may grant a special exception of up to 50 percent of the required off-street parking upon the findings and considerations listed in **Section 51A-4.311** minus the number of parking spaces currently not provided due to delta credits, as defined in **Section 51A-4.704(b)(4)(A)**. The board of adjustment may impose conditions on the special exception. **Section 51A-4.311(a)** of the Dallas Development Code specifies that the board may grant a special exception to authorize a reduction in the number of off-street parking spaces required under this article if the board finds, after a public hearing, **that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent or nearby streets.**

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: PD-621 (Subdistrict 1)
North: PD-621 (Subdistrict 1)

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East: PD-621 (Subdistrict 1)
South: PD-621 (Subdistrict 1)
West: PD-621 (Subdistrict 1)

Land Use:

The subject site is developed with office showroom/warehouse and restaurant without drive-in or drive-through service uses. The areas to the north, south, east, and west are developed with various uses such as but not limited to motor vehicle fueling station, personal service, office showroom/warehouse, and restaurant without drive-in or drive-through service.

BDA History:

No BDA history found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jonathan Vinson for the property located at 1201 Oak Lawn Avenue focuses on one request relating to the parking regulations.
- The proposed request of a 62-space special exception (45.9 percent reduction) is made to construct and/or maintain a nonresidential structure.
- The subject site lot size is 78,878.29 square feet.
- The existing building footprint is 39,750 square feet (50.39 percent lot coverage)
- PD-621 (Subdistrict 1) requires the following parking ratio per specified use:
 - 1 parking space per 105 square feet of floor area for restaurant without drive-in or drive-through service ($12,600 / 105 = 120$).
 - 1 parking space per 1100 square feet of floor area for Office/Showroom Warehouse up to 20,000 square feet floor area ($20,000 / 1100 = 18.18$).
 - 1 parking space per 4100 square feet of floor area for Office/Showroom Warehouse above 20,000 square feet floor area ($7,150 / 4100 = 1.74$).
- Additionally, a parking agreement is required for calculating adjusted standard parking requirements.
- Granting the proposed 62-space special exception (45.9 percent reduction) to the parking regulations with a condition that the special exception automatically and immediately terminates if when the restaurant without drive-in or drive-through service, office, and office/showroom uses are changed or discontinued.
- 200' Radius Video: [BDA245-049 at 1201 Oak Lawn Ave](#)

Timeline:

April 16, 2025: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

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- March 5, 2025: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **A**.
- March 14, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the March 21, 2025, deadline to submit additional evidence for staff to factor into their analysis; and April 4, 2025, deadline to submit additional evidence to be incorporated into the board's docket materials.
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- March 25, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the April public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.
- March 25, 2025: The applicant provided revised Shared Parking Chart.
- April 4, 2025: The applicant provided additional documentary evidence.
- April 15, 2025: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, April 15, 2025, moved to **HOLD** this matter under advisement until **May 20, 2025**.
- April 17, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:
- 1:00 p.m., **May 9, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- May 9, 2025: The applicant provided additional documentary evidence.
- May 20, 2025: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, May 20, 2025, moved to **HOLD** this matter under advisement until **June 17, 2025**.
- May 21, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:
- 1:00 p.m., **June 6, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- June 5, 2025: The applicant provided additional documentary evidence.

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June 17, 2025: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, June 17, 2025, moved to **HOLD** this matter under advisement until **July 15, 2025**.

June 18, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:

- 1:00 p.m., **July 3, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.

July 2, 2025: The applicant provided additional documentary evidence.

Speakers:

For: Jonathan Vinson, 1807 Ross Ave, Suite 440, Dallas TX 75201
Lloyd Denham, 2928 Westminster, Dallas TX 75205

Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BDA 245-049, **hold this matter under advisement** until **July 15, 2025** per the applicant's request.

Maker:	David Neumann				
Second:	Michael Dorn				
Results:	3-1				Motion to hold under advisement
		Ayes:	-	3	David A. Neumann, Rachel Hayden, Jay Narey
		Against:	-	1	Michael Hopkovitz

10. 1500 DRAGON STREET
BDA245-050(BT)

BUILDING OFFICIAL'S REPORT: Application of Jonathan Vinson for **(1)** a special exception to the parking regulations at **1500 DRAGON STREET**. This property is more fully described as Block 6851 and is zoned PD-621 (Subdistrict 1), which requires parking to be provided. The applicant proposes to construct and/or maintain a nonresidential structure for a restaurant without drive-in or drive-through service use, an office use, an office/showroom, and a commercial amusement (inside) (event center) use, and provide 177 of the required 300 parking spaces, which will require **(1)** a 123-space special exception (41 percent reduction) to the parking regulation.

LOCATION: 1500 Dragon

APPLICANT: Jonathan Vinson

REQUEST:

(11) Special exception to the parking regulations.

STANDARD FOR A SPECIAL EXCEPTION TO THE OFF-STREET PARKING REGULATIONS:

Section 51P-621.110(b)(2) states that the board may grant a special exception of up to 50 percent of the required off-street parking upon the findings and considerations listed in **Section 51A-4.311** minus the number of parking spaces currently not provided due to delta credits, as defined in **Section 51A-4.704(b)(4)(A)**. The board of adjustment may impose conditions on the special exception. **Section 51A-4.311(a)** of the Dallas Development Code specifies that the board may grant a special exception to authorize a reduction in the number of off-street parking spaces required under this article if the board finds, after a public hearing, **that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent or nearby streets.**

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: PD-621 (Subdistrict 1)
North: PD-621 (Subdistrict 1)
East: PD-621 (Subdistrict 1)
South: PD-621 (Subdistrict 1)
West: PD-621 (Subdistrict 1)

Land Use:

The subject site is developed with commercial amusement (event space), and office showroom/warehouse. The areas to the north, south, east, and west are developed with various uses such as but not limited to office showroom/warehouse, multi-family, and restaurant without drive-in or drive-through service.

BDA History:

No BDA history found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jonathan Vinson for the property located at 1500 Dragon Street focuses on one request relating to the parking regulations.
- The proposed request of a 123-space special exception (41 percent reduction) is made to construct and/or maintain a nonresidential structure.
- The subject site lot size is 223,720.73 square feet.
- The existing building footprint is 98,531 square feet (44.04 percent lot coverage).
- PD-621 (Subdistrict 1) requires the following parking ratio per specified use:

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- 1 parking space per 358 square feet of floor area for Office-related (3,000 / 358 = 8.38).
- 1 parking space per 105 square feet of floor area for Restaurant without drive-in or drive-through service (18,000 / 105 = 171.43).
- 1 parking space per 1100 square feet of floor area for Warehouse/Showroom up to 20,000 square feet floor area (20,000 / 1100 = 18.18).
- 1 parking space per 4100 square feet of floor area for Warehouse/Showroom above 20,000 square feet floor area (47,531 / 4100 = 11.59).
- 1 parking space per 100 square feet of floor area for Any other use (10,000 / 100 = 100).
- Additionally, a parking agreement is required for calculating adjusted standard parking requirements.
- Granting the proposed 123-space special exception (41 percent reduction) to the parking regulations with a condition that the special exception automatically and immediately terminates if when the restaurant without drive-in or drive-through service, office, office/showroom, and commercial amusement (inside) (event center) uses are changed or discontinued.
- 200' Radius Video: [BDA245-050 at 1500 Dragon St](#)

Timeline:

- April 16, 2025: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- March 5, 2025: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.
- March 14, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the March 21, 2025, deadline to submit additional evidence for staff to factor into their analysis; and April 4, 2025, deadline to submit additional evidence to be incorporated into the board's docket materials.
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- March 25, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the April public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior

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Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.

- March 25, 2025: The applicant provided revised Shared Parking Chart.
- April 4, 2025: The applicant provided additional documentary evidence.
- April 15, 2025: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, April 15, 2025, moved to **HOLD** this matter under advisement until **May 20, 2025**.
- April 17, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:
- 1:00 p.m., **May 9, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- May 9, 2025: The applicant provided additional documentary evidence.
- May 20, 2025: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, May 20, 2025, moved to **HOLD** this matter under advisement until **June 17, 2025**.
- May 21, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:
- 1:00 p.m., **June 6, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- June 5, 2025: The applicant provided additional documentary evidence.
- June 17, 2025: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, June 17, 2025, moved to **HOLD** this matter under advisement until **July 15, 2025**.
- June 18, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:
- 1:00 p.m., **July 3, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- July 2, 2025: The applicant provided additional documentary evidence.
- Speakers:
- For: Jonathan Vinson, 1807 Ross Ave, Suite 440, Dallas TX 75201
Lloyd Denham, 2928 Westminister, Dallas TX 75205
Adam Hammack, 1807 Ross Ave, Suite 440, Dallas TX 75201
- Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BDA 245-050, **hold this matter under advisement** until **July 15, 2025** per the applicant's request.

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Maker:	David Neumann				
Second:	Michael Dorn				
Results:	3-1				Motion to hold under advisement
		Ayes:	-	3	David A. Neumann, Rachel Hayden, Jay Narey
		Against:	-	1	Michael Hopkovitz

ADJOURNMENT

After all business of the Board of Adjustment had been considered, Chairman Neumann entertained a motion to adjourn at 4:52 p.m.

Maker:	Michael Dorn				
Second:	Kathleen Davis				
Result:	4-0 Unanimously				Motion to adjourn



Required Signature:

Mary Williams, Board Secretary

Planning & Development Department

7/15/2025

Date



Required Signature:

Dr. Kameka Miller-Hoskins, Board Coordinator

Planning & Development Department

7/15/2025

Date



Required Signature:

David A. Neumann, Chairman

Board of Adjustment

7/15/2025

Date