



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

FOR OFFICE USE ONLY

Data Relative to Subject Property: _____ Date: _____ FOR OFFICE USE ONLY

Location address: _____ Zoning District: _____

Lot No.: _____ Block No.: _____ Acreage: _____ Census Tract: _____

Street Frontage (in Feet): 1) _____ 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): _____

Applicant: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance __, or Special Exception __, of _____

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared _____
(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: 
(Affiant/Applicant's signature)

Subscribed and sworn to before me this _____ day of _____, _____

Notary Public in and for Dallas County, Texas

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000099	In Review	12/19/2025

Application Name

Detailed Description

FRONT YARD VARIANCE REQUEST OF 22' TO PROVIDE A 40' SETBACK TO MATCH THE PLATTED BUILDING LINE WHERE THE CD-2 REQUIRED AVERAGE SETBACK FOR THIS PROPERTY IS 62'.

Assigned To Department

Board of Adjustment

Assigned to Staff

Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	Conservation District
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	0.242

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	CD
Lot Number	PT 20
Lot Size (Acres)	0.242
Block Number	H/2836
Lot Size (Sq. Ft)	10550
How many streets abut the property?	2
Land Use	SINGLE-FAMILY
Is the property platted?	Yes
Status of Project	Proposed
Status of Property	Vacant Land
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	Melissa Parent

Custom Lists

Board of Adjustment Request

1	Type of Request	Variance
	Request Description	Front-yard
	Application Type	Single Family/Duplex Variance or Special Exception
	Affirm that an appeal has been made for	Front yard variance request
	Application is made to BOA to grant the described appeal	The proposed single-family house was designed to meet the 40' platted building line as advised by city staff but city staff later revised their interpretation of the setback requirement. Properties at the east side of this block are setback approximately 40' but the CD-2 requirement is average setback of adjacent property. The property is smaller than other properties in the same CD-2 zoning by approximately 13% and 20% smaller than properties in the same block.

Case Information

1	Full Request	front yard setback
	Brief Request	front yard setback
	Zoning Requirements	front yard setback
	Relevant History	CD district has already consulted with Admin regarding the required front yard
	BOA History	No
	BOA History Details	N/A

GIS Information

1	Census Tract Number	11.18
	Council District	9

Street Frontage Information

1	Street Frontage	Front
	Linear Feet (Sq. Ft)	63
2	Street Frontage	Side

Contact Information

Name	Organization Name	Contact Type	Phone
Jennifer Hiromoto	Buzz Urban Planning LLC	Applicant	4692752414
Email: jennifer@buzzurbanplanning.com			
PO Box 38586, Dallas, TX 75238			
Name	Organization Name	Contact Type	Phone
7003 TOKALON LLC	7003 TOKALON LLC	Property Owner	4692752414
Email: permits@buzzurbanplanning.com			
5900 BALCONES DR STE 100, AUSTIN, TEXAS 787314298			

Address

7003 TOKALON DR, Dallas, TX 75214

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000023293600000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	7003 TOKALON LLC	5900 BALCONES DR STE 100, AUSTIN, TEXAS 787314298	

Status History

Status	Comment	Assigned Name	Status Date
In Review		Diana Barkume	12/23/2025
Payment Due		Diana Barkume	12/23/2025
In Review	Updated By Script	Accela Administrator	12/23/2025
In Review		Anna Brickey	12/30/2025



AFFIDAVIT

Appeal number: BDA _____

I, 7003 Tokalon LLC, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 7003 Tokalon Dr
(Address of property as stated on application)

Authorize: Jennifer Hiromoto
(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: front yard setback variance

Karnik Radadia AKA Patel
Print name of property owner or registered agent
agent Date 11/28/2024

K.R Radadia
Signature of property owner or registered

Before me, the undersigned, on this day personally appeared
Karnik Radadia AKA Patel

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 28th day of

Nov, 2025

A circular notary seal for Steve Hazen, Notary Public for Dallas County, Texas. It includes the Texas state seal, the words 'NOTARY PUBLIC', 'STATE OF TEXAS', 'Notary Public, State of Texas', 'Comm. Expires 09-19-2027', and 'Notary ID 124688622'.

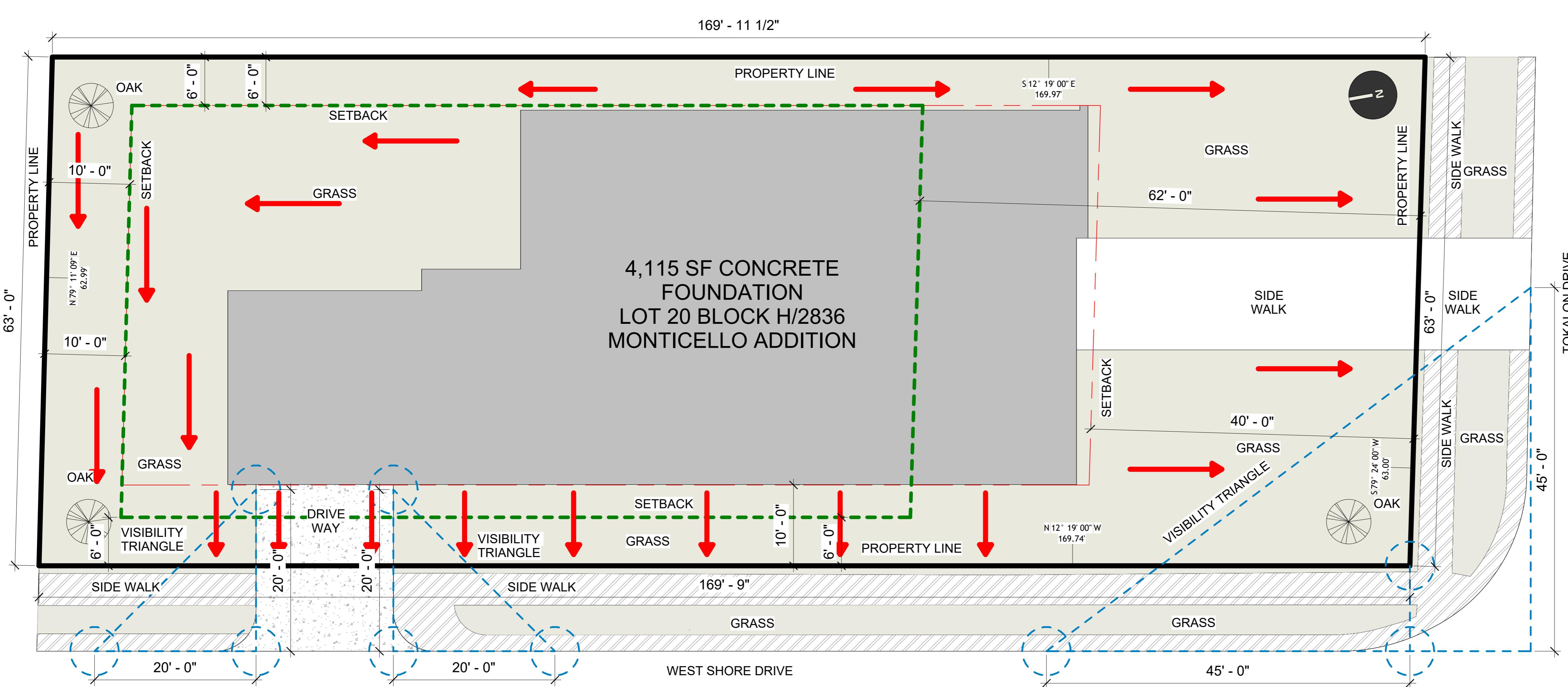
Notary Public for Dallas County,
Texas

Commission expires on
09/19/2027



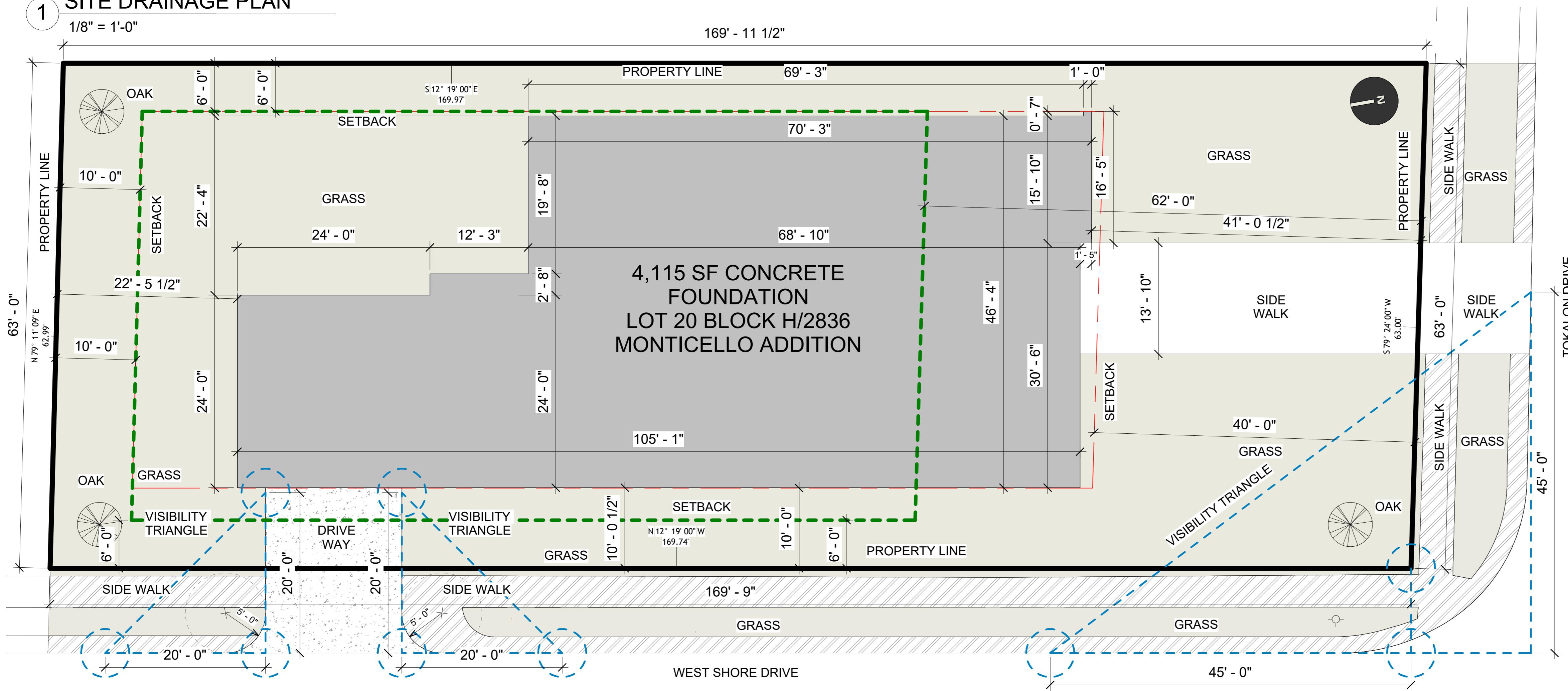
1:2,400

Printed: 11/24/2025



1 SITE DRAINAGE PLAN

1/8" = 1"



2 SITE PLAN

1/8" = 1'-0"

SITE SETBACKS	REQUIRED	ACTUAL	PLAN
FRONT:	40'	40'- 0 1/2"	—
LEFT SIDE:	10'	10'- 0 1/2"	—
RIGHT SIDE:	6'	6'	—
REAR:	10'	22- 5 1/2"	—
LOT COVERAGE:	45%	38.57%	—
HEIGHT:	30'	28'	—

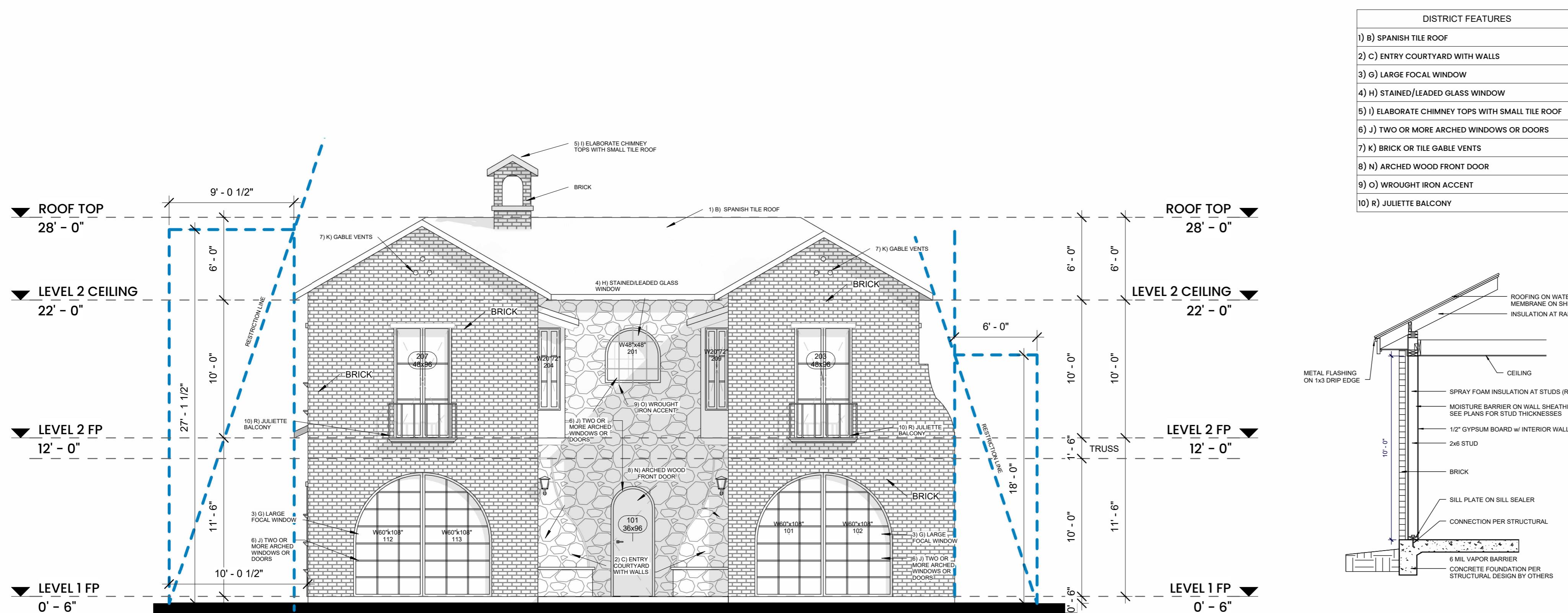
- GEND
- ARROW DENOTE INTENDED WATER FLOW
- SETBACK
- RESTRICTION LINE

7003 TOKALON DRIVE
DALLAS, TX 75214

THESE PLANS ARE
INTENDED TO PROVIDE
ALL PROSPECTIVE
CONTRACTORS, AND/OR
BUILDING
MANUFACTURERS THE
NECESSARY
FORMATION NEEDED
FOR DESIGN, BID, AND
CONSTRUCT THIS
BUILDING. OWNER
SHALL VERIFY AND
CHECK ALL ASPECTS
PRIOR TO ANY
CONSTRUCTION. ANY
ON-SITE CHANGES WILL
BE AT DESIGNER'S
DISCRETION. DESIGNER'S
ABILITY NOT TO
EXCEED FEE PAID FOR
THIS CONTRACT.

A101

le As indicated



1 FRONT ELEVATION

3/16" = 1'-0"

EXTERIOR WALL SECTION

3" = 1'-0"

ARCHED WOOD FRONT DOOR



2 LEFT ELEVATION

3/16" = 1'-0"

7003 TOKALON DRIVE
DALLAS, TX 75214

THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

No	Description	Date

TTDRO
TOKALON

ELEVATIONS

Project number TOKALON
Date 25/09/29

A105

Scale As indicated

1 REAR ELEVATION

3/16" = 1'-0"

This architectural cross-section diagram illustrates the construction details of a building's exterior wall and roof interface. The vertical height of the wall is marked as 10'-0". The diagram shows the following layers from top to bottom:

- ROOFING ON WATERPROOFING MEMBRANE ON SHEATHING
- INSULATION AT RAFTERS (R-38 MIN.)
- CEILING
- SPRAY FOAM INSULATION AT STUDS (R-13 MIN.)
- MOISTURE BARRIER ON WALL SHEATHING TYP. SEE PLANS FOR STUD THICKNESSES
- 1/2" GYPSUM BOARD w/ INTERIOR WALL FINISH
- 2x6 STUD
- BRICK
- SILL PLATE ON SILL SEALER
- CONNECTION PER STRUCTURAL
- 6 MIL VAPOR BARRIER
- CONCRETE FOUNDATION PER STRUCTURAL DESIGN BY OTHERS

At the top left, a label indicates "METAL FLASHING ON 1x3 DRIP EDGE". A dimension line on the left indicates a height of "10'-0"". A dimension line on the right indicates a width of "10' FIRST FL".

EXTERIOR WALL SECTION

3" = 1'-0"

This architectural cross-section diagram illustrates the building's structure across two levels. The levels are defined by dashed horizontal lines, with specific heights indicated on the left and right sides. The building features a brick exterior with various windows and a prominent chimney. The diagram includes labels for 'BRICK', 'SPANISH TILE ROOF', 'W24x48', '119 36x96', and 'TRUSS'. A callout at the top right provides a detailed view of the chimney tops.

5) 1) ELABORATE CHIMNEY TOPS
WITH SMALL TILE ROOF

ROOF TOP
28' - 0"

0' - 11 1/2"

1) B) SPANISH TILE ROOF

1) B) SPANISH TILE ROOF

ROOF TOP
28' - 0"

6' - 0"

LEVEL 2 CEILING
22' - 0"

22' - 0"

16' - 0"

8' - 1"

BRICK

BRICK

BRICK

1) B) SPANISH TILE ROOF

1) B) SPANISH TILE ROOF

10' - 6"

27' - 6"

27' - 6"

LEVEL 2 FP
12' - 0"

12' - 0"

11' - 6"

10' - 6"

TRUSS

BRICK

W24x48
103

W24x48
104

W24x48
105

119
36x96

BRICK

BRICK

BRICK

LEVEL 2 FP
12' - 0"

11' - 6"

LEVEL 1 FP
0' - 6"

0' - 6"

LEVEL 1 FP
0' - 6"

RIGHT ELEVATION

3/16" = 1'-0"

THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.