

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-26-000021	Payment Due	03/26/2026

Application Name

Detailed Description

BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS

FILE NUMBER:

BOA-26-000021

BUILDING OFFICIAL'S REPORT: Application of ADAM PANTER for a special exception to the fence regulations at 7202 DUFFIELD DR. This property is more fully described as block F/8200 lot 10, and is zoned R-7.5(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain an 8-ft high fence in a required front-yard, which will require a 4- foot special exception to the fence regulations.

LOCATION:
7202 DUFFIELD DR
APPLICANT:
ADAM PANTER

REQUEST: (1) A request special exception to the fence regulations

Assigned To Department

Board of Adjustment

Assigned to Staff

Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	Consultation - Residential
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	.28

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	R-7.5(A)
Lot Number	10
Lot Size (Acres)	0.28
Block Number	F/8200
Lot Size (Sq. Ft)	12197
How many streets about the property?	2
Land Use	Residential

Is the property platted?	Yes
Status of Project	Proposed
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	-
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	Jessica Hernandez

Custom Lists

Board of Adjustment Request

1

Type of Request	Special Exception
Request Description	Fence standards
Application Type	Single Family/Duplex Variance or Special Exception
Affirm that an appeal has been made for	Fence height variance and a front yard setback variance.
Application is made to BOA to grant the described appeal	Fence height variance and a front yard setback variance.

Case Information

1

Full Request	to construct and/or maintain an 8-ft high fence in a required front-yard, which will require a 4- foot special exception to the fence regulations
Brief Request	special exception to the fence regulations
Zoning Requirements	limits the height of a fence in the front yard to 4-feet
Relevant History	N/A
BOA History	No
BOA History Details	NA

GIS Information

1

Census Tract Number	10.08
Council District	12-Cara Mendelsohn

Street Frontage Information

1	Street Frontage	Front
	Linear Feet (Sq. Ft)	110.48
2	Street Frontage	Front
	Linear Feet (Sq. Ft)	97.69

Contact Information

Name	Organization Name	Contact Type	Phone
ADAM PANTER	MYINCEPTIVE LLC	Applicant	9033483366
Email: accounting@myinceptive.com			
2421 GRANDVIEW DR, PLANO, TX 75075			

Name	Organization Name	Contact Type	Phone
Nima HOSSEINPOUR-ZONOOZI		Property Owner	3109209572
Email: nzonouzi@gmail.com			

Name	Organization Name	Contact Type	Phone
Panteo Bagheri		Property Owner	3109209572
Email: pban62@yahoo.com			

Name	Organization Name	Contact Type	Phone
nima Hosseinpour-zonoozi		PublicUserLink	6176692110
Email: NZONOUZI@GMAIL.COM			

Address

7202 DUFFIELD DR, Dallas, TX 75248

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
COL-000000190741							

Owner Information

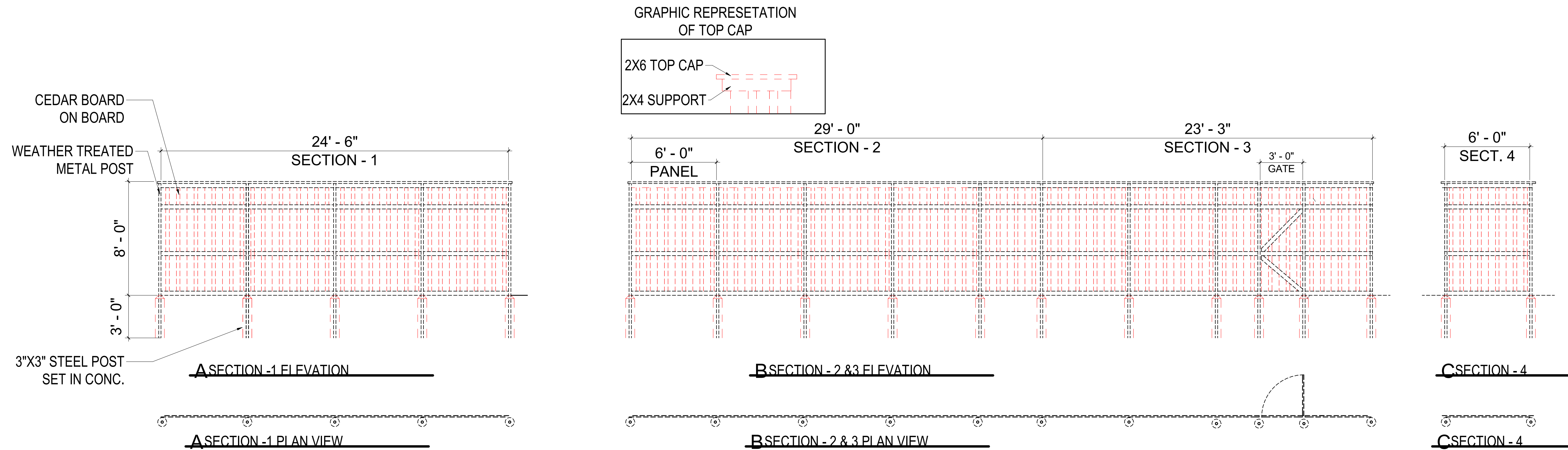
Primary	Owner Name	Owner Address	Owner Phone
Y	HOSSEINPOUR-ZONOOZI NIMA &	7202 DUFFIELD DR, DALLAS, TEXAS 752487422	

Status History

Status	Comment	Assigned Name	Status Date
Additional Info Required	<p>Please submit the following items to move forward: clearly shown on the fence elevations:</p> <ul style="list-style-type: none">• Fence drawings/elevations• Fence height (measured to the highest point of the fence, column, or any architectural feature)• Fence material• Percentage of opacity (please note that Board on Board fencing is considered 100% opaque)• Total length of the fence• All gates, including their locations and dimensions <p>Authorization Documentation Provide an affidavit from the property owner(s) authorizing you to represent them in this matter. You will need to provide 1 affidavit from each owner.</p>	Diana Barkume	03/30/2026
Document Received	ACA document upload	Accela Administrator	03/30/2026
Payment Due		Diana Barkume	03/31/2026

DUFFIELD
 REMODEL

7202 DUFFIELD DR,
 DALLAS, TX 75248



OPACITY = 100%
 TOTAL LENGTH OF FENCE = 82'-9"

1 SITE PLAN - FENCNG
 1/4" = 1'-0"

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Revision

MARK	DATE	DESCRIPTION

Project Number: 24007
 Original Issue: 02/20/2026

Seal



Sheet Name
**FENCE -
 ELEVATION &
 PLAN**

Sheet Number
A-002

Project Status
Permit Issue



Planning & Development Department

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

BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: Jessica Hernandez Date: 1/13/26

Department: Planning & Development- permit center

Phone/Email: Jessica.Hernandez4@dallas.gov

Manager signature:

Consulted with:

- Applicant
- Representative
- Owner

Name: Adam Panter

Phone/Email: accounting@myinceptive.com; 903-348-3366

Property Information

Address: 7202 Duffield Dr.

Lot: 10

City Block: F/8200

Zoning Classification: R-7.5(A)

Issues that require Board action

List the City of Dallas Development Code(s) this project is non-compliant with:

Check all that apply: Variance Special Exception

- Yard setback
- Lot Width
- Lot Depth
- Lot coverage
- Floor area for accessory structures for single-family uses
- Height
- Minimum width of sidewalk
- Off-street parking
- Off-street loading
- Landscape regulations
- fence height and/or standards
- Visibility triangle obstructions
- Parking demand
- Additional dwelling unit (not for rent) Accessory dwelling unit (for rent)
- Carport
- Non-conforming use or structure
- Administrative Official Appeal
- Other:

Description: proposing 8 ft fence in front yard.

Alternative resolutions discussed/offered:

Variance for height height, revise fence behind 25 front yard setback, or limit front yard fence to 4ft max