

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000065	Payment Due	09/29/2025
Application Name		
Detailed Description		
We seek this appeal because the Tyler-facing yard should be treated as a rear yard for safety, privacy, and security, and would allow a taller fence under City regulations if access from that side is prohibited.		
Assigned To Department	Assigned to Staff	
Board of Adjustment	Diana Barkume	
Record Type		
Board of Adjustments		

Custom Fields

INTERNAL USE ONLY

Source of Request	-
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	.9

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	-
Lot Number	19/20
Lot Size (Acres)	0.933
Block Number	8/3841
Lot Size (Sq. Ft)	40641
How many streets abut the property?	2
Land Use	Residential
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	09/04/2025
Seleccione si necesitara un interprete	-
Case Number	CON-DIST-WR-25-000266
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?	No
Referred by	Melissa Parent

Custom Lists

Board of Adjustment Meeting

1		
	Room	6ES
	BOA Administrator	Kameka Miller-Hoskins
	BOA Secretary	Mary Williams

Board of Adjustment Request

1		
	Type of Request	Administrative Official Appeal
	Request Description	Building Official Appeal
	Application Type	AO Appeals
	Affirm that an appeal has been made for	An 8-foot tall fence in the part of our yard that runs along N. Tyler
	Application is made to BOA to grant the described appeal	We do not believe our yard along Tyler should be considered a front yard. It would be unsafe to add a driveway (Access) for this property off of Tyler. Tyler is a four-lane divided arterial roadway. Locating a driveway right after the right lane taper around a blind corner is not safe and is not recommended by the Dallas Street Design Manuals. Additionally, there is a bus stop on Tyler along our property, which further highlights why a driveway would be unsafe. If Dallas agrees that access should not be granted to this lot from Tyler, then this exposure should be treated as a rear yard per CH 51A-4.401(a)(5) and governed by rear yard regulations, which permit 9 ft fences per ORD 25984(5)(g)(1)(B). We are also seeking this appeal as a deterrent to crime. The sidewalk along the Tyler side of our property has seen increased foot traffic due to developments down Tyler and towards Davis. A 4ft fence provides a clear view directly into our property, including the pool, children's play area, and living room. It also does not serve as a true barrier, as it is easy to jump over.

Case Information

1		
	Full Request	to appeal the decision of an administrative official in the denial of a Conservation District review CON-DIST-WR-25-000266
	Brief Request	appeal the decision of an administrative official
	Zoning Requirements	appeal this decision to the Board of Adjustment pursuant to Ordinance 25984(6)(b)(3). In considering the appeal, the sole issue before the Board of Adjustment is whether the Director erred in the decision to deny your application
	Relevant History	na
	BOA History	No

GIS Information

1

Census Tract Number	22
Council District	1

Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	283

2

Street Frontage	Side
Linear Feet (Sq. Ft)	194

Contact Information

Name	Organization Name	Contact Type	Phone
Robert J Arnold		Applicant	2145433779
Email: bobby.jones.arnold@gmail.com			
910 West Colorado Boulevard, Dallas, TX 75208			

Name	Organization Name	Contact Type	Phone
Robert J Arnold	ARNOLD ROBERT J JR & LEAH	Property Owner	2145433779
Email: bobby.jones.arnold@gmail.com			
910 W COLORADO BLVD, DALLAS, TEXAS 752082632			

Address

910 W COLORADO BLVD, Dallas, TX 75208

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000029238100000							
0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	ARNOLD ROBERT J JR & LEAH	910 W COLORADO BLVD, DALLAS, TEXAS 752082632	

Status History

Status	Comment	Assigned Name	Status Date
In Review		Diana Barkume	09/30/2025
Payment Due		Diana Barkume	10/03/2025

at: 910 W. Colorado Blvd. Dallas, TX 75208

(Address of property as stated on application)

Authorize: Robert J Arnold Jr

(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

☐ Variance (specify below)

☒ Special Exception (specify below)

☐ Other Appeal (specify below)

Specify: The Tyler-facing yard should be treated as a rear yard for safety, privacy, and security, and would allow a taller fence under City regulations if access from that side is prohibited.

Leah Arnold

Print name of property owner or registered agent

Date 9/30/2025

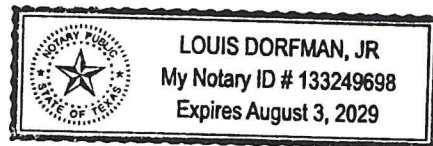
[Signature]
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared Leah Arnold

Who on his/her oath certifies that the above statements are true and correct to his/her

best knowledge. Subscribed and sworn to before me this 30th day of

September, 2025



[Signature]
Notary Public for Dallas County,
Texas

Commission expires on 8-3-2029



CITY OF DALLAS

September 9, 2025

CERTIFIED MAIL NO. 70210950000171957729

Mr. Robert Arnold
910 W Colorado BLVD
Dallas, TX 75208

RE: Denial of CON-DIST-WR-25-000266 application to exceed fence height limit in front yard

Dear Mr. Arnold:

Your application to construct a fence at 8-feet in height within the front yard has been denied. You may appeal this decision to the Board of Adjustment pursuant to Ordinance 25984(6)(b)(3). In considering the appeal, the sole issue before the Board of Adjustment is whether the Director erred in the decision to deny your application. The Board of Adjustment shall consider the standards that were required when the review was done. The enclosed CD work certificate contains sections of the ordinance pertinent to the denial of your application.

You have twenty (20) days from the date of the denial to file your appeal with the Board of Adjustment. Any questions related to an appeal should be directed to Kameka Miller-Hoskins, Senior Planner for the Board of Adjustment, whose contact is (214)948-4478 or kameka.mhoskins@dallas.gov, or Diana Barkume, Project Coordinator, at (214)942-4364 or diana.barkume@dallas.gov.

Respectfully,

Trevor A. Brown
Planning Manager, Conservation Districts

Enclosure
CD Certificate of Denial
Sent via email

CONSERVATION DISTRICT WORK REVIEW FORM

Continuation Sheet

Denied with the following conditions/comments:

The application CON-DIST-WR-25-000266 for an 8-foot tall fence in a front yard at 910 W COLORADO BLVD is denied. The structure is classified as Ranch.

1. Fences in the front yard may not exceed four feet in height. Per ORD 25984(5)(e)(1)(A).
2. This property has two front yards, along W Colorado and N Tyler, respectively, due to blockface continuity and per CH 51A-4.401(b)(1).
3. Per Chapter 51A-4.401(b)(1) If a corner lot has two street frontages of unequal distance, the shorter frontage is governed by this section. If the corner lot has two street frontages of unequal distance, the shorter frontage is governed by this section, and the longer frontage is governed by side yard regulations in section 51A-4.402. Notwithstanding this provision, the continuity of the established setback along street frontage must be maintained. Although the property is legally addressed on W Colorado, the shorter frontage for this property is along N Tyler, making it the shorter frontage. Frontage on N Tyler is approximately 194 feet; frontage on W Colorado is approximately 283 feet.
4. Fences in the side and rear yards may not exceed nine feet in height. Per ORD 25984(5)(g)(1)(B).
5. Chain link fences may not be erected in the front or cornerside yards. Per ORD 25984(5)(e)(1)(C).
6. In considering the appeal, the sole issue before the board of adjustment shall be whether the Director erred in the decision, and the board shall consider the same standards that were required to be considered by the Director. Per 25984(6)(d)(4)
7. Appeals to the board of adjustment are the final administrative remedy. Per 25984(6)(d)(5)
8. No further work is approved.