

Record Summary for Board of Adjustments

Record

Record #

BOA-26-000030

Status

Pending

Opened Date

04/23/2026

Application Name**Detailed Description**

Variance to have front of property face Webster

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 -

PROPERTY INFORMATION

Existing Zoning -

Lot Number 18

Lot Size (Acres) 0.1430

Block Number D/2596

Lot Size (Sq. Ft) 6250

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 Residential team at 320 E Jefferson

Custom Lists

Board of Adjustment Request

1

Type of Request	Variance
Affirm that an appeal has been made for	Front of property to face Webster
Application is made to BOA to grant the described appeal	Front of property to face Webster

Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	30

2

Street Frontage	Side
Linear Feet (Sq. Ft)	5

3

Street Frontage	Rear
Linear Feet (Sq. Ft)	31

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
Maduka Odogwu	Holy Cross Realty LLC	Property Owner	2149094815
Email: maduksy@yahoo.co.uk			

Address

6801 WEBSTER ST, Dallas, TX 75209

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000022329700000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	MONTELUPO LLC	2146 EMPIRE CENTRAL, DALLAS, TEXAS 752354306	

APPLICABLE CODES

- 2021 INTERNATIONAL RESIDENTIAL CODE W/ DALLAS AMENDMENTS
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE W/ DALLAS AMENDMENTS
- 2021 INTERNATIONAL FUEL & GAS CODE W/ DALLAS AMENDMENTS
- 2015 INTERNATIONAL GREEN CONSTRUCTION CODE W/ DALLAS AMENDMENTS
- DALLAS CITY CODE, CHAPTER 51A DALLAS DEVELOPMENT CODE

PROJECT DATA

ZONING: PD67
 LOT AREA: 6250 SF
 LOT WIDTH: 50'-0" ALONG WEBSTER STREET
 LOT DEPTH: 123' ALONG THEDFORD AVENUE
 LOT COVERAGE: 40% MAXIMUM (2500.00 SF ALLOWABLE)
 40% (2500 SF CONCRETE FOUNDATION) PROPOSED

SETBACKS:
 FRONT YARD SETBACK: 25'-0" MINIMUM REQUIRED, 30'-10" PROPOSED
 SIDE YARD SETBACK: 5'-0" MINIMUM REQUIRED, 5'-0" PROPOSED
 REAR YARD SETBACK: 10'-0" MINIMUM REQUIRED, 31'-0" PROPOSED
 HEIGHT: 25'-0" MAXIMUM REQUIRED, 25'-0" PROPOSED

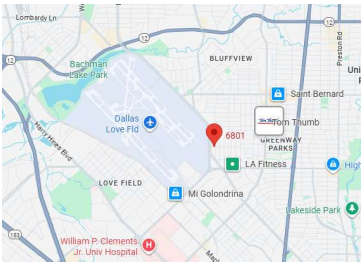
AREA / SQ FT TABULATION

6801 WEBSTER STREET		6803 WEBSTER STREET	
FIRST FLOOR AC / LIVABLE:	831 SF	FIRST FLOOR AC / LIVABLE:	831 SF
GARAGE:	407 SF	GARAGE:	407 SF
SECOND FLOOR AC / LIVABLE:	1215 SF	SECOND FLOOR AC / LIVABLE:	1215 SF
TOTAL LIVABLE:	2046 SF	TOTAL LIVABLE:	2046 SF
TOTAL AREA UNDER ROOF:	2453 SF	TOTAL AREA UNDER ROOF:	2453 SF

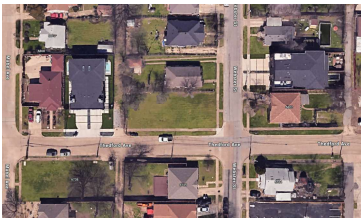
SHEET INDEX

A0w	PLOT PLAN AND ROOF PLAN
A1w	FLOOR PLANS
A2w	EXTERIOR ELEVATIONS
A3w	EXTERIOR ELEVATIONS
A4w	CEILING / POWER PLANS

LOCATION MAP



AERIAL PHOTO

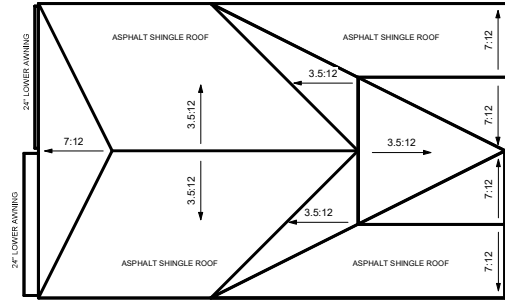


WEBSTER DUPLEX

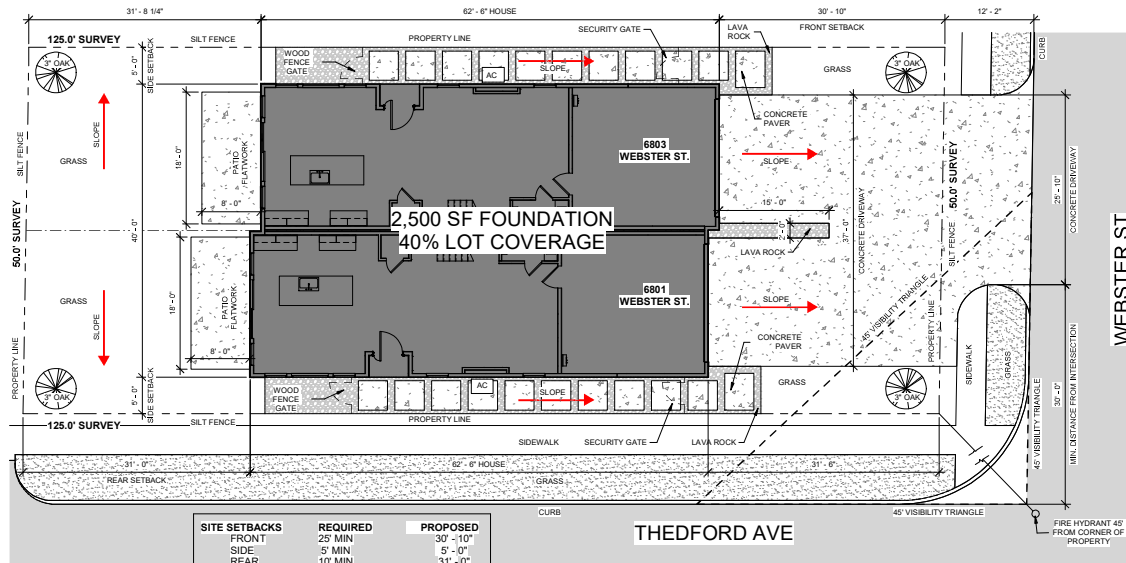
NEW HOUSE CONSTRUCTION

ADDRESS:
 6801 & 6803 WEBSTER ST.
 DALLAS, TX 75209

LEGAL DESCRIPTION:
 LOT 18, BLOCK D/2596
 WEBSTER & WOODS NORTH
 PARK ADDITION



2 ROOF PLAN
 1/8" = 1'-0"



	REQUIRED	PROPOSED
SITE SETBACKS		
FRONT	25' MIN	30'-10"
SIDE	5' MIN	5'-0"
REAR	10' MIN	31'-0"
LOT AREA	6000 SF MIN	6250 SF
LOT COVERAGE	40% MAX	40%
HEIGHT	25'-0" MAX	25'-0"

1 SITE / PLOT PLAN
 1/8" = 1'-0"

DESIGNER

DL design

P: 972.365.2644
 E: info@architecturedesign.com
 www.architecturedesign.com

NOTES

THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY COMPLETE THE STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER OR THE PERSON IN AUTHORITY OF THIS PROJECT. IT IS RECOMMENDED THAT THE OWNER OR BUILDER OBTAIN COMPLETE ENGINEERING SERVICES: FOUNDATION, HVAC, CIVIL, AND STRUCTURAL PRIOR TO COMMENCING CONSTRUCTION OF ANY KIND. ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS WHICH MAY CONFLICT WITH SAME, AND MUST BE STRICTLY OBEYED AND FOLLOWED BEFORE AND DURING CONSTRUCTION. THESE PLANS AND THEIR USE ARE THE PROPERTY OF DL DESIGN AND ARE NOT TO BE USED FOR CONSTRUCTION, REUSED, TRACED, OR REPRODUCED BY ANY MEANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF DL DESIGN. ALL RIGHTS RESERVED.

SEAL

#	DESCRIPTION	DATE

PROJECT NAME:
WEBSTER DUPLEX
 Project Address:
6801 & 6803 WEBSTER ST., DALLAS, TX 75209
 D.L.A. JOB NUMBER: 22007

SHEET TITLE:
PLOT PLAN AND ROOF PLAN

DATE: xx/xx/2025

SHEET NO.
A0w