



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

FOR OFFICE USE ONLY

Data Relative to Subject Property: 5 June 2025

Date: FOR OFFICE USE ONLY

Location address: 1934 ELMWOOD BLVD Zoning District: R-7.5(A)

Lot No.: 19 Block No.: 7/4761 Acreage: 0.17 Census Tract: 48113006302

Street Frontage (in Feet): 1) 60 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Shaun Smith and Jaleesa Sims-Smith

Applicant: Permitted Development, LLC - Audra Buckley Telephone: 214.686.3635

Mailing Address: 1414 Belleview Street, Ste 150, Dallas, TX Zip Code: 75215

E-mail Address: permitted.development.dfw@gmail.com

Represented by: Same as applicant

Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Affirm that an appeal has been made for a Variance \_\_, or Special Exception ☒ of \_\_\_\_\_  
authorizing an accessory dwelling unit for rent

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:

accessory dwelling units that will be used as rental property are only permitted with Board of Adjustment approval in accordance with SEC. 51-4.201.b.1.E.ii.aa

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

### Affidavit

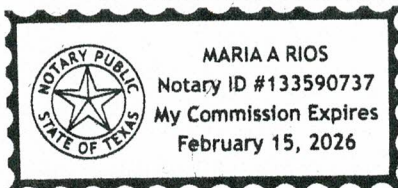
Before me the undersigned on this day personally appeared Audra Buckley

(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: Audra Buckley  
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 5<sup>th</sup> day of June, 2025



Maria A Rios  
Notary Public in and for Dallas County, Texas

**BOARD OF ADJUSTMENT  
CITY OF DALLAS, TEXAS**

---

**FILE NUMBER:** BOA-25-000019

**BUILDING OFFICIAL'S REPORT:** Application of Audra Buckley for a special exception to the single-family use regulations at 1934 ELMWOOD BLVD. This property is more fully described as Block 7/4761 Lot 19, and is zoned R-7.5(A), which limits the number of dwelling units to one. The applicant proposes to construct and/or maintain an accessory dwelling unit (for rent), which will require a special exception to the single-family use regulations.

**LOCATION:** 1934 ELMWOOD BLVD

**APPLICANT:** Audra Buckley

**REQUEST:** A special exception to the single-family use regulations

## Record Summary for Board of Adjustments

### Record

Record #	Status	Opened Date
BOA-25-000018	Permit About to Expire	05/31/2025

**Application Name**

### Detailed Description

Reduction of required parking to existing spaces. Building to provide permanent supportive housing with few residents driving

**Assigned To Department**

**Assigned to Staff**

### Record Type

Board of Adjustments

### Custom Fields

#### INTERNAL USE ONLY

Source of Request	-
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	-

#### PDOX INFORMATION

PDox Number	-
-------------	---

#### PROPERTY INFORMATION

Existing Zoning	PD
Lot Number	1-3, pt 4, 7, 8
Lot Size (Acres)	0.96
Block Number	12/1616
Lot Size (Sq. Ft)	41856
How many streets abut the property?	2
Land Use	MF
Is the property platted?	Yes
Status of Project	Existing
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	UNCHECKED
Case Number	-
Are you applying for a fee waiver?	No

Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	Robin Bentley

---

## Custom Lists

### Board of Adjustment Request

1

Type of Request	Special Exception
Affirm that an appeal has been made for	Parking reduction
Application is made to BOA to grant the described appeal	Property to be used for permanent supportive housing with few residents driving

---

### Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	216

2

Street Frontage	Side
Linear Feet (Sq. Ft)	216

3

Street Frontage	Side
Linear Feet (Sq. Ft)	216

---

## Contact Information

Name	Organization Name	Contact Type	Phone
Mehrdad Moyaedi Email: philip@sheilswinnubst.com		Applicant	2146421707

Name	Organization Name	Contact Type	Phone
Mehrdad Moyaedi Email: philip@sheilswinnubst.com	MM PROPERTY HOLDINGS V LLC	Property Owner	2146421707

---

## Address

2801 WYCLIFF AVE, Dallas, TX 75219

---

**Parcel Information**

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000016658200000 0							

---

**Owner Information**

Primary	Owner Name	Owner Address	Owner Phone
Y	MM PROPERTY HOLDINGS V LLC	1800 VALLEY VIEW LN STE 300, FARMERS BRANCH, TEXAS 752348945	

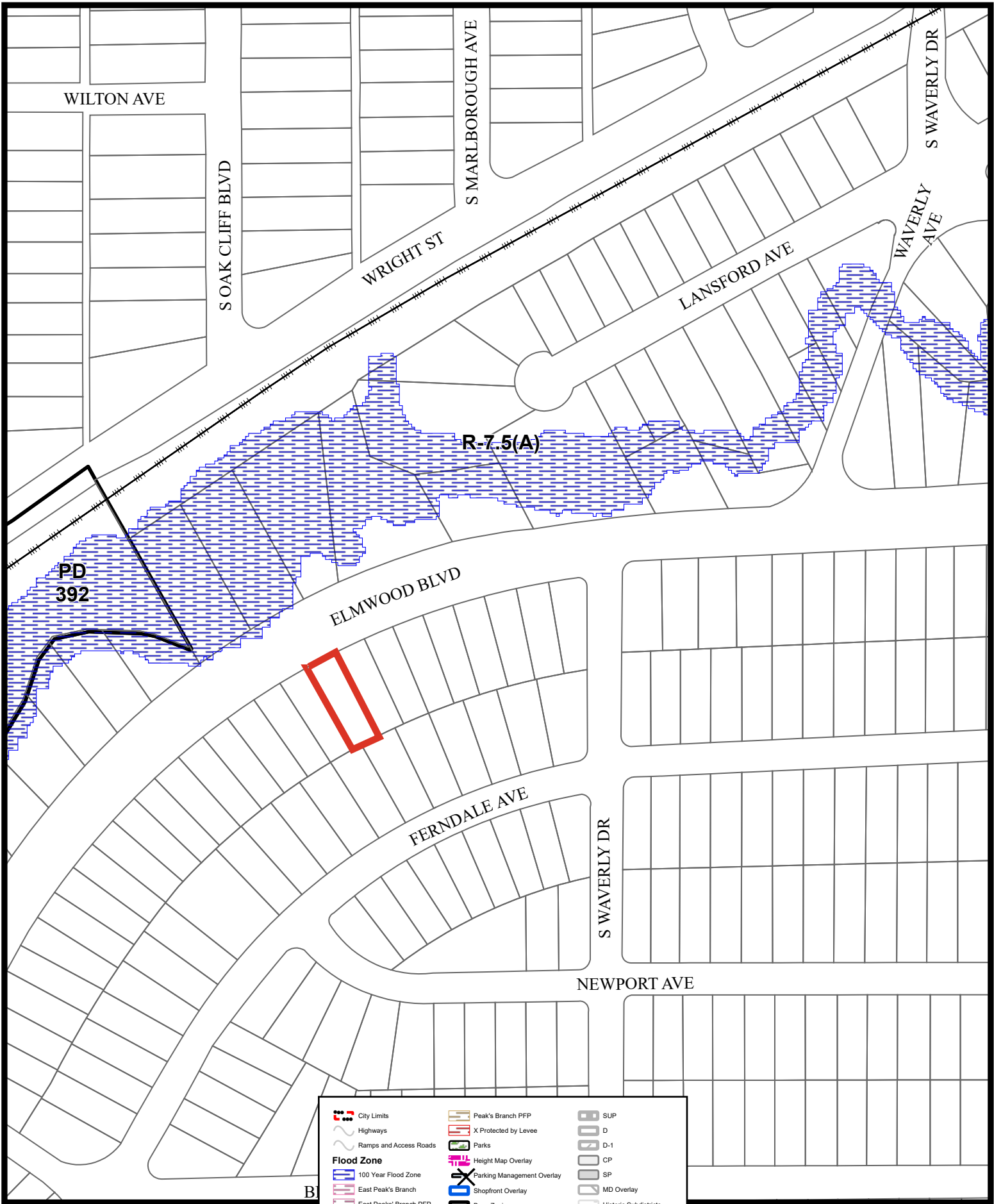
**Status History**

Status	Comment	Assigned Name	Status Date
Permit About to Expire	Updated via Script	Accela Administrator	06/15/2025

---

Being Lot 19, in Block 7/4761, of ELMWOOD ADDITION NO. 4, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 4, Page 347, of the Map Records of Dallas County, Texas. Resolution filed 05/05/1939, recorded in Volume 2131, Page 292, Real Property Records, Dallas County, Texas.





1:2,400

City Limits	Peak's Branch PFP	SUP
Highways	X Protected by Levee	D
Ramps and Access Roads	Parks	D-1
<b>Flood Zone</b>	Height Map Overlay	CP
100 Year Flood Zone	Parking Management Overlay	SP
East Peak's Branch	Shopfront Overlay	MD Overlay
East Peaks' Branch PFP	Base Zoning	Historic Subdistricts
Floodway	PD193 Oak Lawn	Historic Overlay
Mill Creek	Dallas Environmental Corridors	CD Subdistricts
Mill Creek PFP	DDO Overlay	PD Subdistricts
Peak's Branch	Deed Restrictions	PDS Subdistricts
		NSO Subdistricts

Case ID:

Printed: 5/5/2025




## SITE LEGEND

## GENERAL NOTES





<h1>ADU FLOOR PLAN &amp; ELEVATIONS</h1>	 <b>NEW CITY DESIGNS</b>
	<h1>A107</h1>
Project number 001	
Date 05/05/25	Scale 3/16" = 1'-0"