

File Date: 10/01/2026

Application Status: In Review

Assigned To: Diana Barkume

Description of Work: FILE NUMBER: BOA-26-000083 BUILDING OFFICIAL'S REPORT: Application of JORGE MALIACHI for (1) a variance to the building height regulations at 5049 PERSHING STREET. This property is more fully described as block G/1998 lot 10, and is zoned R-5(A)(NSO 6), which limits the maximum building height to 24-feet at the front building line due to a Neighborhood Stability Overlay restriction. The applicant proposes to construct and/or maintain a single-family residential structure with a building height of 28 feet 9-1/4 inches, which will require a 4-foot 9-1/4 inch variance from the maximum building height permitted under the Neighborhood Stability Overlay height regulations. LOCATION: 5049 PERSHING ST APPLICANT: Jorge Maliachi REQUEST: (1) A request for a variance to the building height regulations under the Neighborhood Stability Overlay height regulations.

Application Detail: Detail

Application Name:

Application Type: Board of Adjustments

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	06 Tax Statement.pdf	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	10/01/2026
	04 Certified Warranty...	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	10/01/2026
	08a Zoning Map.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	10/01/2026
	08a Zoning Map.pdf	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	10/01/2026
	09b Site plan.pdf	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	10/01/2026
	05 Certified Subdivisi...	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	10/01/2026
	Legal Disc.pdf	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	10/01/2026
	Affidavit Joanna Persh...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	10/01/2026
	Lien statement paid of...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	10/01/2026
	Complete with Docusign...	BLDG_BDA	List of Partner...	Written Consent of ...	application/pdf	Uploaded	10/02/2026
	R17_PERSHING-A2.01_24...	BLDG_BDA	Plans - Other	A2.01 NSO No. 6 Hei...	application/pdf	Uploaded	10/02/2026
	R17_PERSHING-A2.0_24X...	BLDG_BDA	Plans - Elevation	A2.00 Front Elevati...	application/pdf	Uploaded	10/02/2026
	R17_PERSHING-C1.00_BO...	BLDG_BDA	Plans - Site Plan	C1.00 Site Plan, sc...	application/pdf	Uploaded	10/02/2026
	lien.pdf	BLDG_BDA	Statement - Lien	City of Dallas lien...	application/pdf	Uploaded	10/02/2026
	tax.pdf	BLDG_BDA	Certificate - Tax	Dallas County Tax C...	application/pdf	Uploaded	10/02/2026
	R17_PERSHING-A2.01_Hei...	BLDG_BDA	Plans - Other	A2.01 NSO No. 6 Hei...	application/pdf	Uploaded	10/02/2026
	BOA26000083z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	10/07/2026
	BOA-26-000083_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	10/07/2026
	BOA26000083a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	10/07/2026
	BOA26000083n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	10/07/2026
	BOA-26-000083_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	10/07/2026
	BOA-26-000083_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	10/07/2026
	BOA26000083mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	10/07/2026

Show all

Address: 5049 PERSHING ST, Dallas, TX 75206

Owner Name:

Owner Address:

Parcel No: 00000193231000000

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Jorge Maliachi	NOVA Builds	Applicant	Mailing_6119 Greenvil...	Active
	JORGE MALIACHI	NOVA BUILDS LLC	Authorized Agent	Mailing_6119 Greenvil...	Active
	Axel Vidal	NOVA BUILDS LLC	Authorized Agent	Mailing_5600 SMU Blvd...	Active
	Joanna Zarur		Property Owner	Mailing_6119 Greenvil...	Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: [\\$725.00](#)

Total Fee Invoiced: [\\$725.00](#)

Balance: [\\$0.00](#)

Custom Fields: Property Details

Existing Zoning	Lot Number	Lot Size (Acres)
R-5(A)	10	0.18
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?
G/1998	7678	1
Land Use	Is the property platted?	Status of Project
Single Family Residential	Yes	Under Construction
Status of Property	Previous Board of Adjustment case filed on this property	Accommodation for someone with disabilities
Non-Owner Occupied	No	No
File Date	Selecione 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		
Willie G. Franklin Jr., Asst. Director, Planning & Development		

Internal Use Only

Source of Request	Fee Waiver Granted	Number of Parking Spaces
Other		
Lot Acreage		
0.18		

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	Height	Single Family/Duplex Variance or Special Exception	R-5(A) (NSO 6)	A variance to the height regulations of Neighborhood Stabilization Overlay No. 6 (Cochran Heights), Sec. 51A-4.507, to allow the existing single-family residence at 5049 Pershing St to exceed the NSO height plane by a maximum of __5__ ft __5__ in and remain as constructed.	The City reviewed and approved the plans on April 23, 2026, including the NSO height-plane diagram on sheet A2.01, issued the building permit, and passed all inspections including zoning. The home was built in reliance on those approvals and is substantially complete. On September 18, 2026, the City stated the diagram was approved in error and issued a stop-work order. Literal enforcement would require removing and reframing the completed roof, an unnecessary hardship that was not self-created. The variance is not contrary to the public interest, observes the spirit of the NSO, and is limited to the structure as built.	

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	60

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 with a building height of 34 feet 9 inches, requiring a 10-foot 9-inch variance from the maximum building height permitted under the Neighborhood Stability Overlay height regulations.	for a variance to the building height regulations	limits the maximum building height to 24-feet at the NA front building line due to a Neighborhood Stability Overlay restriction.	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	Jason Pool	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	Variance to the height regulations per NSO 6 regulations	Scheduled	

GIS Information

Parcel Number (Number) Service Layer Attribute Value Census Tract Number (Number) Council District School District Escarpment Floodplain

13.43

14-Paul Ridley

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake		Intake Complete	10/01/2026	Accela Administ...
	GIS AOR Review	Elham Elbadawi	Review Complete	10/07/2026	Elham Elbadawi
	Case Assignment		Case Manager...		
	Site Inspection				
	Plans Distribution			10/01/2026	
	Subdivision Review				
	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	10/01/2026	Notice	
	General Facts/Staff An...	This will display in t...	Applied	10/01/2026	Notice	
	Land Use	This will display in t...	Applied	10/01/2026	Notice	
	Staff Recommendation	Staff Recommendation	Applied	10/01/2026	Notice	
	Standard of Review	This will display in t...	Applied	10/01/2026	Notice	
	Timeline	This will display in t...	Applied	10/01/2026	Notice	
	Zoning	This will display in t...	Applied	10/01/2026	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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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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**BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS**

FILE NUMBER: BOA-26-000083

BUILDING OFFICIAL'S REPORT: Application of JORGE MALIACHI for (1) a variance to the building height regulations at 5049 PERSHING STREET. This property is more fully described as block G/1998 lot 10, and is zoned R-5(A)(NSO 6), which limits the maximum building height to 24-feet at the front building line due to a Neighborhood Stability Overlay restriction. The applicant proposes to construct and/or maintain a single-family residential structure with a building height of 28 feet 9-1/4 inches, which will require a 4-foot 9-1/4 inch variance from the maximum building height permitted under the Neighborhood Stability Overlay height regulations.

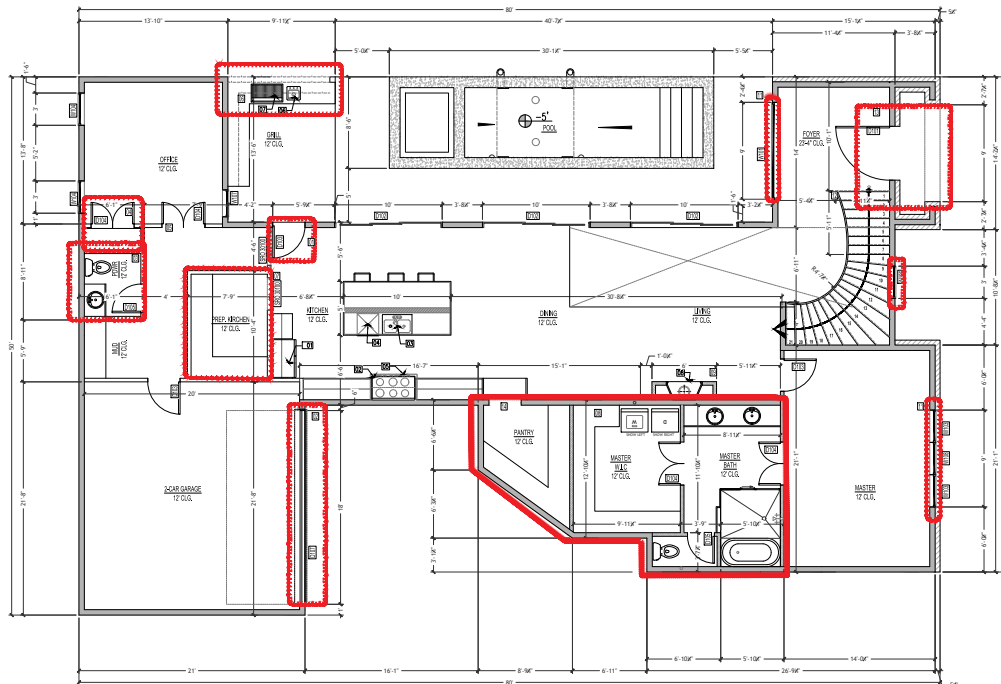
LOCATION: 5049 PERSHING ST

APPLICANT: Jorge Maliachi

REQUEST:

- (1) A request for a variance to the building height regulations under the Neighborhood Stability Overlay height regulations.

SCALE: 1" = 10'



1
A1.00
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

THESE PLANS HAVE BEEN REVIEWED BY THE BUILDING INSPECTION DIVISION AND ARE APPROVED FOR THE START OF CONSTRUCTION. ANY DEVIATION FROM THESE PLANS SHALL BE APPROVED BY THE BUILDING OFFICIAL.

20 DATE: 7/21/2026

BY: Randall Clark
BU DATE: 7/21/2026

BY: Randall Clark
THIS APPROVAL DOES NOT PERMIT THE VIOLATION OF ANY CITY ORDINANCE OR STATE LAW

SECOND DOOR SCHEDULE						
NO.	SIZE	MATERIAL	DESCRIPTION	DOOR	W. PANEL	HEAD HEIGHT
0001	2'-0" x 8'-0"	SC	INTERIOR DOOR	SWING DOOR	01	8'-0"
0002	2'-0" x 8'-0"	SC	INTERIOR DOOR	SWING DOOR	01	8'-0"

SECOND WINDOW SCHEDULE						
NO.	SIZE	HEADER	DESCRIPTION	W. PANEL	HEAD HEIGHT	QTY.
W001	2'-0" x 8'-0"	FX	FIXED WINDOW	01	8'-0"	01
W002	2'-0" x 8'-0"	FX	FIXED WINDOW	01	8'-0"	01
W003	2'-0" x 8'-0"	FX	FIXED WINDOW	01	8'-0"	01
W004	2'-0" x 8'-0"	FX	FIXED WINDOW	01	8'-0"	01
W005	2'-0" x 8'-0"	FX	FIXED WINDOW	01	8'-0"	01

LEGEND	
2X6 STUDS	
2X4 STUDS	

NOTE: Every effort has been made to identify code violations. Any oversight by the reviewer shall not be considered as authority to violate, set aside, cancel or alter applicable codes or ordinances. The Plan review and permit issuance shall not be considered a warranty or guarantee. The designer is responsible for following all applicable federal, state and municipal codes and ordinances.

SUBJECT TO FIELD INSPECTOR'S APPROVAL

CHANGES ON THE FIRST FLOOR PLAN						
NO.	DESCRIPTION	DOOR	W. PANEL	HEAD HEIGHT	QTY.	REMARKS
01	ADDED EXTERIOR DOOR SWH	SWING DOOR	01	8'-0"	01	
02	ADDED CLOSET DOOR SWH	SWING DOOR	01	8'-0"	01	
03	REARRANGING THE LAYOUT OF POWERED FEATURES					
04	ADDED CLOSET AND DOOR SWH	SWING DOOR	01	8'-0"	01	
05	ADDED DOOR SWH IN THE OFFICE	SWING DOOR	01	8'-0"	01	
06	ADDED SWH					
07	RELOCATED THE ENTRY					
08	ENLARGED WALK-IN CLOSET					
09	ADDED THE PLACE					
10	RECONSTRUCTION OF MASTER BATH					
11	WINDOW HEAD					
12	CROWNED SHOWER DOOR					
13	REPLACEMENT OF THE MAIN DOOR AT 055 AND THE ENTRANCE WCH					
14	UPHOLSTERY, MASTER CLOSET AND MASTER BTH					

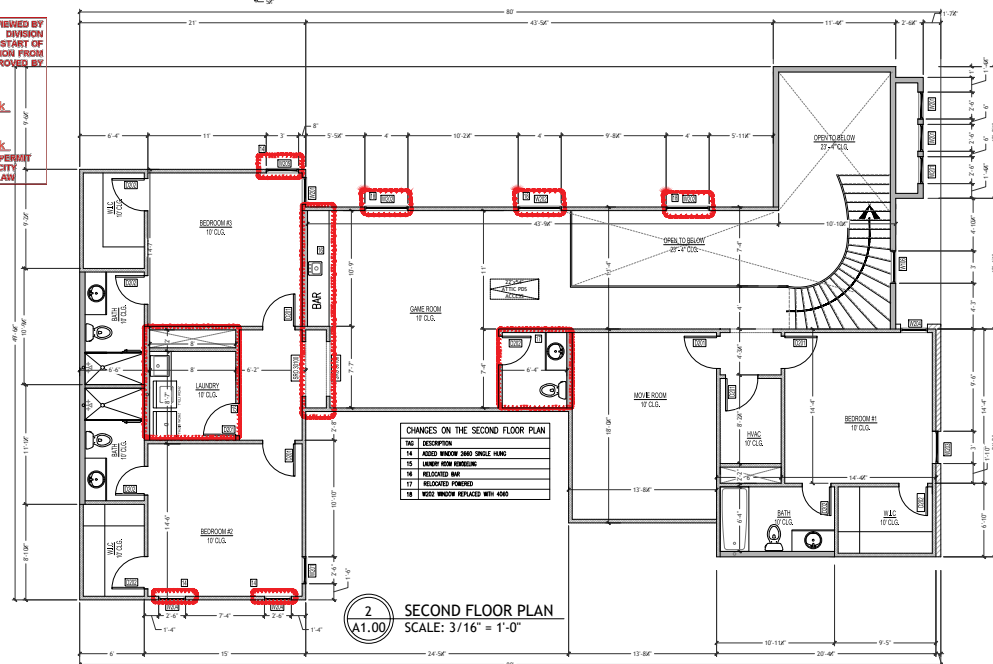
LEGEND	
2X6 STUDS	
2X4 STUDS	

- FLOOR PLAN NOTES:
- ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE A LICENSED STRUCTURAL ENGINEER REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FRAMING WALLS, BEAMS, CONNECTIONS, HEADERS, JOISTS AND PARTS.
 - ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUDS UNLESS NOTED OTHERWISE.
 - WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE. REFER TO PLANS AND EXISTING ELEVATIONS FOR WINDOW TYPES.
 - CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVEING REQUIREMENTS, AS POSSIBLE.
 - CONTRACTOR SHALL VERIFY ALL CLOSET DIMENSIONS BEFORE FABRICATION.
 - ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHROOMS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.
 - ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
 - PROVIDE COMBUSTION AIR VENTS WITH SCREEN AND BACK DAMPER, FOR PREPARED, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
 - BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.
 - ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD WITH METAL CORNER REINFORCING, TAPE FLAT AND SAND. (3 COATS) USE 5/8" GYPSUM BOARD ON CEILING WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER USE 1/2" O.C. BOARD ON CEILING MEMBERS LESS THAN 24" O.C.
 - ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.

ARCHITECTURAL PLAN NOTES						
NO.	DESCRIPTION	DOOR	W. PANEL	HEAD HEIGHT	QTY.	REMARKS
01	1" REINFORCING					
02	2" REINFORCING					
03	2" REINFORCING					
04	2" REINFORCING					
05	2" REINFORCING					
06	2" REINFORCING					
07	2" REINFORCING					
08	2" REINFORCING					
09	2" REINFORCING					
10	2" REINFORCING					

FIRST DOOR SCHEDULE						
NO.	SIZE	MATERIAL	DESCRIPTION	DOOR	W. PANEL	HEAD HEIGHT
0001	2'-0" x 8'-0"	SC	INTERIOR DOOR	SWING DOOR	01	8'-0"
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0005	2'-0" x 8'-0"	SC	INTERIOR DOOR	SWING DOOR	01	8'-0"
0006	2'-0" x 8'-0"	SC	INTERIOR DOOR	SWING DOOR	01	8'-0"
0007	2'-0" x 8'-0"	SC	INTERIOR DOOR	SWING DOOR	01	8'-0"
0008	2'-0" x 8'-0"	SC	INTERIOR DOOR	SWING DOOR	01	8'-0"
0009	2'-0" x 8'-0"	SC	INTERIOR DOOR	SWING DOOR	01	8'-0"
0010	2'-0" x 8'-0"	SC	INTERIOR DOOR	SWING DOOR	01	8'-0"

FIRST WINDOW SCHEDULE						
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W005	2'-0" x 8'-0"	FX	FIXED WINDOW	01	8'-0"	01
W006	2'-0" x 8'-0"	FX	FIXED WINDOW	01	8'-0"	01
W007	2'-0" x 8'-0"	FX	FIXED WINDOW	01	8'-0"	01
W008	2'-0" x 8'-0"	FX	FIXED WINDOW	01	8'-0"	01
W009	2'-0" x 8'-0"	FX	FIXED WINDOW	01	8'-0"	01
W010	2'-0" x 8'-0"	FX	FIXED WINDOW	01	8'-0"	01



2
A1.00
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

CHANGES ON THE SECOND FLOOR PLAN						
NO.	DESCRIPTION	DOOR	W. PANEL	HEAD HEIGHT	QTY.	REMARKS
14	ADDED WINDOW 2X6 SINGLE HANG					
15	ADDED WINDOW 2X6 SINGLE HANG					
16	RELOCATED SWH					
17	RELOCATED POWERED					
18	WALL WINDOW REPLACED WITH 4X6					



NOVA
LINEA

ADDRESS:
5049 PERSHING ST. DALLAS, TX
75206

OWNER:

PROJECT:
NEW SINGLE FAMILY HOME

SQUARE FOOTAGE			
1ST FLOOR LIVING AREA	APPROX.	2211	S.F.
2ND FLOOR LIVING AREA	APPROX.	1928	S.F.
TOTAL LIVING AREA	APPROX.	4139	S.F.
GARAGE	APPROX.	461	S.F.
PORCH	APPROX.	57	S.F.
GRILL AREA	APPROX.	97	S.F.
DOUBLE HEIGHT CEILING AREA	APPROX.	543	S.F.
FOUNDATION	APPROX.	2826	S.F.
TOTAL COVERED AREA	APPROX.	2826	S.F.
TOTAL CONSTRUCTION AREA	APPROX.	4754	S.F.
LOT SIZE	APPROX.	7500	S.F.
% OF COVERED AREA	APPROX.	37	%

THE FOLLOWING DRAWINGS ARE MEANT TO BE TECHNICAL IN NATURE AND BEST REFLECT THE BUILDING REQUIREMENTS OF THE CITY OF THE PROJECT. ADDRESSING, COPYING OR TRACING IS NOT PERMITTED. ANY ALTERATIONS OR MODIFICATIONS WITHOUT EXPRESSED PERMISSION WILL VOID THE DRAWINGS AS ORIGINALLY INTENDED. OWNER OR BUILDER IS RESPONSIBLE TO COMPLY WITH LOCAL BUILDING CODES. EVEN IF DRAWINGS MAY SHOW DIFFERENT, NOT RESPONSIBLE FOR OMISSIONS, ERRORS OR DEFICIENCIES OF THE PLANS. PLEASE ALWAYS CONSULT CITY OFFICIAL OR WITH ASPIRED ENGINEER WHEN AVAILABLE.

SHEET NUMBER:
A1.00

SHEET CONTENT:
FLOOR PLANS

DATE:
7/13/26

SCALE:
3/16" = 1'-0"

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Nova
LINEA

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75206
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PROJECT:
NEW SINGLE FAMILY HOME

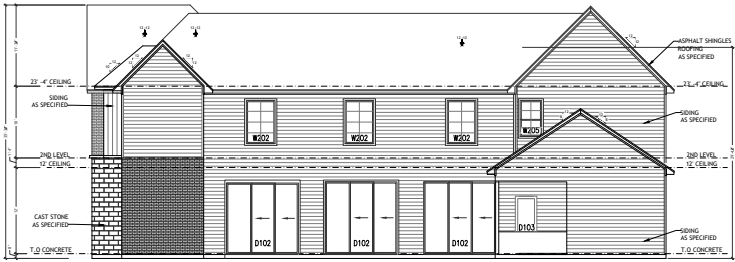
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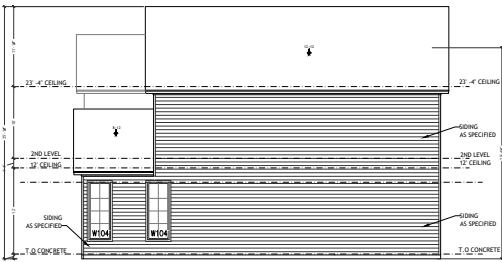
SHEET NUMBER:
A2.00
SHEET CONTENT:
ELEVATIONS
DATE:
7/13/26
SCALE: 1/8" = 1'-0"



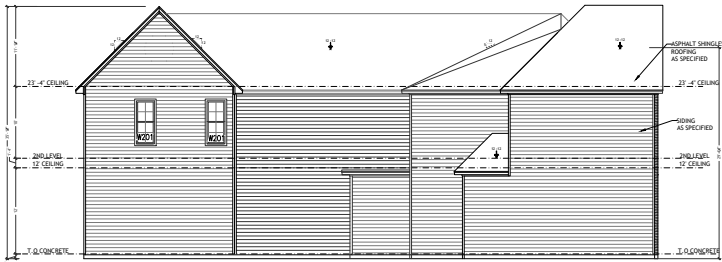
1
A2.00 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2
A2.00 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3
A2.00 REAR ELEVATION
SCALE: 1/8" = 1'-0"



4
A2.00 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"