

## Record Summary for Board of Adjustments

### Record

Record #	Status	Opened Date
BOA-25-000088	In Review	11/24/2025
<b>Application Name</b>		
<b>Detailed Description</b>		
We plan to change the fence from a 4ft fence to a 7ft fence for safety of the family. The front fence will be made out of iron and post will be made out of honed limestone to give a French feel to match the house.		
<b>Assigned To Department</b>	<b>Assigned to Staff</b>	
Board of Adjustment	Diana Barkume	
<b>Record Type</b>		
Board of Adjustments		

### Custom Fields

#### INTERNAL USE ONLY

Source of Request	In Review - Residential
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	5.27

#### PDOX INFORMATION

PDox Number	-
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#### PROPERTY INFORMATION

Existing Zoning	R-1ac(A)
Lot Number	2 & PT EST 2
Lot Size (Acres)	5.27
Block Number	A/5529
Lot Size (Sq. Ft)	229561.2
How many streets abut the property?	1
Land Use	living
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?	No
Referred by	ACC-25-000862

## 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 regulations to allow a 7'10" fence in a required front yard.
	Application is made to BOA to grant the described appeal	The preposed fence will not adversely affect the surrounding properties as many other properties in the surrounding area have fences over 4' tall

### Case Information

1	Full Request	fence height
	Brief Request	fence height
	Zoning Requirements	fence height
	Relevant History	CA approved for 7-ft height but are okay with the additional height for architectural features-email
	BOA History	No
	BOA History Details	N/A

### GIS Information

1	Census Tract Number	11.35
	Council District	13-Gay Donnell Willis

### Street Frontage Information

1	Street Frontage	Front
	Linear Feet (Sq. Ft)	462

## Contact Information

Name	Organization Name	Contact Type	Phone
Sardar Sharif		Applicant	8175642182
Email: shs@shsgroupllc.com			
1 Dorset, Dallas, TX 75229			

Name	Organization Name	Contact Type	Phone
Sardar Sharif		Property Owner	8175642182
Email: shs@shsgroupllc.com			
1 Dorset, Dallas, TX 75229			

### Address

10260 STRAIT LN, Dallas, TX 75229

### Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
005529000A002000 0							

### Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	PARKHURST BEVERLY K &	10260 STRAIT LN, DALLAS, TEXAS 752296532	

### Status History

Status	Comment	Assigned Name	Status Date
In Review		Diana Barkume	12/04/2025
Application About to Expire	Updated via: BATCH_BUILDING_ABOUT_TO_EXPIRE	Accela Administrator	12/09/2025
In Review		Diana Barkume	12/09/2025
In Review		Diana Barkume	12/19/2025

Status	Comment	Assigned Name	Status Date
Additional Info Required	<p>Items to Be Addressed:</p> <ol style="list-style-type: none"> <li>1. Site Plan <ul style="list-style-type: none"> <li>o The site plan does not currently include the sidewalk or its proposed location. Please add.</li> <li>o Please add the dimensions of the visibility triangles at the drive approach and along the property lines.</li> </ul> </li> <li>2. Fence Height <ul style="list-style-type: none"> <li>o The fence elevation is currently shown as 8'-6", measured from grade to the highest point of any affixed feature.</li> <li>o Please confirm the intended height and revise the application if needed. I have reached out to staff regarding the approved CA to confirm how they measured the approved height.</li> </ul> </li> <li>3. Property Taxes <ul style="list-style-type: none"> <li>o 2025 property taxes are not currently delinquent.</li> <li>o An updated tax certificate showing taxes paid in full will be required prior to the hearing.</li> </ul> </li> <li>4. Visibility Triangles <ul style="list-style-type: none"> <li>o Please add the dimensions of the visibility triangles at the drive approach and along the property lines.</li> <li>o Verify that any portion of the fence, wall, or landscaping located within the visibility triangles does not exceed 2.5 feet in height.</li> </ul> </li> <li>5. Certified Plat <ul style="list-style-type: none"> <li>o Please add the page of the certified plat that shows your property, as it was not included in the upload.</li> </ul> </li> <li>6. Warranty Deed <ul style="list-style-type: none"> <li>o Please add the page of the warranty deed that lists the property owner, as it was not included in the upload.</li> </ul> </li> </ol>	Diana Barkume	12/23/2025
Document Received	ACA document upload	Accela Administrator	12/23/2025
Payment Due		Diana Barkume	12/30/2025
In Review	Updated By Script	Accela Administrator	12/30/2025





# Planning & Development Department

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

Board of Adjustment:  
1500 Marilla Street, 5CN  
Dallas Tx 75201  
(214) 948-4480

## AFFIDAVIT

Appeal number: \_\_\_\_\_

I, Sardar Sharif, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 10620 Strait Ln, Dallas TX 75229  
(Address of property as stated on application)

Authorize: Sardar Sharif  
(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: I am requesting a variance over the 4' limit fence to 7'10" for the front of the property

Sardar Sharif

Print name of property owner or registered agent

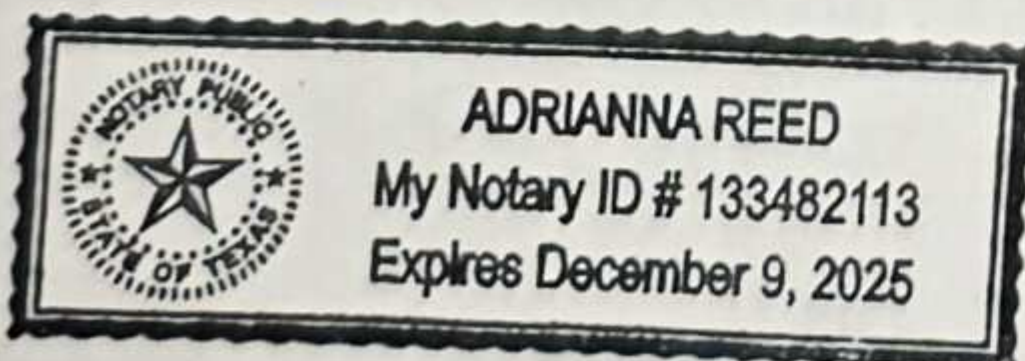
Date 11/24/2025

[Signature]  
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared Sardar Sharif

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 24th day of  
November, 2025



A Reed  
Notary Public for Dallas County,  
Texas

Commission expires on December 9, 2025



# block map

Date of copy: 11/20/2025

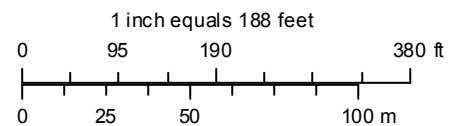
DCAD Tax Account: 005529000A0020000



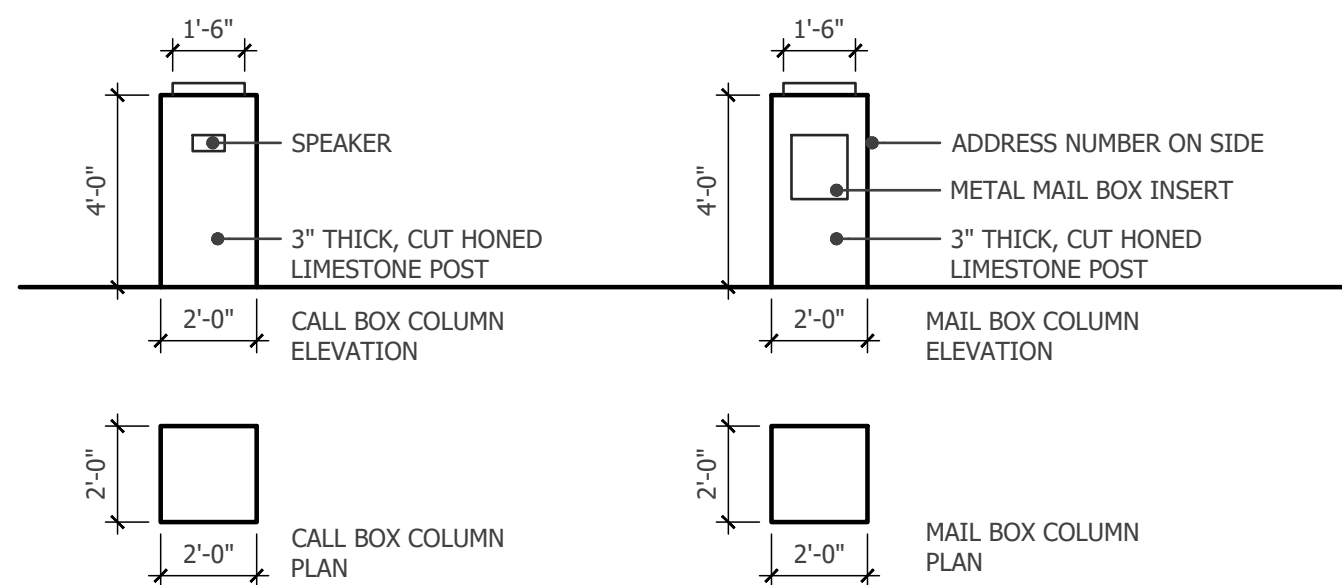
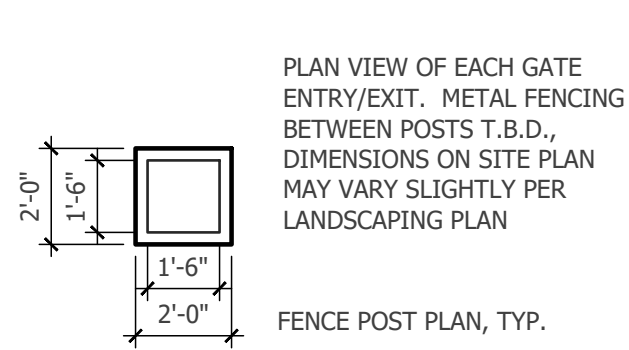
This product is for INFORMATIONAL purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



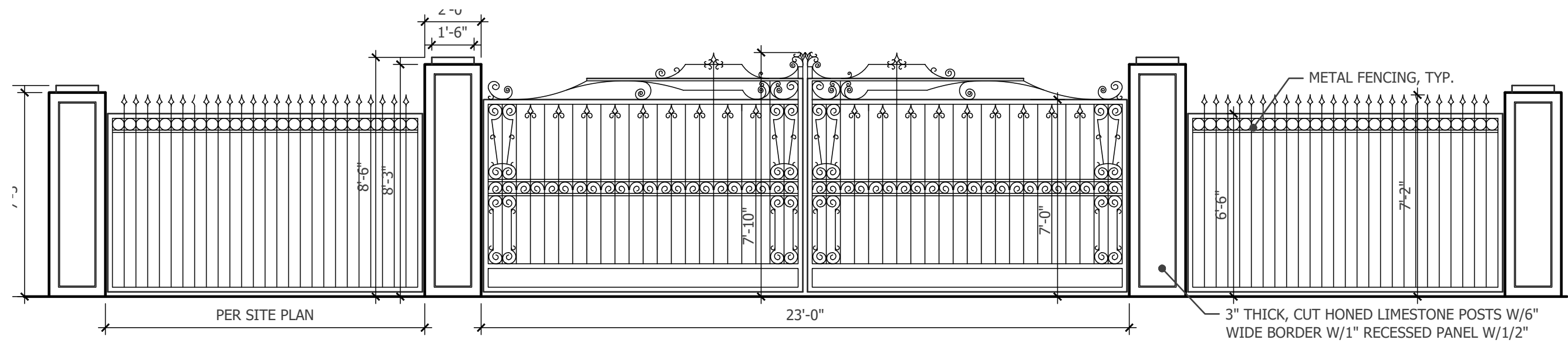
Dallas Central Appraisal District  
2949 N Stemmons Freeway  
Dallas, TX 75247-6195  
(214) 631-1342  
[www.dallascad.org](http://www.dallascad.org)



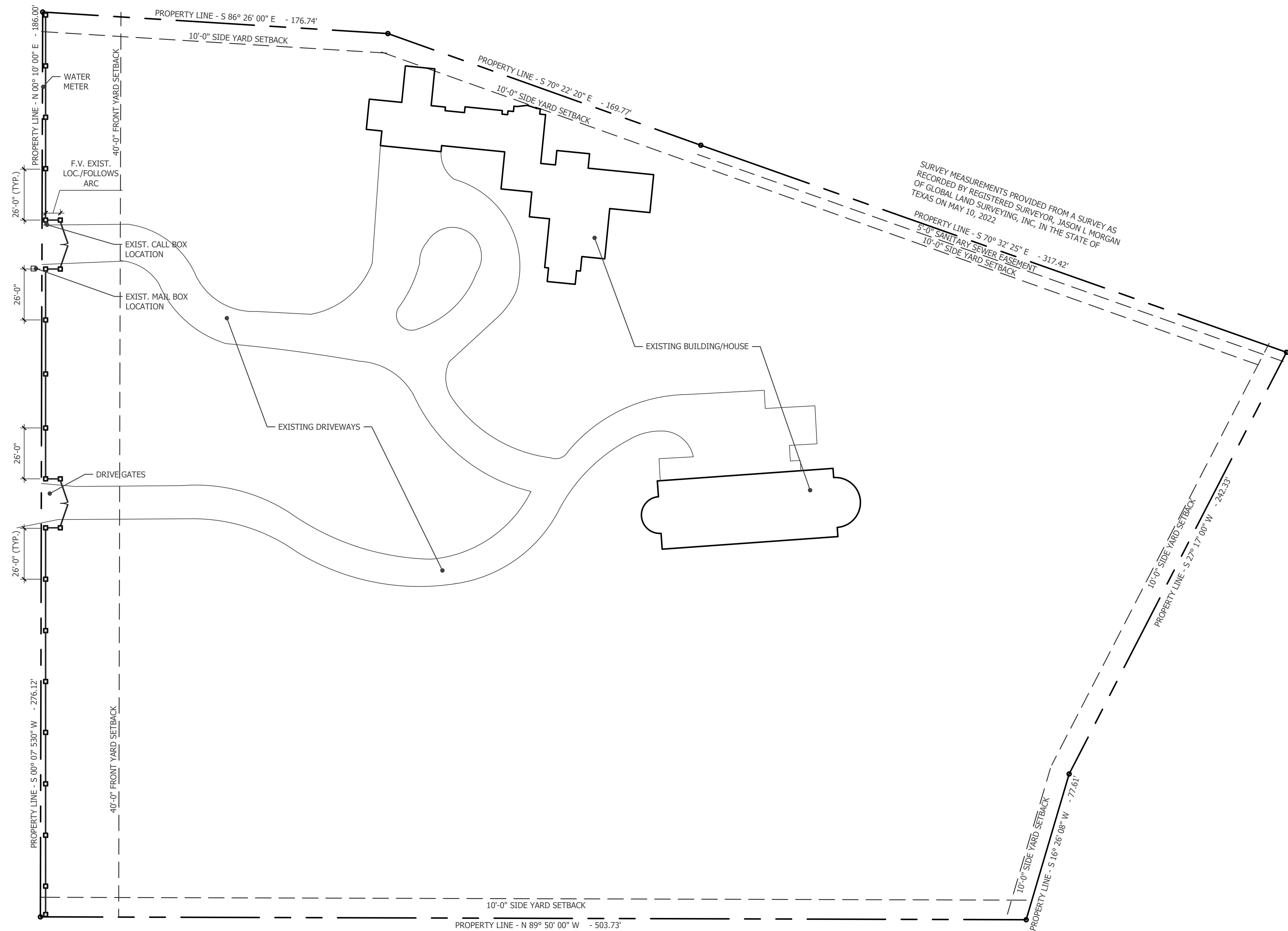
DCAD, NCTCOG, USGS, Esri, Inc.



**03** FENCE POST + MISC. POST ELEV. SCALE: 1/4" = 1'-0"



**02** PARTIAL FENCE / GATE ENTRY ELEV. SCALE: 1/4" = 1'-0"



**01** SITE PLAN SCALE: 1/32" = 1'-0"

BLUECODESIGNS  
PLAN IT DESIGN IT LIVE IT

WWW.BLUE-C-DESIGNS.COM CURTIS BURLBAW 214 . 906 . 4883

SHEET TITLE

SITE PLAN  
GEN. NOTES

SHEET #  
**A1.01**

PROJECT #  
25-41

ISSUE DATE  
20 OCT 2025 - CITY ISSUE

PLAT TRACKING #	C.O.D. PERMIT #
P.O. TRACKING #	WWW. TRACKING #

SHS GROUP  
10260 STRAIT LANE

DALLAS WATER UTILITIES OR SUSTAINABLE  
DEVELOPMENT + CONSTRUCTION  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEWED BY	DATE	FILE #	CITY SHEET

A NEW SINGLE FAMILY RESIDENCE AT  
**10260 STRAIT LANE**  
IN THE CITY OF DALLAS, TEXAS  
FOR SHS GROUP

issued for CITY PERMIT