

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-26-000036	Pending	04/30/2026

Application Name

Detailed Description

We are requesting a setback variance for the property located on 1420 Canada Dr, Dallas, TX 75212. The request is to reduce the front setback to 15 feet (facing Canada Pl) and the rear setback to 5 feet. This adjustment is necessary to allow development on the lot, as the total lot width is only 45 feet. Without the requested variance, it would create a hardship and make it difficult to reasonably develop the property.

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	CR
Lot Number	6
Lot Size (Acres)	0.10
Block Number	4/7119
Lot Size (Sq. Ft)	4372
How many streets abut the property?	2
Land Use	MFR
Is the property platted?	Yes
Status of Project	Proposed
Status of Property	Vacant Land
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	04/30/2026
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 Teaseia Blue

Custom Lists

Board of Adjustment Request

1

Type of Request	Variance
Affirm that an appeal has been made for	allow 15 yard setback on Canada Place (frontage of the proposed construction)
Application is made to BOA to grant the described appeal	Requesting variance to allow the site to be developable as the lot is 45' feet width.

2

Type of Request	Variance
Affirm that an appeal has been made for	allow 5 yard setback against the 1424 Canada Dr. and match with the next door.
Application is made to BOA to grant the described appeal	Requesting variance to allow the site to be developable as the lot is only 45' feet wide.

Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	45

2

Street Frontage	Side
Linear Feet (Sq. Ft)	100

Contact Information

Name	Organization Name	Contact Type	Phone
Bharathi Pinninty		Applicant	5627125849
Email: bharathipinninty@yahoo.com			
59 Willowford Dr, Henrietta, NY 14467			

Name	Organization Name	Contact Type	Phone
Bharathi Pinninty		Property Owner	5627125849
Email: bharathipinninty@yahoo.com			
59 Willowford Dr, Henrietta, NY 14467			

Address

1424 CANADA DR, Dallas, TX 75212

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000067712500000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	PINNINTY BHARATHI	59 WILLOWFORD DR, HENRIETTA, NEW YORK 144679166	



CORKER DESIGNS LLC
9546 Riverton Avenue
Dallas, Texas 75218
214.213.8755
corkerdesigns.com

RELEASE DATE:
5-11-2026
ZONING
REVISION:

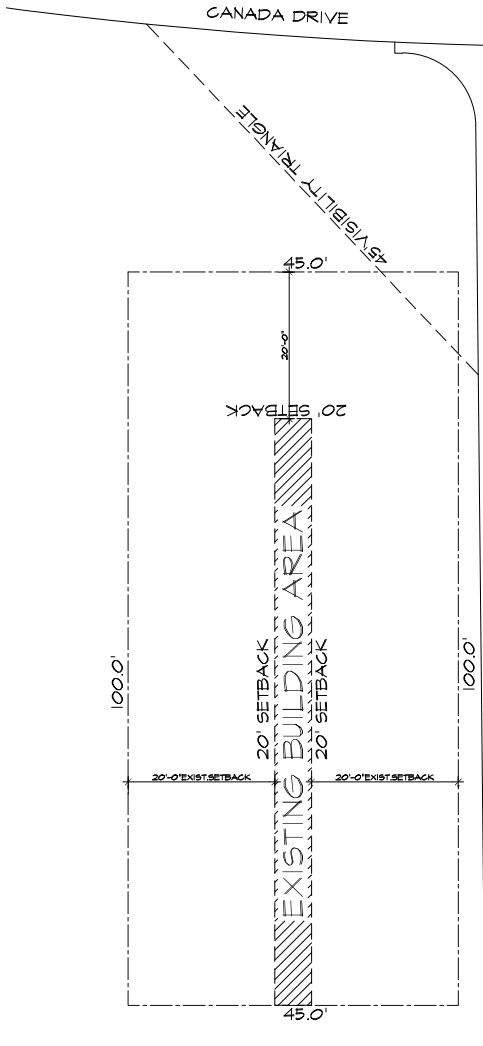


SEAL VALID ONLY IF SIGNED AND DATED
PLANS FOR ARCHITECTURAL
PROJECTS MUST BE
ACCOMPANIED BY SEALED
STRUCTURAL DRAWINGS

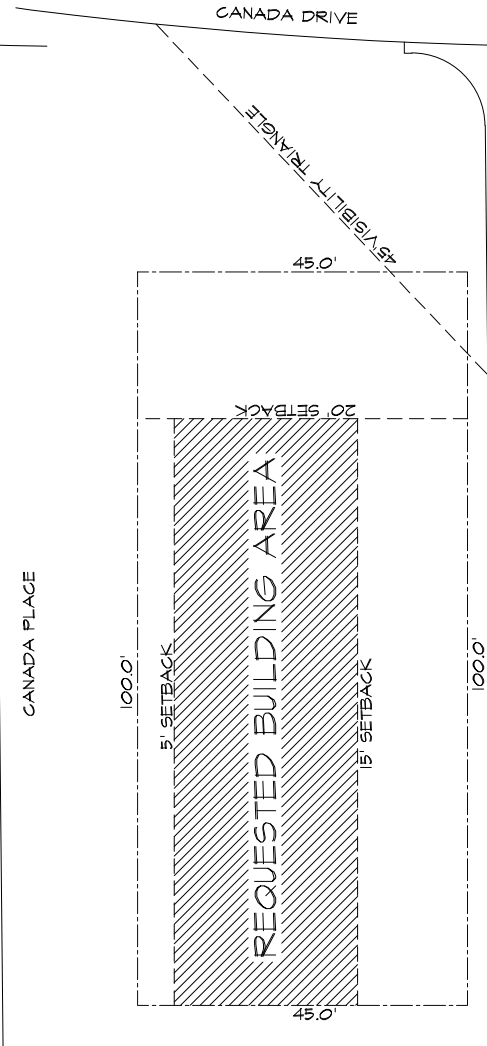
NEW RESIDENCES
1420 Canada Drive
Dallas, Texas 75212

SHEET NUMBER

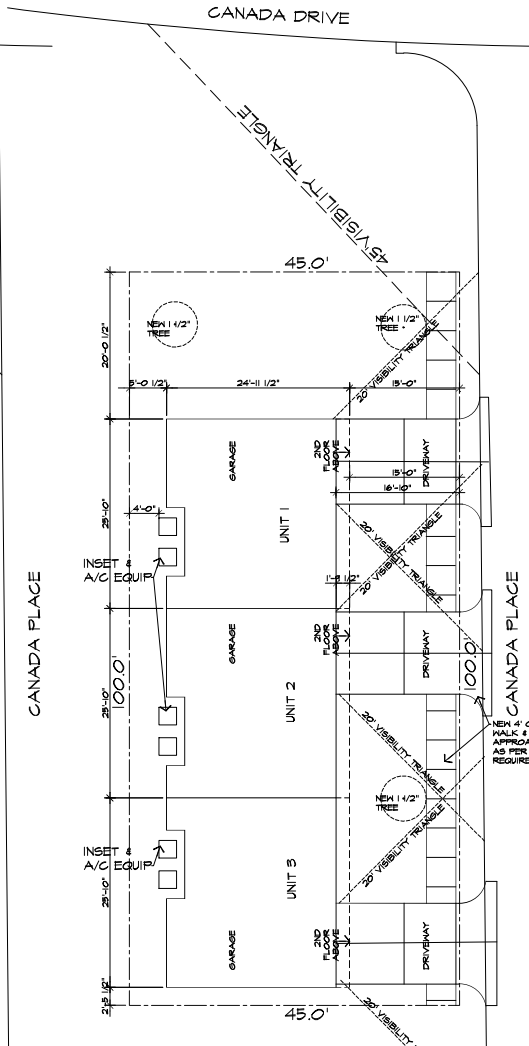
A.01
SITE NOTES



01 CURRENT SETBACKS
SCALE 1/8"=1'-0"



02 PROPOSED SETBACKS
SCALE 1/8"=1'-0"



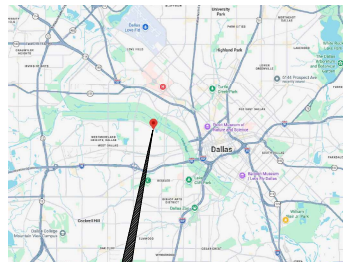
03 SITE PLAN
SCALE 1/8"=1'-0"

TABULATIONS

THREE UNIT LAYOUT

1ST FLOOR	
GARAGE	233 SF
FOYER/STAIR	353 SF
2ND FLOOR	645 SF
3RD FLOOR	645 SF
4TH FLOOR	445 SF
ROOF TERRACE	150 SF
TOTAL A/C	2158 SF
3 UNIT TOTAL A/C	6414 SF
3 UNIT TOTAL ENCLOSED	7113 SF

SITE AREA	4500 SF
PROPOSED COVERAGE	43% 1935 SF
PROPOSED MAX HEIGHT	45'
PARKING PROVIDED	3 UNITS, 3 PARKING SPACE PROVIDED



SITE LOCATION



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SITE ELEVATIONS, NOTES



FRONT-SOUTH ELEVATION
DRAWING SCALE
1" = 8'



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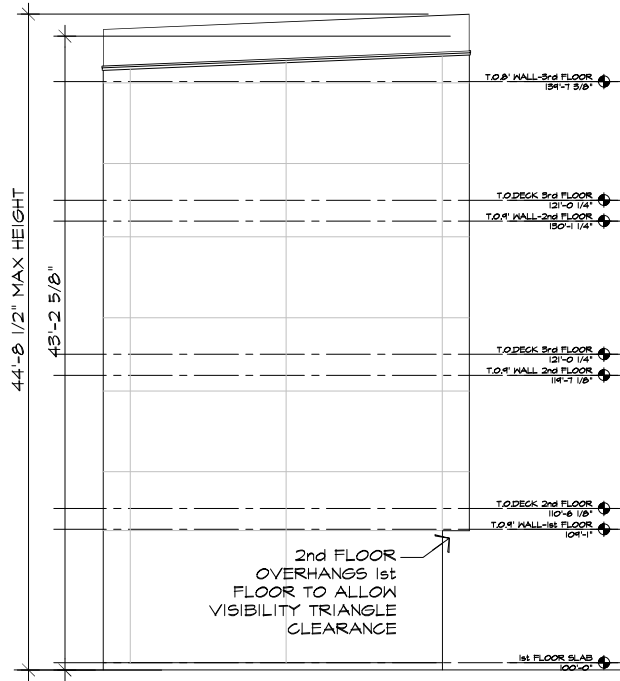
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A.03

ELEVATIONS



LEFT-WEST ELEVATION





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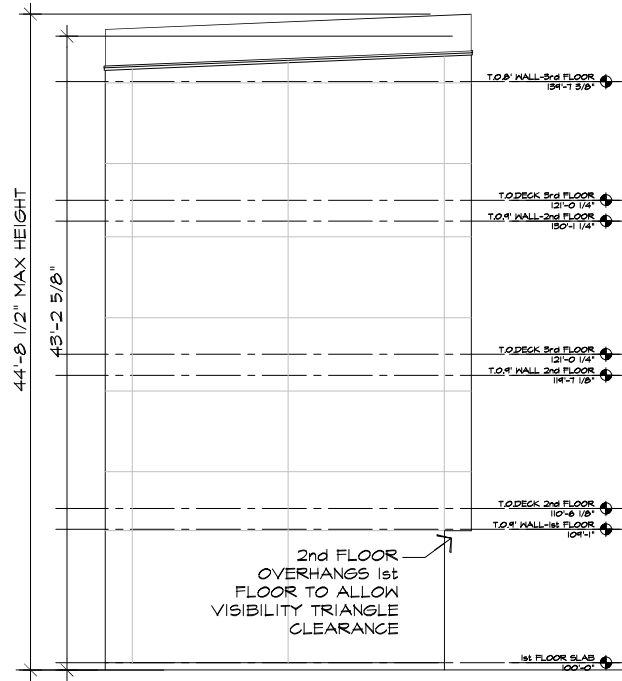
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A.04

ELEVATIONS



LEFT-WEST ELEVATION





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A.05

ELEVATIONS



REAR-NORTH ELEVATION
DRAWING SCALE
0 5 10