

BOA-26-000047

Menu Reports Help

File Date: 06/09/2026

Application Status: In Review

Assigned To: Diana Barkume

Description of Work: FILE NUMBER: BOA-26-000047 BUILDING OFFICIAL'S REPORT: Application of ARMAN SIMONYAN for (1) a special exception to the nonconforming use regulations at 601 S OAK CLIFF BOULIVARD. This property is more fully described as block 14/3451 lot 6, and is zoned R-7.5(A), which does not permit Multifamily uses. The applicant proposes to enlarge an existing nonconforming multifamily use, which will require (1) a special exception to the nonconforming use regulations. LOCATION: 601 S OAK CLIFF BLVD APPLICANT: ARMAN SIMONYAN REQUEST: (1) Special Exception to the nonconforming use regulations.

Application Detail: Detail

Application Name:

Application Type: Board of Adjustments

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	601 S Oak Cliff TAX CE...	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	06/08/2026
	601 S Oak Cliff DEED.pdf	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	06/08/2026
	601 S Oak Cliff COUNTY...	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	06/08/2026
	601 S Oak Cliff Lien.pdf	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	06/08/2026
	601 S Oak Cliff AFFIDA...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	06/08/2026
	C2.01-SITE-PLAN- 601 S...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	06/08/2026
	601 S Oak Cliff Zoning...	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	06/08/2026
	601 S Oak Cliff- Legal...	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	06/08/2026
	601 S Oak Cliff Zoning...	BLDG_BDA	Maps - Block		application/pdf	Uploaded	06/09/2026
	BOA-26-000047_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/03/2026
	BOA-26-000047_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	09/03/2026
	BOA26000047a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/03/2026
	BOA-26-000047_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/03/2026
	BOA26000047n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/03/2026
	BOA26000047z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/03/2026
	BOA26000047mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/03/2026
	Image (4).jpeg	BLDG_BDA	Other Support D...	Picture of Sign pos...	image/jpeg	Uploaded	10/05/2026
	Image (5).jpeg	BLDG_BDA	Other Support D...	Picture of Sign pos...	image/jpeg	Uploaded	10/05/2026

Show all

Address: 601 S OAK CLIFF BLVD, Dallas, TX 75208

Owner Name: SIMONYAN ARI

Owner Address: 11768 MARIPOSA BAY LN, PORTER RANCH, CALIFORNIA 913264105

Parcel No: 00000272452000000

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Arman Simonyan		Applicant	Mailing_601 S Oak Cli...	Active
	ARI SIMONYAN	ARI SIMONYAN	Property Owner	Mailing_601 S Oak Cli...	Active
	Elias Rodriguez	CONSTRUCTION CO...	Authorized Agent	Mailing_317 E Jeffers...	Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: \$1,325.00

Total Fee Invoiced: \$1,325.00

Balance: \$0.00

Custom Fields: Property Details

Existing Zoning	Lot Number	Lot Size (Acres)
R-7.5(A)	6	0.2059
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?

14/3451	8970	2
Land Use	Is the property platted?	Status of Project
Residential-Multifamily	Yes	Proposed
Status of Property	Previous Board of Adjustment case filed on this property	Accommodation for someone with disabilities
Owner Occupied	No	No
File Date	Seleccione si necesitara un interprete	Case Number
Are you applying for a fee waiver? Have the standards for variance and or special exception been discussed?Has the Notification Sign Acknowledgement Form been discussed?		
No	Yes	Yes
Referred by		
CODE-Zoning Staff		

Internal Use Only	Fee Waiver Granted	Number of Parking Spaces
Source of Request		
Code Enforcement		
Lot Acreage		

PDox Information

PDox Number

BLOCKED

Board of Adjustment Request

Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the described appeal	Outcome
Special Exception	Abandonment of nonconforming use	Multifamily or nonresidential special exception		additional dwelling units to an existing nonconforming use	additional dwelling units to an existing nonconforming use	

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	58
	150

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
the applicant proposes to enlarge an existing nonconforming multifamily use, which will require a special exception to the nonconforming use regulations.	to enlarge an existing nonconforming use	limits the legal uses in a zoning district	NA	No	

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes	Outcome	Filing Date
			6ES	C	Robert F. Agnich	Kameka Miller-Hoskins	Kameka Miller-Hoskins	Diana Barkume	Kameka Miller-Hoskins	Special Exception to enlarge a nonconforming use	Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				79.56	1- Chad West			

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake	Diana Barkume	Intake Complete	08/28/2026	Accela Administ...
	GIS AOR Review	Elham Elbadawi	Review Complete	09/03/2026	Elham Elbadawi
	Case Assignment	Jamie Miller	Case Manager...	09/16/2026	Kameka Miller-H...
	Site Inspection		Site Inspect...	09/16/2026	Kameka Miller-H...
	Plans Distribution			08/28/2026	
	Subdivision Review				
	Q Team Review				
	Arborist Review				

Task	Assigned To	Status	Status Date	Action By
Building Code Review				
Zoning Review				
Electrical Review				
Eng Water and Wastewat...				
Historic Preservation ...				
Eng Paving and Drainag...				
Eng Flood Plain Review				
Board of Adjustment Re...				
Conservation Review				
Traffic Review				
GIS Review				
Residential Team Review				
Signs Review				
Plans Coordination				
Board of Adjustment He...				
Two-Year Waiver Period				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
BOA History General Facts/Staff An... Land Use Staff Recommendation Standard of Review Timeline Zoning	BOA History	This will display in t...	Applied	06/10/2026	Notice	
	General Facts/Staff An...	This will display in t...	Applied	06/10/2026	Notice	
	Land Use	This will display in t...	Applied	06/10/2026	Notice	
	Staff Recommendation	Staff Recommendation	Applied	06/10/2026	Notice	
	Standard of Review	This will display in t...	Applied	06/10/2026	Notice	
	Timeline	This will display in t...	Applied	06/10/2026	Notice	
	Zoning	This will display in t...	Applied	06/10/2026	Notice	

Application Comments:	View ID	Comment	Date
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Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
	Site Visit Inspection	09/30/2026		Scheduled	Scheduled via Script

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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**BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS**

FILE NUMBER: BOA-26-000047

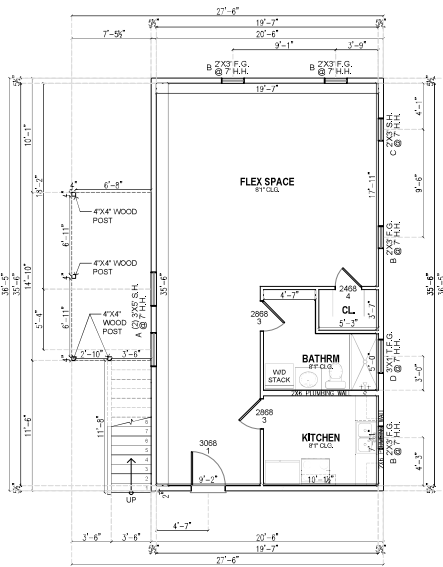
BUILDING OFFICIAL'S REPORT: Application of ARMAN SIMONYAN for (1) a special exception to the nonconforming use regulations at 601 S OAK CLIFF BOULIVARD. This property is more fully described as block 14/3451 lot 6, and is zoned R-7.5(A), which does not permit Multifamily uses. The applicant proposes to enlarge an existing nonconforming multifamily use, which will require (1) a special exception to the nonconforming use regulations.

LOCATION: 601 S OAK CLIFF BLVD

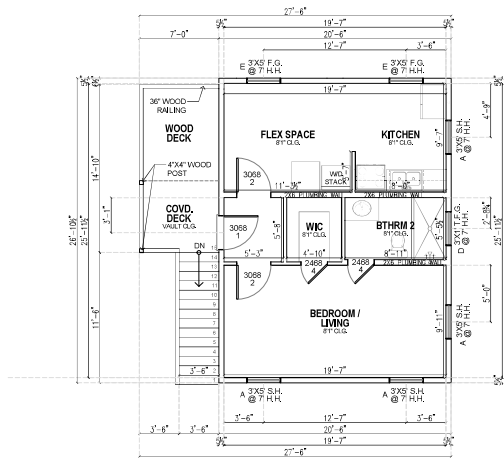
APPLICANT: ARMAN SIMONYAN

REQUEST:

(1) Special Exception to the nonconforming use regulations.



1 FIRST LEVEL FLOOR PLAN
A1.01 1/4" = 1' - 0"



2 SECOND LEVEL FLOOR PLAN
A1.01 1/4" = 1' - 0"

SEAL

CONSTRUCTION CONCEPTS, INC.
Planning and Designing a Better Tomorrow
317 E. JEFFERSON BLVD.
DALLAS, TX 75203
TEL: (214) 946-4300
FAX: (214) 946-5944

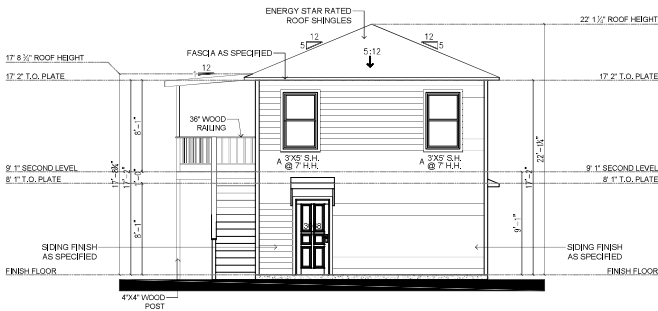
REVISIONS	
DRAFTER	SENT DATE

ADDRESS:
601 S OAK CLIFF BLVD
DALLAS, TEXAS
75208

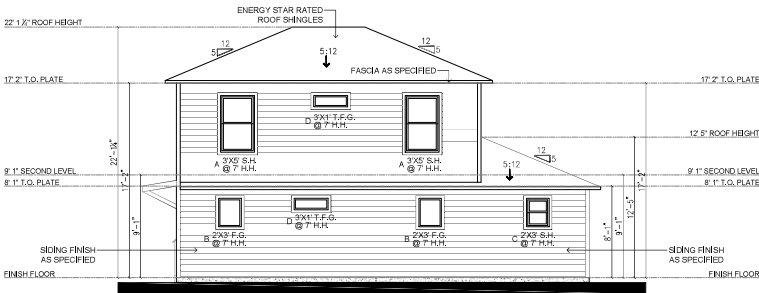
DATE:	6/17/25
DRAWN BY:	NC
CHECKED BY:	ER
DESCRIPTION:	TWO STORY SINGLE FAMILY RESIDENCE DETACHED STRUCTURE ADDITION
SCALE:	1/4" = 1' - 0"
SHEET TITLE:	FLOOR PLAN
SHEET #:	A1.01
FILE NAME:	A1.01_FLOOR PLAN

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MATERIAL	WGT.	F	RI	RE	L	TOTAL	%
SHING	273.52	435.05	227.72	412.86	1,348.25	100%	



1 FRONT ELEVATION
A2.01 1/4" = 1' - 0"



2 RIGHT ELEVATION
A2.01 1/4" = 1' - 0"

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DALLAS, TX 75203
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REVISIONS	
DRAFTER	SENT DATE

ADDRESS:
601 S OAK CLIFF BLVD
DALLAS, TEXAS
75208

DATE:
6/17/25

DRAWN BY:
NC

CHECKED BY:
ER

DESCRIPTION:
TWO STORY
SINGLE FAMILY RESIDENCE
DETACHED STRUCTURE
ADDITION

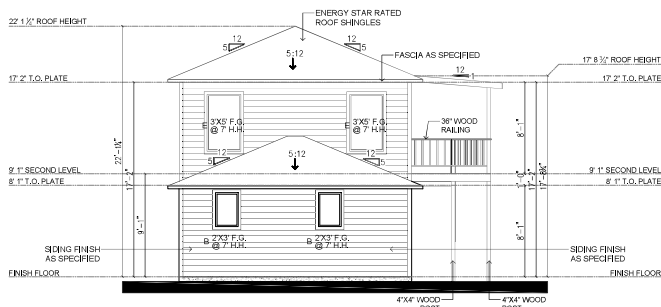
SCALE:
1/4" = 1' - 0"

SHEET TITLE:
ELEVATIONS

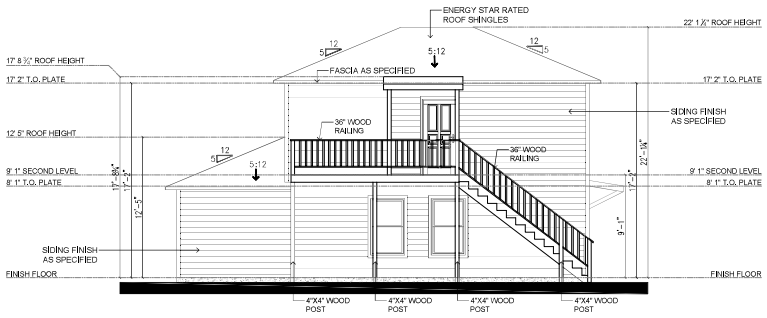
SHEET #:
A2.01

FILE NAME:
A2.01_ELEVATIONS

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1 REAR ELEVATION
A2.02 1/4" = 1' - 0"



2 LEFT ELEVATION
A2.02 1/4" = 1' - 0"

SEAL

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REVISIONS	
DRAFTER	SENT DATE

ADDRESS:
601 S OAK CLIFF BLVD
DALLAS, TEXAS
75208

DATE:
6/17/25

DRAWN BY:
NC

CHECKED BY:
ER

DESCRIPTION:
TWO STORY
SINGLE FAMILY RESIDENCE
DETACHED STRUCTURE
ADDITION

SCALE:
1/4" = 1' - 0"

SHEET TITLE:
ELEVATIONS

SHEET #:
A2.02

FILE NAME:
A2.02_ELEVATIONS