

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000073	In Review	10/24/2025

Application Name

Detailed Description

Removing the existing, platted 60' build line in order to meet the R-10(A) District's 30-foot front yard setback requirement.

Assigned To Department

Board of Adjustment

Assigned to Staff

Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	Self
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	0.47

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	R-10(A)
Lot Number	7
Lot Size (Acres)	0.47
Block Number	B/5551
Lot Size (Sq. Ft)	20473
How many streets abut the property?	1
Land Use	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	-
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	Self

Custom Lists

Board of Adjustment Meeting

1		
	Room	6ES
	BOA Administrator	Kameka Miller-Hoskins
	BOA Secretary	Mary Williams
	BOA Code Specialist	Diana Barkume

Board of Adjustment Request

1		
	Type of Request	Variance
	Request Description	Front-yard
	Application Type	Single Family/Duplex Variance or Special Exception

Case Information

1		
	Full Request	front yard setback
	Brief Request	front yard setback
	Zoning Requirements	requires a 60-foot setback per platted building line
	Relevant History	NA
	BOA History	No
	BOA History Details	NA

Street Frontage Information

1		
	Street Frontage	Front
	Linear Feet (Sq. Ft)	125

Contact Information

Name	Organization Name	Contact Type	Phone
James Shindler Email: Jim@coniferre.com	Conifer Homes LLC	Property Owner	8175527778

Name	Organization Name	Contact Type	Phone
Kiesha Migura Kay Email: kiesha@msnrdg.com PO Box 260203, Plano, TX 75026 PO Box 260203, Plano, TX 75026 P.O. Box 260203, Plano, TX 75026 PO Box 260203, Plano, TX 75026 PO Box 260203, Plano, TX 75026 PO Box 260203, Plano, TX 75026 PO Box 260203, Plano, TX 75026	Mission Ridge Consultants	Applicant	4698479781

Address

4507 BROOKVIEW DR, Dallas, TX 75220

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000041984500000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	CONIFER HOMES LLC	1418 BRIAR MEADOW DR, KELLER, TEXAS 762483279	

Status History

Status	Comment	Assigned Name	Status Date
Payment Due		Diana Barkume	10/27/2025
In Review	Updated By Script	Accela Administrator	11/03/2025
In Review		Anna Brickey	11/04/2025

LEGAL DESCRIPTION

All of Lot 7, Block B/5551 of the Bowling Greenwood 2 Addition.

BOWLING GREENWOOD ADDITION NO. 2

PART BLOCK B / 5551

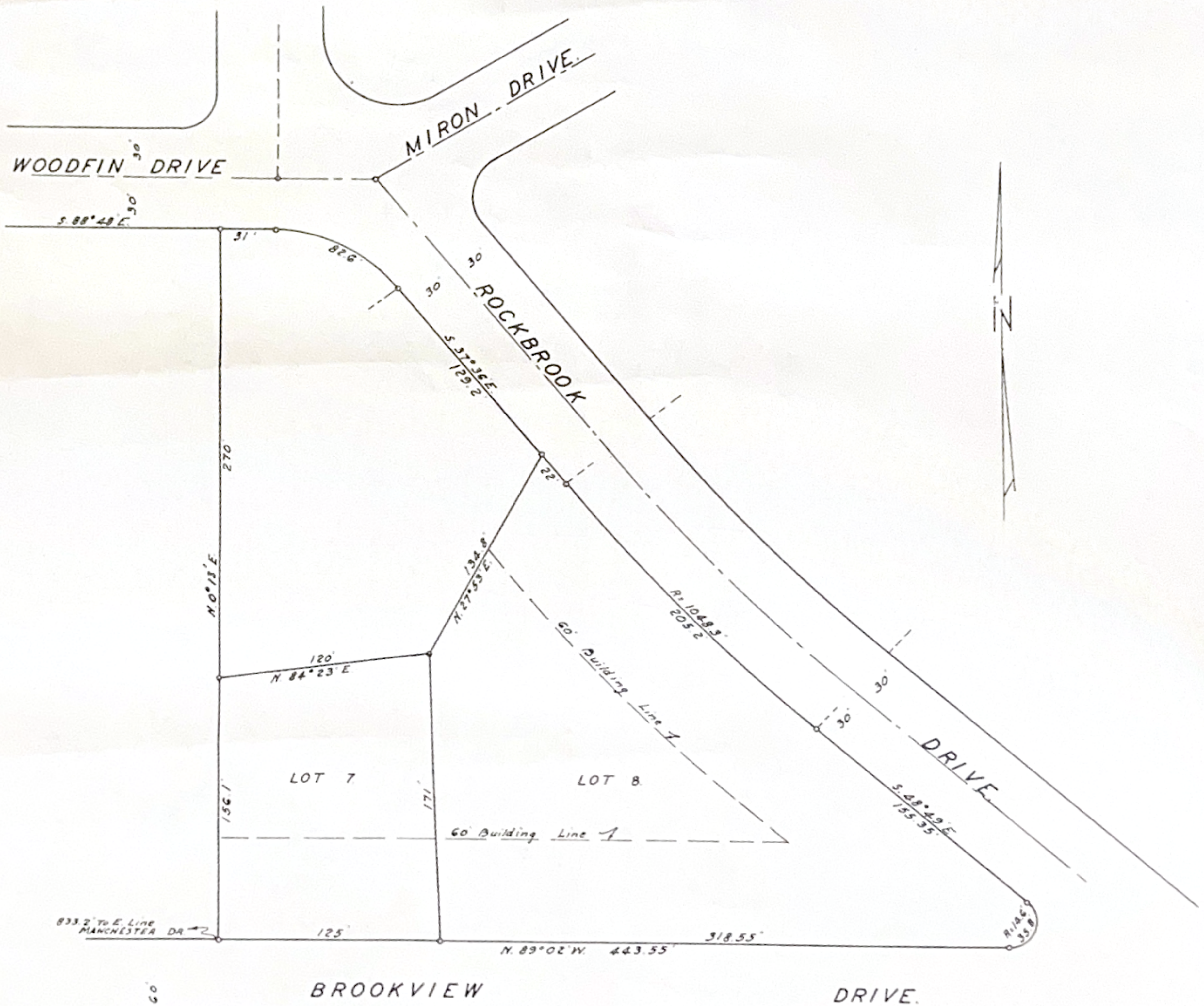
DALLAS, TEXAS

NOV. 9, 1949 SCALE: 1" = 30'

O. R. (CHICK) MC ELYA ENGINEERS

FILED JAN. 17 1950

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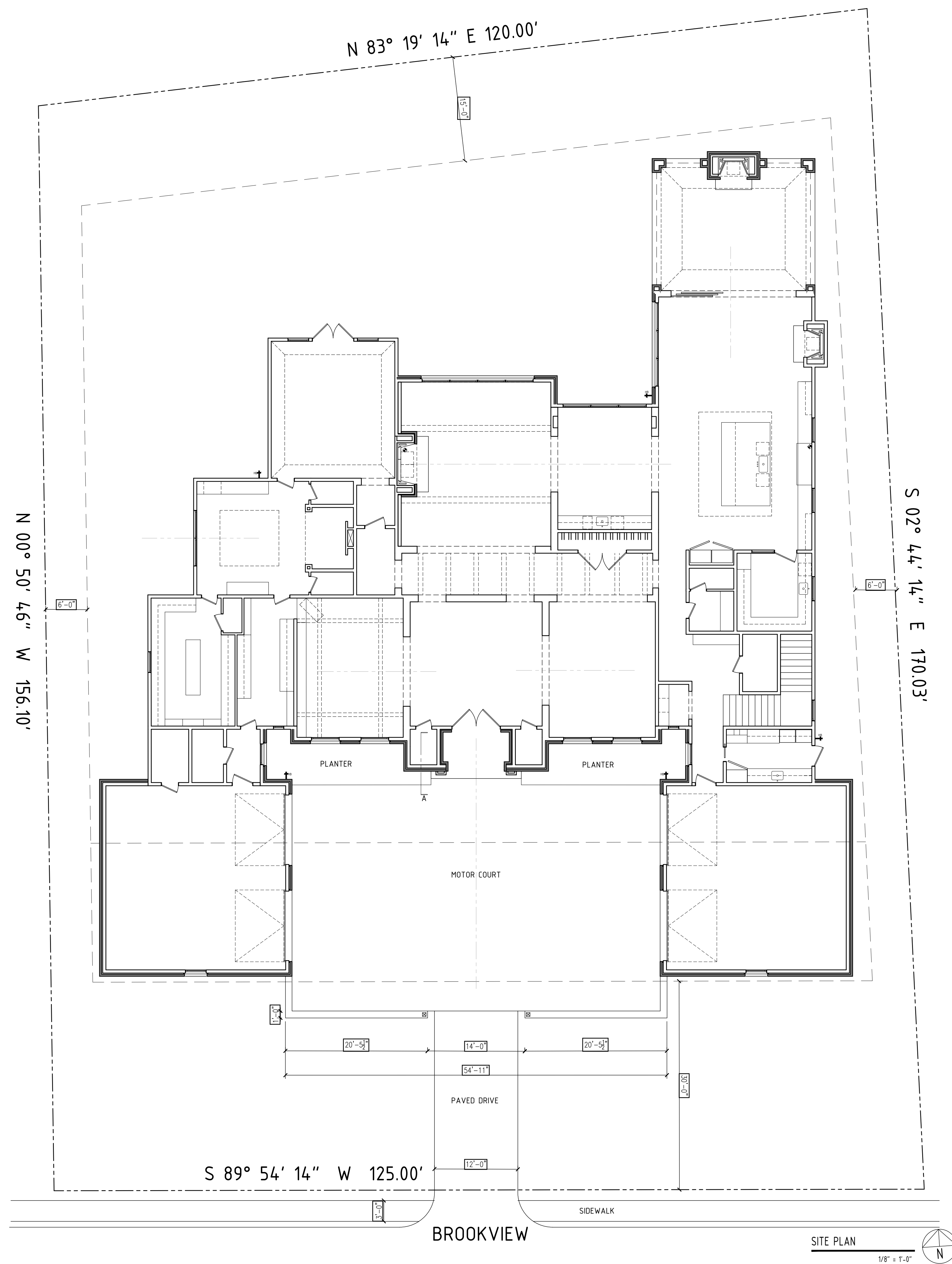
L. G. COPPEDGE
MAPS
RECORDS BLDG.

TRUE AND CORRECT
COPY OF RECORD
ON FILE IN CITY
SURVEYOR'S OFFICE
BY: Robert Mahan
DATE: 9-26-2025



ZONING MAP (R-10(A))

FOR REVIEW ONLY



GENERAL NOTES

1. Examine and become familiar with all contract documents in their entirety. Survey the project and become familiar with the existing conditions and scope of the work. All costs submitted shall be based on thorough knowledge of all work and materials required. Verify with the owner or the architect and/or engineer and/or uncertainty as to what material or product is to be used.
2. All construction shall comply with the latest addition of the building codes as well as any amendments and/or ordinances that apply to this construction. Any non-conforming documents discovered by the contractor or his agents shall be brought to the attention of the owner and the architect.
3. These drawings do not contain complete specifications, details and information required for the complete construction of this project. Additional information shall be obtained from the owner. Structural framing and foundation designed by others.
4. Unless shown on the drawings, all mechanical work such as, but not limited to electrical, plumbing, heating, air conditioning, ventilating, etc., are to be established and designed by others (than the architect). All site work and landscaping is to be established and designed by others (than the architect).
5. The contractor shall be solely responsible for construction means, methods, techniques, sequences, and procedures required for safe execution and completion of work, and for initiating, maintaining, and supervising all safety precautions and programs in connection with the work.
6. Any errors, omissions or inconsistencies on the drawings or variations or ambiguities between these drawings and the actual site and construction conditions and/or requirements shall be brought to the attention of the owner and architect prior to being resolved and executed in writing before continuing the work in question. Failure to notify the owner and the architect in such event will constitute acceptance of any resulting obligations or responsibilities with regard to delays, costs, code compliance, and legal remedies resulting from this or related work.
7. The contractor shall verify all measurements at the site and be responsible for the accuracy and correctness of the same. Notify the architect of any discrepancies prior to construction.
8. Structural drawings (by others than architect) shall be worked together with architectural, mechanical, and electrical drawings to locate depressed slabs, slopes, drains, registers, etc., etc. Any discrepancies shall be called to the attention of the owner, engineer, and architect for resolution before proceeding with the work or related work.

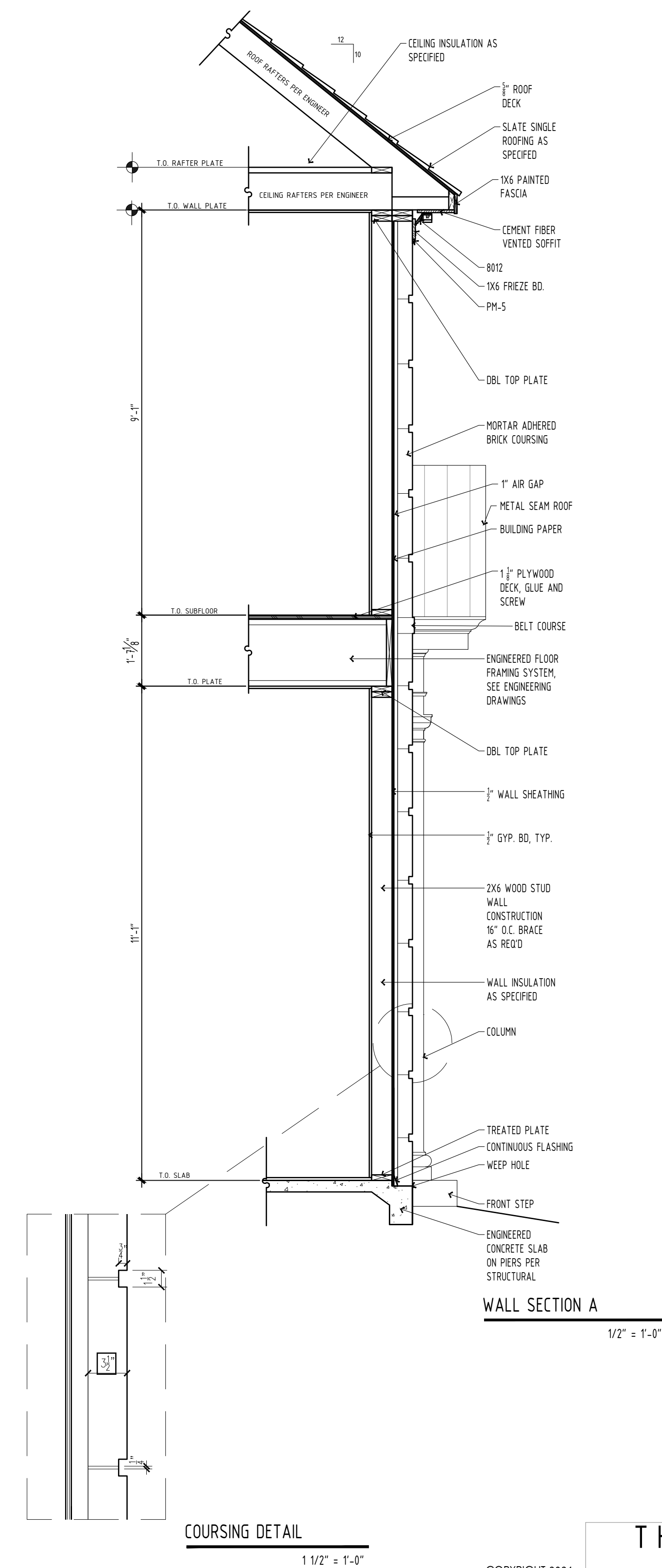
PROJECT INFO

4507 BROOKVIEW DRIVE

FIRST FLOOR AC SF:	4,830
SECOND FLOOR AC SF:	3,242
<u>TOTAL AC SF:</u>	<u>8,072</u>
COVERED PORCH SF:	535
GARAGE SF:	1,370

ARCHITECTURAL DRAWING INDEX

- A1.1 - SITE PLAN, PROJECT INFORMATION
- A2.1 - FIRST FLOOR PLAN
- A2.2 - FIRST FLOOR PLAN
- A2.3 - SECOND FLOOR PLAN
- A2.4 - ROOF PLAN + ELEVATIONS
- A3.1 - EXTERIOR ELEVATIONS
- A3.2 - EXTERIOR ELEVATIONS
- E2.1 - FIRST FLOOR ELECTRICAL PLAN
- E2.2 - FIRST FLOOR ELECTRICAL PLAN
- E2.3 - SECOND FLOOR ELECTRICAL PLAN



CONIFER HOMES
4507 BROOKVIEW DRIVE
DALLAS, TX



DATE
ENGINEERING
09/18/2024
PERMIT
07/23/2025

THOMAS
WEBER ARCHITECTURE

SHEET
A1.1