

## Record Summary for Board of Adjustments

### Record

Record #	Status	Opened Date
BOA-25-000109	In Review	12/30/2025

### Application Name

### Detailed Description

Variance to the front yard setback

### Assigned To Department

### Assigned to Staff

Board of Adjustment	Diana Barkume
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### Record Type

Board of Adjustments

### Custom Fields

#### INTERNAL USE ONLY

Source of Request	Conservation District
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	.40

### PDOX INFORMATION

PDox Number	-
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### PROPERTY INFORMATION

Existing Zoning	CD
Lot Number	3
Lot Size (Acres)	.40
Block Number	3/3821
Lot Size (Sq. Ft)	17587
How many streets abut the property?	2
Land Use	sfd
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? Yes

Referred by CD

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### Custom Lists

#### Board of Adjustment Request

1

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

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#### Case Information

1

Full Request	VARIANCE TO THE FRONT YARD SETBACK ALONG MONTCLAIR AND KENSINGTON
Brief Request	VARIANCE TO THE FRONT YARD SETBACK ALONG MONTCLAIR AND KENSINGTON
Zoning Requirements	REQUIRES A 39-FOOT 7-INCH SETBACK DUE TO AVERAGE SETBACK REQUIREMENTS
Relevant History	N/A
BOA History	No

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#### Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	185

2

Street Frontage	Front
Linear Feet (Sq. Ft)	134

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#### Contact Information

Name	Organization Name	Contact Type	Phone
Rick P Garza	GarzaHines Properties, Inc	Applicant	2149424233

Email: rickgarza@rpgaarchitects.com

1530, Rio Grande, TX 76102

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#### Address

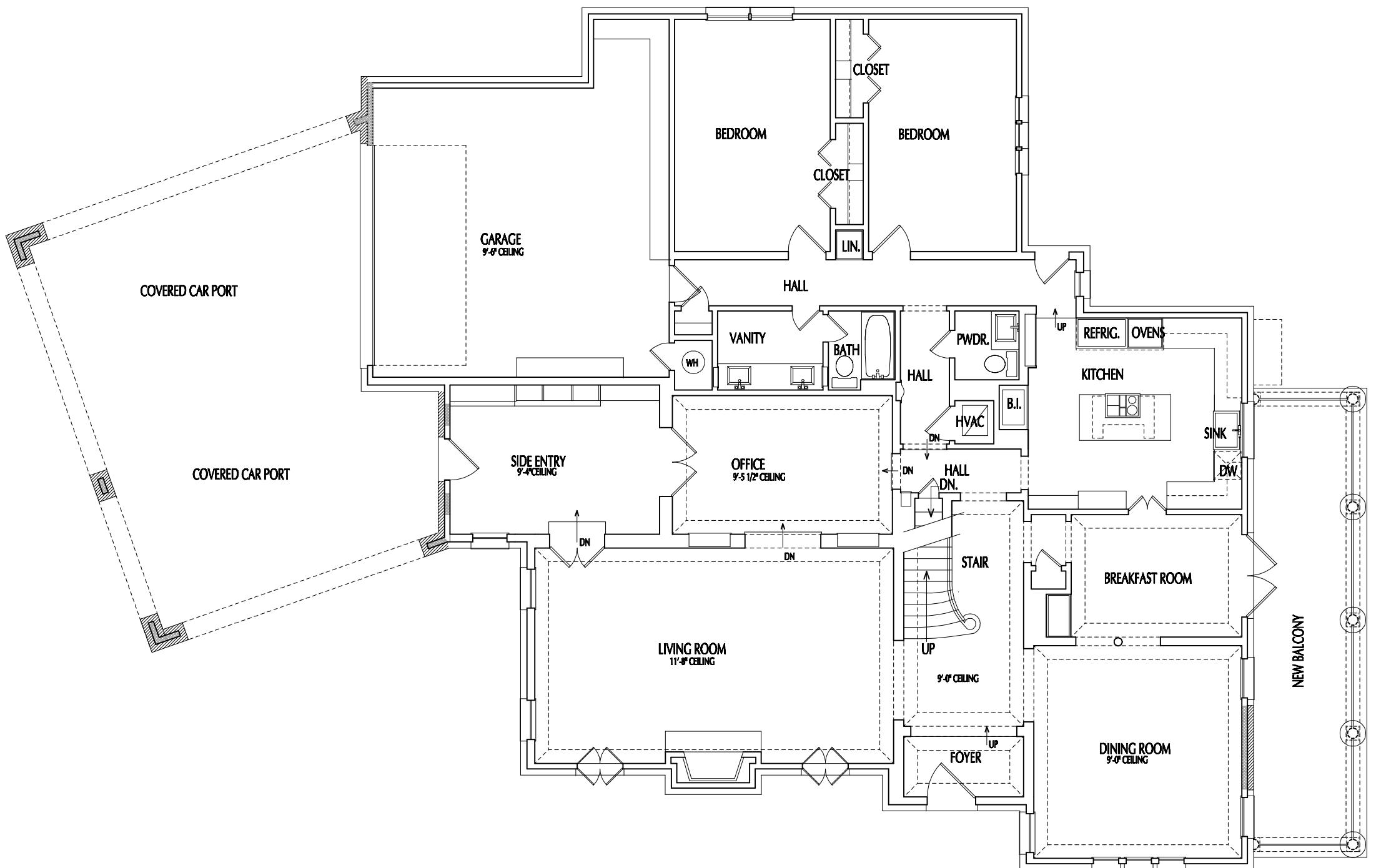
1116 KENSINGTON DR, Dallas, TX 75208

## Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000029160100000							
0							

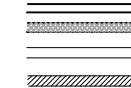
## Status History

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



## LEGEND

EXISTING WALLS TO REMAIN  
NEW WALLS TO BE CONSTRUCTED  
EXISTING BRICK  
NEW BRICK TO BE ADDED



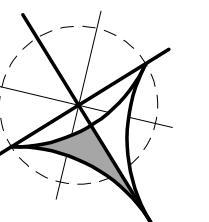
## 01 PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'

EXISTING BASEMENT A/C AREA: 814 S.F.  
EXISTING BASEMENT COVERED PORCHES: 58 S.F.  
EXISTING 1ST FLOOR A/C S.F.: 2576 S.F.  
EXISTING GARAGE S.F.: 525 S.F.  
NEW GARAGE S.F.: 303 S.F.  
NEW 1ST FLOOR PORCHES: 517 S.F.  
EXISTING 2ND FLOOR A/C S.F.: 1965 S.F.  
EXISTING 2ND FLOOR BALCONIES S.F.: 82 S.F.  
NEW 2ND FLOOR A/C: 258 S.F.  
EXISTING 2ND FLOOR TO BE RENOVATED A/C: 245 S.F.  
NEW 2ND FLOOR TERRACE AREA: 295 S.F.  

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TOTAL EXISTING A/C: 5,355 S.F.  
TOTAL NEW A/C AREA ADDED: 258 S.F.  
TOTAL NEW A/C AREA: 5613 S.F.  
TOTAL NEW COVERED AREA AND TERRACE: 7393 S.F.



A-2.01

DRAWN BY: F.S.G.  
CHECKED BY: D.P.H.  
DATE: 08.01.2024  
ISSUED FOR PERMIT:  
ISSUE FOR PRICING:  
ISSUE FOR CONSTRUCTION:  
REVISIONS: \_\_\_\_\_

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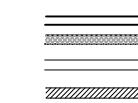
RENOVATIONS TO  
THE LEWRIGHT RESIDENCE  
DALLAS,  
TEXAS



PROJECT NO.  
XXXX-XXX-X  
SHEET NO.  
A2.03

## LEGEND

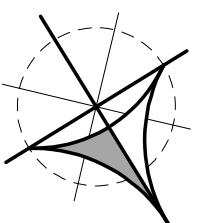
EXISTING WALLS TO REMAIN  
NEW WALLS TO BE CONSTRUCTED  
EXISTING BRICK  
NEW BRICK TO BE ADDED



## 01 PROPOSED BASEMENT FLOOR PLAN

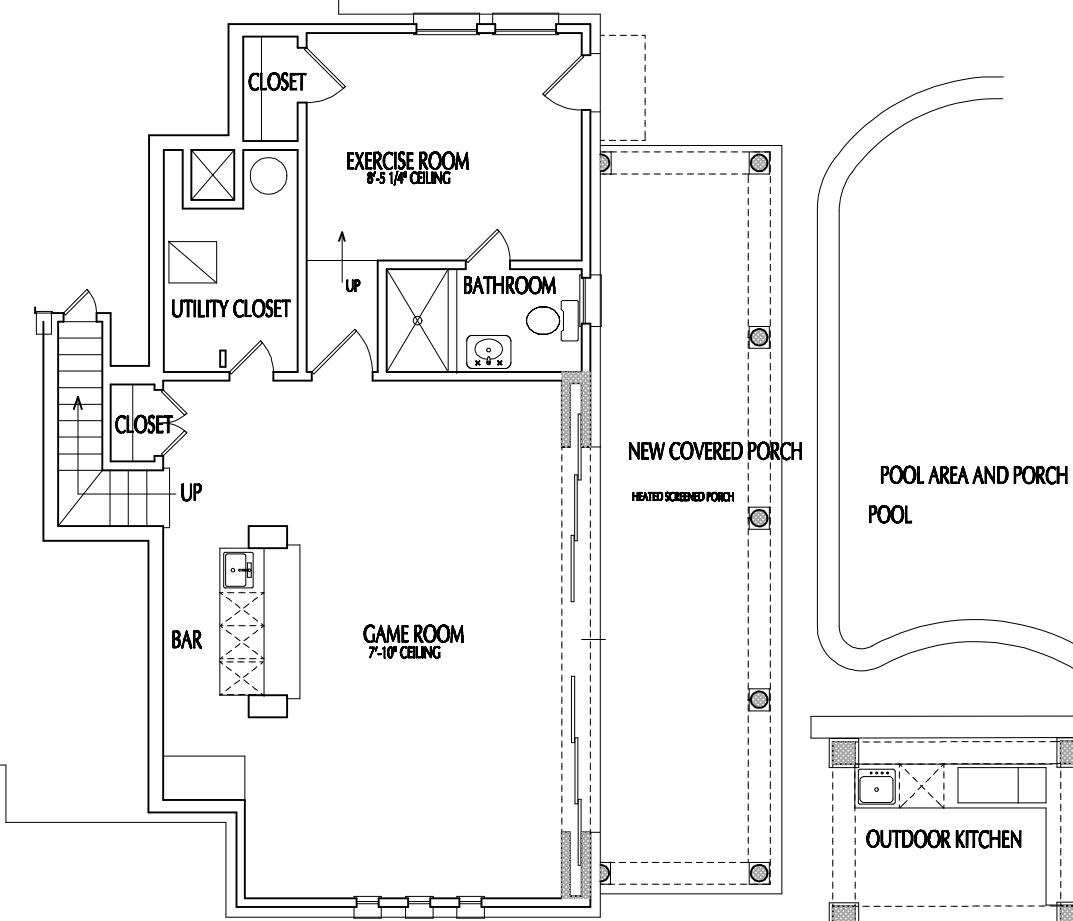
SCALE: 1/4"=1'-0"

NEW BASEMENT COVERD PORCHES: 330 S.F.  
EXISTING BASEMENT A/C AREA: 814 S.F.



FIRST FLOOR OUTLINE

FIRST FLOOR OUTLINE





02 PROPOSED LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

WINDOW SCHEDULE					
MARK	SIZE	WINDOW	HEAD	HEIGHT	REMARKS
A	3'-0"x4'-8" SHDL	WD WD	8'-9" AFF	WOOD SINGLE HUNG WINDOW TO MATCH EXISTING	
B	3'-0"x6'-6" 1/2 RND	WD WD	10'-3" AFF	WOOD SINGLE HUNG WINDOW TO MATCH EXISTING	
C	3'-0"x5'-0"SHDL	WD WD	8'-0" AFF	WOOD SINGLE HUNG WINDOW TO MATCH EXISTING	
D	PR. 2'-6"x5'-6"SHDL	WD WD	9'-0" AFF	WOOD SINGLE HUNG WINDOW TO MATCH EXISTING	
E	6'-0"x2'-0" ELIP. DL	WD WD	10'-0" AFF	WOOD SINGLE HUNG WINDOW TO MATCH EXISTING	
F	PR. 3'-0"x6'-0"SHDL	WD WD	9'-3" AFF	WOOD SINGLE HUNG WINDOW TO REPLACE ALUMINUM WWS.	

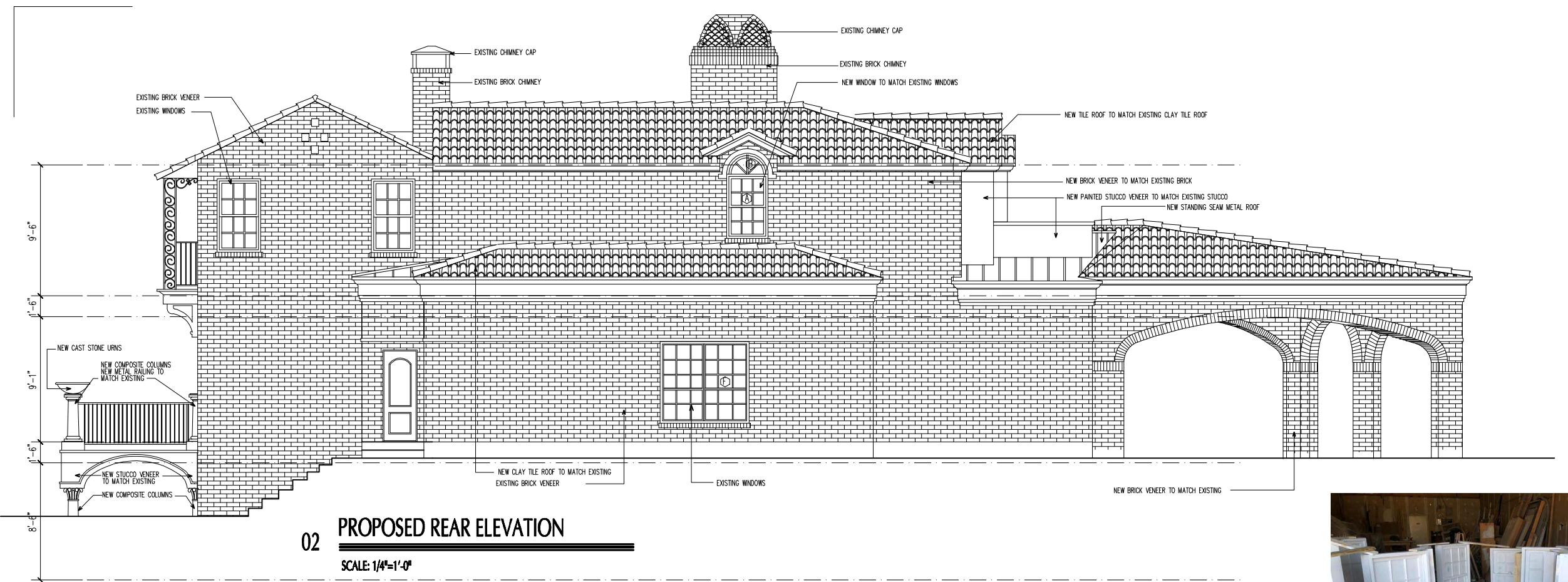
NOTE: STOP BLOCK OPENING CONTROL DEVICES SHALL BE PROVIDED ON ALL WINDOWS MORE THAN 72" ABOVE FINISH GRADE OR OTHER SURFACES BELOW SUCH AS ROOFS. THE STOP BLOCK DEVICES SHALL BE ABLE TO BE DEACTIVATED SO THE WINDOW CAN OPEN TO 5.7 SF OF CLEAR OPENING FOR EGRESS REQUIREMENTS OR ACTIVATED SO THE WINDOW CANNOT OPEN TO MORE THAN 4" CLEAR FROM THE SILL.



01 PROPOSED RIGHT SIDE ELEVATION

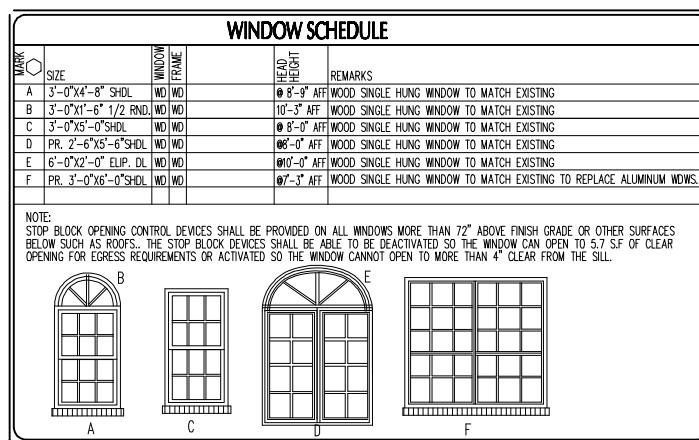
SCALE: 1/4"=1'-0"





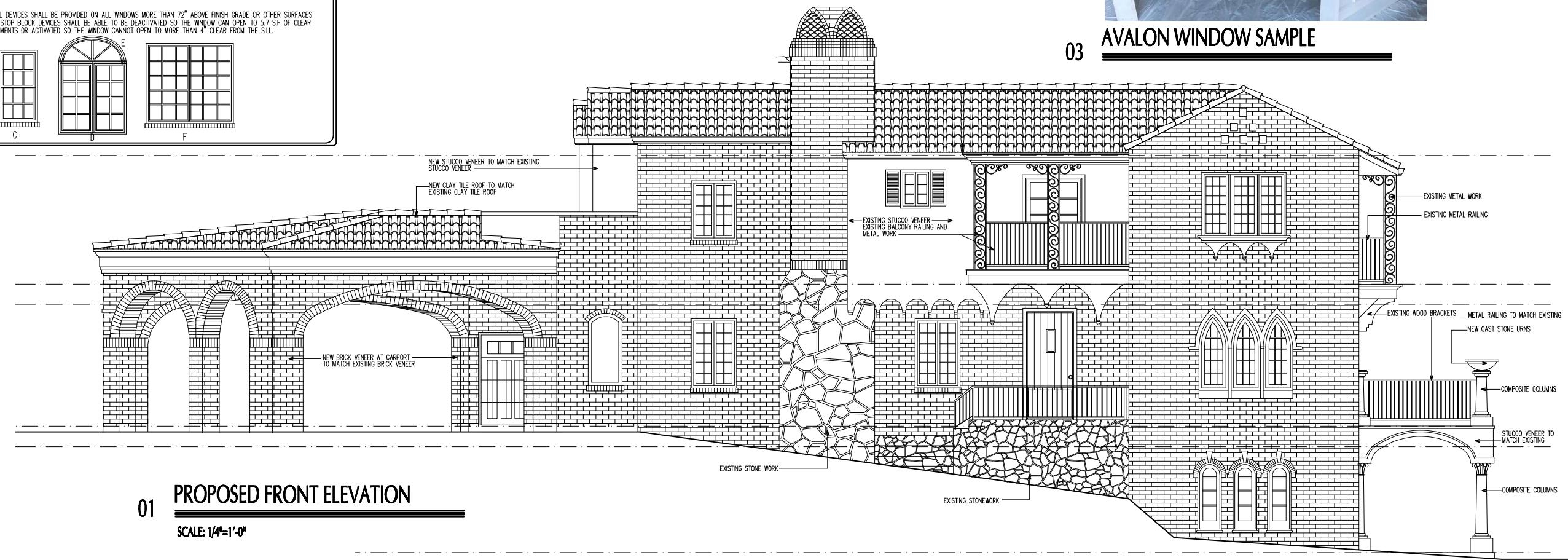
## 02 PROPOSED REAR ELEVATION

SCALE: 1/4"=1'-0"



A photograph showing six white, paneled interior doors standing upright on a blue plastic sheet. The doors are arranged in two rows of three. The room appears to be under construction, with drywall and various materials visible in the background.

## 03 AVALON WINDOW SAMPLE



## 01 PROPOSED FRONT ELEVATION

SCALE: 1/4"=1'-0"