

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
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

Custom Lists

Board of Adjustment Request

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

Case Information

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

Street Frontage Information

1	Street Frontage	Front
	Linear Feet (Sq. Ft)	185
2	Street Frontage	Front
	Linear Feet (Sq. Ft)	134

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			

Address

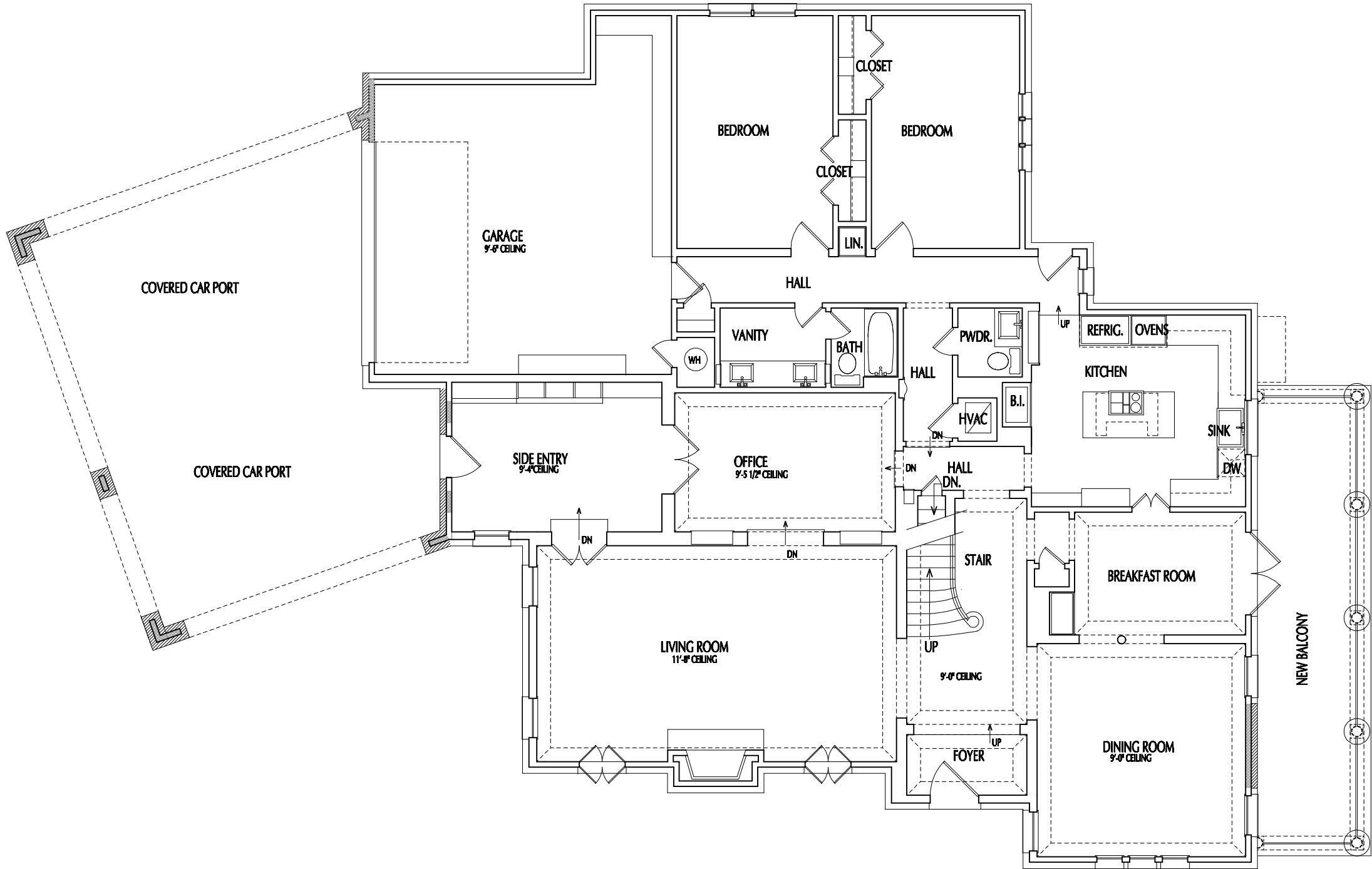
1116 KENSINGTON DR, Dallas, TX 75208

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
00000291601000000							

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



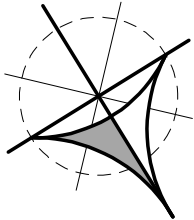
LEGEND

- 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'-0"

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.
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.



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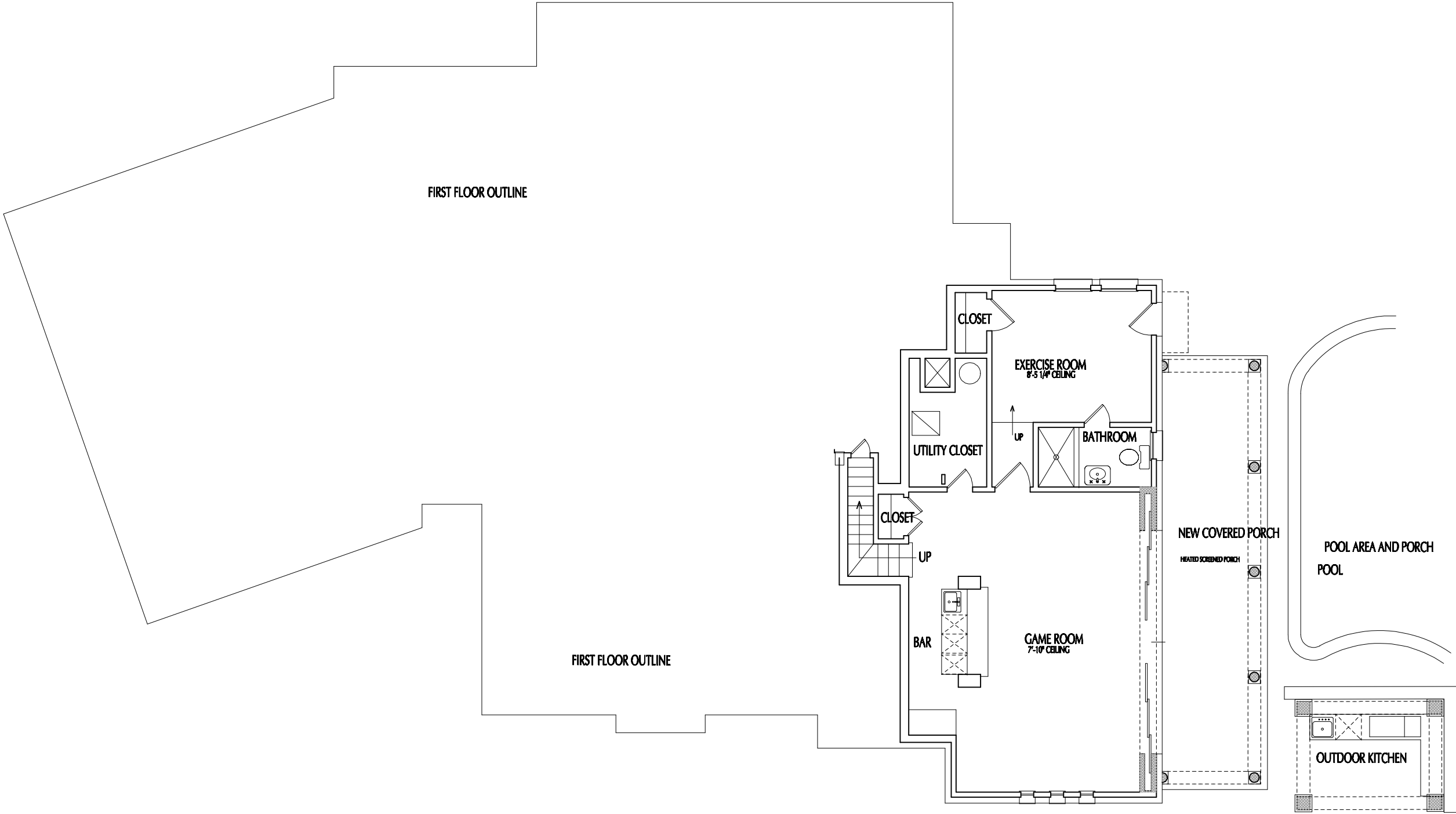
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RENOVATIONS TO
THE LEWRIGHT RESIDENCE
DALLAS, TEXAS



PROJECT NO.
XXXX-XXX-X
SHEET NO.
A-2.01



LEGEND

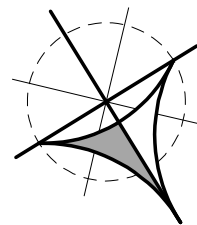
EXISTING WALLS TO REMAIN
NEW WALLS TO BE CONSTRUCTED
EXISTING BRICK
NEW BRICK TO BE ADDED

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.



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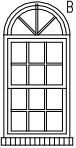
PROJECT NO.
XXXX-XXX-X
SHEET NO.
A2.03



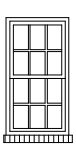
02 **PROPOSED LEFT SIDE ELEVATION**
SCALE: 1/4"=1'-0"

WINDOW SCHEDULE					
MARK	SIZE	WINDOW FRAME	HEAD HEIGHT	REMARKS	
A	3'-0"x4'-8" SHDL	WD WD	8'-9" AFF	WOOD SINGLE HUNG WINDOW TO MATCH EXISTING	
B	3'-0"x1'-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	8'-0" AFF	WOOD SINGLE HUNG WINDOW TO MATCH EXISTING	
E	6'-0"x2'-0" ELP. DL	WD WD	10'-0" AFF	WOOD SINGLE HUNG WINDOW TO MATCH EXISTING	
F	PR. 3'-0"x6'-0" SHDL	WD WD	7'-3" AFF	WOOD SINGLE HUNG WINDOW TO MATCH EXISTING TO REPLACE ALUMINUM WNOWS.	

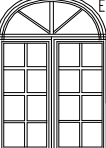
NOTE:
STOP BLOCK OPENING CONTROL DEVICES SHALL BE PROVIDED ON ALL WINDOWS MORE THAN 72" ABOVE FINISH GRADE OR OTHER SURFACES BELOW SUCH AS ROOFS. THE STOP BLOCK DEVICES SHALL BE ABLE TO BE DEACTIVATED SO THE WINDOW CAN OPEN TO 5.7 S.F. OF CLEAR OPENING FOR EGRESS REQUIREMENTS OR ACTIVATED SO THE WINDOW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



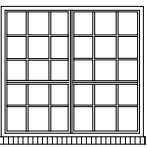
A



C



E



F



01 **PROPOSED RIGHT SIDE ELEVATION**
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SHEET NO.
A-3.02

LINE OF RESIDENCE
NEXT DOOR =34'-11"

AVERAGE SETBACK
=39'-7"

PRE-2005, R-75 FRONT
YARD SETBACK-25'-0"

LINE OF RESIDENCE
NEXT DOOR 44'-0"

AVERAGE SETBACK =39'-7"

PRE-2005, R-75 FRONT
YARD SETBACK-25'-0"

AVERAGE SETBACK=39'-7"

SITE AREAS

TOTAL SITE AREA:17587 S.F.

BUILDABLE AREA ON SITE: 6444 S.F.

PERCENTAGE OF BUILDABLE
AREA ON SITE: 37%

PRE 2005 R-75 BUILDABLE AREA: 9807 S.F.

PRE 2005 R-75 % OF BUILDABLE AREA: 56%

PRE 2005 R-75 % OF BUILDABLE AREA: 56%

LOSS OF BUILDABLE AREA:3363 S.F.=19%

01 SITE PLAN EXHIBIT

SCALE: 1/8"=1'-0"

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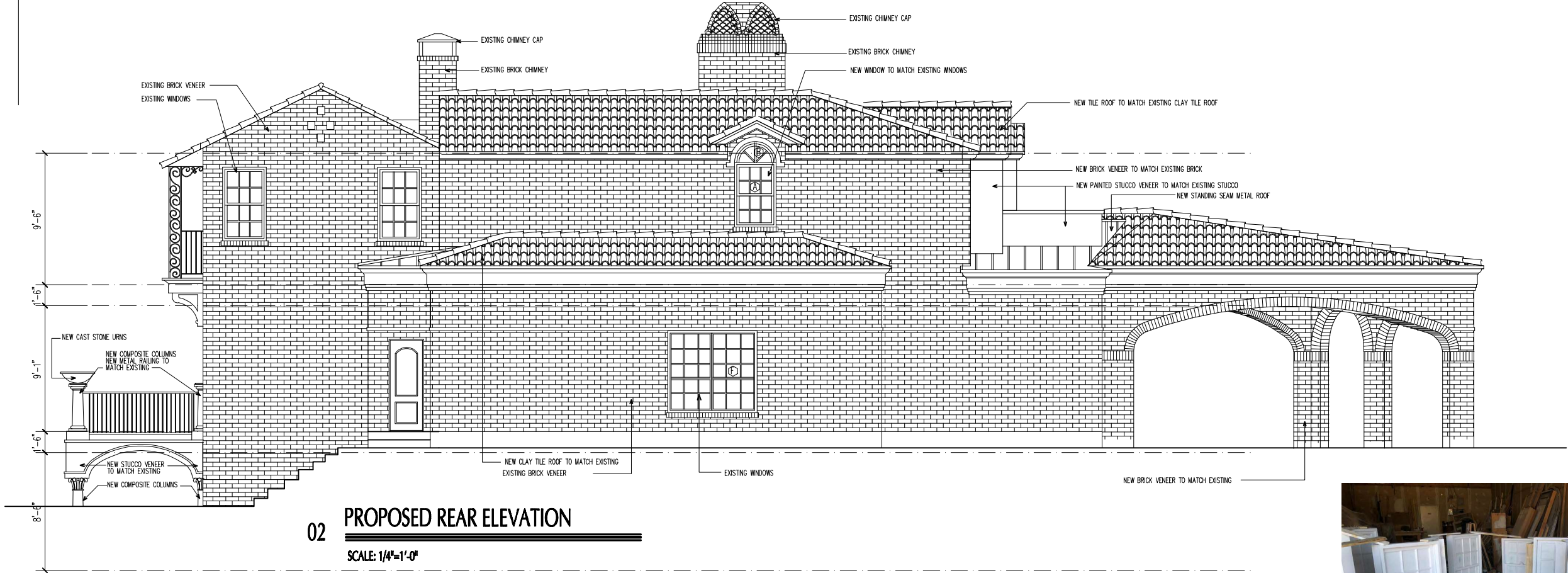


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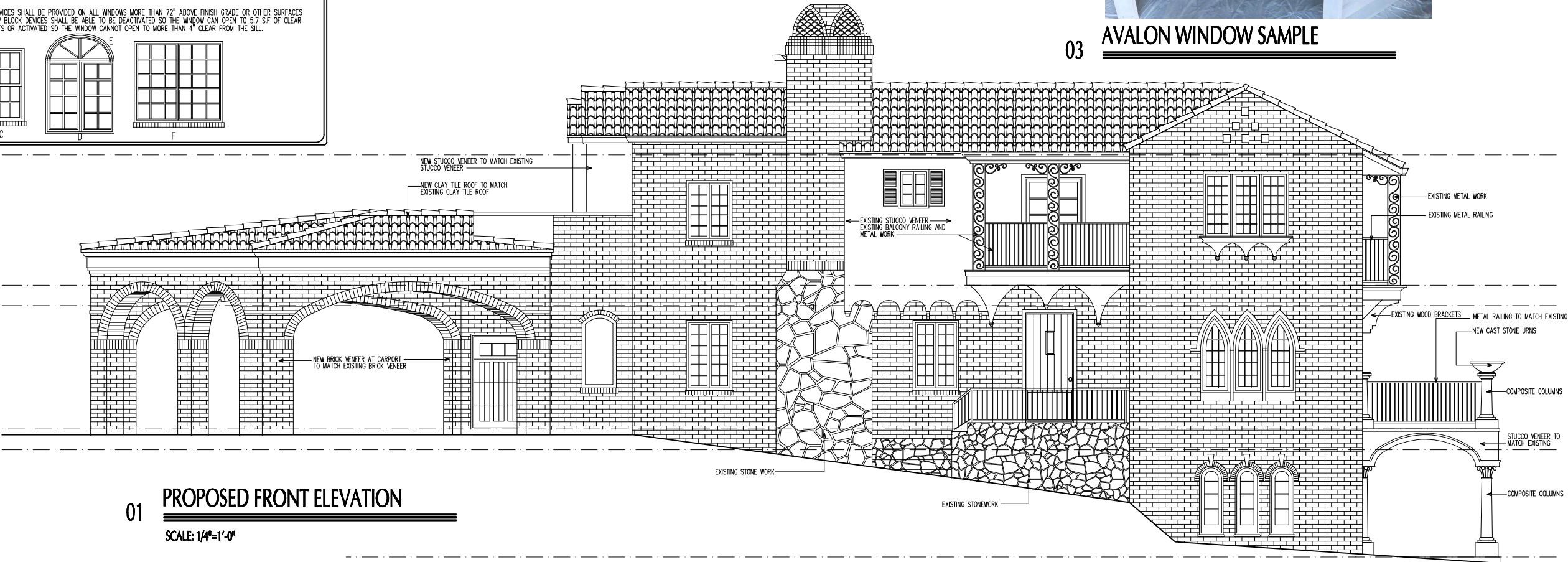
A1.01b



02 **PROPOSED REAR ELEVATION**
SCALE: 1/4"=1'-0"

WINDOW SCHEDULE					
MARK	SIZE	WINDOW FRAME	HEAD HEIGHT	REMARKS	
A	3'-0"x4'-8" SHDL	WD WD	8'-9" AFF	WOOD SINGLE HUNG WINDOW TO MATCH EXISTING	
B	3'-0"x1'-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	8'-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	7'-3" AFF	WOOD SINGLE HUNG WINDOW TO MATCH EXISTING TO REPLACE ALUMINUM NWS.	

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01 **PROPOSED FRONT ELEVATION**
SCALE: 1/4"=1'-0"



03 **AVALON WINDOW SAMPLE**

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