

# Record Summary for Board of Adjustments

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## Record

Record #	Status	Opened Date
BOA-26-000005	In Review	01/23/2026

### Application Name

### Detailed Description

Variance to reduce the front setback for the main structure from 25 feet to 23 feet. Conservation District 1 Section 10 (e) (1)

Renovation of a porch on a craftsman style house in Conservation District 1. The house is already encroaching on the front setback, in order for the porch to look appropriate to the style of the house and fit in with the neighborhood, it needs to be further front than the house putting further in to the front setback. A diagram is included in the drawings showing that there are neighboring houses that also encroach on the front setback so it is normal within this block.

### Assigned To Department

### Assigned to Staff

### Record Type

Board of Adjustments

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## Custom Fields

### INTERNAL USE ONLY

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

### PDOX INFORMATION

PDox Number	-
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### PROPERTY INFORMATION

Existing Zoning	CD
Lot Number	15
Lot Size (Acres)	0.17
Block Number	23/3470
Lot Size (Sq. Ft)	7593
How many streets abut the property?	1
Land Use	Single Family Residential
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	UNCHECKED

Case Number	-
Are you applying for a fee waiver?	No
Have the standards for variance and or special exception been discussed?	No
Has the Notification Sign Acknowledgement Form been discussed?	No
Referred by	Conservation team

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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
Affirm that an appeal has been made for	Reduction in front setback
Application is made to BOA to grant the described appeal	To achieve the appropriate style prescribed by the conservation ordinance. The porch needs to extend forward of the front wall of the house.

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#### Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	50

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### Contact Information

Name	Organization Name	Contact Type	Phone
Fred Peña Email: fred@tezanto.com P.O. Box 222168, Dallas, TX 75222	Tezanto	Applicant	8176028161

Name	Organization Name	Contact Type	Phone
Amanda Pounds Email: commander.lbs@gmail.com 822 N MONTCLAIR AVE, DALLAS, TEXAS 752083540	POUNDS AMANDA M	Property Owner	2144919177

Name	Organization Name	Contact Type	Phone
Amanda Pounds Email: commander.lbs@gmail.com		PublicUserLink	2144919177

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### Address

822 N MONTCLAIR AVE, Dallas, TX 75208

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**Parcel Information**

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000027365500000							
0							

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**Owner Information**

Primary	Owner Name	Owner Address	Owner Phone
Y	POUNDS AMANDA M	822 N MONTCLAIR AVE, DALLAS, TEXAS 752083540	

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**Status History**

Status	Comment	Assigned Name	Status Date
Payment Due		Diana Barkume	01/28/2026
In Review	Updated By Script	Accela Administrator	01/29/2026
In Review		Anna Brickey	01/30/2026

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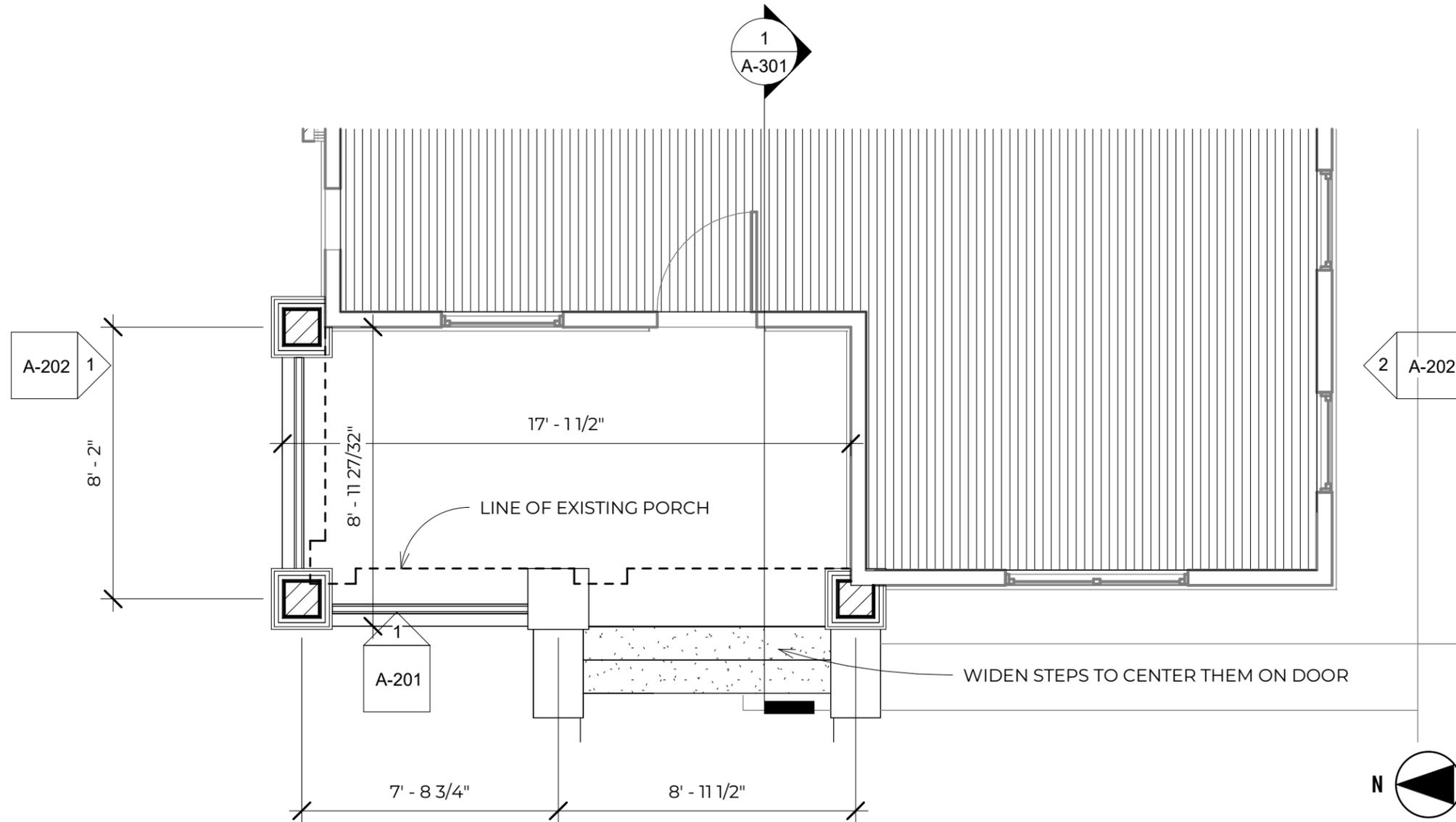
TEZANTO

817.602.8161

fred@tezanto.com



Alfredo Peña  
01-21-26



**1 PORCH FLOOR PLAN - PROPOSED**  
 1/4" = 1'-0"

AMANDA POUNDS

822 NORTH MONTCLAIRE AVENUE  
DALLAS, TX 75208

PORCH PLAN

Project number

19.10-04

Date

01-21-26

A-101



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fred@tezanto.com



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AMANDA POUNDS

822 NORTH MONTCLAIRE AVENUE  
DALLAS, TX 75208

ELEVATION

Project number

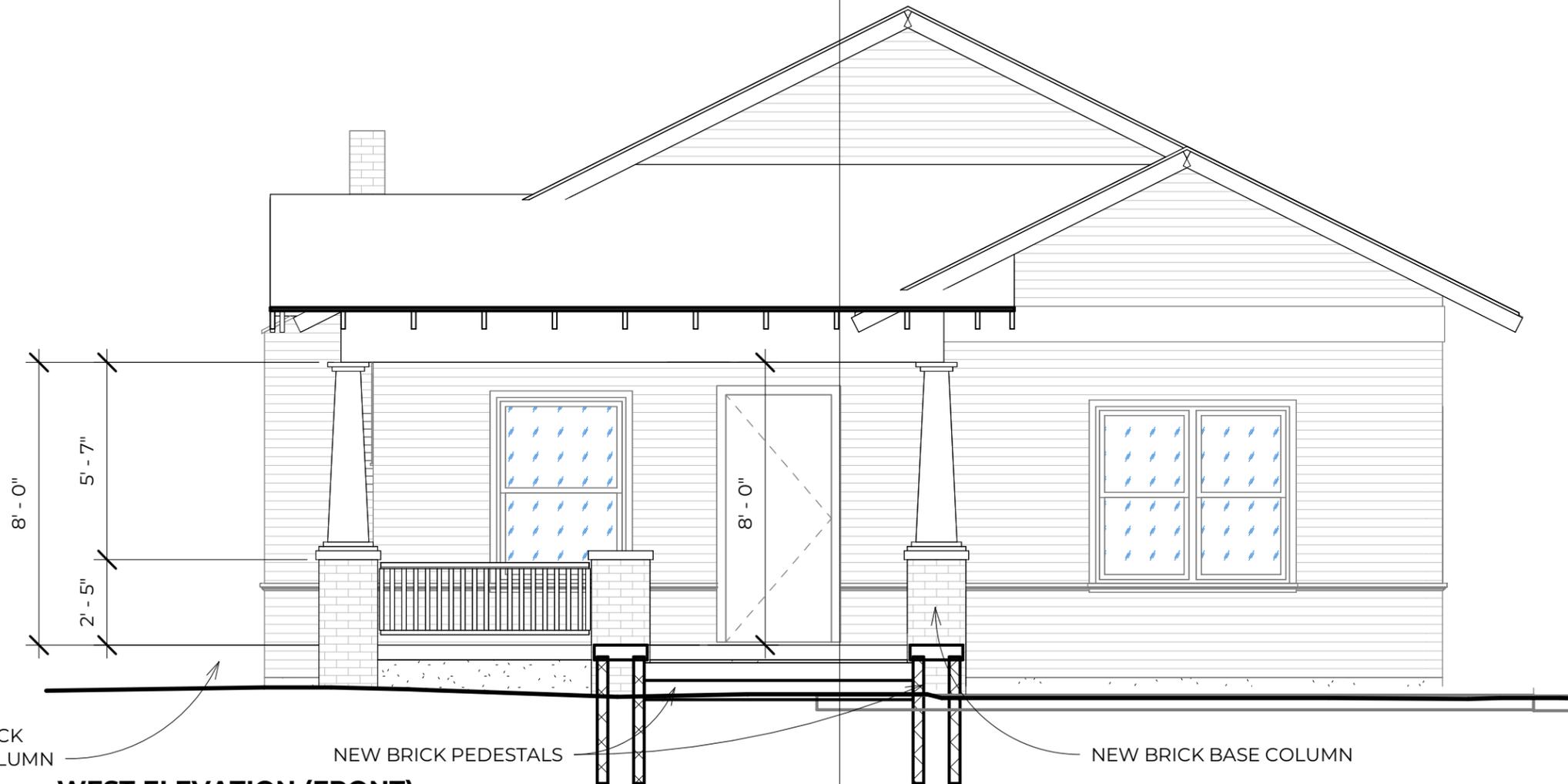
19.10-04

Date

01-21-26

A-201

1  
A-301



NEW BRICK  
BASE COLUMN

NEW BRICK PEDESTALS

NEW BRICK BASE COLUMN

**WEST ELEVATION (FRONT) -  
PROPOSED**

1  
1/4" = 1'-0"

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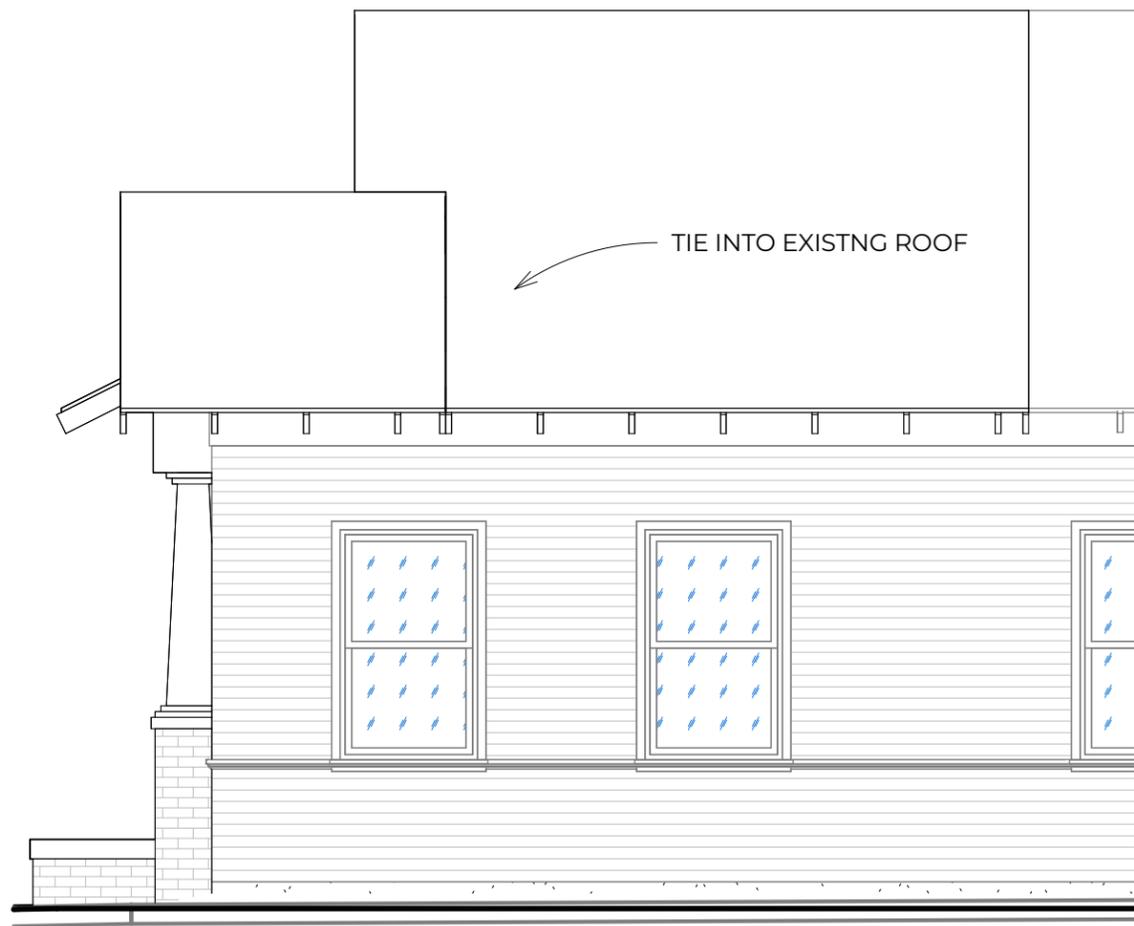
TEZANTO

817.602.8161

fred@tezanto.com



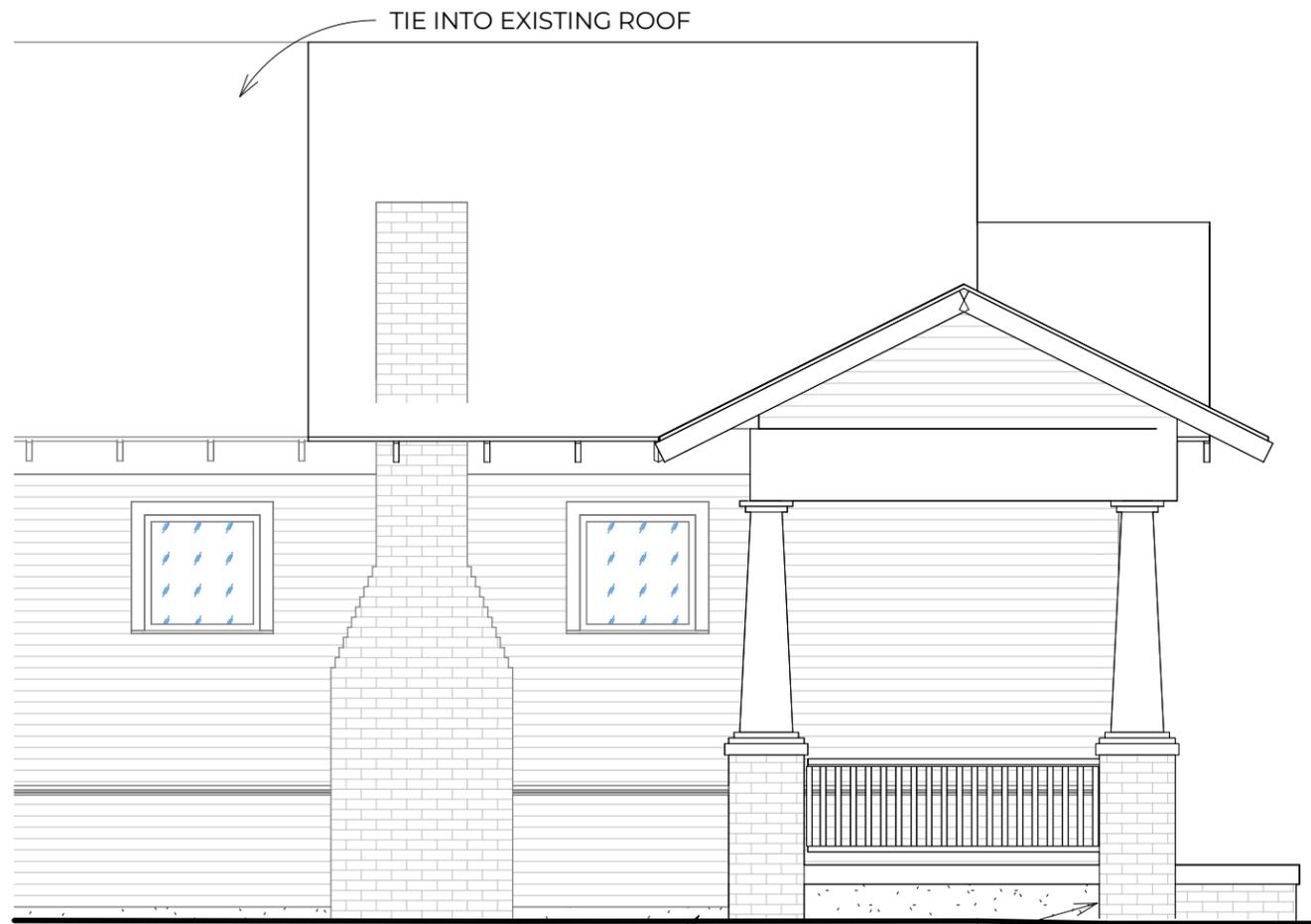
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01-21-26



**SOUTH ELEVATION (DRIVEWAY) -**

**PROPOSED**

② 1/4" = 1'-0"



**NORTH ELEVATION - PROPOSED**

① 1/4" = 1'-0"

AMANDA POUNDS

822 NORTH MONTCLAIRE AVENUE  
DALLAS, TX 75208

ELEVATIONS

Project number

19.10-04

Date

01-21-26

A-202



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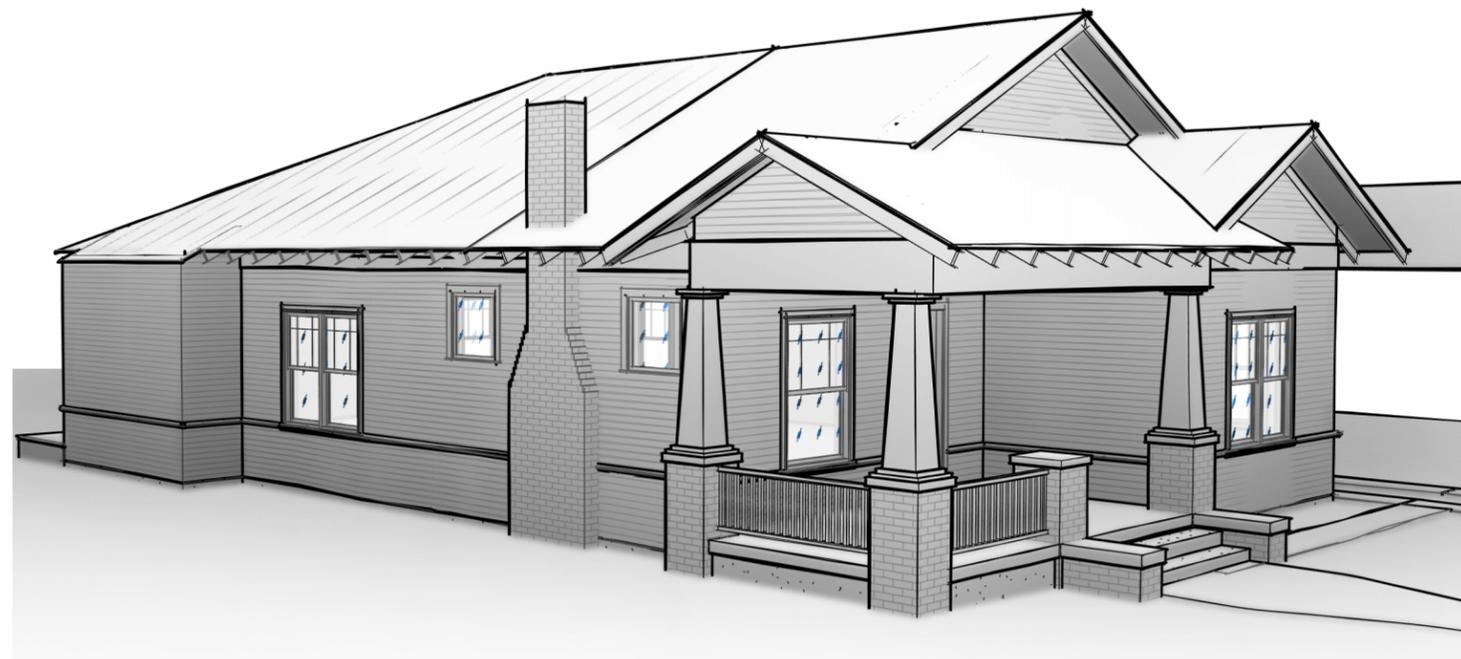
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**View from North**



**View from Northwest**

**AMANDA POUNDS**

822 NORTH MONTCLAIRE AVENUE  
DALLAS, TX 75208

3D VIEWS

Project number

19.10-04

Date

01-21-26

**A-901**



**TEZANTO**

817.602.8161

fred@tezanto.com



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POORLY BUILT  
ROOF TRANSITION

**SOUTH SIDE ROOF**



**FRONT OF HOUSE**



POORLY BUILT  
ROOF TRANSITION  
AT HIP RIDGE

**NORTH SIDE PORCH ROOF**

AMANDA POUNDS

822 NORTH MONTCLAIRE AVENUE  
DALLAS, TX 75208

EXISTING  
CONDITIONS  
PHOTOS

Project number

19.10-04

Date

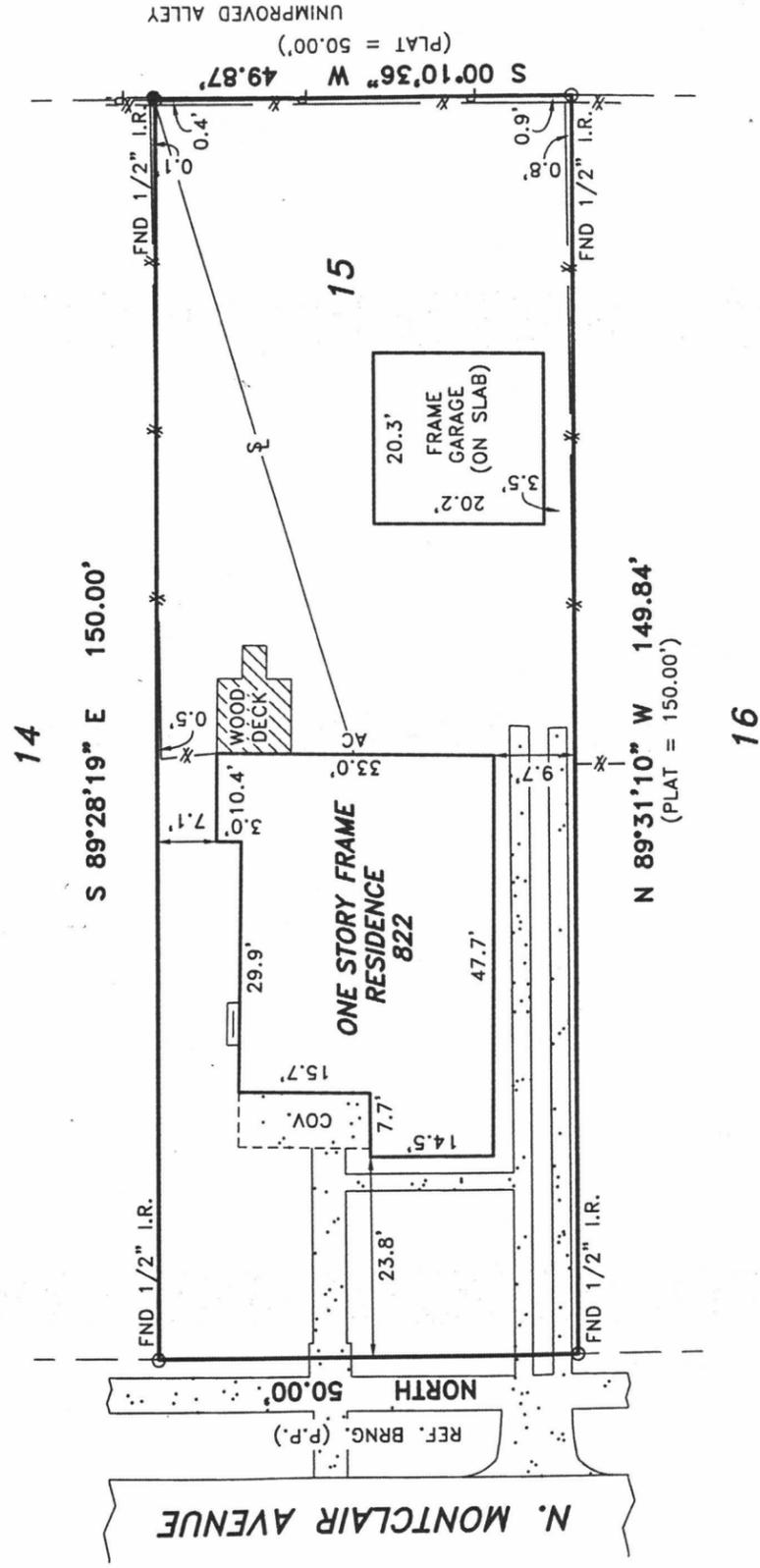
01-21-26

**AE-901**

**"LAND TITLE SURVEY"**

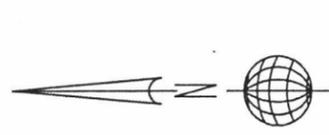
BEING LOT 15, IN BLOCK 23/3470, OF OAK CLIFF ANNEX, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 216, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

2



(NOT TO SCALE)

LEGEND	
●	POWER POLE
⊠	GAS METER
⊞	WATER METER
—P—	POWERLINE
—S—	OVERHEAD SERVICE LINE
—//—	WOOD FENCE
—X—	CHAIN LINK FENCE
—O—	WROUGHT IRON FENCE
—	BUILDING LINE
—	EASEMENT LINE
⊠	BRICK COLUMN
⊞	TRANSFORMER AND PAD
///	ASPHALT SURFACE
—	CONCRETE



- NOTES:**
- 1) ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW CAP STAMPED R.P.L.S. NO. 3963.
  - 2) (P.P.) INDICATES THAT BUILDING LINES, EASEMENTS, R.O.W.'S, ETC. AS SHOWN ON THIS SURVEY ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION HEREON.
  - 3) ALL BOUNDARY DIMENSIONS SHOWN HEREON ARE PER PLAT UNLESS OTHERWISE NOTED.
  - 4) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENTS RECORDED IN THE FOLLOWING:  
VOLUME 585, PAGE 445  
VOLUME 768, PAGE 302  
VOLUME 1033, PAGE 557  
VOLUME 90084, PAGE 2704

THIS IS TO CERTIFY THAT NO PORTION OF THE ABOVE SHOWN PROPERTY IS WITHIN THE 100 YEAR FLOOD HAZARD AREA AS PUBLISHED IN COMMUNITY PANEL NO. 480171 0340J

ZONE X MAP DATED 8-23-01 OF THE FLOOD INSURANCE RATE MAP.

I, ROBERT C. MYERS, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY SHOWN HEREON AS DETERMINED BY SURVEY ON THE GROUND UNDER MY SUPERVISION. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT. THE IMPROVEMENTS ARE WITHIN THE BOUNDARIES OF THE PROPERTY LINES AT THE DISTANCES INDICATED AND THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN ON THE ABOVE PLAT. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS REQUIRED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

ROBERT C. MYERS R.P.L.S. NO. 3963

ROBERT C. MYERS  
(972) 272-6287  
(972) 272-8407(FAX)

**Analytical Surveys, Inc.**  
"A PROFESSIONAL COMPANY OPERATING IN YOUR BEST INTEREST"

707 EAST STREET  
GARLAND, TEXAS  
75042

THIS SURVEY WAS PERFORMED FOR:

REPUBLIC TITLE

USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

NAME DE JONG  
JOB NO. 72517-03  
DATE 6-16-03  
GF# 03R01885 PCOK  
DRN. BY SLJ



Project number 19.10-04  
Date 01-21-26

AMANDA POUNDS

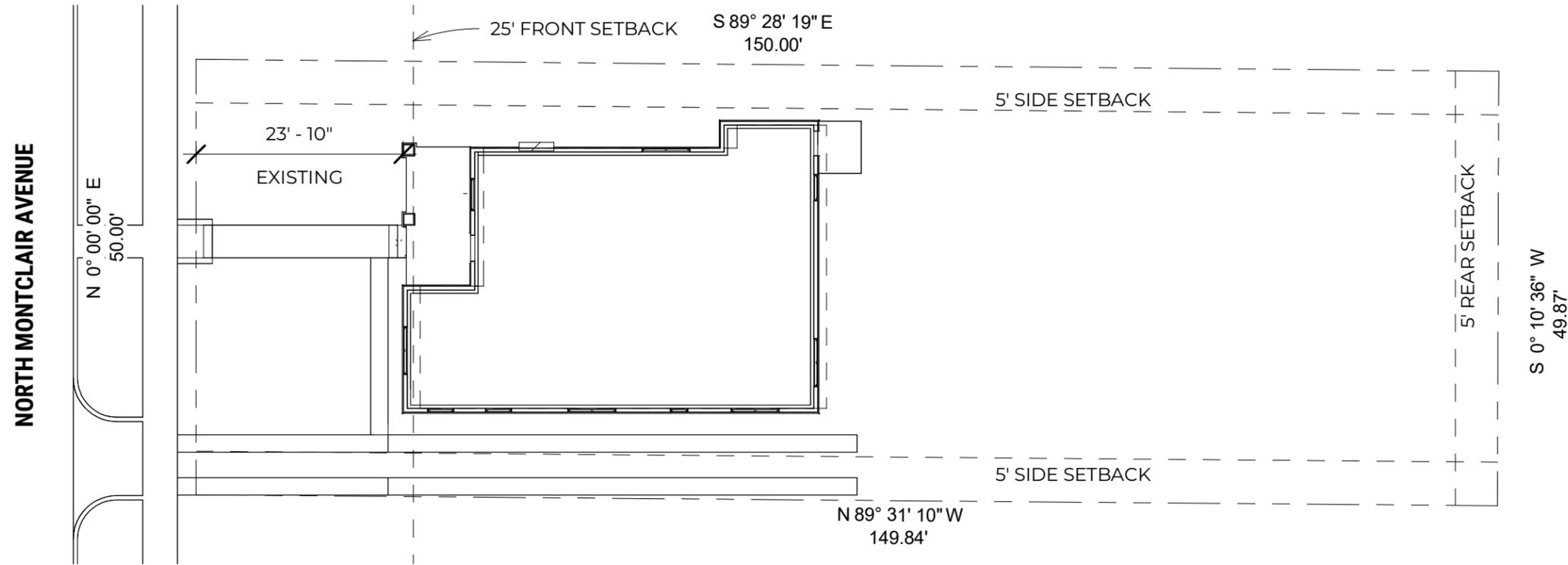
822 NORTH MONTCLAIRE AVENUE  
DALLAS, TX 75208

SURVEY - FOR REFERENCE



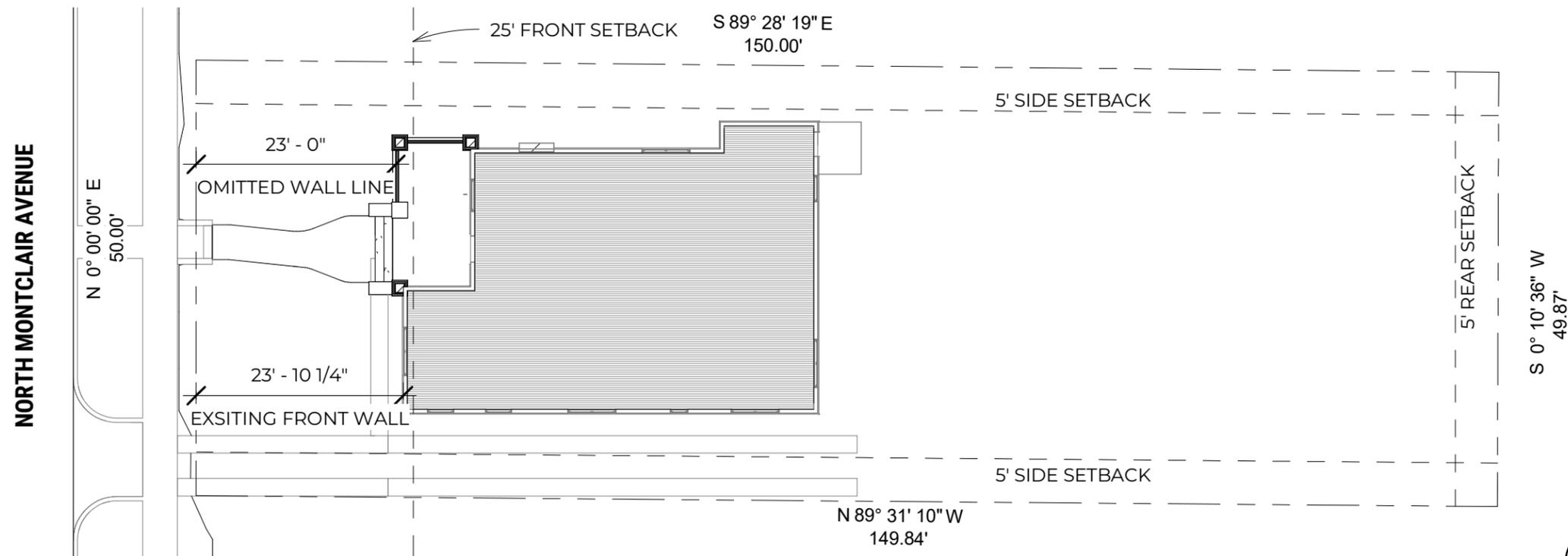
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01-21-26

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817.602.8161  
fred@tezanto.com



**2 SITE PLAN - EXISTING**  
1/16" = 1'-0"

NOTE: AVERAGE FACE OF ADJACENT 3 HOUSES ON EACH SIDE OF 822 (6 TOTAL) ENCROACH ON FRONT SETBACK BY 27.8 INCHES.



**1 SITE PLAN - PROPOSED**  
1/16" = 1'-0"

1/21/2026 1:37:33 PM



**TEZANTO**

817.602.8161  
fred@tezanto.com



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**AMANDA POUNDS**

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DALLAS, TX 75208

SITE PLANS

Project number  
19.10-04

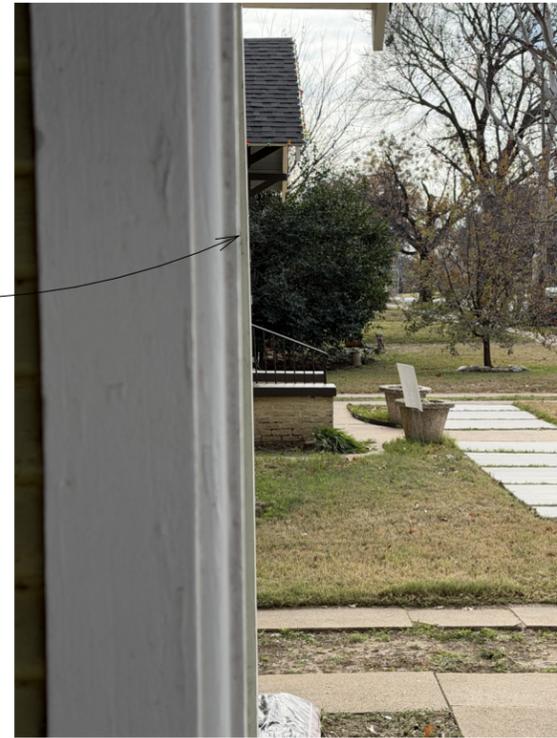
Date  
01-21-26



**AS-101**



SW CORNER OF 822 N MONTCLAIR



CORNER AT PORCH



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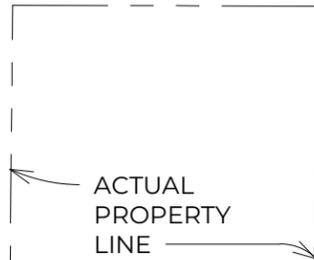
fred@tezanto.com



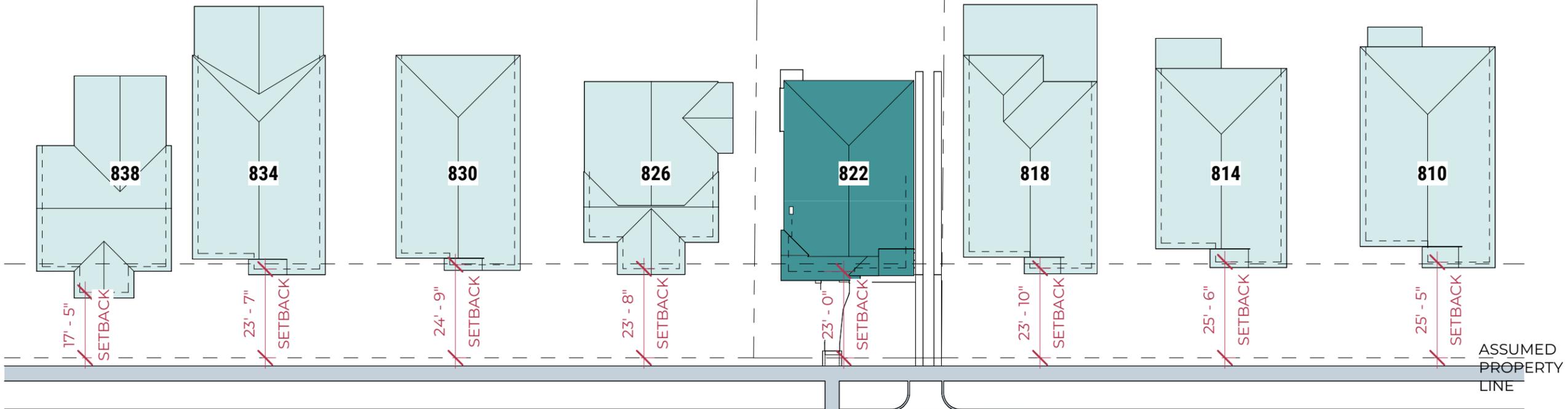
Alfredo Peña  
01-21-26

LOOKING NORTH

LOOKING SOUTH



ACTUAL PROPERTY LINE



HOUSE: 26'-5" PORCH: 19'-7"	HOUSE: 29'-11" PORCH: 25'-9"	HOUSE: 30'-0" PORCH: 26'-11"	HOUSE: 34'-4" PORCH: 25'-10"	HOUSE: 26'-0 1/2" PORCH: 25'-11 1/2"	HOUSE: 30'-5" PORCH: 26'-0"	HOUSE: 32'-8" PORCH: 27'-8"	HOUSE: 33'-3" PORCH: 27'-7"
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**MEASUREMENTS FROM SIDEWALK**

AVERAGE OF NEIGHBORING SIX HOUSES = 24' - 5 1/2"  
AVERAGE INCLUDING 838 N CLINTON = 23' - 5"

**AMANDA POUNDS**

822 NORTH MONTCLAIRE AVENUE  
DALLAS, TX 75208

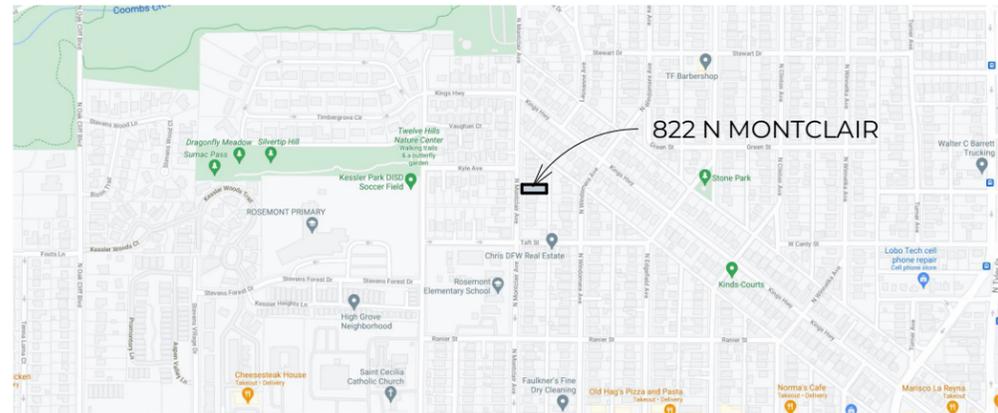
**NEIGHBORING HOUSES**

Project number	19.10-04
Date	01-21-26

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**NEIGHBORING SETBACKS**

**AS-102**



### VICINITY MAP

THIS PROJECT CONSISTS OF A PARTIAL RECONSTRUCTION OF THE FRONT PORCH ON THE HOUSE. THE WORK INCLUDES REFRAMING THE FRONT PORTION OF THE EXISTING ROOF FOR THE NEW PROPOSED DESIGN. THE EXISTING ROOF WAS NOT PROPERLY DONE IN KEEPING WITH INDUSTRY STANDARDS, THE GABLES ARE NOT IN KEEPING WITH THE STYLE AND ERA OF THE HOUSE AND THE ROOF PEAKS CREATED HAVE THE POTENTIAL FOR WATER PENETRATION ISSUES.

THE NEW DESIGN TAKES THE EXISTING FOOTPRINT OF THE PORCH AND SIMPLIFIES THE FRONT GABLES AND CREATE ONE SINGLE CROSS GABLE TOWARD THE SIDE OF THE HOUSE IN A STYLE MORE IN KEEPING WITH THE STYLE AND ERA OF THE HOUSE. THE WORK ALSO INCLUDES REPLACING THE ROOF ON ON THE REST OF THE HOUSE, THE ONLY PORTION TO BE REFRAMED IS THE FRONT PORTION TO ACHIEVE THE NEW DESIGN. THE WORK ALSO INCLUDES REPLACING THE SIDING BELOW THE WATERTABLE WITH A COMPOSITE SIDING MATERIAL FOR DURABILITY AND ADDING NEW CRAWLSPACE VENTS.

### PROJECT DESCRIPTION

Sheet List	
Sheet Number	Sheet Name
1 - GENERAL	
G-001	COVER
2 - SITE INFORMATION	
AS-100	SURVEY - FOR REFERENCE
AS-101	SITE PLANS
AS-102	NEIGHBORING HOUSES
3 - EXISTING CONDITIONS	
AE-100	EXISTING PLANS
AE-201	EXISTING ELEVATIONS
AE-901	EXISTING CONDITIONS PHOTOS
4 - DEMOLITION	
AD-101	DEMOLITION PLANS
AD-201	DEMOLITION ELEVATIONS
5 - PLANS	
A-100	OVERALL PLANS
A-101	PORCH PLAN
A-102	ROOF PLAN
A-121	REFLECTED CEILING PLAN
6 - ELEVATIONS	
A-201	ELEVATION
A-202	ELEVATIONS
7 - SECTIONS	
A-301	SECTIONS
9 - 3D VIEWS	
A-901	3D VIEWS

822 N MONTCLAIR

COVER

NOT FOR CONSTRUCTION, PERMIT OR REGULATORY APPROVAL

Project number: 19.10-04  
 Date: 01-21-26  
 Scale: 12" = 1'-0"

**G-001**