

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000094	Payment Due	12/02/2025
Application Name		
Detailed Description		
Variance height and size of shed.		
Assigned To Department	Assigned to Staff	
Board of Adjustment	Diana Barkume	
Record Type		
Board of Adjustments		

Custom Fields

INTERNAL USE ONLY

Source of Request	In Review - Residential
Fee Waiver Granted	CHECKED
Number of Parking Spaces	-
Lot Acreage	0.00118

PDOX INFORMATION

PDox Number	-
-------------	---

PROPERTY INFORMATION

Existing Zoning	R-7.5(A)
Lot Number	13
Lot Size (Acres)	0.00118
Block Number	B/6245
Lot Size (Sq. Ft)	7380.17
How many streets abut the property?	1
Land Use	Home
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	-
Seleccione si necesitara un interprete	-
Case Number	-
Are you applying for a fee waiver?	Yes

Have the standards for variance and or special exception been discussed? Yes

Has the Notification Sign Acknowledgement Form been discussed? Yes

Referred by Alireza Safari

Custom Lists

Board of Adjustment Request

1

Type of Request	Variance
Request Description	Floor area of the main structure
Application Type	Single Family/Duplex Variance or Special Exception
Other	Fee waiver was granted on 1/22/2026 by Panel C
Affirm that an appeal has been made for	Variance height and floor area
Application is made to BOA to grant the described appeal	Existing shed

2

Type of Request	Variance
Request Description	Height
Application Type	Single Family/Duplex Variance or Special Exception
Other	Fee waiver was granted on 1/22/2026 by Panel C

GIS Information

1

Census Tract Number	90.43
Council District	5-Jaime Resendez

Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	49

Contact Information

Name	Organization Name	Contact Type	Phone
Abril Renteria		Applicant	9728141017
Email: Abrilsoto22@yahoo.com			

Name	Organization Name	Contact Type	Phone
Ashley Renteria Email: Ashleyrenteria78@yahoo.com 1151 RIDGEWOOD DR, DALLAS, TEXAS 752174928	SOTO ASHLEY ADILENE RENTERIA	Property Owner	4696717220

Address

1151 RIDGEWOOD DR, Dallas, TX 75217

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000054981700000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	SOTO ASHLEY ADILENE RENERIA	1151 RIDGEWOOD DR, DALLAS, TEXAS 752174928	

Status History

Status	Comment	Assigned Name	Status Date
Payment Due		Diana Barkume	12/03/2025
Payment Due	Fee waiver was granted on 1/22/2026 by Panel C	Diana Barkume	01/26/2026



Planning & Development Department

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

BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: **Alireza Safari**

Date: 8/20/25

Department: Planning and Development

Phone/Email: 214-948-5398 / alireza.safari@dallas.gov

Manager signature:

Consulted with:

Applicant

Representative

Owner

Name: Ashley Renteria - Abril Rentería

Phone/Email: ashleyrenteria78@yahoo.com - abrilfoto22@yahoo.com 972-814-1017

Property Information

Address: 1151 RIDGEWOOD DR

Lot: 13

City Block: B/6245

Zoning Classification: R-7.5(A)

Issues that require Board action Floor area and Height of the proposed (already built) accessory structure.

List the City of Dallas Development Code(s) this project is non-compliant with: See description below

Check all that apply: Variance Special Exception

Yard setback

Lot Width

Lot Depth

Lot coverage

Floor area for accessory structures for single-family uses

Height

Minimum width of sidewalk

Off-street parking

Off-street loading

Landscape regulations

fence height and/or standards

Visibility triangle obstructions

Parking demand

Additional dwelling unit (not for rent) Accessory dwelling unit (for rent)

Carport

Non-conforming use or structure

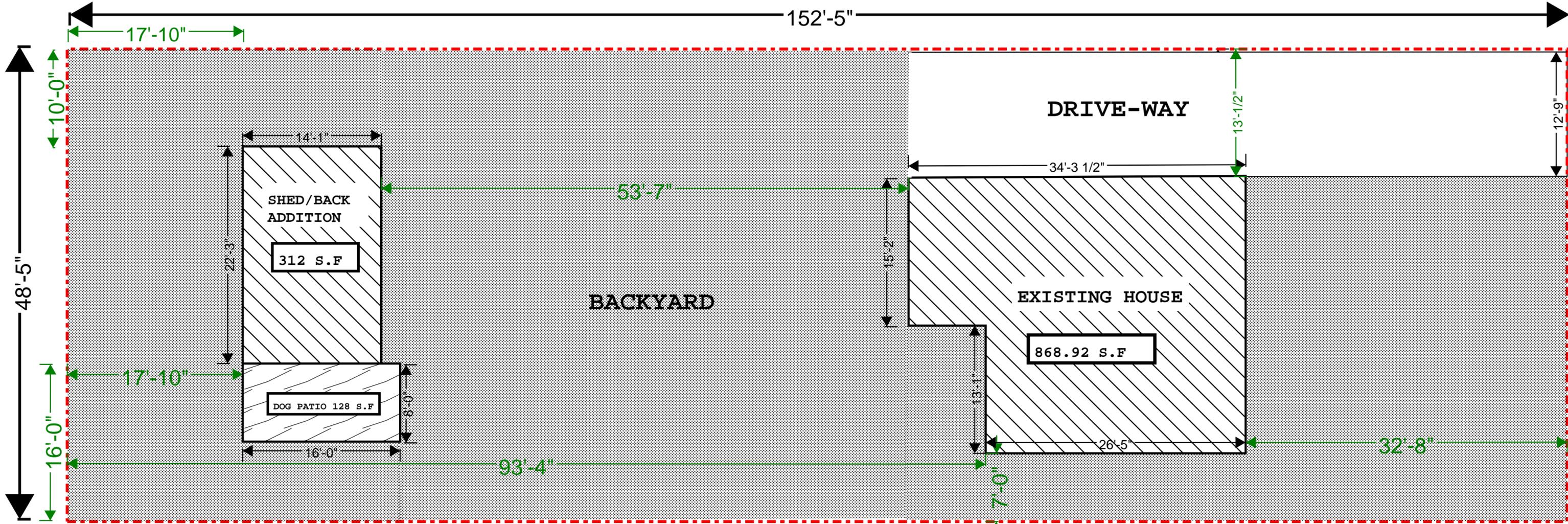
Administrative Official Appeal

Other:

Description: 51A-4.209.(b)(6) (E) (vii) (cc) - Accessory height exceeds the main. See attached.
51A-4.209.(b)(6) (E) (vii) (dd) - Floor area exceeds 25% of main. See attached.

Alternative resolutions discussed/offered:

Revising the project to meet the code, however, the citizen mentioned that the structure was built years ago and they are not able to alter the structure.



RIDGEMOOD DR.

Property Description:		
Lot: 152.42X48.42'	Lot Area: 7,380.17 Square Feet	
Structure:	Dimensions:	Sqaure Footage:
House	34.29X15.17 , 13.08X26.42	865.75 Square Feet
Shed/ Back Addition	22.25X14.08	313.28 Square Feet
Dog Patio	16'X8'	128 Square Feet
	Total Structure Coverage:	1307.03 Square Feet
Structure Coverage %	(Total Structure Coverage) / (Lot Area) = 17.7%	

NOTES:
 1/8"=1'-0"
 Existing House: 868.92 S.F / Highest Peak : 12'-10"
 Shed/Back Addition: 312 S.F / Highest Peak: 14'-11"

Structure:	Dimensions:	Sqaure Footage:
House	34.29X15.17 , 13.08X26.42	865.75 Square Feet
Shed/ Back Addition	22.25X14.08	313.28 Square Feet
Strcuture Coverage %	(Total Existing House) / (Shed/Back Addition) = 36.185%	

SITE PLAN
 SCALE: 1/8" = 1'-0"
 BLK B/6245 LT 13
 DATE: 3-17-25