

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-26-000029	Pending	04/23/2026

Application Name

Detailed Description

Variance to have house face Roseland

Assigned To Department

Assigned to Staff

Record Type

Board of Adjustments

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	-
Lot Number	13/14
Lot Size (Acres)	0.173
Block Number	2/650
Lot Size (Sq. Ft)	7535.88
How many streets abut the property?	2
Land Use	residential
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	UNCHECKED
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 Diana Barkume

Custom Lists

Board of Adjustment Request

1

Type of Request	Variance
Affirm that an appeal has been made for	front of house to face Roseland
Application is made to BOA to grant the described appeal	front of house to face Roseland

Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	26

2

Street Frontage	Rear
Linear Feet (Sq. Ft)	10

3

Street Frontage	Side
Linear Feet (Sq. Ft)	5

Contact Information

Name	Organization Name	Contact Type	Phone
Franchesca Jennings		Applicant	2148532457
Email: franchisesca.jennings2326@gmail.com			
1108 summit Ave ste1, Plano, TX 75074			

Name	Organization Name	Contact Type	Phone
Jide Hassan	AMJH LLC	Property Owner	2149094815
Email: JIDE.HASSAN@AMJH.COM			

Address

4300 ROSELAND AVE, Dallas, TX 75204

Parcel Information

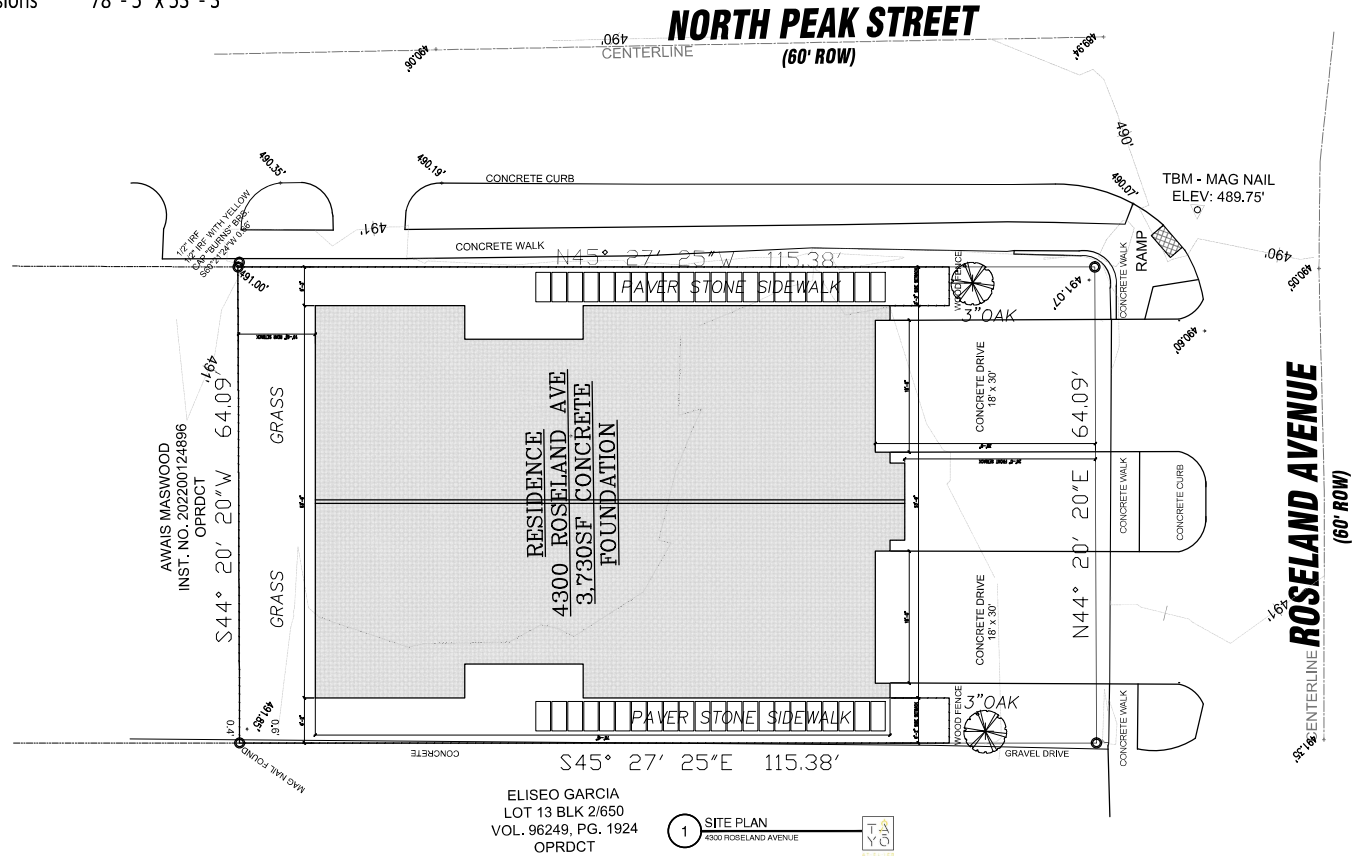
Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000011839300000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	SALAS JUAN & FELIPA SALAS	5502 BONITA AVE, DALLAS, TEXAS 752066732	

SITE PLAN NOTES:

Category	Information	Value / Entry
Project Address	Project Location	4300 Roseland Ave, Dallas TX 75204
Zoning	Proposed Use	Duplex Residential
Zoning	Maximum Building Height Allowed	36 ft (typical duplex district limit unless PD overrides)
Zoning	Proposed Building Height	34 ft 1"
Site Area	Total Lot Area	7,274SF
Site Area	Building Area	3,730 SF
Site Area	Building Footprint Dimensions	78' - 5" x 53' - 3"



ELISEO GARCIA
 LOT 13 BLK 2/650
 VOL. 96249, PG. 1924
 OPRDCT

1 SITE PLAN
 4300 ROSELAND AVENUE



CONSULTANTS

PROJECT:

PRIVATE RESIDENCE
 4300 ROSELAND AVENUE
 DALLAS TEXAS, 75204

THE CONSULTANT SHALL BE THE SOLE REPRESENTATIVE OF HIS OR HER FIRM IN THE PERFORMANCE OF HIS OR HER PROFESSIONAL SERVICES UNDER THIS CONTRACT. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ALL INFORMATION AND DATA PROVIDED TO HIM OR HER BY THE CLIENT. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ALL INFORMATION AND DATA PROVIDED TO HIM OR HER BY THE CLIENT. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ALL INFORMATION AND DATA PROVIDED TO HIM OR HER BY THE CLIENT.

NO.	REVISION/ISSUE	DATE
01	REVISION SET 4-4-2024	
02	MBP SET 4-16-2024	

PROFESSIONAL SEAL:

ARCHITECTURE SET
 RELEASED FOR CONSTRUCTION
SITE PLAN
 APRIL 16, 2024
 SHEET
A-102



1 FRONT ELEVATION
4300 ROSELAND AVENUE



*** UPPER FLOOR WINDOW SCHEDULE ***

NUMBER	SIZE & DESCRIPTION	HEAD HEIGHT	REMARKS
W 201	3'-0" x 6'-6" FIXED	8'-0" AFF.	N/A
W 202	15'-8" x 6'-6" CASEMENTS	8'-0" AFF.	N/A
W 203	2'-8" x 6'-6" FIXED	8'-0" AFF.	N/A
W 204	2'-8" x 6'-6" FIXED	8'-0" AFF.	N/A
W 205	5'-8" x 8'-0" CASEMENTS	8'-0" AFF.	N/A
W 206	4'-0" x 5'-0" CASEMENTS	8'-0" AFF.	N/A
W 207	4'-0" x 8'-8" FIXED	21'-2" AFF.	N/A
W 208	4'-0" x 8'-8" FIXED	21'-2" AFF.	N/A
W 209	12'-2" x 6'-6" FIXED	8'-0" AFF.	N/A
W 210	4'-0" x 5'-0" CASEMENTS	8'-0" AFF.	N/A
W 211	3'-0" x 4'-8" FIXED	8'-0" AFF.	N/A
W 212	15'-8" x 6'-6" CASEMENTS	8'-0" AFF.	N/A
W 213	2'-8" x 6'-6" FIXED	8'-0" AFF.	N/A
W 214	2'-8" x 6'-6" FIXED	8'-0" AFF.	N/A
W 215	5'-8" x 6'-6" CASEMENTS	8'-0" AFF.	N/A
W 216	4'-0" x 5'-0" CASEMENTS	8'-0" AFF.	N/A
W 217	4'-0" x 8'-8" FIXED	21'-2" AFF.	N/A
W 218	4'-0" x 8'-8" FIXED	21'-2" AFF.	N/A

W 301	3'-0" x 3'-2" FIXED	SILL @ 8'-8" AFF.	FIXED SPECIALTY SHAPE
W 302	3'-0" x 6'-2" FIXED	SILL @ 8'-8" AFF.	FIXED SPECIALTY SHAPE
W 303	3'-0" x 6'-2" FIXED	SILL @ 8'-8" AFF.	FIXED SPECIALTY SHAPE
W 304	3'-0" x 3'-2" FIXED	SILL @ 8'-8" AFF.	FIXED SPECIALTY SHAPE
W 305	3'-0" x 6'-2" FIXED	SILL @ 8'-8" AFF.	FIXED SPECIALTY SHAPE
W 306	3'-0" x 6'-2" FIXED	SILL @ 8'-8" AFF.	FIXED SPECIALTY SHAPE
W 307	3'-0" x 6'-2" FIXED	SILL @ 8'-8" AFF.	FIXED SPECIALTY SHAPE
W 308	3'-0" x 3'-2" FIXED	SILL @ 8'-8" AFF.	FIXED SPECIALTY SHAPE
W 309	4'-0" x 4'-3" FIXED	SILL @ 21'-4" AFF.	FIXED SPECIALTY SHAPE
W 310	4'-0" x 4'-3" FIXED	SILL @ 21'-4" AFF.	FIXED SPECIALTY SHAPE
W 311	4'-0" x 4'-3" FIXED	SILL @ 21'-4" AFF.	FIXED SPECIALTY SHAPE
W 312	4'-0" x 4'-3" FIXED	SILL @ 21'-4" AFF.	FIXED SPECIALTY SHAPE

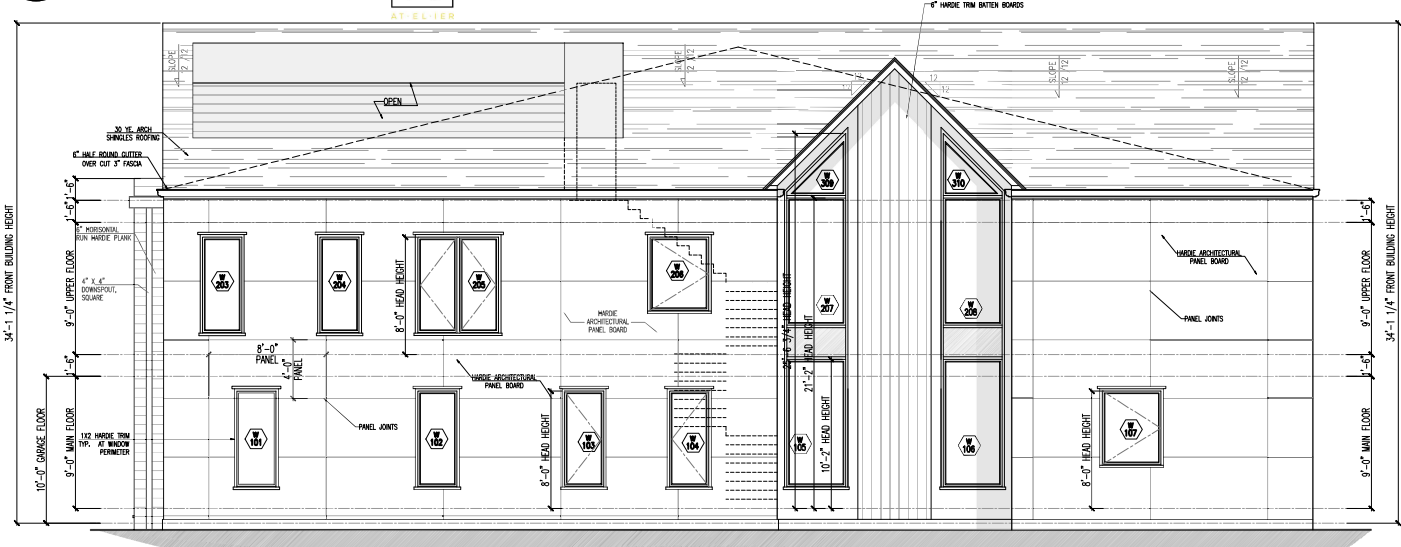
*** EXTERIOR DOOR SCHEDULE ***

NUMBER	SIZE & DESCRIPTION	MATERIAL	REMARKS
ED 101	4'-0" x 8'-0" PIVOT FRONT DOOR	WOOD/TEMP. GLASS	N/A
ED 102	16'-0" x 9'-0" OVERHEAD GARAGE DOOR	WOOD	N/A
ED 103	(4) 3'-0" x 8'-0" SLIDING PANEL DOORS	ALUMINUM/TEMP. GLASS	N/A
ED 104	(4) 3'-0" x 8'-0" SLIDING PANEL DOORS	ALUMINUM/TEMP. GLASS	N/A
ED 105	12'-0" x 9'-0" OVERHEAD GARAGE DOOR	WOOD	N/A
ED 106	4'-0" x 8'-0" PIVOT FRONT DOOR	WOOD/TEMP. GLASS	N/A

ED 301	2'-8" x 8'-0" PIVOT FRONT DOOR	WOOD	N/A
ED 302	3'-0" x 8'-0" PIVOT FRONT DOOR	WOOD	N/A
ED 303	2'-8" x 8'-0" PIVOT FRONT DOOR	WOOD	N/A
ED 304	3'-0" x 8'-0" PIVOT FRONT DOOR	WOOD	N/A

*** MAIN FLOOR WINDOW SCHEDULE ***

NUMBER	SIZE & DESCRIPTION	HEAD HEIGHT	REMARKS
W 101	2'-8" x 6'-6" FIXED	9'-0" AFF. GARAGE FLR. LEVEL	N/A
W 102	2'-8" x 6'-6" FIXED	9'-0" AFF. GARAGE FLR. LEVEL	N/A
W 103	2'-8" x 6'-6" CASEMENT	8'-0" AFF.	N/A
W 104	2'-8" x 6'-6" CASEMENT	8'-0" AFF.	N/A
W 105	4'-0" x 8'-8" FIXED	10'-2" AFF.	N/A
W 106	4'-0" x 8'-8" FIXED	10'-2" AFF.	N/A
W 107	4'-0" x 5'-0" CASEMENT	8'-0" AFF.	N/A
W 108	2'-8" x 6'-6" FIXED	9'-0" AFF. GARAGE FLR. LEVEL	N/A
W 109	2'-8" x 6'-6" FIXED	9'-0" AFF. GARAGE FLR. LEVEL	N/A
W 110	2'-8" x 6'-6" CASEMENT	8'-0" AFF.	N/A
W 111	2'-8" x 6'-6" CASEMENT	8'-0" AFF.	N/A
W 112	4'-0" x 8'-8" FIXED	10'-2" AFF.	N/A
W 113	4'-0" x 8'-8" FIXED	10'-2" AFF.	N/A
W 114	4'-0" x 5'-0" CASEMENT	8'-0" AFF.	N/A



2 RIGHT ELEVATION
4300 ROSELAND AVENUE



TAYO ATELIER
ARCHITECTURE
1400 W. CAMP STREET, SUITE 100, DALLAS, TX 75206
PH: 214.766.1234
WWW.TAYOATELIER.COM

CONSULTANTS

PROJECT:

PRIVATE RESIDENCE
4300 ROSELAND AVENUE
DALLAS TEXAS, 75204

REVISIONS:

NO.	REVISION/ISSUE	DATE
H1	REVISION SET 4/4/2024	
H2	MBP SET 4/16/2024	

PROFESSIONAL SEAL:

ARCHITECTURE SET
RELEASED FOR CONSTRUCTION

MBP TAYO
ELEVATIONS

DATE: APRIL 16, 2024
SHEET: 1/4" = 1/4" A-400