

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-26-000019	In Review	03/19/2026

Application Name

Detailed Description

A request for a variance to the side yard setback regulations of 6 feet to maintain an existing residential structure (primary master suite addition). The applicant seeks to provide a side yard setback of 5 feet in lieu of the required 6-foot side yard setback mandated by the R-10(A) zoning district regulations.

This request is necessitated by a technical non-compliance discovered after the substantial completion of an addition that was constructed in good-faith reliance on City of Dallas Permit #RES-ALT-ADD-25-000365, issued in June 2025. The variance is necessary to permit the reasonable use and enjoyment of the property commensurate with other parcels in the Meadow Park subdivision.

Assigned To Department

Board of Adjustment

Assigned to Staff

Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	In Review - Residential
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	0.246

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	R-10(A)
Lot Number	37
Lot Size (Acres)	0.246
Block Number	C/6406
Lot Size (Sq. Ft)	10716
How many streets abut the property?	1
Land Use	Single Family Residential
Is the property platted?	Yes
Status of Project	Existing
Status of Property	Non-Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	03/18/2026
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?	No
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	Loree Lewis

Custom Lists

Board of Adjustment Request

1

Type of Request	Variance
Request Description	Side-yard
Application Type	Single Family/Duplex Variance or Special Exception
Affirm that an appeal has been made for	side setback variance from required 6 feet to 5feet
Application is made to BOA to grant the described appeal	<ol style="list-style-type: none"> 1. The footprint follows the original line of the detached garage that existed for decades 2. Connecting the bedroom to the garage reclassified the structure, triggering a setback rule that did not apply when they were separate. 3. This technical violation is caused by an inherited layout and subsequent permitting oversight 4. Strict enforcement would require the demolition of a safe, beautiful addition, costing an estimated \$140,000 and causing immediate financial insolvency.

Case Information

1

Full Request	to construct and/or maintain a single-family residential structure and provide a 5-foot side yard setback, which will require a 1-foot variance to the side yard setback regulations
Brief Request	variance to the side yard setback regulations
Zoning Requirements	requires a 6-foot side yard setback to be provided.
Relevant History	na
BOA History	No

Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	75

Contact Information

Name	Organization Name	Contact Type	Phone
hakim mehmoood Email: hakimn@gmail.com		Applicant	2142130030

Name	Organization Name	Contact Type	Phone
hakim Mehmoood Email: hakimn@gmail.com	Mehr Real Estate Investments LLC	Property Owner	2142130030

Address

12450 HIGH MEADOW DR, Dallas, TX 75244

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000058285300000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	MEHR REAL ESTATE	3112 CARROLL CIR, PLANO, TEXAS 750231307	

Status History

Status	Comment	Assigned Name	Status Date
Payment Due		Diana Barkume	03/19/2026
In Review	Updated By Script	Accela Administrator	03/19/2026
In Review		Andrew Salazar	04/03/2026

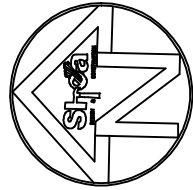


City of Dallas

APPROVED
Building Inspection
DESIGN & CONSTRUCTION
1/21/2026

SILT FENCE REQUIRED FOR EROSION CONTROL.

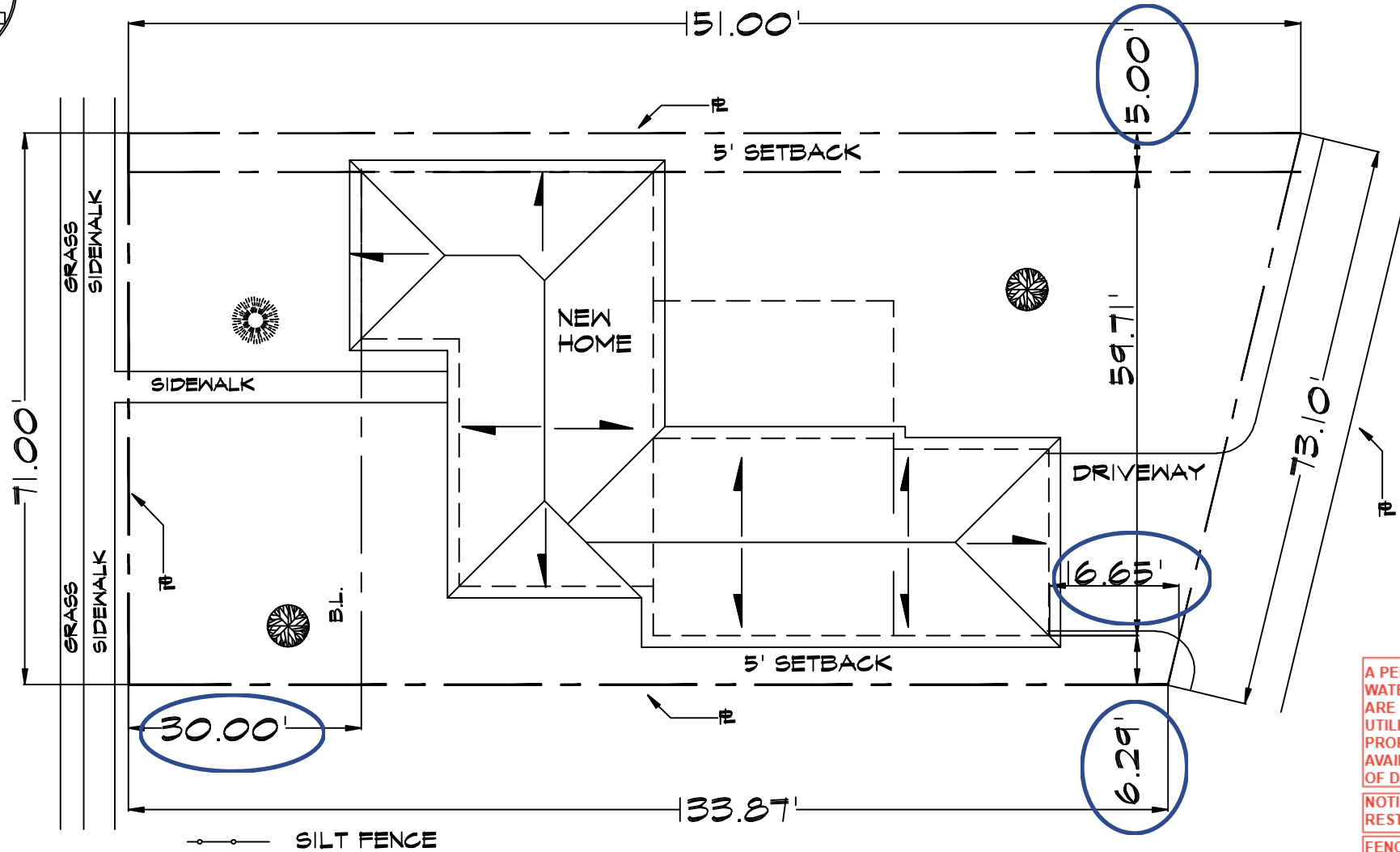
WATER SHALL NOT BE REDIRECTED TO DRAIN ONTO ADJOINING PRIVATE PROPERTY



R- 10(A)
F-30'
S-6'
R-6'
HT- 30'
LOT COV- 45%
P-1

THESE PLANS HAVE BEEN REVIEWED BY THE BUILDING INSPECTION DIVISION AND ARE APPROVED FOR THE START OF CONSTRUCTION. ANY DEVIATION FROM THESE PLANS SHALL BE APPROVED BY THE BUILDING OFFICIAL.
ZO DATE: 1-21-2026
BY: John Forbes
BU DATE: 1-21-2026
BY: John Forbes
THIS APPROVAL DOES NOT PERMIT THE VIOLATION OF ANY CITY ORDINANCE OR STATE LAW

HIGH MEADOW DRIVE



SITE PLAN
SCALE: 1" = 20'

KEEP 20FT X 20FT
SOFT VISIBILITY
TRIANGLES CLEAR.

A PERMIT IS BEING ISSUED FOR WATER/WASTEWATER UTILITIES, YOU ARE RESPONSIBLE TO VERIFY THAT UTILITIES ARE AVAILABLE FOR THIS PROPERTY. IF UTILITES ARE NOT AVAILABLE FOR THIS SITE, THE CITY OF DALLAS IS NOT RESPONSIBLE.

NOTICE: CHECK FOR PRIVATE DEED RESTRICTIONS AT COUNTY OFFICE

FENCE/GATES/RETAINING WALL REQUIRE SEPARATE PERMIT.

UTILITY EASEMENT MUST REMAIN OPEN AND UNOBSTRUCTED. NO ENCROACHMENTS PERMITTED

WATER SHALL NOT BE REDIRECTED TO DRAIN ONTO ADJOINING PRIVATE PROPERTY

SILT FENCE REQUIRED FOR EROSION CONTROL.

SMOKE DETECTORS REQUIRED INSIDE & IMMEDIATELY OUTSIDE ALL BEDROOMS & AT ALL LEVELS OF THE DWELLING. CARBON MONOXIDE DETECTORS REQUIRED IMMEDIATELY OUTSIDE ALL BEDROOMS. R314 & R315-2021 IRC



JOB NO. 112450 HIGH MEADOW DRIVE
DRAWN BY: L.O. JOHNSON
DATE:
SCALE:

A1
9F

PROJECT:
MISHA'S CONSTRUCTION LLC
12450 HIGH MEADOW DRIVE
DALLAS, TEXAS 75244
LOT: 37 BLK: C/6406

REV.	DATE
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THIS DRAWING IS THE PROPERTY OF SHEA DESIGN & CONSTRUCTION (SDC). THE USE OF THIS DRAWING WITHOUT THE EXPRESSED WRITTEN PERMISSION OF SDC IS PROHIBITED.



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DATE:
SCALE:

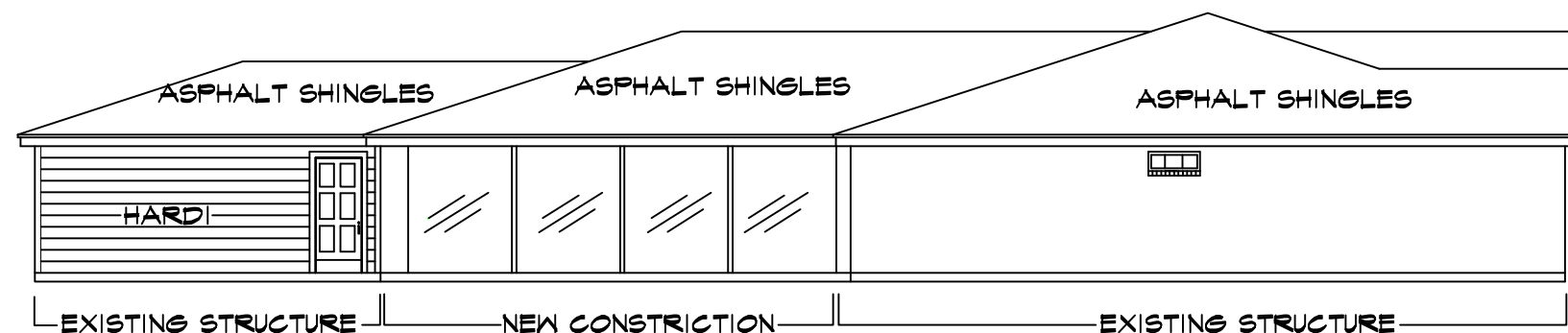
A3
OF

PROJECT:
MISHA'S CONSTRUCTION LLC.
12450 HIGH MEADOW DRIVE
DALLAS, TEXAS 75244

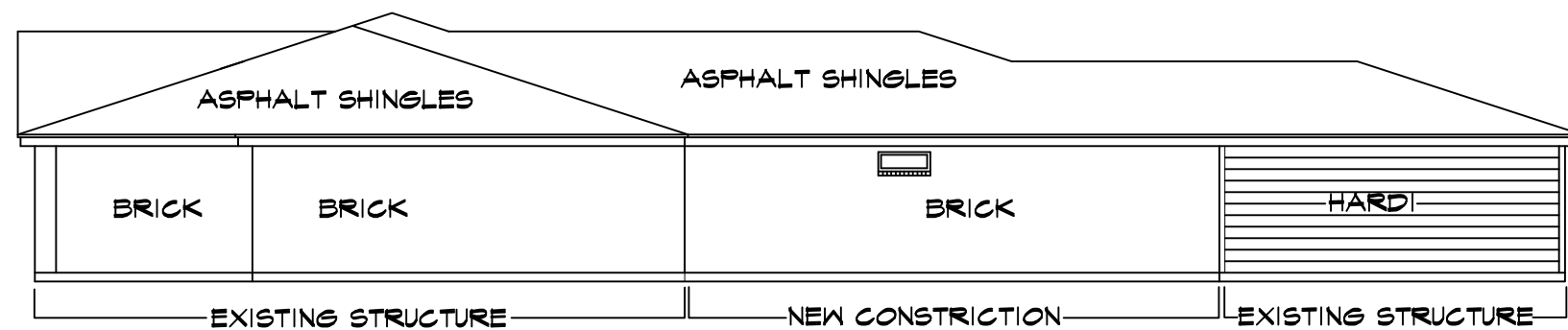


REV.	DATE
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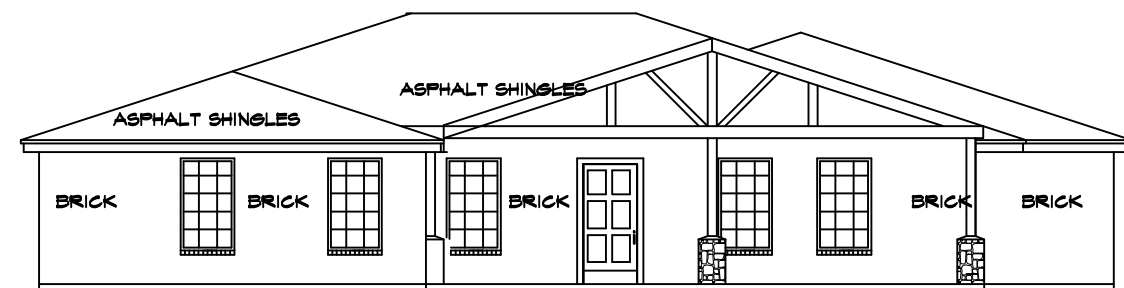
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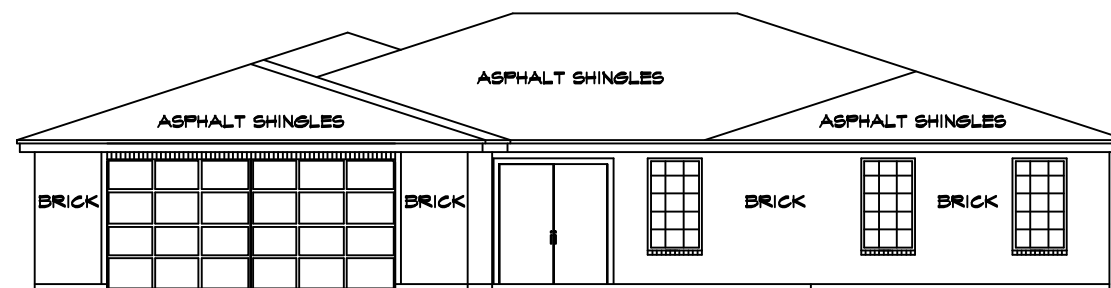
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

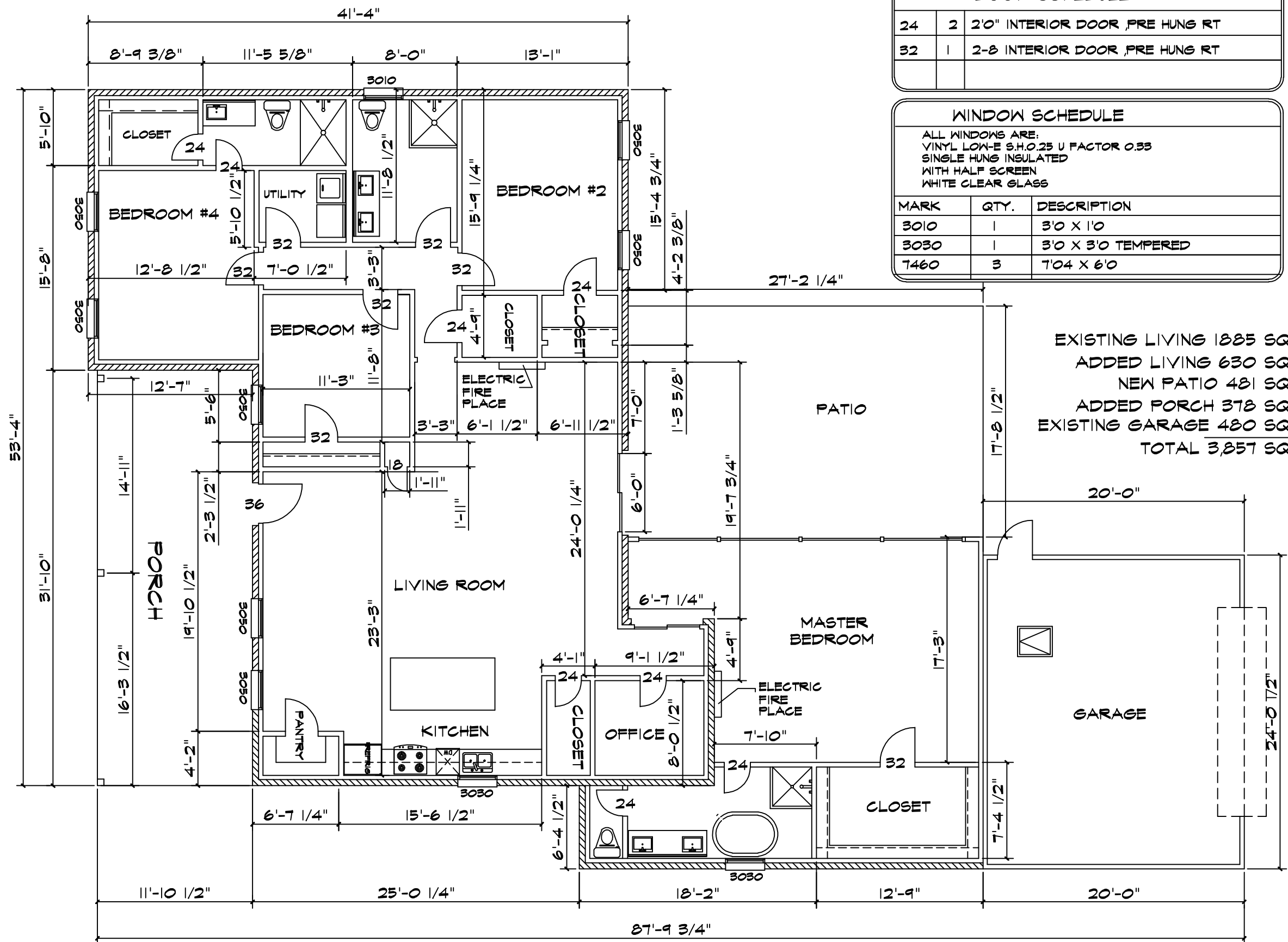


FRONT ELEVATION



REAR ELEVATION

ELEVATIONS
SCALE: 3/32" = 1'

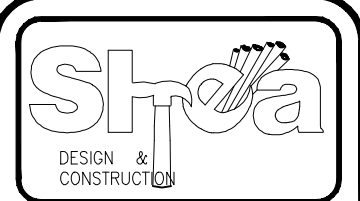


PROPOSED FLOOR PLAN SCALE: 1/8" = 1'

DOOR SCHEDULE		
24	2	2'0" INTERIOR DOOR, PRE HUNG RT
32	1	2'-8" INTERIOR DOOR, PRE HUNG RT

WINDOW SCHEDULE		
ALL WINDOWS ARE: VINYL LOW-E S.H.O.25 U FACTOR 0.33 SINGLE HUNG INSULATED WITH HALF SCREEN WHITE CLEAR GLASS		
MARK	QTY.	DESCRIPTION
3010	1	3'0" X 1'0"
3030	1	3'0" X 3'0" TEMPERED
7460	3	7'04" X 6'0"

EXISTING LIVING 1885 SQ. FT
 ADDED LIVING 630 SQ. FT
 NEW PATIO 481 SQ. FT
 ADDED PORCH 378 SQ. FT
 EXISTING GARAGE 480 SQ. FT
 TOTAL 3,857 SQ. FT



JOB NO. STECE3A
 DRAWN BY: L.O. JOHNSON BR.
 DATE:
 SCALE:
 A4
 9'

PROJECT:
 MISHA'S CONSTRUCTION LLC.
 12450 HIGH MEADOW DRIVE
 DALLAS, TEXAS 75244

REV.	DATE
1	
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