

BOA-26-000074

Menu Reports Help

File Date: [08/31/2026](#)

Application Status: [In Review](#)

Assigned To: [Diana Barkume](#)

Description of Work: [FILE NUMBER: BOA-26-000074 BUILDING OFFICIAL'S REPORT: Application of Santos Martinez for \(1\) a variance to the front yard setback regulations at 1403 EASTUS DRIVE. This property is more fully described as block A/4788-1/2, lot E, and is zoned R-7.5\(A\), which requires a minimum 25-foot front yard setback. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front yard setback along Shady Lane, which will require \(1\) a 20-foot variance to the front yard setback regulations. LOCATION: 1403 EASTUS DR APPLICANT: Santos Martinez REQUEST: \(1\) A request variance to the front yard setback regulations.](#)

Application Detail: [Detail](#)

Application Name:

Application Type: [Board of Adjustments](#)

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	1403 Eastus BDA author...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	08/31/2026
	1403 Eastus tax certif...	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	08/31/2026
	1403 Eastus certified ...	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	08/31/2026
	1403 Eastus legal desc...	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	08/31/2026
	1403 Eastus tax plat.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	08/31/2026
	1403 Eastus BDA site p...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	08/31/2026
	1403 Eastus tax plat.pdf	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	08/31/2026
	1403 eastus lien state...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	08/31/2026
	1403 Eastus zoning map...	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	08/31/2026
	1403 Eastus certified ...	BLDG_BDA	Plat - Certifie...	certified county plat	application/pdf	Uploaded	09/09/2026
	BOA26000074z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	10/02/2026
	BOA-26-000074_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	10/02/2026
	BOA26000074mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	10/02/2026
	BOA-26-000074_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	10/02/2026
	BOA26000074n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	10/02/2026
	BOA-26-000074_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	10/02/2026
	BOA26000074a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	10/02/2026

[Show all](#)

Address: [1403 EASTUS DR, Dallas, TX 75208](#)

Owner Name:

Owner Address:

Parcel No: [00000339781000000](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Santos Martinez	La Sierra Plann...	Applicant	Mailing_2489 Camino P...	Active
	Santos Martinez	La Sierra Plann...	Authorized Agent	Mailing_2489 Camino P...	Active
	Santos Martinez		Property Owner	Mailing_1800 N. Field...	Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: [\\$735.00](#)

Total Fee Invoiced: [\\$735.00](#)

Balance: [\\$0.00](#)

Custom Fields: **Property Details**

Existing Zoning	Lot Number	Lot Size (Acres)
R-7.5(A)	E	0.19
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?

A/4788 1/2	8260	2
Land Use	Is the property platted?	Status of Project
single family use	Yes	Proposed
Status of Property	Previous Board of Adjustment case filed on this property	Accommodation for someone with disabilities
Non-Owner Occupied	No	No
File Date	Seleccione si necesitara un interprete	Case Number
08/28/2026		—
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		
self		

Internal Use Only		
Source of Request	Fee Waiver Granted	Number of Parking Spaces
Self		—
Lot Acreage		
0.19		

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
Variance	Front-yard	Single Family/Duplex Variance or Special Exception	20' variance to required front yard setback	Property is a corner lot with 2 required front yards. Over 60% of the property is within a required setback due to 2 required front yards. These setbacks diminish the lot size from 8,000 s.f. to approximately 3,000 s.f.		

Street Frontage Information	
Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	59.1
Front	140

Case Information						
Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details	
to construct and/or maintain a single-family residential structure and provide a 5-foot front yard setback along SHADY LANE, which will require a 20-foot variance to the front yard setback regulations.	variance to the front yard setback regulations.	Requires a 25-foot setback	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	A	Cheri Gambow	Kameka Miller-Hoskins	Kameka Miller-Hoskins	Cambria Jordan	Bryant Thompson	variance to the front yard setback regulations along Shady Lane.	Scheduled	

GIS Information									
Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain	
				43.50	1- Chad West				

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake		Intake Complete	09/28/2026	Accela Administ...
	GIS AOR Review	Elham Elbadawi	Review Complete	10/02/2026	Elham Elbadawi
	Case Assignment		Case Manager...		
	Site Inspection				
	Plans Distribution			09/28/2026	
	Subdivision Review				

Task	Assigned To	Status	Status Date	Action By
Q Team Review				
Arborist Review				
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	This will display in t...	Applied	08/31/2026	Notice	
	General Facts/Staff An...	This will display in t...	Applied	08/31/2026	Notice	
	Land Use	This will display in t...	Applied	08/31/2026	Notice	
	Staff Recommendation	Staff Recommendation	Applied	08/31/2026	Notice	
	Standard of Review	This will display in t...	Applied	08/31/2026	Notice	
	Timeline	This will display in t...	Applied	08/31/2026	Notice	
	Zoning	This will display in t...	Applied	08/31/2026	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
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Inspection Type	Inspection Date	Inspector	Status	Comments
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**BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS**

FILE NUMBER: BOA-26-000074

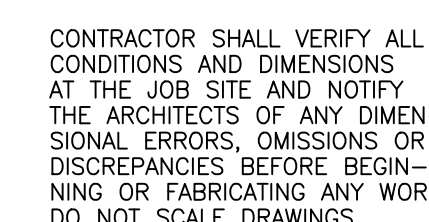
BUILDING OFFICIAL'S REPORT: Application of Santos Martinez for (1) a variance to the front yard setback regulations at 1403 EASTUS DRIVE. This property is more fully described as block A/4788-1/2, lot E, and is zoned R-7.5(A), which requires a minimum 25-foot front yard setback. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front yard setback along Shady Lane, which will require (1) a 20-foot variance to the front yard setback regulations.

LOCATION: 1403 EASTUS DR

APPLICANT: Santos Martinez

REQUEST:

- (1) A request variance to the front yard setback regulations.

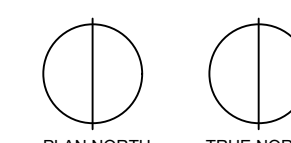


1403 EASTUS DRIVE
DALLAS, TX 75208

NO.		DATE	REVISIONS

A-101

DATE OF THIS PRINTING
23 APRIL 2026



1" = 10'-0"

HAW



CONTRACTOR SHALL VERIFY ALL
CONDITIONS AND DIMENSIONS
AT THE JOB SITE AND NOTIFY
THE ARCHITECTS OF ANY DIMEN-
SIONAL ERRORS, OMISSIONS OR
DISCREPANCIES BEFORE BEGIN-
NING OR FABRICATING ANY WORK
ON NOT SCALE DRAWINGS

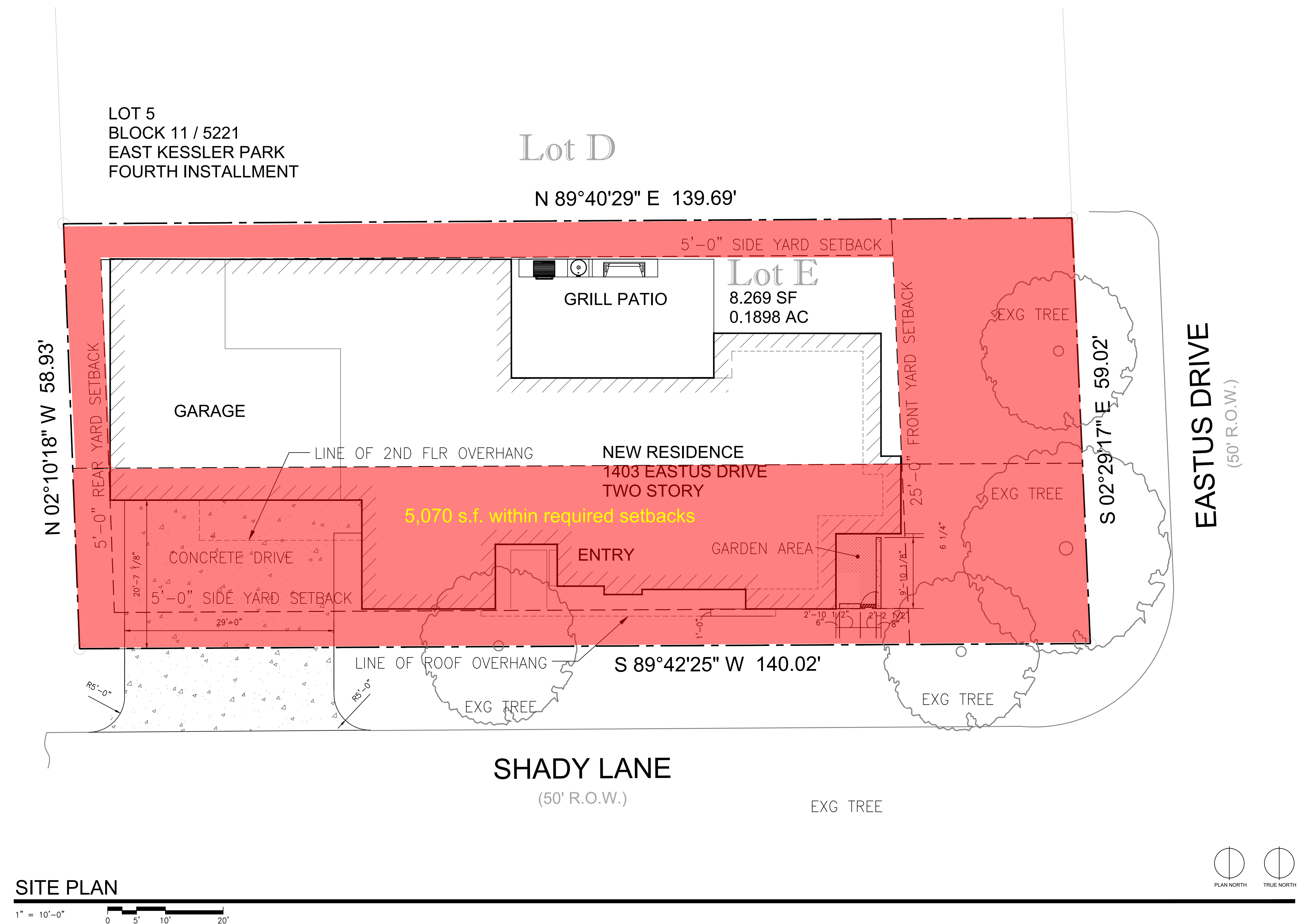
JARMAR & BRIDGETT IE KINER
NEW RESIDENCE
1403 EASTUS DRIVE
DALLAS, TX 75208

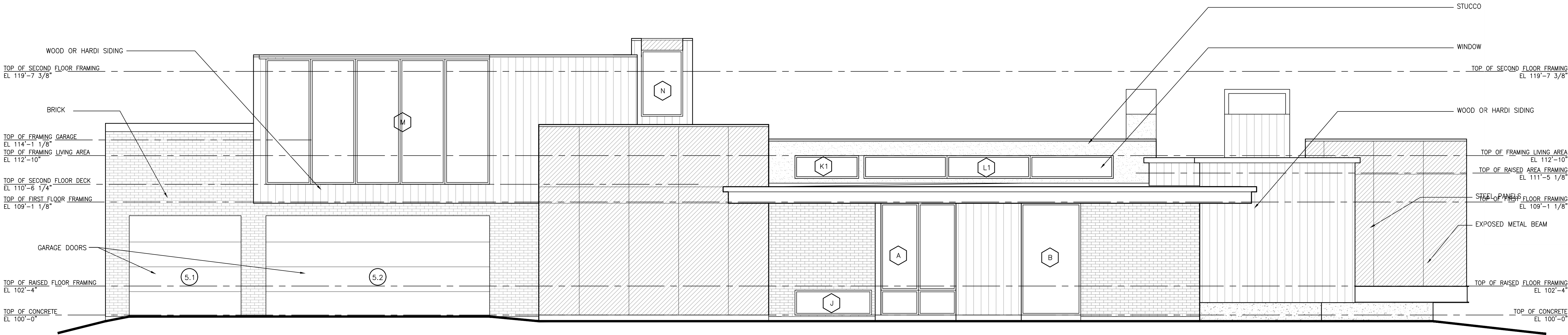
SHEET NUMBER

A-101

SITE PLAN
DATE OF ORIGINAL ISSUE

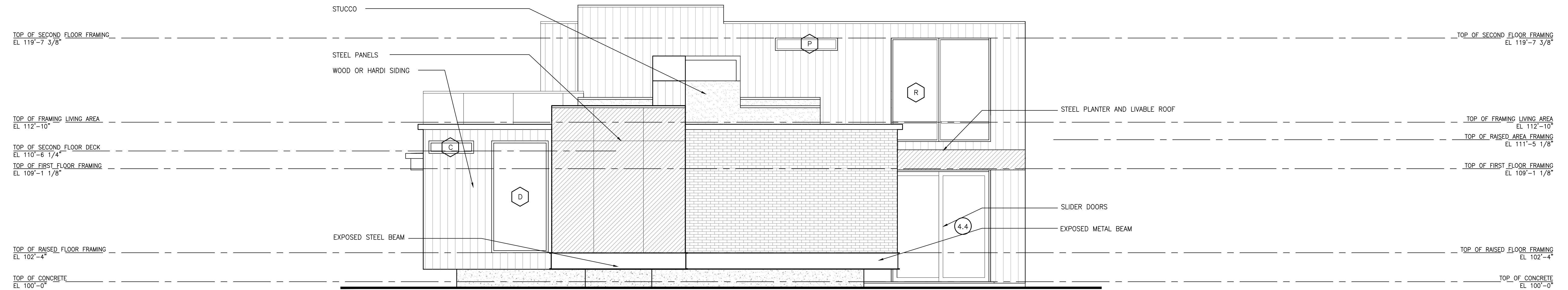
DATE OF THIS PRINTING
3 APRIL 2026





FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

RGID+B

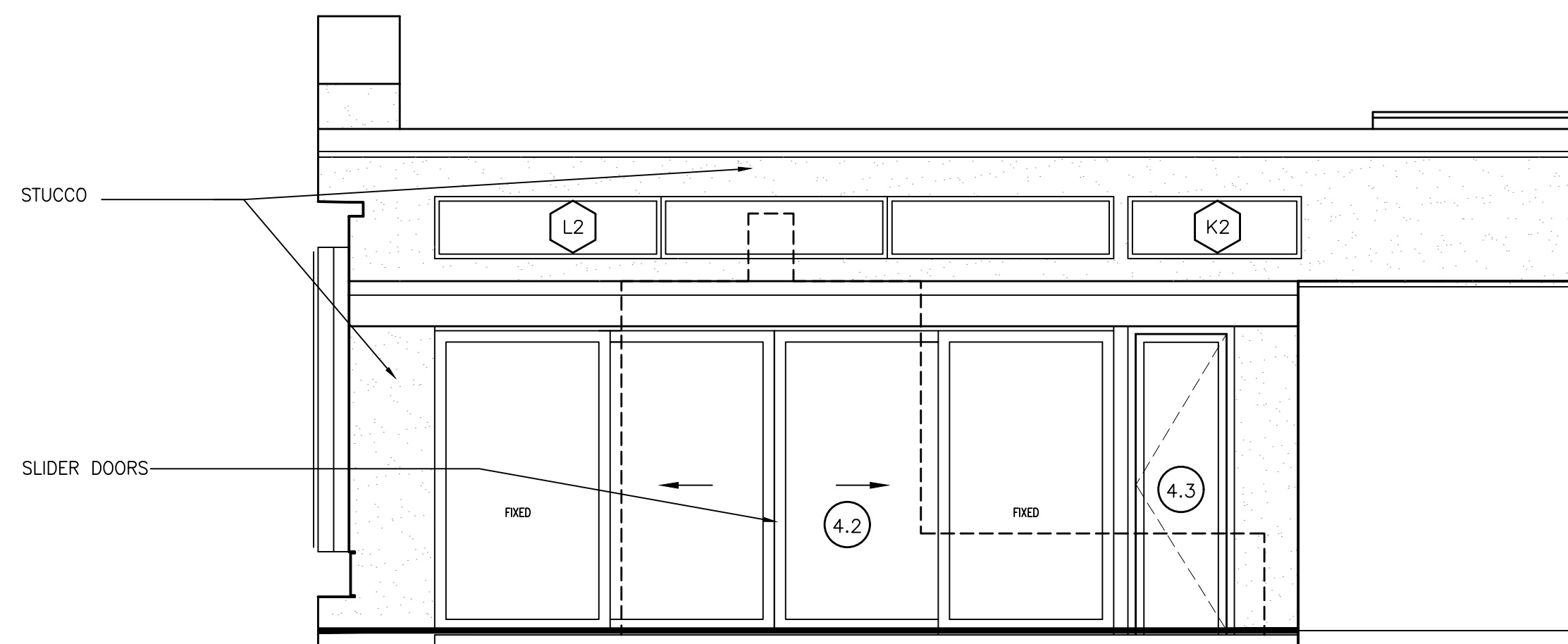
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK DO NOT SCALE DRAWINGS

JARMAR & BRIDGETTE KINER
NEW RESIDENCE
1403 EASTUS DRIVE
DALLAS, TX 75208

NO.	DATE	REVISIONS

SHEET NUMBER
A-201
EXT ELEV
DATE OF ORIGINAL ISSUE

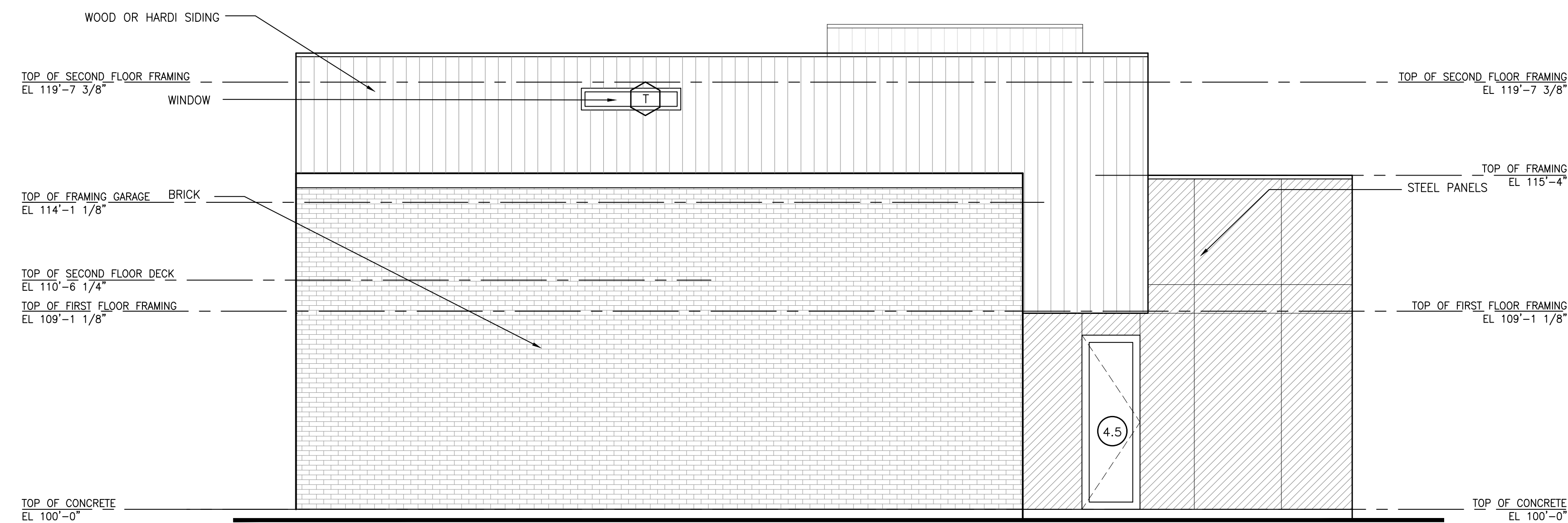
DATE OF THIS PRINTING
23 APRIL 2026



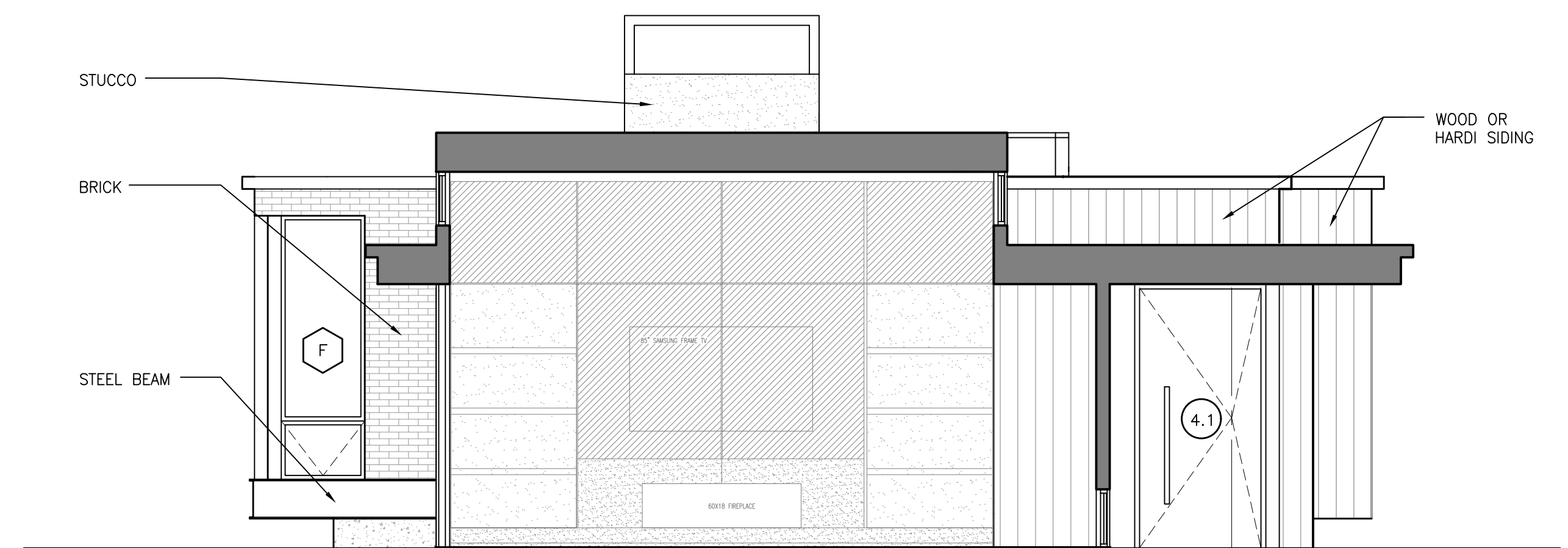
REAR ELEVATION - @ PATIO DOORS



REAR ELEVATION



LEFT ELEVATION



LEFT ELEVATION / SECTION



CONTRACTOR SHALL VERIFY ALL
CONDITIONS AND DIMENSIONS
AT THE JOB SITE AND NOTIFY
THE ARCHITECTS OF ANY DIMEN-
SIONAL ERRORS, OMISSIONS OR
DISCREPANCIES BEFORE BEGIN-
NING OR FABRICATING ANY WORK
FROM NOT SCALE DRAWINGS

1403 EASTUS DRIVE
DALLAS, TX 75208

SHEET NUMBER
A-202

EXT ELEV
DATE OF ORIGINAL ISSU

DATE OF THIS PRINTING
5 APRIL 2026