

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000102	Expired	12/22/2025

Application Name

Detailed Description

I am requesting a fence/wall height special exception for my property

Assigned To Department

Board of Adjustment

Assigned to Staff

Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	-
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	0.07

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	MF-1(A)
Lot Number	1D
Lot Size (Acres)	0.07
Block Number	D/8418
Lot Size (Sq. Ft)	3049
How many streets abut the property?	1
Land Use	TownHouse
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	12/22/2025
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?	No
Has the Notification Sign Acknowledgement Form been discussed?	No
Referred by	Diana Barkume

Custom Lists

Board of Adjustment Request

1	Type of Request	Special Exception
	Application is made to BOA to grant the described appeal	a fence/wall height special exception

Case Information

1	Full Request	Application of Selamawit Getachew for a fee waiver for (1) a special exception to the maximum height for a fence regulation, and for (2) a special exception to the maximum opacity regulation at 12324 Halima. This property is more fully described as Block D/8418, Lot 1D, and is zoned MF-1(A).
	Brief Request	Application of Selamawit Getachew for a fee waiver for (1) a special exception to the maximum height for a fence regulation, and for (2) a special exception to the maximum opacity regulation at 12324 Halima. This property is more fully described as Block D/8418, Lot 1D, and is zoned MF-1(A).
	Zoning Requirements	Application of Selamawit Getachew for a fee waiver for (1) a special exception to the maximum height for a fence regulation, and for (2) a special exception to the maximum opacity regulation at 12324 Halima. This property is more fully described as Block D/8418, Lot 1D, and is zoned MF-1(A).
	Relevant History	NA
	BOA History	No
	BOA History Details	NA

GIS Information

1	Census Tract Number	19.85
	Council District	10

Street Frontage Information

1	Street Frontage	Rear
	Linear Feet (Sq. Ft)	20

Contact Information

Name	Organization Name	Contact Type	Phone
Selamawit Getachew	GETACHEW SELAMAWIT	Applicant	4697330259
Email: selam.getachew05@gmail.com			
12324 HALIMA ST, DALLAS, TEXAS 752431359			

Name	Organization Name	Contact Type	Phone
Selamawit Getachew	GETACHEW SELAMAWIT	Property Owner	4697330259
Email: selam.getachew05@gmail.com			
12324 HALIMA ST, DALLAS, TEXAS 752431359			

Address

12324 HALIMA ST, Dallas, TX 75243

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
008418000D01D000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	GETACHEW SELAMAWIT	12324 HALIMA ST, DALLAS, TEXAS 752431359	

Status History

Status	Comment	Assigned Name	Status Date
In Review		Diana Barkume	12/23/2025
In Review		Diana Barkume	12/31/2025
Application About to Expire	Updated via: BATCH_BUILDING_ABOUT_TO_EXPIRE	Accela Administrator	01/06/2026
In Review		Diana Barkume	01/06/2026
Expired	Updated via Script	Accela Administrator	02/06/2026

Fence Project

Project description: Board-on-board privacy fence (8ft height x 28 ft wide) with cedar wood pickets and pressure-treated pine wood rails attached to metal posts. It will include a finish trim on top and be stained on both sides, inside and outside.

Materials

- 8Ft Pacific Cedar Prime, 5.5 Pacific Cedar Prime pickets
- Fence Post-Metal, 10Ft 16Galvanized silver
- Concrete Sakrete High Concrete Mix, 80 Lb Bag
- Fence Hdw-Dome Cap
- Fence Hdw- Galvanized Bracket Pgt-2A
- Fence Hdw-Lag Bolts 450/Box
- Fence Nails-1-3/4" x .092-15 Degree-Kratos-9M BOX
- Fence Rail-2x4x12Ft-Treated SYP
- Fence Stain

Scope of work for Board on Board Privacy Fence

Phase 1: Demolition and Site Preparation

Complete demolition and removal of the existing brick wall that's (28 long x 6 ft high). All debris will be lawfully removed and hauled away from the site.

Phase 2: Metal post Installation

Install durable 10 foot metal post. The post will be set 2 feet below finish grade, leaving 8 feet of post height above grade level to support the 8-foot fence. The post will be secured with concrete. We will installed concrete to a minimum depth of 2 feet below finished grade level, leaving 8 feet of post height above grade level. We will allow sufficient time for the concrete to cure before proceeding with rail installation.

Phase 3: Rail installation

Install horizontal rails using pressure treated pine wood. Rail dimensions is 2 inches x 4 inches 12ft (2x4). 4 horizontal rails will be installed: Top, Mid-Top, Mid-Bottom, and Bottom rail. Rails will be properly secured to the metal post using appropriate galvanized brackets and exterior screws. Each metal post will have it's own fence post cap.

Phase 4: Cedar wood pickets and Trim installation

We will be installing 8x 5.5 inch cedar pickets in a Board- on - board privacy design (Overlapping pattern) and a cedar wood finish trim will be installed horizontally along the top of the fence structure.

Phase 5: Final Finish

Once completed fence structure will be finished with an exterior wood stain. The stain will be covering both interior and exterior structure, ensuring coverage on both sides. (inside and outside)

