



Planning & Development Department

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

Board of Adjustment:
1500 Marilla Street, 5CN
Dallas TX 75201
(214) 948-4480

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY

Case no. _____

Date _____

Data Relative to Subject Property: _____

Location address: 5917 Belgrade Ave

Zoning District: R-7.5(A)

Lot No.: 7 Block No.: 10 Acreage: .244 Census Tract: 87.67

Street Frontage (in Ft.): 1) 91.44' 2) 154.32' 3) _____ 4) _____ (5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Abner Fuentes

Applicant: Abner Fuentes Telephone: 469-951-4225

Mailing Address: 5917 Belgrade Ave Zip Code: 75227

E-mail Address: AFuentes8613@yahoo.com

Represented by: David Dodd Telephone: 214-923-3417

Mailing Address: _____ Zip Code: _____

E-mail Address: david@doddlaw.com

Affirm that an appeal has been made for a ☒ Variance or ☒ Special Exception, of:

Variance of 15'4" to front yard setback along Lawnview Ave to allow pool at 9'8"
Special exception of 4' to fence height, and special exception to fence opacity

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:

Reason: Regulations prohibit me from using my land.

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 _____

(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: _____

(Affiant/ Applicant's signature)

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

FILE NUMBER: BOA-25-000029

BUILDING OFFICIAL'S REPORT: Application of Abner Fuentes for a variance to the front-yard setback regulations, a special exception to the fence height regulations, and a special exception to the fence opacity regulations at 5917 BELGRADE AVE. This property is more fully described as block 10/5809, Lot 7, and is zoned R-7.5(A), which requires a front-yard setback of 25-feet, limits the height of a fence in the front-yard to 4-feet, and 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. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 9-foot 8-inch front-yard setback, which will require a 15-foot 4-inch variance to the front-yard setback regulations, and the applicant proposes to construct and/or maintain an 8-foot-high fence in a required front-yard, which will require a 4-foot special exception to the fence height regulations, and the applicant proposes 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 a special exception to the fence opacity regulations.

LOCATION: 5917 BELGRADE AVE

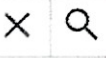
APPLICANT: Abner Fuentes

REQUEST: A request for a variance to the front-yard setback regulations, special exception to the fence height regulations, and special exception to the fence opacity regulations

City of Dallas Zoning Map



5917 BELGRADE AVE, DALLAS, 75227



Lawnview Ave

Belgrade Ave

Search result



5917 BELGRADE AVE, DALLAS, 75227

SUP
222

Parkdale Dr



200 ft

Selected features: 0





REFERRAL FORM FOR BOARD OF ADJUSTMENT

APPLICANT: Lauren Villarreal		OWNER:	
ADDRESS: 5917 Belgrade	STATE: TX	ZIP:	
LOT: 7	BLOCK: 10/5809	ZONING:	

<input type="checkbox"/> Variance <input checked="" type="checkbox"/> Yard setback <input type="checkbox"/> Lot width <input type="checkbox"/> Lot Depth <input type="checkbox"/> Lot Coverage <input type="checkbox"/> Floor area for accessory structures for single family uses <input type="checkbox"/> Height <input type="checkbox"/> Minimum width of sidewalk <input type="checkbox"/> Off-street parking <input type="checkbox"/> Off-street loading <input type="checkbox"/> Landscape regulations <input type="checkbox"/> Other	<input type="checkbox"/> Special Exception <input type="checkbox"/> Fence height and standards <input type="checkbox"/> Visibility triangle obstructions <input type="checkbox"/> Parking demand <input type="checkbox"/> Landscaping <input type="checkbox"/> Additional dwelling unit for a single-family <input type="checkbox"/> Carport <input type="checkbox"/> Non-conforming use <input type="checkbox"/> Other
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Please list the City of Dallas Development Code(s) this project is non-compliant with:

51A-4.401(a)(1), 51A-4.401(b)(1)

Description: 5917 Belgrade is a corner lot at Belgrade and Lawnview. The lots along _____

 Lawnview create a continuity of block issue for this swimming pool since alleys

 do not break up block face continuity.

Alternative resolutions discussed/offered:

Referred by: James Bales Contact: james.bales@dallas.gov Date: 5/27/25

BELGRADE
RESIDENCE
ADDITION

5719 BELGRADE AVE
DALLAS, TX

OWNER
ABNER FUENTES
5917 BELGRADE AVE
DALLAS, TX 75227

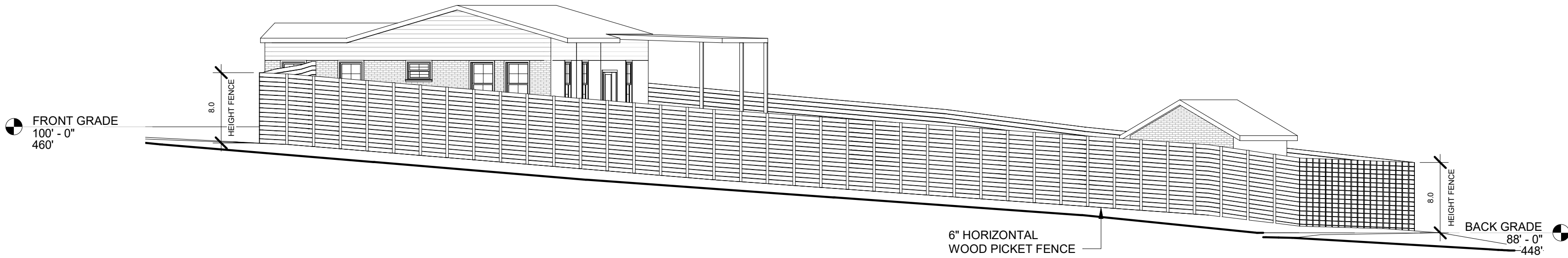
No.	Date	Description
1	06/27/2025	REVIEW COMMENTS

Sheet Title
SITE PLAN

Sheet Number

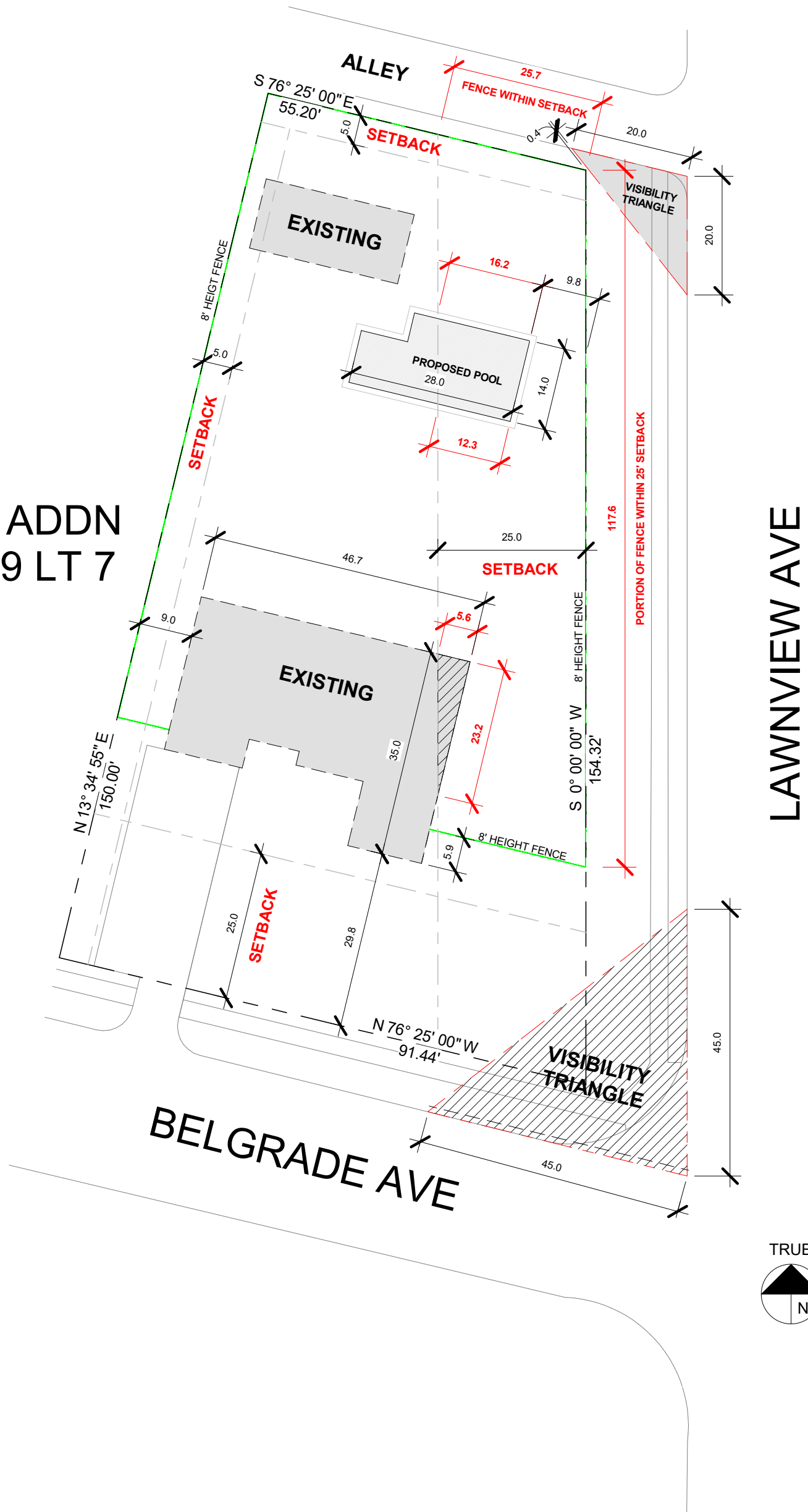
1.00

NOTE: GRADE VARIES, PRIVACY FENCE IS STEPPED
OR SLOPED AS NEEDED TO MAINTAIN 96" MAX HEIGHT



2 FENCE EXHIBIT
SCALE: 1" = 10'-0"

E HUTTON ADDN
BLK 10/5809 LT 7



1 Site Plan
SCALE: 1" = 20'-0"