

# Record Summary for Board of Adjustments

## Record

Record #	Status	Opened Date
BOA-26-000020	Additional Info Required	03/23/2026

### Application Name

### Detailed Description

Permission to keep rear dwelling for personal lodging until the construction of the new house is complete.

### Assigned To Department

Board of Adjustment

### Assigned to Staff

Diana Barkume

### 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	-
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### PROPERTY INFORMATION

Existing Zoning	R-7.5(A)
Lot Number	22
Lot Size (Acres)	0.1721763
Block Number	7/2353
Lot Size (Sq. Ft)	7500
How many streets abut the property?	1
Land Use	45%
Is the property platted?	Yes
Status of Project	Under Construction
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	Yes
File Date	-
Seleccione si necesitara un interprete	CHECKED
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?	No
Referred by	Diana

### Custom Lists

#### Board of Adjustment Request

1	Type of Request	Special Exception
	Request Description	Additional dwelling unit-not for rent
	Application Type	Single Family/Duplex Variance or Special Exception
	Affirm that an appeal has been made for	Allowing the existing rear structure during the reconstruction of the primary residence, due to family hardship involving special-needs child requiring consistent living conditions.
	Application is made to BOA to grant the described appeal	The rear garage/apartment structure was pre-existing improvement on property prior to the demolition of the primary residence. Demolition of main structure was halted by city due to the presence of this existing structure. The applicant is requesting a special exception to allow the structure to remain while the primary residence is reconstruction and after the fact. Additionally, the applicants family includes a child with special needs who requires stability and consistency in their living environment, creating a hardship if the structure must be removed
2	Type of Request	Special Exception
	Request Description	Floor area of the main structure
	Application Type	Single Family/Duplex Variance or Special Exception

#### Case Information

1	Full Request	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
	Brief Request	for a special exception to the single-family regulations
	Zoning Requirements	limits the number of dwelling units to one
	Relevant History	na
	BOA History	No
2	Full Request	to construct and/or maintain a single-family residential accessory structure which will require a variance to the floor area regulations
	Brief Request	for a variance to the floor area regulations
	Zoning Requirements	an accessory structure may not exceed 25% of the floor area of the main structure
	Relevant History	na
	BOA History	No

#### Street Frontage Information

Street Frontage	Front
Linear Feet (Sq. Ft)	1

### Contact Information

Name	Organization Name	Contact Type	Phone
Marcos Munoz		Applicant	4695447491
Email: erikmunoz18@yahoo.com			
7426 CONCORD AVE, DALLAS, TEXAS 752353725			

Name	Organization Name	Contact Type	Phone
Marcos Munoz		Property Owner	4695447491
Email: erikmunoz18@yahoo.com			

### Address

7426 CONCORD AVE, Dallas, TX 75235

### Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000021295900000							
0							

### Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	MUNOZ MARCOS	7426 CONCORD AVE, DALLAS, TEXAS 752353725	

### Status History

Status	Comment	Assigned Name	Status Date
In Review		Diana Barkume	03/30/2026
Payment Due		Diana Barkume	04/03/2026
Additional Info Required	Potential Requests (Per City Review) The following may be required: <ul style="list-style-type: none"> <li>• Special exception for the Additional Dwelling Unit (not for rent)</li> <li>• Variance if the floor area exceeds 25% of the main structure</li> <li>• Possible height variance (to be confirmed)</li> <li>• Confirmation on a separate electric meter (Board approval required if applicable)</li> </ul>	Diana Barkume	04/03/2026







