



BOARD OF ADJUSTMENT

Panel B Minutes

JULY 15, 2026

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CITY SECRETARY
DALLAS, TEXAS

6ES Briefing Room

24974849659@dallascityhall.webex.com

Parker Graham, Temporary
Presiding Officer

PRESENT: [4]

Parker Graham, Temporary Presiding Officer	
Sarah Lamb	
Michael Quint	
Stuart Campbell	

ABSENT: [0]

Assitant City Attorney, Theresa Carlyle, called the briefing to order at **10:42 A.M.** with a quorum of the Board of Adjustment present.

Board Member Michael Quint nominated Board Member Parker Graham as Temporary Presiding Officer for Panel B; seconded by Board Member Stuart Campbell; it was voted unanimously.

Temporary Presiding Officer, Parker Graham called the hearing to order at **1:00 P.M.** with a quorum of the Board of Adjustment present.

The Chairperson stated that no action of the Board of Adjustment shall set a precedent. Each case must be decided upon its own merits and circumstances, unless otherwise indicated, each use is presumed to be a legal use. Each appeal must necessarily stand upon the facts and testimony presented before the Board of Adjustment at this public hearing, as well as the Board's inspection of the property.

PUBLIC SPEAKERS

The Board of Adjustment provided public testimony opportunities for individuals to comment on manners that were scheduled on the posted meeting agenda.

- We had no speakers for public testimony during this hearing.

MISCELLANEOUS ITEMS

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Approval of the Board of Adjustment Panel B, June 17, 2026, Meeting Minutes.

Motion was made to approve Panel B, June 17, 2026, Public Hearing Minutes.

Maker:	Stuart Campbell				
Second:	Michael Quint				
Results:	4-0 unanimously				Motion to approve
		Ayes:	-	4	Parker Graham, Sarah Lamb, Michael Quint, Stuart Campbell
		Against:	-	0	

MISCELLANEOUS CASES

1. 1211 STRAIT LANE

BOA-25-000100-EXT1 (KMH)

BUILDING OFFICIAL'S REPORT: Application of Karl Crawley for a request to extend the time period in which to file an application for a building permit or certificate of occupancy beyond the 180 days from the Board of Adjustment Panel B's favorable action on a request for a variance to front-yard setback regulations granted on February 18, 2026, for the property located at 11211 Strait Lane. The property is more particularly described as Block 1/6391, Lot 3, and is zoned R-1/2ac(A).

LOCATION: 11211 STRAIT LANE

APPLICANT: Karl Crawley

REQUEST:

The applicant is requesting to extend the time period in which to file an application for a building permit or certificate of occupancy beyond the 180 time period.

STANDARD FOR EXTENDING THE TIME PERIOD IN WHICH TO APPLY FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY:

Dallas Development Code Section 51A-4.703(d) provides that the applicant shall file an application for a building permit or certificate of occupancy within 180 days from the date of the favorable action of the board, unless the applicant files for and is granted an extended time period prior to the expiration of the 180 days. The filing of a request for an extended time period does not toll the 180 day time period. If the applicant fails to file an application within the time period, the request is automatically denied without prejudice, and the applicant must begin the process to have his request heard again.

Section 10(j) of the Board of Adjustment Working Rules of Procedure provides that a panel may not extend the time period for making application for a building permit or certificate of occupancy beyond 180 days from the date of its favorable action **unless it makes a specific finding based on evidence presented at a public hearing that there are no substantially changed conditions or circumstances**

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regarding the property. The person requesting the time extension shall have the burden of establishing that there are no substantially changed conditions or circumstances regarding the property to the satisfaction of the panel. In no event, however, may the panel extend the time period beyond 18 months from the date of its favorable action.

STAFF RECOMMENDATION:

No staff recommendation is made on this request.

TIMELINE:

December 23, 2025: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

February 18, 2026: Panel B at it's regularly scheduled hearing granted the variance
Request to the the front yard setback regulations.

June 10, 2026: The applicant submitted a request to extend the 180 day timeframe to
to file an application for a building permit or certificate of occupancy.

Speakers:

For: Karl Crawley, 1341 W. Mockingbird Ln., Ste 107W, Dallas TX 75247

Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BOA-25-000100-EXT1, on application of Karl Crawley, **GRANT** the request to extend the time period to apply for a building permit or certificate of occupancy an additional 180 days beyond the 180 days from the Board of Adjustment's favorable action on a request for a variance to the front-yard setback regulations granted on February 18, 2026, because our evaluation of the property and the testimony shows that there are no substantially changed conditions or circumstances regarding the property.

Maker:	Michael Quint				
Second:	Sarah Lamb				
Results:	4-0 Unanimously				Motion to grant
		Ayes:	-	4	Parker Graham, Sarah Lamb, Michael Quint, Stuart Cambell
		Against:	-	0	

2. 1015 N. BISHOP AVENUE
BOA-26-000050_FW2 (KMH)

BUILDING OFFICIAL'S REPORT: Application of Isabela Garcia for a fee waiver for (1) a special exception to the fence height regulations, (2) a special exception to the fence opacity regulations, and (3) a special exception to the 20-foot visibility obstruction regulations at **1015 N BISHOP AVENUE**. This property is more fully described as Block 13/3335, north 35 feet of Lot 9, and is zoned PD-830 (Subdistrict 1).

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LOCATION: 1015 NORTH BISHOP AVENUE

APPLICANT: Isabela Garcia

REQUEST:

A request for a fee waiver for a special exception to the fence height regulations, a special exception to the fence opacity regulations, and a special exception to the 20-foot visibility obstruction regulations.

The applicant is requesting a fee waiver for three separate requests each with a fee of \$600.00 for a total request waiver amount of \$1800.00. The request pertains solely to the waiver of fees associated with the proposed deviations from the fence height and opacity regulations and 20-foot visibility obstruction regulations.

STANDARD FOR A FEE WAIVER OR REIMBURSEMENT:

Section 303.12.1.6 in Chapter 52 of the Dallas City Code specifies the board of adjustment may waive the filing fee if the board finds **that payment of the fee would result in substantial financial hardship to the applicant**. The applicant may either pay the fee and request reimbursement at the hearing on the matter or request that the issue of financial hardship be placed on the board's miscellaneous docket for predetermination. If the issue is placed on the miscellaneous docket, the applicant may not file the application until the merits of the request for waiver have been determined by the board. In making this determination, the board may require the production of financial documents.

STAFF RECOMMENDATION:

The staff does not make a recommendation on fee waiver requests since the standard is whether the board finds that payment of the fee would result in substantial financial hardship to the applicant.

Speakers:

For: Isabella Garcia, 1015 N. Bishop Ave, Dallas TX 75208

Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BOA-26-000050_FW2, on application of Isabela Garcia, **DENY** the request to waive the filing fees to be paid in association with a request for a special exception to the fence height regulations, a special exception to the fence opacity regulations, and a special exception to the 20-foot visibility obstruction regulation at the drive approach as requested by this applicant **without prejudice**, because our evaluation of the property and the testimony shows that payment of the fee would NOT result in substantial financial hardship to this applicant. .

Maker:	Sarah Lamb				
Second:	Michael Quint				
Results:	4-0 Unanimously				Motion to grant
		Ayes:	-	4	Parker Graham, Sarah Lamb, Michael Quint, Stuart Cambell

		Against:	-	0	
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UNCONTESTED CASES

3. 4428 PARK LANE
BOA-26-000043 (KMH)

BUILDING OFFICIAL’S REPORT: Application of Jan Michael Llanda for **(1)** a special exception to the fence height regulations at **4428 PARK LANE**. This property is more fully described as Block 5553, part of Lot 2 Tract A, and is zoned R-10(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 6-foot-8-inch high fence in a required front-yard, which will require **(1)** a 2-foot-8-inch special exception to the fence height regulations.

LOCATION: 4428 Park Lane

APPLICANT: Jan Michael Llanda

REQUEST:

(1) A special exception to the fence height regulations.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT REGULATIONS:

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when, in the opinion of the board, the special exception will not adversely affect neighboring property.

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: R-10(A)
North: R-10(A)
East: R-10(A)
South: R-10(A)
West: R-10(A)

Land Use:

The subject site is developed with a single-family residence with surrounding properties sharing the same type of development.

BDA History:

No BDA history has been found on this property within the past five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jan Michael Llanda for the property located at 4428 Park Lane focuses on one request relating to the fence height.
- The applicant proposes to construct and/or maintain a 6-foot-8-inch-high fence in a required front yard, which will require a 2-foot-8-inch special exception to the fence height regulations.
- To the south of the property is construction and is surrounded by an approximately six-foot high fence with mesh material. Surrounding residential structures have wrought iron and masonry column fences; however, there are some properties without fences that appear to have landscaping shrubs approximately over six feet tall.
- On April 24, 2001, Panel A approved a special exception to the fence regulations of 2 feet subject to compliance with the elevations and site plan provided. Case number for the aforementioned application was BDA-001-189. The new application submitted includes a request of 2 feet plus an additional 8 inches.
- The proposed fence includes columns and vertical iron fence panels.
- The applicant has the burden of proof in establishing the special exception to the fence height regulations will not adversely affect neighboring properties.
- Granting the special exceptions to the fence height regulations, with the condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: [BOA-26-000043 at 4428 Park Lane](#)

Timeline:

- May 26, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- June 9, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **B**.
- June 22, 2026: The Planning and Development Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the **June 26, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **July 2, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- June 30, 2026: The Board of Adjustment staff review team meeting was held regarding this

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request and other requests scheduled for the **July** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: No Speakers

Against: No Speakers

Motion

I move that the Board of Adjustment **GRANT** the following application listed on the uncontested docket because it appears, from our evaluation of the property and all relevant evidence that the application satisfies all the requirements of the Dallas Development Code and is consistent with the general purpose and intent of the Code, as applicable, to wit:

BOA-26-000043 – Application of Jan Michael Llanda, for a special exception to fence height regulations contained in the Dallas Development Code, is granted, subject to the following condition:

Compliance with the most recent version of the submitted site plan and elevations are required.

Maker:	Sarah Lamb				
Second:	Michael Quint				
Results:	4-0 Unanimously				Motion to grant
		Ayes:	-	4	Parker Graham, Sarah Lamb, Michael Quint, Stuart Campbell
		Against:	-	0	

INDIVIDUAL CASES

4. 1510 MARFA AVENUE

BOA-26-000033(KMH)

BUILDING OFFICIAL'S REPORT: Application of April Ross for **(1)** a variance to the side yard setback regulations at **1510 MARFA AVENUE**. This property is more fully described as Block 32/4090, Lot 7, and is zoned R-7.5(A), which requires a side yard setback of 5-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 3-foot side yard setback, which will require **(1)** a 2-foot variance to the side yard setback regulations.

LOCATION: 1510 Marfa Avenue

APPLICANT: April Ross

REQUEST:

(1) A variance to the side yard setback regulations.

STANDARD OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front yard, **side yard**, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, off-street parking or off street loading, or landscape regulations provided that the variance is:

- (A) not contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51A-3.102(d)(10)(B)

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

- (i) The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) The municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance to the side yard setback regulations:

Approval

Rationale: Based upon the evidence presented and provided by the applicant, the staff concluded that the site is

- Not contrary to the public interest as no letters of opposition were received.
- Is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner

commensurate with the development upon other parcels of land with the same zoning; and The requested variance is necessary to permit development of this specific parcel because the incorrect survey previously relied upon created an inaccurate representation of the property's size, shape, and development limitations. As a result, the parcel was effectively treated as having restrictive characteristics not shared by other similarly zoned properties. Approval of the variance will remedy the hardship caused by the erroneous survey and allow development commensurate with other parcels within the same zoning district.

- Does not appear to be a self-created or personal hardship.

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A)

North: R-7.5(A)

East: R-7.5(A)

South: R-7.5(A)

West: R-7.5(A)

Land Use:

The subject site is developed with a residential structure, with surrounding properties sharing the same type of development.

BDA History:

No BDA history has been found within the past five years on the subject property.

GENERAL FACTS/STAFF ANALYSIS:

- The application of April Ross for the property located at 1510 Marfa Avenue focuses on one request relating to the side yard setback regulations.
- The applicant is proposing to construct a residential structure and provide a 3-foot side yard setback, which will require a 2-foot variance to the side yard setback regulations.
- The applicant obtained a survey that provided incorrect information regarding the distance between the side yard property line. Rather than the five feet shown in the incorrect survey the distance on the east property line is approximately 3 feet and decreases as traveling south along the property line. For this reason, the applicant has submitted this application.
- The applicant has the burden of proof in establishing the following:
 1. That granting the variance to the side yard setback regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
 2. The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

3. The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51 A-3.102(d)(10)(B)

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
 - (ii) Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
 - (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
 - (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
 - (v) the municipality considers the structure to be a nonconforming structure.
- Granting the variance to the side yard setback regulations, with the condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
 - 200' Radius Video: [BOA-26-000033 at 1510 Marfa](#)

Timeline:

- April 24, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- June 9, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **B**.
- June 22, 2026: The Planning and Development Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the **June 26, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **July 2, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- June 30, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **July** public hearings. Review team

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members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: April Ross, 2701 Sunset Ridge Dr., Rockwall TX 75032
Kevin Brotherton, 2701 Sunset Ridge Dr., Rockwall, TX 75032

Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BOA-26-000033, on application of April Ross, **GRANT** the 2-foot variance to the side-yard setback regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of all submitted plans are required.

Maker:	Stuart Campbell				
Second:	Sarah Lamb				
Results:	4-0 Unanimously				Motion to grant
		Ayes:	-	4	Parker Graham, Sarah Lamb, Michael Quint, Stuart Campbell
		Against:	-	0	

5. 1510 MARFA AVENUE
BOA-26-000033(KMH)

BUILDING OFFICIAL'S REPORT: Application of Bharathi Pinninty for **(1)** a variance to the front yard setback regulations, **(2)** a variance to the side yard setback regulations, **(3)** a variance to the off-street parking regulations, **(4)** a special exception to the visibility obstruction regulation at the driveway approach, and for **(5)** a special exception to the visibility obstruction regulation at the driveway approach at **1420 CANADA DRIVE**. This property is more fully described as Block 4/7119, Part of Lot 6, and is zoned CR, which requires a front yard setback of 15-feet along Canada Place, requires a side yard setback of 20-feet where adjacent to an R(A) district, requires that a parking space must be located at least 20 feet from the right-of-way line adjacent to a street or alley if the space is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley, and requires a 20-foot visibility triangle at the driveway approach. The applicant proposes to construct and/or maintain a residential structure and provide a 10-foot front yard setback along Canada Place, which will require **(1)** a 5-foot variance to the front yard setback regulations along Canada Place, to construct and/or maintain a residential structure and provide a 5-foot side yard setback, which will require **(2)** a 15-foot variance to the side yard setback regulations, to locate and/or maintain a parking space in an enclosed

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structure with a setback of 10-feet, which will require **(3)** a variance of 10-feet to the off-street parking regulations, to construct and/or maintain a residential structure in a required 20-foot visibility obstruction triangle at the most northerly driveway approach along Canada Place, which will require **(4)** a special exception to the 20-foot visibility obstruction regulation at the most northerly driveway approach along Canada Place, and to construct and/or maintain a residential structure in a required 20-foot visibility obstruction triangle at the most southerly driveway approach along Canada Place, which will require a **(5)** special exception to the 20-foot visibility obstruction regulation at the most southerly driveway approach along Canada Place.

LOCATION: 1420 Canada Drive

APPLICANT: Bharathi Pinninty

REQUEST:

4. A request for a variance to the front-yard setback regulations,
5. A request for a variance to the side-yard setback regulations,
6. A request for a variance to the off-street parking regulations,
7. A special exception to the visibility obstruction regulation at the driveway approach, and
8. A special exception to the visibility obstruction regulation at the driveway approach.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front-yard, **side-yard**, rear-yard, lot-width, lot-depth, lot-coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, **off-street parking** or off-street loading, or landscape regulations provided that the variance is:

- (A) not contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51A-3.102(d)(10)(B):

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

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- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement;
or
- (v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance to the front yard setback regulations:

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest.
- B. The subject site is restrictive in buildable area but not shape and slope. Taking into consideration, the subject site is a corner lot with front-yard setbacks facing both Canada Drive and Canada Place reducing the buildable area. The subject site has a lot size of 4,500 square feet with a buildable area of 800 square feet; therefore, it cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning district.
- C. Not self-created nor is it a personal hardship. hardship.

Variance to the side yard setback regulations:

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest.
- B. The subject site is restrictive in buildable area but not shape and slope. Taking into consideration, the subject site is a corner lot with front-yard setbacks facing both Canada Drive and Canada Place reducing the buildable area. The subject site has a lot size of 4,500 square feet with a buildable area of 800 square feet; therefore, it cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning district.
- C. Not self-created nor is it a personal hardship. hardship.

Variance to the off-street parking regulations:

Denial

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest.

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- B. The subject site is restrictive in buildable area but not shape and slope. Taking into consideration, the subject site sidewalk location and width of 4-feet further reducing the distance from the garage door to 10-feet; therefore, it cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning district.
- C. Not self-created nor is it a personal hardship.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO VISUAL OBSTRUCTION REGULATIONS:

Section 51A-4.602(d)(3) of the Dallas Development Code states that the board may grant a special exception to the visual obstruction regulations when in the opinion of the board, the special exception will not constitute a traffic hazard.

STAFF RECOMMENDATION:

Special Exceptions (2):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: PD-595 (MF-1(A))
North: PD-595 (MF-1(A)) & PD-595 (CC) Tract 4
East: PD-595 (CC) Tract 4
South: WMU-5 (HM-1 & SH-1)
West: PD-595 (MF-1(A)) & WR-5 (HM-1)

Land Use:

The subject site is vacant and surrounding properties to the north and west are developed with residential uses.

BDA History:

No BDA history has been found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Bharathi Pinninty for the property located at 1420 Canada Drive focuses on five requests relating to a variance to the front-yard and side-yard setback regulations, off-street parking regulations, and 20-foot visibility obstruction regulations at the driveway approach.
- The first request, the applicant is proposing to construct and maintain a residential structure and provide a 10-foot front yard setback, which will require a 5-foot variance to the front-yard setback regulations.

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- The second request, the applicant is proposing to construct and maintain a residential structure and provide a 5-foot side-yard setback, which will require a 15-foot variance to the side-yard setback regulations.
- The third request is for a variance to the off-street parking regulations. The applicant is proposing to locate and maintain a parking space in an enclosed structure with a setback of 10-feet, which will require a 10-foot variance to the off-street parking regulations.
- Lastly, the applicant is proposing to maintain a residential structure in a required 20-foot visibility obstruction triangle at the most southerly and northerly driveway approach along Canada Place, which will require special exceptions to the 20-foot visibility obstruction regulation.
- It is imperative to note that the subject site consists of an existing residential structure with a proposed two-car garage conversion.
- It is imperative to note that the subject site is proposed on a vacant lot.
- The subject site has a lot size of 4,500 square feet with a buildable area of 800 square feet without a variance and maximum of 2,000 square feet (44.4 percent) with proposed variance request.
- Surrounding properties are developed with residential uses.
- The applicant has the burden of proof in establishing the following:
 - 1) That granting the variance to the front-yard setback, side-yard setback, and off-street parking regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
 - 2) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
 - 3) The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51A-3.102(d)(10)(B):

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

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- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.
- Granting the variance to the front-yard setback, side-yard setback, and off-street parking regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- The applicant has the burden of proof in establishing that the special exception to the visual obstruction regulations will not constitute a traffic hazard.
- Granting the special exceptions to the visual obstruction with a condition that the applicant complies with the submitted site plan, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: [BOA-26-000036 at 1420 Canada Dr](#)

Timeline:

- May 4, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- May 7, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **B**.
- May 18, 2026: The Planning and Development Senior Project Coordinator on behalf of the Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the **May 22, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **June 5, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- May 28, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **June** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.
- June 3, 2026: The Board of Adjustment Senior Project Coordinator postpone until July.
- June 18, 2026: The Planning and Development Senior Project Coordinator on behalf of the Senior Planner emailed the applicant the following information:

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- an attachment that provided the public hearing date and panel that will consider the application; the **June 26, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **July 2, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

June 30, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **July** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: Chase Corker, 1420 Canada Dr., Dallas TX 75212
Bharathi Pinninty, 1420 Canada Dr., Dallas TX 75212

Against: Sharel Sullivan, 1514 Marfa Avenue, Dallas TX 75212

Motion # 1

I move that the Board of Adjustment, in Appeal No. BOA-26-000036, on application of Bharathi Pinninty, **GRANT** the 5-foot variance to the front-yard setback regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of all submitted plans are required.

Maker:	Sarah Lamb					
Second:	Michael Quint					
Results:	4-0 Unanimously					Motion to grant
		Ayes:	-		4	Parker Graham, Sarah Lamb, Michael Quint, Stuart Campbell
		Against:	-		0	

Motion # 2

I move that the Board of Adjustment, in Appeal No. BOA-26-000036, on application of Bharathi Pinninty, **GRANT** the 15-foot variance to the side-yard setback regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as

amended, would result in unnecessary hardship to this applicant.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of all submitted plans are required.

Maker:	Michael Quint					
Second:	Sarah Lamb					
Results:	4-0 Unanimously					Motion to grant
		Ayes:	-		4	Parker Graham, Sarah Lamb, Michael Quint, Stuart Campbell
		Against:	-		0	

Motion # 3

I move that the Board of Adjustment, in Appeal No. BOA-26-000036, on application of Bharathi Pinninty, **DENY** the off-street parking variance requested by this applicant **without prejudice**, because our evaluation of the property and the testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would NOT result in unnecessary hardship to this applicant.

Maker:	Sarah Lamb					
Second:	Stuart Campbell					
Results:	4-0 Unanimously					Motion to deny without prejudice
		Ayes:	-		4	Parker Graham, Sarah Lamb, Michael Quint, Stuart Campbell
		Against:	-		0	

Motion # 4

I move that the Board of Adjustment, in Appeal No. BOA-26-000036, on application of Bharathi Pinninty, **GRANT** the request to maintain items in the 20-foot visibility triangle at the most northerly driveway approach along Canada Place as a special exception to the visual obstruction regulation contained in the Dallas Development Code, as amended, because our evaluation of the property and the testimony shows that this special exception will not constitute a traffic hazard.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code, as amended:

Compliance with the most recent version of the submitted site plan and elevations, in regards to the portion in violation of the visual obstruction triangle, are required.

Maker:	Michael Quint					
Second:	Stuart Campbell					
Results:	4-0 Unanimously					Motion to grant

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		Ayes:	-	4	Parker Graham, Sarah Lamb, Michael Quint, Stuart Campbell
		Against:	-	0	

Motion # 5

I move that the Board of Adjustment, in Appeal No. BOA-26-000036, on application of Bharathi Pinninty, **GRANT** the request to maintain items in the 20-foot visibility triangle at the most southerly driveway approach along Canada Place as a special exception to the visual obstruction regulation contained in the Dallas Development Code, as amended, because our evaluation of the property and the testimony shows that this special exception will not constitute a traffic hazard.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code, as amended:

Compliance with the most recent version of the submitted site plan and elevations, in regards to the portion in violation of the visual obstruction triangle, are required.

Maker:	Sarah Lamb				
Second:	Stuart Campbell				
Results:	4-0 Unanimously				Motion to grant
		Ayes:	-	4	Parker Graham, Sarah Lamb, Michael Quint, Stuart Campbell
		Against:	-	0	

ADJOURNMENT

After all business of the Board of Adjustment had been considered, Temporary Presiding Officer Parker moved to adjourn the meeting at 2:52 p.m.

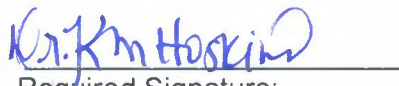


Required Signature:

Mary Williams, Board Secretary

Planning and Development Department

10/21/2026
Date

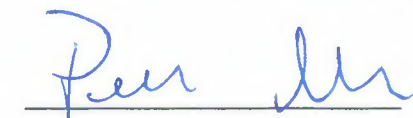


Required Signature:

Dr. Kameka Miller-Hoskins, Board Administrator

Planning and Development Department

10/21/2026
Date



Required Signature:

Parker Graham, Temporary Presiding Officer

Board of Adjustment

10/21/2026
Date