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City of Dallas

*1500 Marilla Street
Council Briefing, 6th Floor
Dallas, Texas 75201*

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX



Board of Adjustment

Panel C

AUGUST 17, 2026

Briefing at 10:30 AM

Hearing at 1:00 PM



City of Dallas

1500 Marilla Street
Council Briefing,
6th Floor
Dallas, Texas 75201

Agenda

Board of Adjustment, Panel C

Monday, August 17, 2026

10:30 AM

6ES - COUNCIL BRIEFING

**Board of Adjustment, Panel C
REGULAR MEETING
MONDAY, AUGUST 17, 2026
ORDER OF BUSINESS**

The Board of Adjustment, Panel C may be briefed on any item on the agenda.

The City of Dallas will make "Reasonable Accommodations" to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board Coordinator by calling (214) 670-4127, at least seventy-two (72) hours (3 days) in advance of the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

La Ciudad de Dallas llevará a cabo "Adaptaciones Razonables" a los programas y/u otras actividades relacionadas para garantizar que todos y cada uno de los residentes tengan The Landmark Commission may be briefed on any item on the agenda. The City of Dallas will make "Reasonable Accommodations" to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board Coordinator by calling (214) 670-4127, at least seventy-two (72) hours (3 days) in advance of the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

The public may listen to the meeting as an attendee at the following videoconference link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m693c65e682bfeca1550188dc2d9f85f8>

(NOTE: IF THE LINK ABOVE DOES NOT WORK, COPY AND PASTE THE LINK IN YOUR WEB BROWSER)

Individuals and interested parties wishing to speak must register at: <https://bit.ly/BDA-C-Register>

**AGENDA
BOARD OF ADJUSTMENT PANEL C MEETING
MONDAY, AUGUST 17, 2026
ORDER OF BUSINESS**

The Board of Adjustment meeting will be held by videoconference and in the Council Briefing Room 6th Floor ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure must sign up with the Planning and Development Department's Office.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the Board of Adjustment meeting on Spectrum Cable Channel 96 or 99 and [bit.ly/cityofdallastv](https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m693c65e682bfeca1550188dc2d9f85f8):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m693c65e682bfeca1550188dc2d9f85f8>

Public hearings will not be heard before 1:00 p.m.

BRIEFING ITEMS

ACTION ITEMS:

APPROVAL OF MINUTES

APPROVAL OF JUNE 15, 2026, PANEL C HEARING MINUTES Pg. 12

MISCELLANEOUS ITEMS:

NONE

UNCONTESTED ITEMS:

1- BOA-26-000055 – 2146 CUSTER DRIVE Pg. 32

HOLDOVER ITEMS:

2 - BOA-26-000038 – 5418 MELROSE AVENUE Pg. 53

INDIVIDUAL ITEMS:

3 - BOA-26-000049 – 5014 ABRAMS ROAD Pg. 75

4 - BOA-26-000052 – 5005 DENTON DRIVE Pg. 95

5 – BOA-26-000059 – 3741 SEGUIN DRIVE Pg. 126

6 - BOA-26-000048 – 5443 RIDGEDALE AVENUE Pg. 144

ADJOURMENT

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

I. Call to Order**II. Staff Presentation/Briefing****III. Public Hearing****IV. Public Testimony****V. Miscellaneous Items**

APPROVAL OF JUNE 15, 2026, PANEL C HEARING MINUTES

VI. Case Docket**MISCELLANEOUS ITEM(S)**

NONE

UNCONTESTED CASE(S)

1. [26-2501A](#) Application of Luis Matarrita for **(1)** a variance to the front yard setback regulations at **2146 CUSTER DRIVE**. This property is more fully described as Block 6/5020, part of Lot 11, and is zoned R-7.5(A), which requires a front yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 13-foot-5-inch front yard setback along Gladewater Road, which will require **(1)** an 11-foot-7-inch variance to the front yard setback regulations.

Location: **2146 CUSTER DRIVE**

Applicant: Luis Matarrita

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): **(1)** a variance to the front yard setback regulations

Staff Recommendation: Approval.

BOA-26-000055

Attachments: [Case Report](#)
[Application Summary](#)
[Referral](#)
[Site Plan](#)
[Elevation](#)
[Floor Plan](#)
[Elevations-Reference](#)

HOLDOVER CASE(S)

2. [26-2502A](#) Application of Jorge Maliachi for **(1)** a variance to the front yard setback regulations, **(2)** a variance to the side yard setback regulations, **(3)** a variance to the side yard setback regulations, and **(4)** a variance to the maximum lot coverage regulations at **5418 MELROSE AVENUE**. This property is more fully described as Block C/1978, Lots 8, 9, and 10, and is zoned R-7.5(A), which requires a front yard setback of 25-feet, a side yard setback of 5-feet, and limits the lot coverage to 45 percent for residential structures. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 7-foot front yard setback, which will require **(1)** an 18-foot variance to the front yard setback regulations, to construct and/or maintain a single-family residential structure and provide a 3-foot side yard setback at the west side of the property, which will require **(2)** a 2-foot variance to the side yard setback regulations, to construct and/or maintain a single-family residential structure and provide a 3-foot 10-inch side yard setback at the east side of the property, which will require **(3)** a 1-foot 2-inch variance to the side yard setback regulations, and to construct and or maintain a single-family residential structure with 53 percent lot coverage (2,302 square feet), which will require **(4)** an 8 percent (368.35 square foot) variance to the maximum lot coverage regulations.

Location: **5418 MELROSE AVENUE**

Applicant: Jorge Maliachi

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): **(1)** a variance to the front yard setback regulations; **(2)** a variance to the side yard setback regulations; **(3)** a variance to the side yard setback regulations; **(4)** a variance to the maximum lot coverage regulations

Staff Recommendation: Denial.

BOA-26-000038

Attachments: [Case Report](#)
[Application Summary](#)
[Site Plan](#)
[Floor Plan-Level 1](#)
[Floor Plan-Level 2](#)
[Elevation](#)
[Elevation](#)

INDIVIDUAL CASES

3. [26-2500A](#) Application of Ryan Huston for **(1)** a variance to the floor area for structures accessory to single family use regulations at **5014 ABRAMS ROAD**. This property is more fully described as Block 6/5419, Lot 19, and is zoned R-7.5(A), which states that an accessory structure may not exceed 25 percent of the floor area of the main structure. The applicant proposes to construct and/or maintain a single-family residential accessory structure with 769.55 square feet of floor area (41.8% of the 1,840 square foot floor area of the main structure), which will require **(1)** a 309.55 square foot (17 percent) variance to the floor area for structures accessory to single family use regulations.

Location: **5014 ABRAMS ROAD**.

Applicant: Ryan Huston

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): **(1)** a variance to the floor area for structures accessory to single family use regulations.

Staff Recommendation: Denial.

BOA-26-000049

Attachments: [Case Report](#)
[Application Summary](#)
[Staff Referral](#)
[Site Plan](#)
[Floor Plan](#)
[Elevations](#)

4. [26-2503A](#) Application of Jojo Anaya for **(1)** a variance to the front yard setback regulations at **5005 DENTON DRIVE**. This property is more fully described as Block J/2325, Lot 1, and is zoned PD-193 (R-7.5 Subdistrict), which requires a front yard setback of 25 feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front yard setback along Maple Springs Boulevard, which will require **(1)** a 20-foot variance to the front yard setback regulations.

Location: **5005 DENTON DRIVE**

Applicant: Jojo Anaya

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): **(1)** a variance to the front yard setback regulations

Staff Recommendation: Approval.

BOA-26-000052

Attachments: [Case Report](#)
[Application Summary](#)
[Site Plans](#)
[Renderings](#)

5. [26-2239A](#) Application of Jojo Anaya for **(1)** a special exception to the fence height regulations, and **(2)** a special exception to the 45-foot visibility obstruction regulations at street intersections at **3741 SEGUIN DRIVE**. This property is more fully described as Block 11/6178, Lot 8, and is zoned R-7.5(A), which limits the height of a fence in the front yard to 4-feet, and requires a 45-foot visibility triangle at the street intersections. The applicant proposes to construct and/or maintain a 6-foot-high fence in a required front-yard along Juniper Drive, which will require **(1)** a 2-foot special exception to the fence height regulations, and to construct and/or maintain a single-family residential fence structure in a required 45-foot visibility obstruction triangle at the street intersection of Seguin Drive and Juniper Drive, which will require **(2)** a special exception to the 45-foot visibility obstruction regulations at street intersections.

Location: **3741 SEGUIN DRIVE**

Applicant: Jojo Anaya

Senior Planner: Bryant Thompson

Request(s): **(1)** a special exception to the fence height regulations, **(2)** a special exception to the 45-foot visibility obstruction regulations at street intersections.

Staff Recommendation: No staff recommendation.

BOA-26-000059

Attachments: [Case Report](#)
 [Application Summary](#)
 [Referral](#)
 [Site Plans](#)

6. [26-2505A](#) Application of Kevin Lawson to appeal the decision of the administrative official in the denial of CON-DIST-WR-26-000196 at **5443 RIDGEDALE AVENUE**. This property is more fully described as Block J/2178, Lot 19, and is zoned CD-9, which requires compliance with conservation district architectural standards. The applicant proposes to appeal the decision of an administrative official in the denial of a Conservation District Work Certificate No. CON-DIST-WR-26-000196.

Location: **5443 RIDGEDALE AVENUE**

Applicant: Kevin Lawson

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): **(1)** appeal the decision of the administrative official

Staff Recommendation: No staff recommendation.

BOA-26-000048

Attachments: [Case report](#)
 [Application Summary](#)
 [Denial Letter](#)
 [Denied Plans](#)
 [Scope of Work Documents](#)
 [Brick Interpretation per CD standards](#)

VII. Adjournment

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code § 551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code § 551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code § 551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code § 551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code § 551.089]
8. deliberating cybersecurity measures, policies, or contracts solely intended to protect a critical infrastructure facility. [Tex. Gov't Code § 551.0761]



BOARD OF ADJUSTMENT

PANEL C MINUTES

JUNE 15, 2026

DRAFT

6ES Council Briefing

24957316190@dallascityhall.webex.com

Jared Slade, Temporary
Presiding Officer

PRESENT: [5]

Jared Slade, Temporary Presiding Officer	
Linda Garner	
Amelia Perez	
Rodney Milliken	
Andrew Finney	

ABSENT: [1]

Roger Sashington	

Assistant City Attorney Theresa Carlyle called the briefing to order at **10:34 A.M.** with a quorum of the Board of Adjustment present.

Board Member Linda Garner nominated Board Member Jared Slade as Temporary Presiding Officer for Panel C; it was seconded by Board Member Amelia Perez and voted unanimously.

Presiding Officer Jared Slade 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 matters that were scheduled on the posted meeting agenda.

- No Speakers

MISCELLANEOUS ITEMS

Approval of the Board of Adjustment Panel C, May 18, 2026, Meeting Minutes, amending pg. 21, Motion # 1 and changed the vote Linda Garner for Amelia Perez.

A motion was made to approve Panel C, May 18, 2026, Meeting minutes as amended.

Maker:	Linda Garner				
Second:	Amelia Perez				
Results:	5-0 unanimously				Motion to approve as amended
		Ayes:	-	5	Jared Slade, Linda Garner, Amelia Perez, Roger Sashington & Andrew Finney
		Against:	-	0	

UNCONTESTED CASES

1. 6801 WEBSTER STREET

BOA-26-000030 (KMH)

BUILDING OFFICIAL'S REPORT: Application of Franchesca Jennings for **(1)** a variance to the front yard setback regulations at **6801 WEBSTER STREET**. This property is more fully described as Block D/2596, Lot 18, and is zoned PD-67 (Tract III), which requires a front yard setback of 25 feet. The applicant proposes to construct and/or maintain a residential structure and provide a 5-foot front yard setback, which will require **(1)** a 20-foot variance to the front yard setback regulations.

LOCATION: 6801 Webster Street

APPLICANT: Franchesca Jennings

REQUEST:

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

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.
- (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 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 or slope. The subject site is a corner lot with required front yard setbacks along both Webster Street and Thedford Avenue, reducing the buildable area; 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 or personal hardship.

BACKGROUND INFORMATION:

Zoning:

<u>Site:</u>	PD 67 (TR 3)
<u>North:</u>	PD 67 and PD 659
<u>East:</u>	PD 67
<u>South:</u>	PD 67
<u>West:</u>	IR

Land Use:

The subject site is currently vacant. Surrounding properties are developed with single family homes and duplexes.

BDA History:

No BDA history has been found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Franchesca Jennings for the property located at 6801 Webster Street focuses on one request relating to the front-yard setback regulations.
- As illustrated on the site, the applicant proposes to construct and/or maintain a duplex structure and provide a 5-foot front yard setback, which will require a 20-foot variance to the side yard setback regulations.
- PD 67 (Tract III) requires a minimum front yard setback of 25-feet.
- PD 67 (Tract III) allows the development of a duplex on vacant land. The subject site is currently a vacant lot.
- It is imperative to note that the subject site is a corner lot, situated on the corner of Webster Street and Thedford Ave.
- The area of request is along Thedford Avenue as the applicant proposes to have the proposed duplex face Webster Street.
- The subject property is uniquely constrained by its corner lot configuration, which requires compliance with front yard setbacks along both Webster and Thedford Streets. These dual setback requirements substantially limit the buildable area of the lot, creating a hardship not generally shared by other properties within the same zoning district and restricting development opportunities that would otherwise be permitted on similarly zoned parcels.

The applicant has the burden of proof in establishing the following:

1. That granting the variance to the front-yard setback 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 front-yard setback 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.
 - 200' radius video: [BOA-26-000030 at 6801 Webster St.](#)

Timeline:

- April 28, 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 Administrator assigned this case to Board of Adjustment Panel C.
- May 18, 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 **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: Planning Manager, The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planners, Project Coordinator, Conservation District Chief Planner, Chief Arborists, and Transportation Engineer.

Speakers:

- For: Franchesca Jennings (Did not speak)
- Against: No Speakers

Motion

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

BOA-26-000030 – Application of Franchesca Jennings, for a variance to the front-yard setback regulations contained in the Dallas Development Code, is **granted**, subject to the following condition:

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

Maker:	Linda Garner				
Second:	Andrew Finney				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	Jared Slade, Linda Garner, Amelia Perez, Rodney Milliken and Andrew Finney
		Against:	-	0	

2. 8122 ARLENE LANE

BOA-26-000037 (KMH)

BUILDING OFFICIAL'S REPORT: Application of Miguel Abrego for **(1)** a variance to the side yard setback regulations at **8122 ARLENE LANE**. This property is more fully described as Block 7/7858, Part of Lot 7 and Tract 6, 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 1-foot 8-inch side yard setback, which will require **(1)** a 3-foot 4-inch variance to the side yard setback regulations.

LOCATION: 8122 Arlene Lane

APPLICANT: Miguel Abrego

REQUEST:

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

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:

- (D) **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.
- (E) 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

- (F) **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:

(vi) 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.

(vii) 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.

(viii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

(ix) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(x) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

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 area, as the square footage is 7,413 square feet and the minimum lot size for R-7.5(A) is 7,500 square feet; therefore, it cannot be developed in a manner commensurate with other properties with the same zoning
- C. Not self-created or personal hardship.

BACKGROUND INFORMATION:

Zoning:

<u>Site:</u>	R-7.5(A)
<u>North:</u>	R-7.5(A)
<u>East:</u>	R-7.5(A) and MU-1
<u>South:</u>	A(A)
<u>West:</u>	R-7.5A)

Land Use:

The subject site along with properties to immediate north, south, east and west are all developed,

with single family homes.

BDA History:

No BDA history has been found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Miguel Abrego for the property located at 8122 Arlene Lane focuses on one request relating to the side-yard setback regulations.
- As illustrated on the site, the applicant is proposing to maintain an existing detached accessory structure (garage), providing a 1-foot 8-inch side yard setback, which will require a 3-foot 4-inch variance to the side yard setback regulations.
- The minimum side yard requirement for this lot is 5-feet.
- It is important to note that there was an application on file and permitted for a detached accessory structure, however, the structure was not built per the approved plans. Therefore, a new permit application for a permit has been applied for.
- Per the applicant, the structure was constructed prior to the current permit application and has been verified through a sealed survey and city inspection as an existing condition. Due to its location, relocation or demolition of the structure would create an unreasonable economic and structural hardship.
- Additionally, the applicant states that the requested variance will not negatively impact public safety or surrounding properties.
- It is important to note that there was an application on file and permitted for a detached accessory structure, however, the structure was not built per the approved plans.
- 200' radius video: [BOA-26-000037 at 8122 Arlene Ln.](#)

The applicant has the burden of proof in establishing the following:

1. That granting the variance to the side-yard setback 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 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.

Timeline:

May 7, 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 Administrator assigned this case to Board of Adjustment Panel C.

May 18, 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 **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: Planning Manager, The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planners, Project Coordinator, Conservation District Chief Planner, Chief Arborists, and Transportation Engineer.

Speakers:

For: Miguel Abrego, 8122 Arlene Lane, Dallas TX (Did not speak)
Jimmy, Fordwith, 8122 Arlene Dr., Dallas TX (Did not speak)

Against: No Speakers

Motion

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

BOA-26-000037 – Application of Miguel Abrego, for a variance to the side-yard setback regulations contained in the Dallas Development Code, is **granted**, subject to the following condition:

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

Maker:	Linda Garner				
Second:	Andrew Finney				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	Jared Slade, Amelia Perez, Linda Garner, Rodney Milliken & Andrew Finney
		Against:	-	0	

INDIVIDUAL CASES

3. 6452 WALNUT HILL LANE BOA-26-000031(KMH)

BUILDING OFFICIAL'S REPORT: Application of Franchesca Jennings for **(1)** a special exception to the fence height regulations, **(2)** a special exception to the fence opacity regulations, **(3)** a special exception to the 20-foot visibility obstruction triangle regulations at the driveway approach, and **(4)** a special exception to the 20-foot visibility obstruction triangle regulations at the driveway approach at **6452 WALNUT HILL LANE**. This property is more fully described as Block 1/5478, Lot 6, and is zoned R-7.5(A), which limits the height of a fence in the front yard to 4-feet, requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5 feet from the front lot line, and requires a 20-foot visibility triangle at driveway approaches. The applicant proposes to construct and/or maintain a 6-foot-high fence in a required front-yard, which will require **(1)** a 2-foot special exception to the fence height regulations, to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require **(2)** a special exception to the fence opacity regulations, to construct and/or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle at the most easterly driveway approach along Walnut Hill Lane , which will require **(3)** a special exception to the 20-foot visibility obstruction regulation at the most easterly driveway approach along Walnut Hill Lane, and to construct and/or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle at the most westerly driveway approach along Walnut Hill Lane, which will require **(4)** a special exception to the 20-foot visibility obstruction regulation at the most westerly driveway approach along Walnut Hill Lane.

.LOCATION: 6452 Walnut Hill Lane

APPLICANT: Franchesca Jennings

REQUEST:

- (1) a special exception to the fence height regulation.
- (2) a special exception to the fence opacity regulations.
- (3) a special exception to the visual obstruction regulations at the driveway approach.
- (4) a special exception to the visual obstruction regulations at the driveway approach.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT AND FENCE OPACITY 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.**

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 (1-4):

No staff recommendations are made on these requests.

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A)
North: PD 664
East: R-7.5(A)
South: R-7.5(A)
West: R-10(A)

Land Use:

The subject site is developed with a single-family residence, and the surrounding properties are similarly developed, with the exception of the property immediately to the north, which is developed as a school.

BDA History:

- There is no BOA history for this property within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Franchesca Jennings for the property located at 6452 Walnut Hill Lane focuses on four requests relating to the fence height, fence opacity, and visual obstruction regulations.
- The applicant is proposing to construct and/or maintain a 6-foot-high fence in a required front yard, which requires a 2-foot special exception to the fence height regulations.
- The applicant is proposing to construct and/or maintain a fence made of stucco with 0% transparency in a required front yard with a fence panel having less than 50 percent open

surface area located less than 5-feet from the front lot line, which requires a special exception to the opacity regulations.

- Additionally, the proposed 6-foot-high stucco fence is proposed to be located within both driveway approaches, therefore requiring special exceptions to the visual obstruction regulations for each driveway approach.
- Per the applicant, the purpose of the 6-foot high fence/wall is for privacy.
- Per staff's site visit, the 6-foot high fence/wall is currently existing.
- Although Board staff does not make a recommendation on special exceptions, the traffic engineering team has recommended denial as documented on the review comment sheet for this particular application.
- The applicant has the burden of proof in establishing the special exception to the fence height and fence opacity will not adversely affect neighboring properties, and that the special exception to the visual obstruction regulation will not constitute a traffic hazard.
- Granting the special exception to the fence height, fence opacity, and visual obstruction 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-26-000031 at 6452 Walnut Hill Ln.](#)

Timeline:

April 28, 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 Administrator assigned this case to Board of Adjustment Panel C.
May 18, 2026:	The Planning and Development Senior Planner emailed the applicant with 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: Planning Manager, The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planners, Project Coordinator, Conservation District Chief Planner, Chief Arborists, and Transportation Engineer. Reports and labels were placed in Accela for this case.

Speakers:

For: Franchesca Jennings, 6452 Walnut hill Ln., Dallas TX 75230

Against: No Speakers

Motion # 1

I move that the Board of Adjustment, in Appeal No. BOA-26-000031, on application of Franchesca Jennings, **DENY** the special exception requested by this applicant to construct and/or maintain a 6-foot high fence **without prejudice**, because our evaluation of the property and the testimony shows that granting the application would adversely affect neighboring property.

Maker:	Andrew Finney				
Second:	Linda Garner				
Results:	5-0 Unanimously				Motion to deny without prejudice
		Ayes:	-	5	Jared Slade, Linda Garner, Amelia Perez, Rodney Milliken & Andrew Finney
		Against:	-	0	

Motion # 2

I move that the Board of Adjustment, in Appeal No. BOA-26-000031, on application of Franchesca Jennings, **DENY** the special exception requested to construct and/or maintain a fence with panel having less than 50 percent open surface area located less than five-feet from the front lot line as a special exception to the surface area openness by this applicant **without prejudice**, because our evaluation of the property and the testimony shows that this special exception will adversely affect neighboring property.

Maker:	Andrew Finney				
Second:	Amelia Perez				
Results:	3-2				Motion to deny without prejudice
		Ayes:	-	3	Amelia Perez, Rodney Milliken & Andrew Finney
		Against:	-	2	Jared Slade, Linda Garner

Motion # 3

I move that the Board of Adjustment, in Appeal No. BOA-26-000031, on application of Franchesca Jennings, **DENY** the special exception requested by this applicant to maintain items in the visibility triangle at the most easterly driveway approach along Walnut Hill Lane **with prejudice**, because our evaluation of the property and the testimony shows that granting the application would constitute a traffic hazard.

Maker:	Andrew Finney				
Second:	NO SECOND				
Results:					Motion to deny with prejudice fails

Motion # 4

I move that the Board of Adjustment, in Appeal No. BOA-26-000031, on application of Franchesca Jennings, **DENY** the special exception requested by this applicant to maintain items in the visibility triangle at the most easterly driveway approach along Walnut Hill Lane **without prejudice**, because our evaluation of the property and the testimony shows that granting the application would constitute a traffic hazard.

Maker:	Linda Garner				
Second:	Jared Slade				
Results:	3-2				Motion to deny without prejudice
		Ayes:	-	3	Jared Slade, Linda Garner, Amelia Perez
		Against:	-	2	Rodney Milliken & Andrew Finney

Motion # 5

I move that the Board of Adjustment, in Appeal No. BOA-26-000031, on application of Franchesca Jennings, **DENY** the special exception requested by this applicant to maintain items in the visibility triangle at the most westerly driveway approach along Walnut Hill Lane **without prejudice**, because our evaluation of the property and the testimony shows that granting the application would constitute a traffic hazard.

Maker:	Linda Garner				
Second:	Jared Slade				
Results:	2-3				Motion to deny without prejudice fails
		Ayes:	-	2	Jared Slade, Linda Garner
		Against:	-	3	Amelia Perez, Rodney Milliken & Andrew Finney

Motion # 5

I move that the Board of Adjustment, in Appeal No. BOA-26-000031, on application of Franchesca Jennings, **DENY** the special exception requested by this applicant to maintain items in the visibility triangle at the most westerly driveway approach along Walnut Hill Lane **with prejudice**, because our evaluation of the property and the testimony shows that granting the application would constitute a traffic hazard.

Maker:	Linda Garner				
Second:	Andrew Finney				
Results:	3-2				Motion to deny without prejudice
		Ayes:	-	3	Amelia Perez, Rodney Milliken & Andrew Finney
		Against:	-	2	Jared Slade, Linda Garner

Motion was made to suspend the rules and receive materials more than 5 pages from the applicant.

Maker:	Rodney Milliken				
Second:	Andrew Finney				

4. 5418 MELROSE AVENUE

BOA-26-000038 (KMH)

BUILDING OFFICIAL'S REPORT: Application of Jorge Maliachi for **(1)** a variance to the front yard setback regulations, **(2)** a variance to the side yard setback regulations, **(3)** a variance to the side yard setback regulations, and **(4)** a variance to the maximum lot coverage regulations at **5418 MELROSE AVENUE**. This property is more fully described as Block C/1978, Lots 8, 9, and 10, and is zoned R-7.5(A), which requires a front yard setback of 25-feet, a side yard setback of 5-feet, and limits the lot coverage to 45 percent for residential structures. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 7-foot front yard setback, which will require **(1)** an 18-foot variance to the front yard setback regulations, to construct and/or maintain a single-family residential structure and provide a 3-foot side yard setback at the west side of the property, which will require **(2)** a 2-foot variance to the side yard setback regulations, to construct and/or maintain a single-family residential structure and provide a 3-foot 10-inch side yard setback at the east side of the property, which will require **(3)** a 1-foot 2-inch variance to the side yard setback regulations, and to construct and or maintain a single-family residential structure with 53 percent lot coverage (2,302 square feet), which will require **(4)** an 8 percent (368.35 square foot) variance to the maximum lot coverage regulations.

LOCATION: 5418 Melrose Avenue

APPLICANT: Jorge Maliachi

REQUEST:

- (1) a variance to the front yard setback regulations
- (2) a variance to the side yard setback regulations
- (3) a variance to the side yard setback regulations
- (4) a variance to the maximum lot coverage regulations

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.
- (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 (4):

Variance (4):

Denial (4)

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

- A. Contrary to the public interest.
- B. The subject site is restrictive in area as it is well below the minimum lot size for the zoning district. The minimum lot size for R-7.5(A) is 7,500 square feet, the subject site has a lot size of 4,546.84 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.

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A)
North: TH-3(A)
East: R-7.5(A)
South: R-7.5(A) and PD-462
West: R-7.5(A) and PD-462

Land Use:

The subject site and surrounding properties are developed with single-family, townhouse uses.

BDA History:

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

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jorge Maliachi for the property located at 5418 Melrose Avenue focuses on four requests relating to the front and side yard setback regulations as well as the lot coverage regulations.
- The first request, the applicant is proposing to construct and maintain a single-family residential structure and provide a 7-foot front yard setback, which will require an 18-foot variance to the front yard setback regulations.
- The second request focuses on the side yard. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 3-foot side yard setback along the west side of the property, which will require a 2-foot special exception.
- Additionally, the applicant is also proposing to construct and/or maintain a single-family residential structure and provide a 3-foot 10-inch side yard setback along the east side of the property, which will require a 1-foot 2-inch variance to the side yard setback regulations.
- Lastly, the applicant is proposing to construct and/or maintain a single-family residential structure with 53 percent lot coverage (2,302 square feet), which will require an 8 percent (368.35 square foot) variance to the maximum lot coverage regulations.
- It is imperative to note that while the lot size is well below the minimum lot size for lots within the R-7.5(A) zoning district, the property is currently developed with a single-family home.
- The current single-family home will be demolished and rebuilt.
- Per the applicant, the subject site presents a unique physical hardship not created by the property owners. The lot is substandard in size, being both narrow in width and short in depth compared to other lots in the surrounding area.
- 200' radius video:
- The applicant has the burden of proof in establishing the following:
 - 1) That granting the variances to the front-yard setback, side yard setback regulations and lot coverage 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 variances are 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 variances 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 BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

- (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 variances to the front-yard and side yard setback regulations as well as the lot coverage 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.
 - 200' Radius Video: [BOA-26-000038 at 5418 Melrose Ave.](#)

Timeline:

- May 5, 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 C.
- May 18, 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 **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.

Speakers:

For: Jorge Maliachi, 5418 Melrose Ave., Dallas TX 75206
Alex Vidal, 5418 Melrose Ave., Dallas TX 75206

Against: No Speakers

Motion # 1

I move that the Board of Adjustment, in Appeal No. BOA-26-000038, on application of Jorge Maliachi, **GRANT** the 18-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:	Jared Slade				
Second:	Andrew Finney				
Results:	3-2				Motion to grant fails
		Ayes:	-	3	Jared Slade, Rodney Milliken & Andrew Finney
		Against:	-	2	Linda Garner, Amelia Perez

Motion # 2

I move that the Board of Adjustment, in Appeal No. BOA-26-000038, on application of Jorge Maliachi, **DENY** the variance to the front-yard setback regulations requested by this applicant **with 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:	Andrew Finney				
Second:	Jared Slade				

Motion withdrawn

Motion # 3

I move that the Board of Adjustment, in Appeal No. BOA-26-000038, on application of Jorge Maliachi, **DENY** the variance to the front-yard setback regulations 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:	Andrew Finney				
Second:	Amelia Perez				
Results:	2-3				Motion to deny without prejudice fails
		Ayes:	-	2	Andrew Finney & Amelia Perez
		Against:	-	3	Jared Slade, Linda Garner & Rodney Milliken

Motion # 4

I move that the Board of Adjustment, in Appeal No. BOA-26-000038, **hold this matter under advisement until August 17, 2026.**

Maker:	Andrew Finney				
Second:	Linda Garner				
Results:	5-0 Unanimously				Motion to hold under advisement
		Ayes:	-	5	Jared Slade, Linda Garner, Rodney Milliken, Andrew Finney & Amelia Perez
		Against:	-	0	

ADJOURNMENT

After all business of the Board of Adjustment had been considered, Presiding Officer Jared Slade moved to adjourn the meeting at **2:50 P.M.**

Required Signature:
Mary Williams - Board Secretary
Planning and Development.

Date

Required Signature:
Dr. Kameka Miller-Hoskins – Chief Administrator
Planning & Development

Date

Required Signature:
Jared Slade – Temporary Presiding Officer
Board of Adjustment

Date



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 26-2501A

Item #: 1.

AGENDA DATE: August 17, 2026
PANEL: C
COUNCIL DISTRICT(S): 4
DEPARTMENT: Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Luis Matarrita for **(1)** a variance to the front yard setback regulations at **2146 CUSTER DRIVE**. This property is more fully described as Block 6/5020, part of Lot 11, and is zoned R-7.5(A), which requires a front yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 13-foot-5-inch front yard setback along Gladewater Road, which will require **(1)** an 11-foot-7-inch variance to the front yard setback regulations.

Location: **2146 CUSTER DRIVE**

Applicant: Luis Matarrita

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): **(1)** a variance to the front yard setback regulations

Staff Recommendation: Approval.

BOA-26-000055

FILE NUMBER: BOA-26-000055(CC)

BUILDING OFFICIAL'S REPORT: Application of Luis Matarrita for **(1)** a variance to the front yard setback regulations at **2146 CUSTER DRIVE**. This property is more fully described as Block 6/5020, part of Lot 11, and is zoned R-7.5(A), which requires a front yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 13-foot-5-inch front yard setback along Gladewater Road, which will require **(1)** an 11-foot-7-inch variance to the front yard setback regulations.

LOCATION: 2146 CUSTER DRIVE

APPLICANT: Luis Matarrita

REQUEST:

- (1) a variance to the front 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 front-yard setback regulations:

Approval

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

- Not contrary to the public interest as no opposition was received from the date this report was created.
- 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 Custer Drive and Gladewater Road, reducing the buildable area due to the continuity of the established setback along both street frontage
- Not self-created or personal hardship.

BACKGROUND INFORMATION:

Zoning:

<u>Site:</u>	R-7.5(A)
<u>North:</u>	R-7.5(A)
<u>East:</u>	R-7.5(A)
<u>South:</u>	R-7.5(A)
<u>West:</u>	R-7.5(A)

Land Use:

The subject site is undeveloped; the surrounding properties contain single-family residential uses.

BDA History:

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

GENERAL FACTS/STAFF ANALYSIS:

- The application of Luis Matarrita for the property located at 2146 Custer Drive focuses on one request relating to the front yard setback.

- The applicant proposes to construct and/or maintain a single-family residential structure and provide a 13-foot-5-inch front yard setback along Gladewater Road, which will require an 11-foot-7-inch variance to the front yard setback regulations.
- The lots along Gladewater Road face Gladewater Road; however, the subject property faces Custer Drive, to ensure continuity both street frontages require a front yard setback.
- The subject lot information
 - o Lot size: 7,500 square feet
 - o Lot dimensions: 150 feet by 50 feet
 - o Buildable area without the requested variance: approximately 2,400 square feet
 - o Buildable area with the requested variance: approximately 3,790 square feet
 - o Proposed front-yard setback along Gladewater Road: 13 feet 5 inches
 - o Required front-yard setback along Gladewater Road: 25 feet
 - o Requested variance: 11 feet 7 inches
 - o Proposed dwelling size identified on the site plan: 1,999.83 square feet
 - o Proposed lot coverage: 26.7 percent
 - o Maximum lot coverage permitted: 45 percent
- The lots along Gladewater Road establish the front-yard setback along Gladewater Road. However, because the subject property is a corner lot fronting both Gladewater Road and Custer Drive, the continuity provisions of the Dallas Development Code require front-yard setbacks along both street frontages. Unlike the surrounding interior lots, these dual front-yard setbacks significantly reduce the buildable area of the property and limit the location and size of a single-family residence.
- The applicant has the burden of proof in establishing the following:
 1. That granting the variance to the front 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:

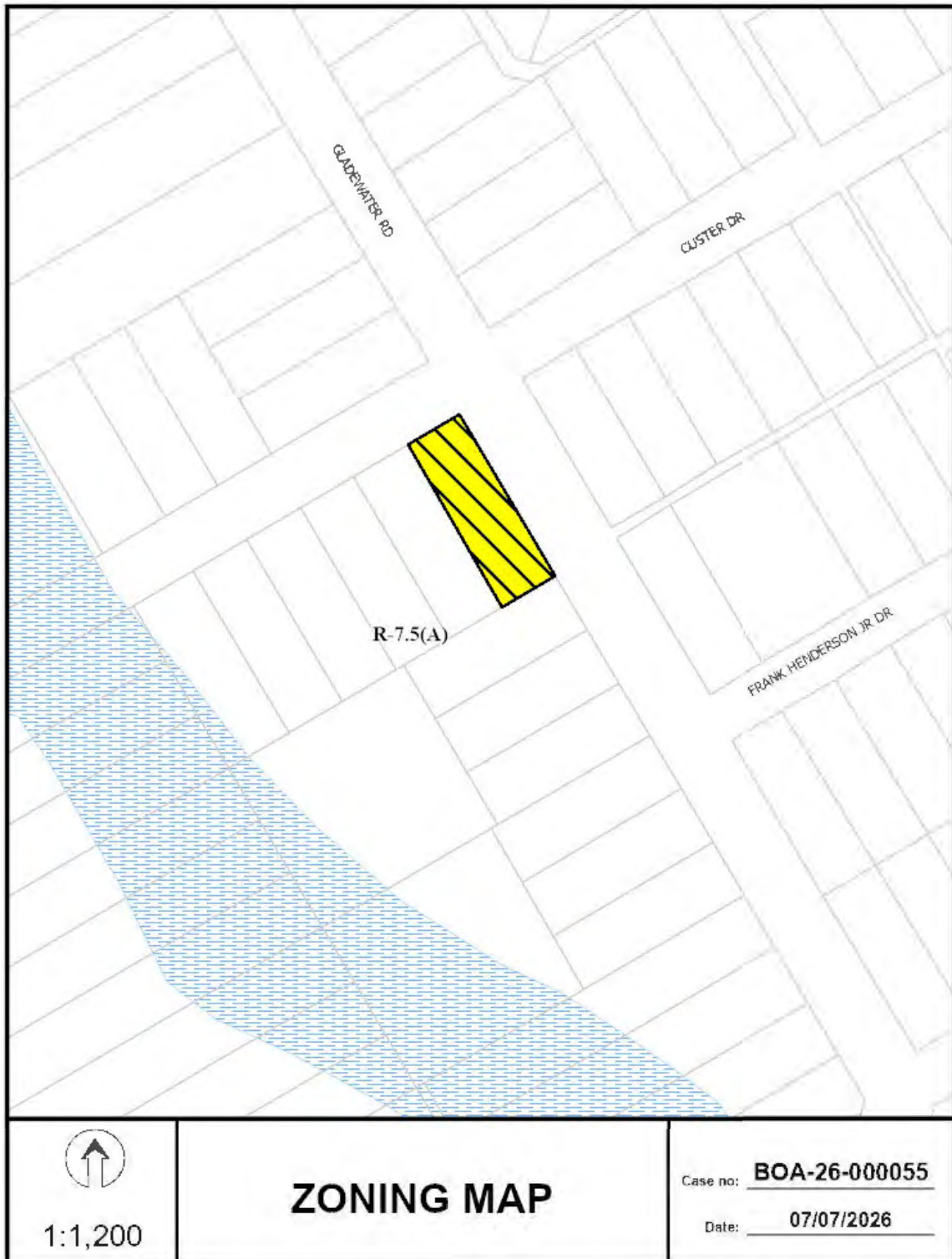
- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

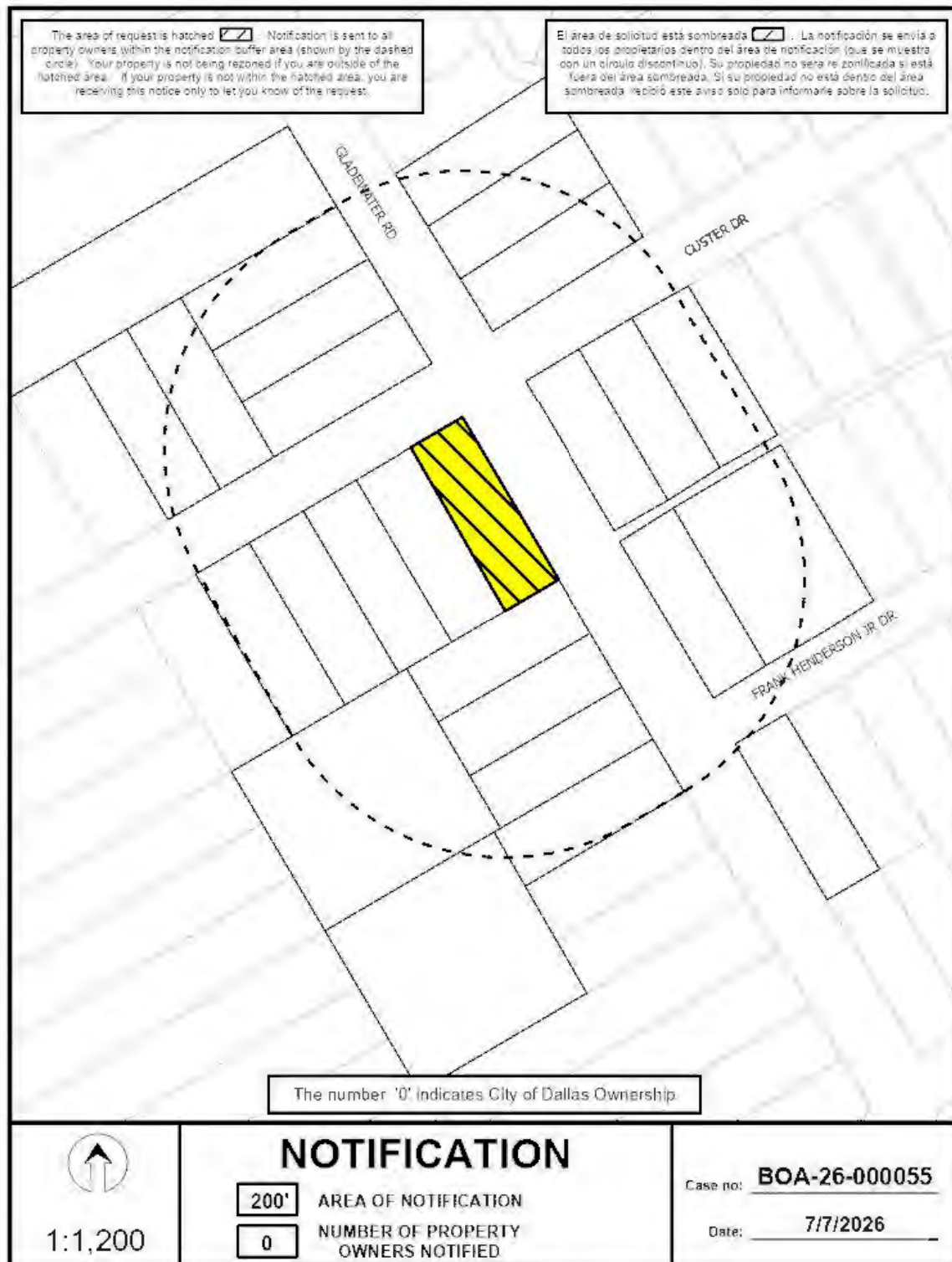
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.
- Granting the variance to the front 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 foot radius link: [BOA-26-000055 at 2146 Custer](#)

Timeline:

- July 1, 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 30, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel C.
- July 13, 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 **July 24, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **August 7, 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.
- July 28, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **August** 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.







07/07/2026

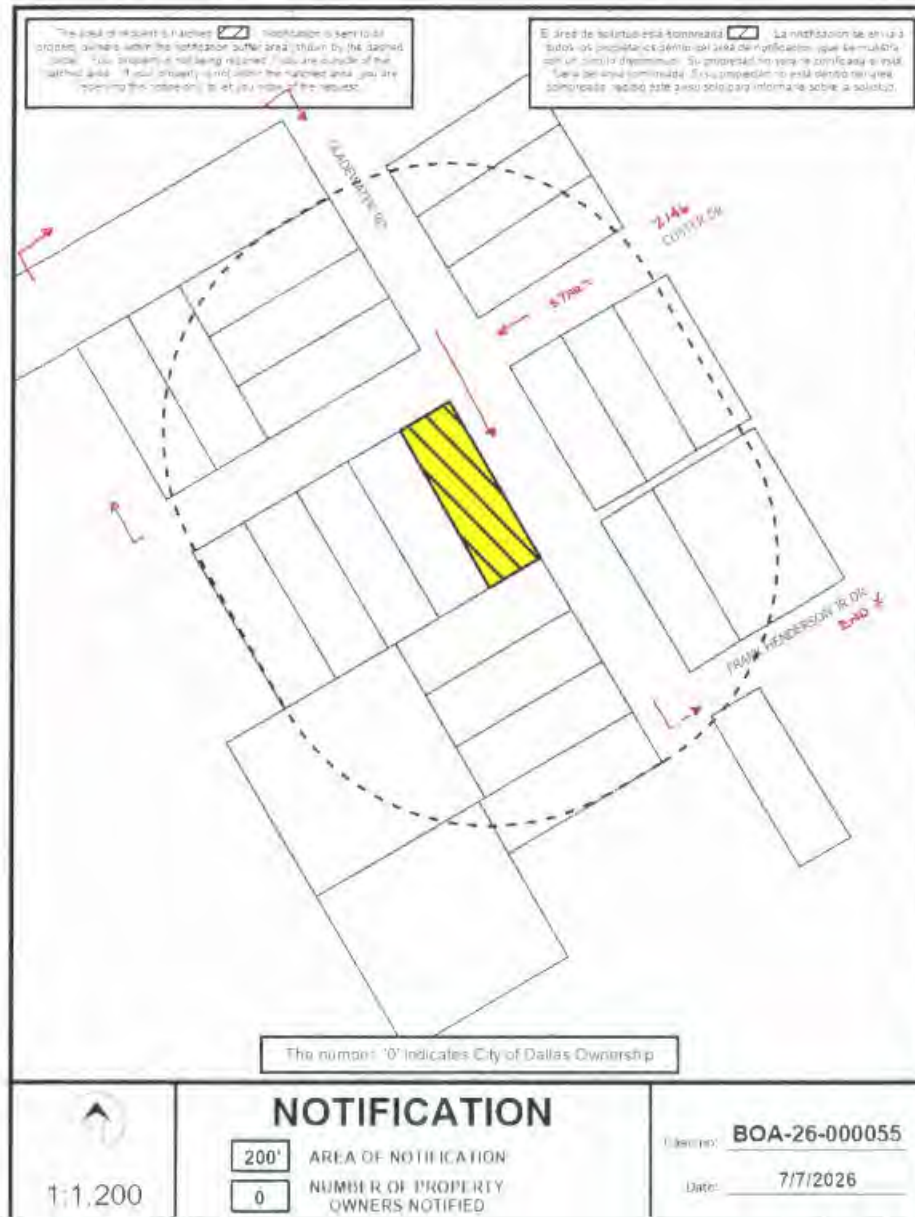
Notification List of Property Owners

BOA-26-000055

26 Property Owners Notified

Label #	Address	Owner
1	2144 CUSTER DR	AMHERST GROUP PROPERTIES LLC
2	4159 GLADEWATER RD	JOHNSON LATONYA R &
3	4163 GLADEWATER RD	BALDERAS LUZ S
4	2135 CUSTER DR	FLORES NANCY
5	4171 GLADEWATER RD	A BETTER PLACE LLC &
6	4167 GLADEWATER RD	ABBA INVESTMENT GROUP LLC
7	2131 CUSTER DR	BENEITEZ JOSE NOE MARTINEZ &
8	4227 GLADEWATER RD	DALLAS HOUSING ACQUISITION &
9	9 GLADEWATER RD	DENLEY GROUP THE
10	4219 GLADEWATER RD	JAMAICA ANGELA MARIA
11	4215 GLADEWATER RD	JAMAICA HENRIETTA & RAFEAL
12	1 GLADEWATER RD	BERMUDEZ SHALBE ANN
13	4223 GLADEWATER RD	JAMAICA RAFAEL &
14	2138 CUSTER DR	GLASCO MIASIMONE
15	2130 CUSTER DR	FORD JERRY WAYNE &
16	2142 CUSTER DR	DEWS PAUL DEAN JR
17	2134 CUSTER DR	CARCIA JOSE A SANCHEZ
18	4162 GLADEWATER RD	RUBIO MIGUEL R &
19	4166 GLADEWATER RD	JMR HOMES LLC
20	4170 GLADEWATER RD	RIOJAS ARTURO RAFAEL
21	2210 CUSTER DR	EVERUP CONSTRUCTION LLC
22	2202 CUSTER DR	CHOKHANI HARSHIT A &
23	2206 CUSTER DR	RODRIGUEZ DAVID &
24	2201 FRANK HENDERSON JR DR	DALLAS HOUSING ACQUISITION & DEV
CORP		
25	2211 FRANK HENDERSON JR DR	GILGAL BAPTIST CHURCH
26	2200 FRANK HENDERSON JR DR	GONZALEZ JUANA

200' Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C) will hold a hearing as follows:

DATE: MONDAY, AUGUST 17, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa081726>

HEARING: 1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa081726>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

BOA-26-000055(KMH) Application of Luis Matarrita for (1) a variance to the front yard setback regulations at **2146 CUSTER DRIVE**. This property is more fully described as Block 6/5020, part of Lot 11, and is zoned R-7.5(A), which requires a front yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 13-foot-5-inch front yard setback along Gladewater Road, which will require (1) an 11-foot-7-inch variance to the front yard setback regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAREPLY@dallas.gov. Letters will be accepted until 9:00 am, the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for supporting or opposing the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at **6ES Council Briefing**. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually must register online at <https://bit.ly/BDA-C-Register> by the 5 p.m. on Sunday, August 16, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallasty or YouTube.com/CityofDallasCityHall.

Speakers at the meeting are allowed a maximum of three minutes to address the Board.

Additional information regarding the application may be obtained by calling Dr. Kameka Miller-Hoskins, Chief Planner at (214) 948-4478, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAREPLY@dallas.gov
Letters will be received until 9:00 am
the day of the hearing.
PLEASE REGISTER AT:
<https://bit.ly/BDA-C-Register>

AVISO DE AUDIENCIA PÚBLICA

JUNTA DE AJUSTE DE LA CIUDAD DE DALLAS (PANEL C)

SE NOTIFICA POR LA PRESENTE que la JUNTA DE AJUSTE DE LA CIUDAD DE DALLAS (PANEL C) celebrará una audiencia de la siguiente manera:

FECHA: LUNES, 17 DE AGOSTO DE 2026

INFORME: 10:30 A.M. vía Videoconferencia y en 6ES REUNIÓN DEL CONSEJO en el Ayuntamiento de Dallas, 1500 Marilla Street

AUDIENCIA: 1:00 P.M. Videoconferencia y en la REUNIÓN INFORMATIVA DEL CONSEJO 6E en el Ayuntamiento de Dallas, 1500 Marilla Street

El propósito de la audiencia es considerar la(s) siguiente(s) apelación(es) actualmente pendiente(s) ante la Junta de Ajustes:

BOA-26-000055(KMH) Solicitud de Luis Matamita por (1) una derogación a las regulaciones de retroceso del jardín delantero en **2146 CUSTER DRIVE**. Esta propiedad se describe más detalladamente como el Bloque 6/5020, parte del Lote 11, y está zonificada como R-7.5(A), lo que requiere un retraso en el jardín delantero de 25 pies. El solicitante propone construir y/o mantener una estructura residencial unifamiliar y proporcionar un retraso de 13 pies y 5 pulgadas en el jardín delantero a lo largo de Gladewater Road, lo que requerirá (1) una excepción de 11 pies 7 pulgadas a las regulaciones de retroceso del jardín delantero.

Ha recibido este aviso porque posee una propiedad a menos de 200 pies de la propiedad mencionada. Puede que te interese asistir a la audiencia de la Junta de Ajuste para expresar tu apoyo u oposición a la solicitud. También puede contactar con la Junta de Ajuste por correo electrónico a BDAREPLY@dallas.gov. Las cartas serán aceptadas hasta las 9:00 de la mañana del día de la audiencia, si no puedes asistir a la vista. Si decides responder, es importante que expliques a la Junta tus motivos para apoyar o oponerte a la solicitud. Los miembros de la Junta están muy interesados en tu opinión.

Nota: Cualquier material (como planos, elevaciones, etc.) incluido en este aviso puede estar sujeto a cambios.

La audiencia de la Junta de Ajuste se celebrará por videoconferencia y en la **sesión informativa del Consejo 6ES**. Las personas que deseen hablar conforme al Reglamento de Procedimiento de la Junta de Ajuste, **asistiendo a la reunión de forma virtual**, deben registrarse en línea a <https://bit.ly/BDA-C-Register> antes de las 17:00 horas. **el domingo 16 de agosto de 2026. Todos los oradores virtuales deberán mostrar su video para dirigirse a la junta. Los ponentes presenciales pueden registrarse en la audiencia.** Asuntos Públicos y Divulgación también transmitirán la audiencia pública en Spectrum Cable Canal 96 o 99; y bit.ly/cityofdallastv o [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall).

Los oradores en la reunión disponen de un máximo de tres minutos para dirigirse a la Junta.

Se puede obtener información adicional sobre la solicitud llamando a la Dra. Kameka Miller-Hoskins, Jefa de Planificación, al (214) 948-4478, o a Mary Williams, Secretaria de la Junta, al (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Junta de Ajuste
Departamento de Planificación y Desarrollo
1500 Marilla Street 5CN, Dallas TX 75201

POR FAVOR, ENVÍA RESPUESTAS A:
BDAREPLY@dallas.gov

Las cartas se recibirán hasta las 9:00 a.m.
del día de la audiencia.

POR FAVOR, REGÍSTRATE EN:
<https://bit.ly/BDA-C-Register>

BOA-26-000055

Menu Reports Help

File Date: 06/26/2026

Application Status: Plan Review

Assigned To: Kameka Miller-Hoskins

Description of Work: BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000055 BUILDING OFFICIAL'S REPORT: Application of Luis Matarrita for (1) a variance to the front yard setback regulations at 2146 CUSTER DRIVE. This property is more fully described as Block 6/5020, part of Lot 11, and is zoned R-7.5(A), which requires a front yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 13-foot-8-inch front yard setback along Gladewater Road, which will require (1) an 11-foot-5-inch variance to the front yard setback regulations. LOCATION: 2146 CUSTER DRIVE APPLICANT: LUIS MATARRITA REQUEST: (1) A 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
	2146 Custer Dr - Site ...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	06/26/2026
	2144 Custer Dr Certifi...	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	06/26/2026
	2144 Custer Dr Tax Cer...	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	06/26/2026
	2144 Custer Dr Certifi...	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	06/26/2026
	GL-11918 2144 CUSTER D...	BLDG_BDA	Maps - Block		application/pdf	Uploaded	06/26/2026
	custer Dr zoning map.pdf	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	06/26/2026
	2146 Custer Legal.pdf	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	06/26/2026
	2144 Custer Dr BOA App...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	06/26/2026
	2144 Custer Dr Tax Cer...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	06/26/2026
	Amherst Group Properti...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	06/26/2026
	Custer Dr Lien Stateme...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	06/29/2026
	BOA-26-000055_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/07/2026
	BOA26000055mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/07/2026
	BOA-26-000055_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/07/2026
	BOA26000055n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/07/2026
	BOA-26-000055_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	07/07/2026
	BOA26000055a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/07/2026
	BOA26000055z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/07/2026
	2146 Custer Dr - Revis...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	07/15/2026

Show all

Address: 2146 CUSTER DR, Dallas, TX 75216

Owner Name: AMHERST GROUP PROPERTIES LLC

Owner Address: 5001 PLAZA ON THE LK STE 200, AUSTIN, TEXAS 787461053

Parcel No: 00000355222000100

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	LUIS Danny MATARRITA	Amherst Group P...	Applicant	Mailing, 5001 Plaza on...	Active
	AMHERST GROUP PROPERTI...	AMHERST GROUP P...	Property Owner	Mailing, 5001 Plaza On...	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)	Pt of lot 11	0.1722
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?
6/5020	7500	2
Land Use	Is the property platted?	Status of Project
Single Family	Yes	Proposed
Status of Property	Previous Board of Adjustment case filed on this property	Accommodation for someone with disabilities
Vacant Land	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		
Self		

Internal Use Only		
Source of Request	Fee Waiver Granted	Number of Parking Spaces
Self		-
Lot Acreage		
0.1722		

PDox Information

PDox Number
[252752](#)

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	front yard setback along Gladewater Rd.	front setback	side setback on corner lot	Accepted

Street Frontage Information

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

Front	50
Side	150

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 13.8-foot front yard setback, which will require an 11.3-foot variance to the front yard setback regulations along Gladewater Road.	variance to the front yard setback regulations	Requires a 25-foot front yard setback to be provided.	NA	No	referred to the board-residential review

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	Mary Williams	Diana Barkume		Front yard setback	Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				55.42	4-Johnson			

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake		Intake Complete	07/01/2026	Accela Administ...
	GIS AOR Review	Elham Elbadawi	Review Complete	07/07/2026	Elham Elbadawi
	Case Assignment	Kameka Miller-H...	Case Manager...	07/20/2026	Kameka Miller-H...
	Site Inspection		Site Inspect...	07/20/2026	Kameka Miller-H...
	Plans Distribution		Accepted - P...	07/20/2026	Kameka Miller-H...
	Subdivision Review		Not Required	07/20/2026	Kameka Miller-H...

Task	Assigned To	Status	Status Date	Action By
Q Team Review		Not Required	07/20/2026	Kameka Miller-H...
Arborist Review		Not Required	07/20/2026	Kameka Miller-H...
Building Code Review		Not Required	07/20/2026	Kameka Miller-H...
Zoning Review		Not Required	07/20/2026	Kameka Miller-H...
Electrical Review		Not Required	07/20/2026	Kameka Miller-H...
Eng Water and Wastewat...		Not Required	07/20/2026	Kameka Miller-H...
Historic Preservation...		Not Required	07/20/2026	Kameka Miller-H...
Eng Paving and Drainag...		Not Required	07/20/2026	Kameka Miller-H...
Eng Flood Plain Review		Not Required	07/20/2026	Kameka Miller-H...
Board of Adjustment Re...		Approved	07/20/2026	Kameka Miller-H...
Conservation Review		Not Required	07/20/2026	Kameka Miller-H...
Traffic Review		Not Required	07/20/2026	Kameka Miller-H...
GIS Review		Not Required	07/20/2026	Kameka Miller-H...
Residential Team Review		Not Required	07/20/2026	Kameka Miller-H...
Signs Review		Not Required	07/20/2026	Kameka Miller-H...
Plans Coordination		Review Complete	07/20/2026	Kameka Miller-H...
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	06/26/2026	Notice	
	General Facts/Staff An...	This will display in t...	Applied	06/26/2026	Notice	
	Land Use	This will display in t...	Applied	06/26/2026	Notice	
	Staff Recommendation	Staff Recommendation	Applied	06/26/2026	Notice	
	Standard of Review	This will display in t...	Applied	06/26/2026	Notice	
	Timeline	This will display in t...	Applied	06/26/2026	Notice	
	Zoning	This will display in t...	Applied	06/26/2026	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	08/03/2026		Scheduled	Scheduled via Script

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Planning & Development Department

320 E Jefferson Blvd, Dallas TX 75203

(214) 948-4480

BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: **JOHN FORBES**

Date: 3-10-2026

Department: **Planning and Development - Residential**

Phone/Email: **214-948-4279/JOHN.FORBES@DALLAS.GOV**

Manager signature: *Loree Lewis*

Consulted with: **Luis Matarrita**

☒ Applicant

☐ Representative

☒ Owner

Name: **Luis Matarrita**

Phone/Email: **754-210-2660/lmatarritaz@amherst.com**

Property Information

Address: **2146 Custer Dr.**

Lot: **11**

City Block: **6/5020**

Zoning Classification: **R-7.5(A)**

Issues that require Board action **Block face continuity not met with 25' side setback**

List the City of Dallas Development Code(s) this project is non-compliant with:

Check all that apply: ☒ **Variance** ☐ **Special Exception**

☒ **Yard setback**

☐ **Lot Width**

☐ **Lot Depth**

☐ **Lot coverage**

☐ **Floor** area for accessory structures for single-family uses

☐ **Height**

☐ **Minimum** width of sidewalk

☐ **Off-street** parking

☐ **Off-street** loading

☐ **Landscape** regulations

☐ fence height and/or standards

☐ Visibility triangle obstructions

☐ **Parking** demand

☐ Additional dwelling unit (not for rent) ☐ **Accessory** dwelling unit (for rent)

☐ **Carport**

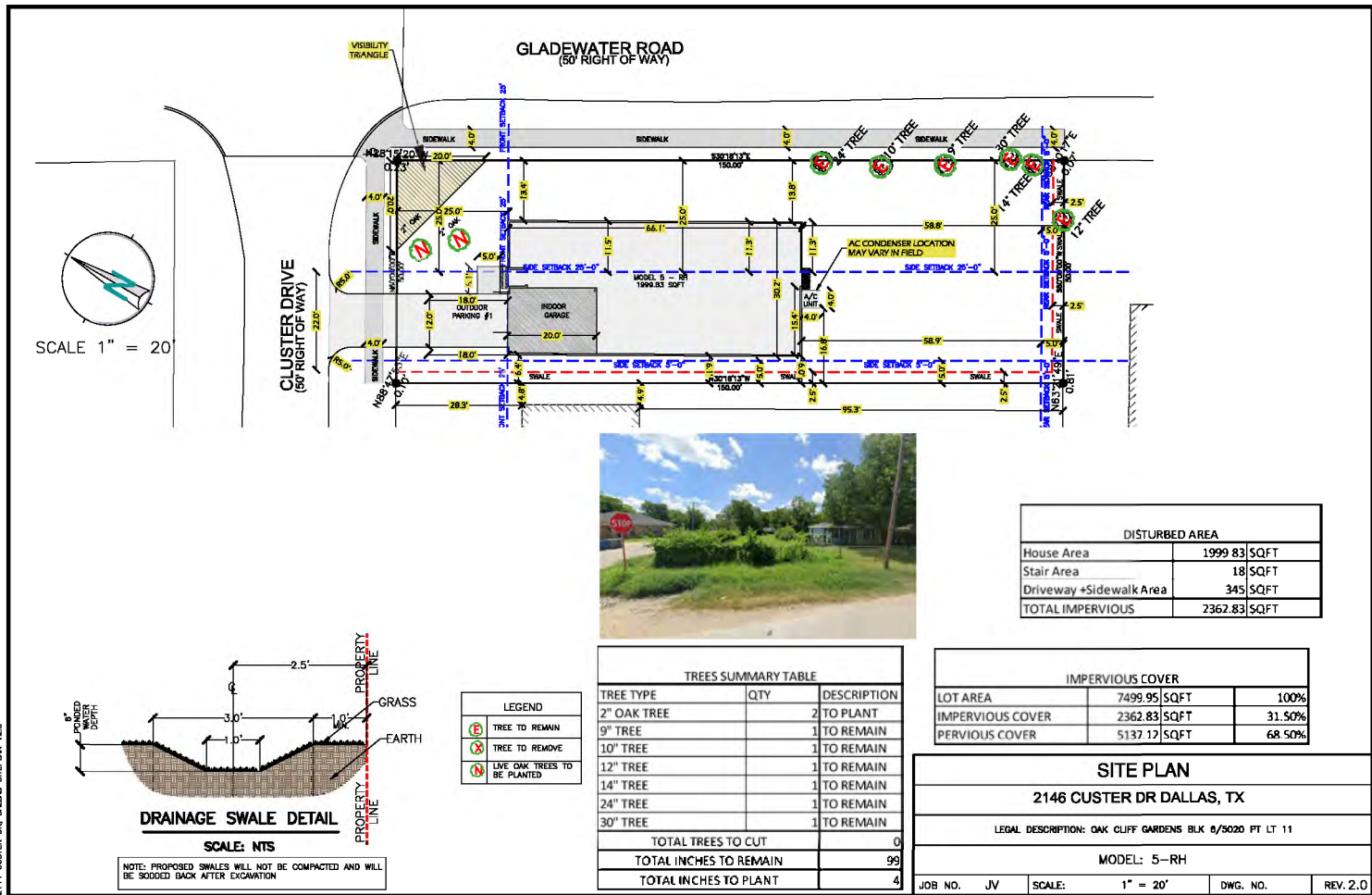
☐ **Non-conforming** use or structure

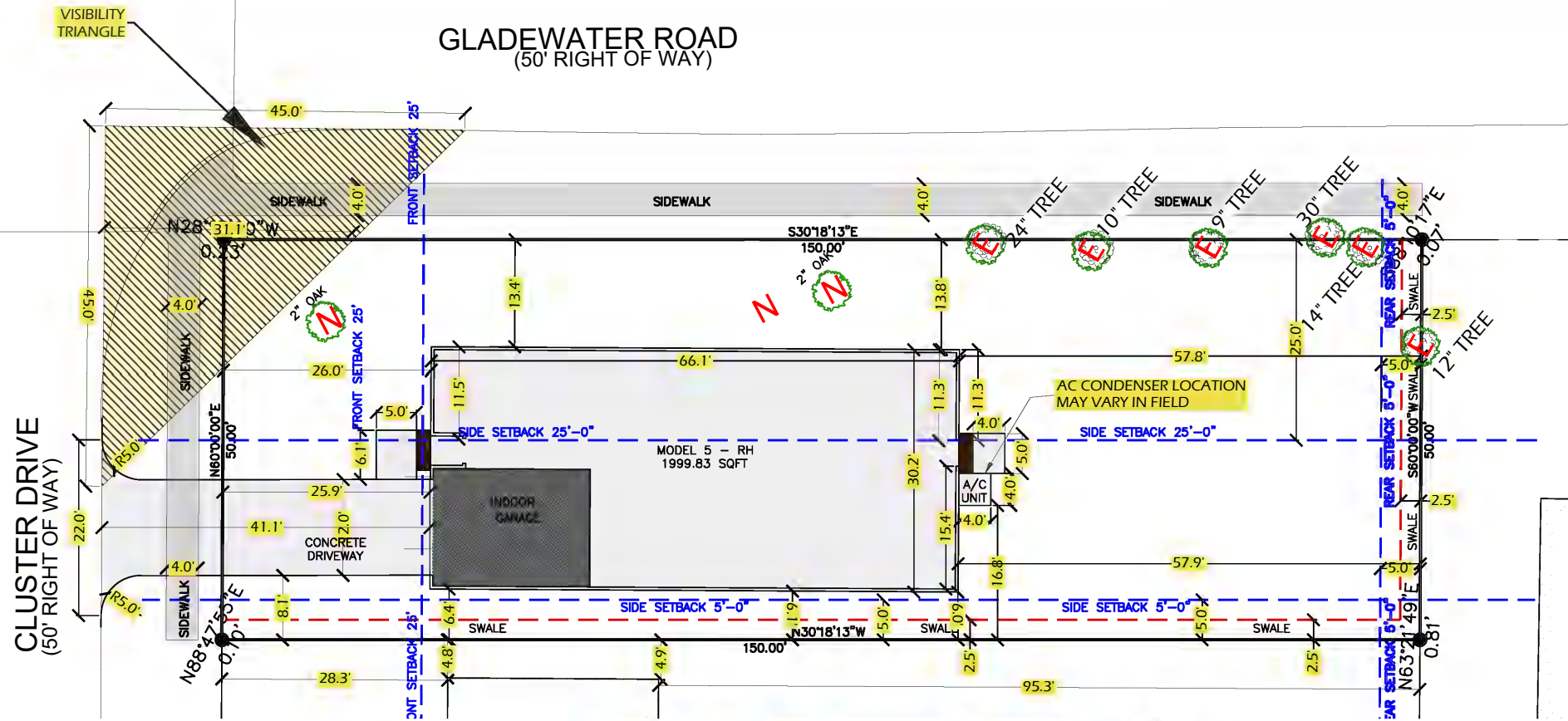
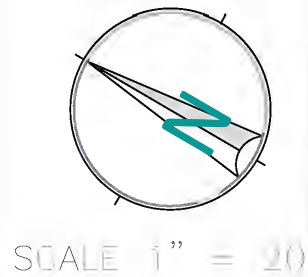
☐ Administrative Official Appeal

☐ **Other:**

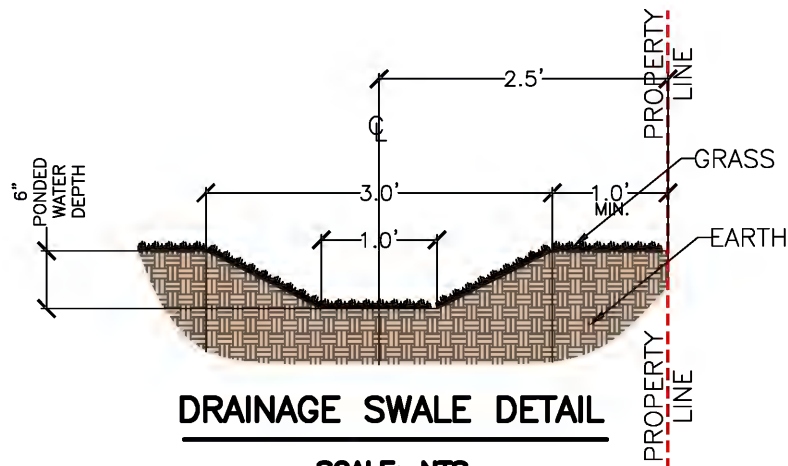
Description: **Customer wishes to get a variance for the block face continuity on the side of 25' minimum.**

Alternative resolutions discussed/offered:





DISTURBED AREA		
House Area	1999.83	SQFT
Stair Area	18	SQFT
Driveway +Sidewalk Area	345	SQFT
TOTAL IMPERVIOUS	2362.83	SQFT



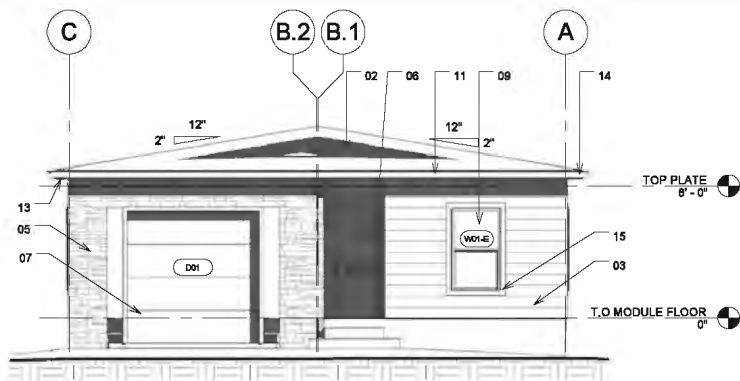
NOTE: PROPOSED SWALES WILL NOT BE COMPACTED AND WILL BE SODDED BACK AFTER EXCAVATION

LEGEND	
E	TREE TO REMAIN
X	TREE TO REMOVE
N	LIVE OAK TREES TO BE PLANTED

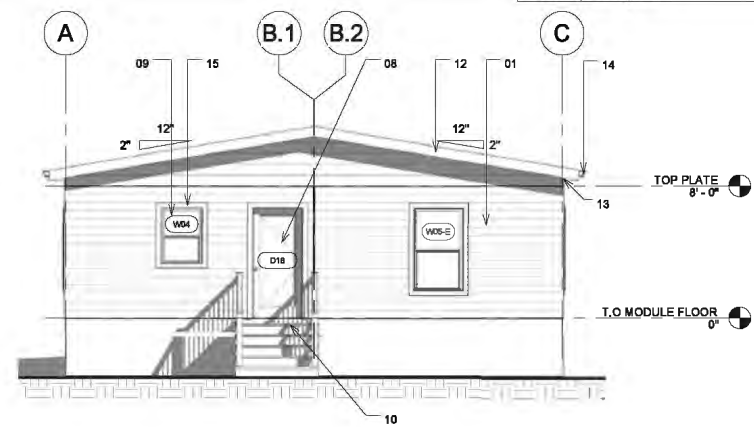
TREES SUMMARY TABLE		
TREE TYPE	QTY	DESCRIPTION
2" OAK TREE	2	TO PLANT
9" TREE	1	TO REMAIN
10" TREE	1	TO REMAIN
12" TREE	1	TO REMAIN
14" TREE	1	TO REMAIN
24" TREE	1	TO REMAIN
30" TREE	1	TO REMAIN
TOTAL TREES TO CUT		0
TOTAL INCHES TO REMAIN		99
TOTAL INCHES TO PLANT		4

IMPERVIOUS COVER			
LOT AREA	7499.95	SQFT	100%
IMPERVIOUS COVER	2362.83	SQFT	31.50%
PERVIOUS COVER	5137.12	SQFT	68.50%

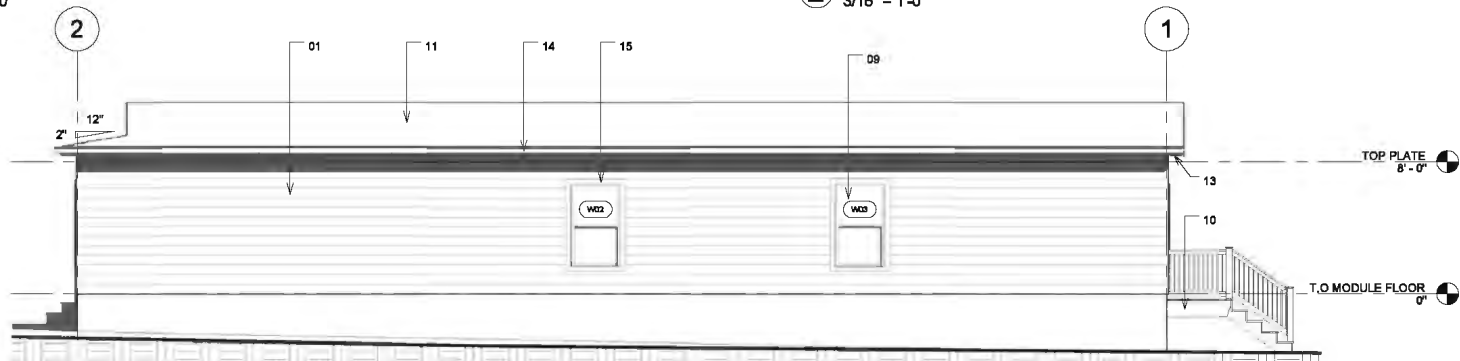
SITE PLAN				
ADDRESS: 2146 CUSTER DR, DALLAS				
LEGAL DESCRIPTION: OAK CLIFF GARDENS BLK 6/5020 PT LT 11				
MODEL: 5-RH				
JOB NO.	JV	SCALE:	1" = 20'	DWG. NO.
				REV. 4.0



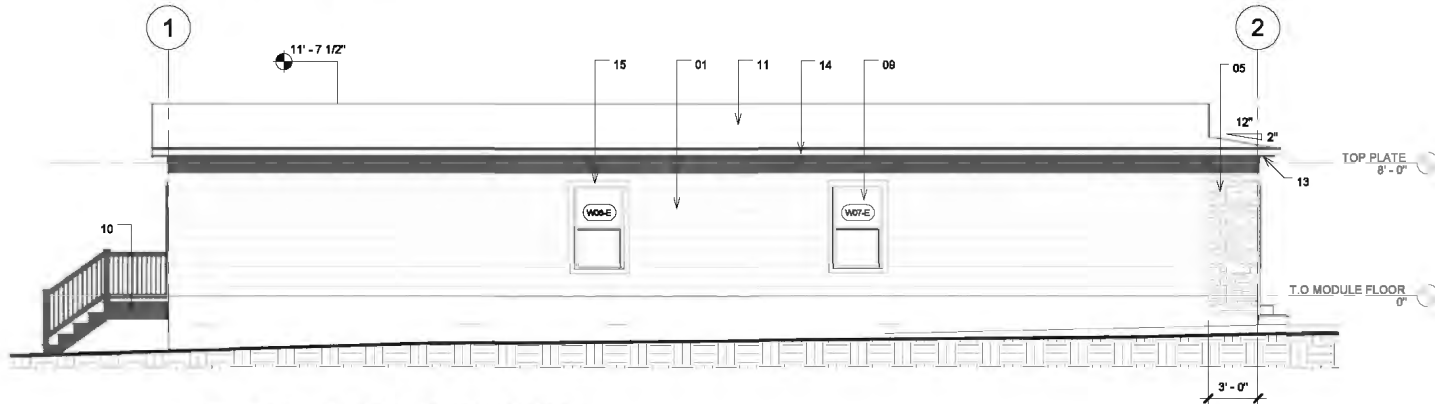
1 Type B - Front Elevation
3/16" = 1'-0"



2 Type B - Rear Elevation
3/16" = 1'-0"

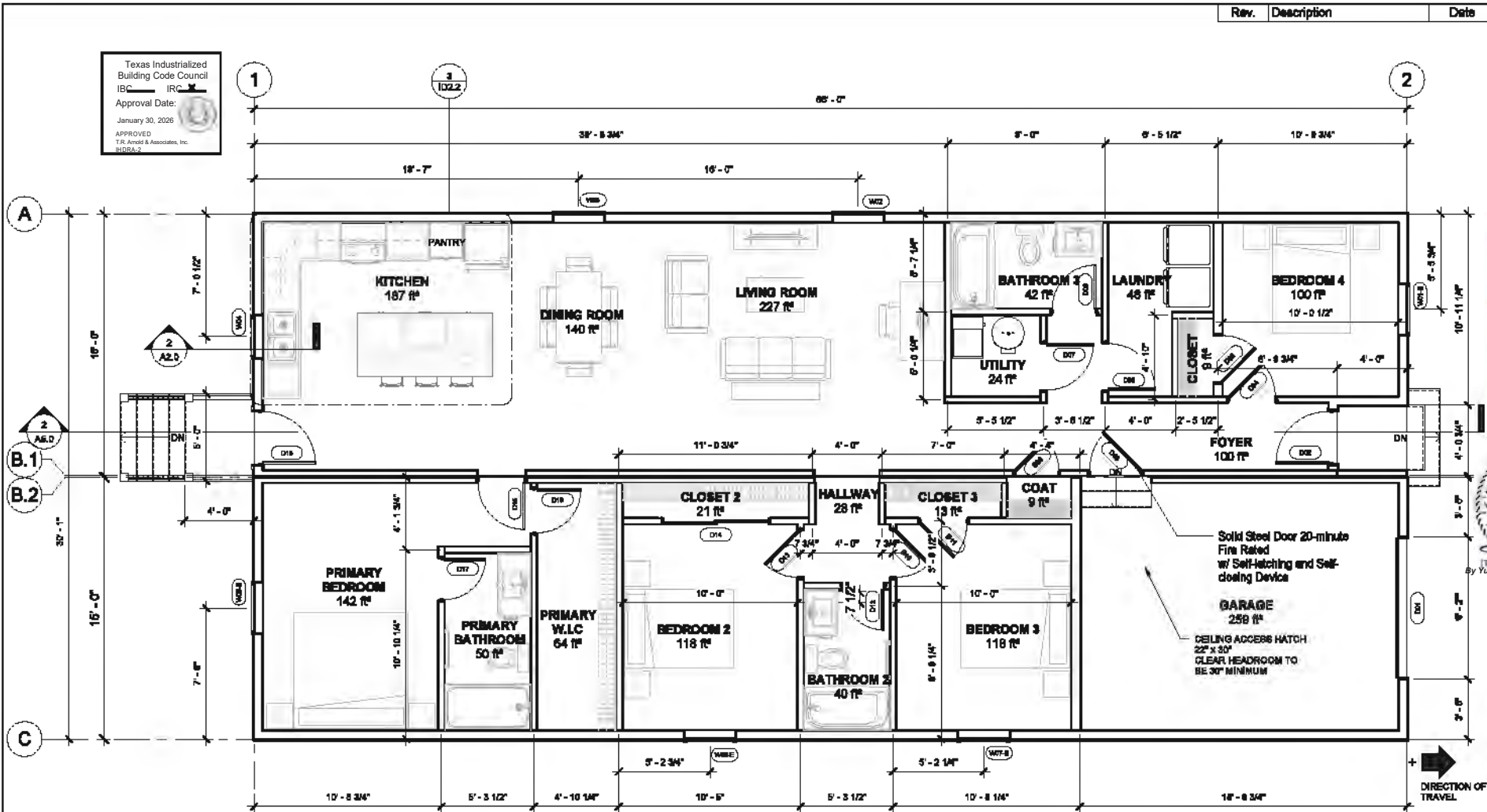


3 Type B - Right Side Elevation
3/16" = 1'-0"

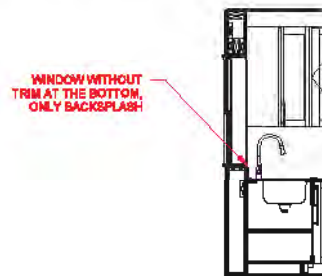


4 Type B - Left Side Elevation
3/16" = 1'-0"

Rev.	Description	Date
AMHERST StudioBuilt CUERO, LLC 202 N. Gazelle Street, Cuero, Texas 77954 WWW.AMHERST.COM		
THIRD PARTY REVIEW UNDER TEXAS IHB T.R. ARNOLD & ASSOCIATES, INC. 4703 Chester Drive, Elkhart IN 46516 P: (574) 284-0745		
23014 - MODEL FIVE - REV. 2 Cuero, Texas EXTERIOR ELEVATIONS - ROOF TYPE B		
Issue Date: 1/30/2026 3:41:06 PM		
Serial No:		
Page No: A4.1		



① MAIN FLOOR - REV. 2
1/4" = 1'-0"



② KITCHEN SINK - WINDOW SILL DETAIL
3/8" = 1'-0"



③ KEY PLAN - ROOM SEPARATION
1" = 10'-0"

OPTION A



OPTION B



OPTION C



Revision Number	Revision Description	Revision Date

Issue Date:
10/03/2025
5:06:23
A5.4
EXTERIOR
ELEVATIONS



AMHERST
STUDIO CUERO, LLC
2144 Custer Dr. Dallas, TX

202 Gazzle Street
Cuero, Texas, 77954
WWW.AMHERST.COM



Agenda Information Sheet

File #: 26-2502A

Item #: 2.

AGENDA DATE: August 17, 2026
PANEL: C
COUNCIL DISTRICT(S): 14
DEPARTMENT: Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Jorge Maliachi for (1) a variance to the front yard setback regulations, (2) a variance to the side yard setback regulations, (3) a variance to the side yard setback regulations, and (4) a variance to the maximum lot coverage regulations at 5418 MELROSE AVENUE. This property is more fully described as Block C/1978, Lots 8, 9, and 10, and is zoned R-7.5(A), which requires a front yard setback of 25-feet, a side yard setback of 5-feet, and limits the lot coverage to 45 percent for residential structures. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 7-foot front yard setback, which will require (1) an 18-foot variance to the front yard setback regulations, to construct and/or maintain a single-family residential structure and provide a 3-foot side yard setback at the west side of the property, which will require (2) a 2-foot variance to the side yard setback regulations, to construct and/or maintain a single-family residential structure and provide a 3-foot 10-inch side yard setback at the east side of the property, which will require (3) a 1-foot 2-inch variance to the side yard setback regulations, and to construct and or maintain a single-family residential structure with 53 percent lot coverage (2,302 square feet), which will require (4) an 8 percent (368.35 square foot) variance to the maximum lot coverage regulations.

Location: 5418 MELROSE AVENUE

Applicant: Jorge Maliachi

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): (1) a variance to the front yard setback regulations; (2) a variance to the side yard setback regulations; (3) a variance to the side yard setback regulations; (4) a variance to the maximum lot coverage regulations

Staff Recommendation: Denial.

BOA-26-000038

FILE NUMBER: BOA-26-000038

BUILDING OFFICIAL'S REPORT: Application of Jorge Maliachi for **(1)** a variance to the front yard setback regulations, **(2)** a variance to the side yard setback regulations, **(3)** a variance to the side yard setback regulations, and **(4)** a variance to the maximum lot coverage regulations at **5418 MELROSE AVENUE**. This property is more fully described as Block C/1978, Lots 8, 9, and 10, and is zoned R-7.5(A), which requires a front yard setback of 25-feet, a side yard setback of 5-feet, and limits the lot coverage to 45 percent for residential structures. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 7-foot 2-inch front yard setback, which will require **(1)** a 17-foot 10-inch variance to the front yard setback regulations, to construct and/or maintain a single-family residential structure and provide a 3-foot 5-inch side yard setback at the west side of the property, which will require **(2)** a 1-foot 7-inch variance to the side yard setback regulations, to construct and/or maintain a single-family residential structure and provide a 3-foot 6-inch side yard setback at the east side of the property, which will require **(3)** a 1-foot 6-inch variance to the side yard setback regulations, and to construct and or maintain a single-family residential structure with 53 percent lot coverage (2,302 square feet), which will require **(4)** an 8 percent (368.35 square foot) variance to the maximum lot coverage regulations.

LOCATION: 5418 Melrose Avenue

APPLICANT: Jorge Maliachi

REQUEST:

- (1) a variance to the front yard setback regulations
- (2) a variance to the side yard setback regulations
- (3) a variance to the side yard setback regulations
- (4) a variance to the maximum lot coverage regulations

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.
- (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 (4):

Variance (4):

Denial (4)

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

- A. Four letters of opposition received ; and contrary to the public interest as a result.
- B. The subject site is restrictive in area as it is well below the minimum lot size for the zoning district. The minimum lot size for R-7.5(A) is 7,500 square feet, the subject site has a lot size of 4,546.84 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.

BACKGROUND INFORMATION:

Zoning:

<u>Site:</u>	R-7.5(A)
<u>North:</u>	TH-3(A)
<u>East:</u>	R-7.5(A)
<u>South:</u>	R-7.5(A) and PD-462
<u>West:</u>	R-7.5(A) and PD-462

Land Use:

The subject site and surrounding properties are developed with single-family, townhouse uses.

BDA History:

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

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jorge Maliachi for the property located at 5418 Melrose Avenue focuses on four requests relating to the front and side yard setback regulations as well as the lot coverage regulations.
- The first request, the applicant is proposing to construct and maintain a single-family residential structure and provide a 7-foot 2-inch front yard setback, which will require a 17-foot 10-inch variance to the front yard setback regulations.
- The second request focuses on the side yard. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 3-foot 5-inch side yard setback along the west side of the property, which will require a 1-foot 7-inch variance.
- Additionally, the applicant is also proposing to construct and/or maintain a single-family residential structure and provide a 3-foot 6-inch side yard setback along the east side of the property, which will require a 1-foot 6-inch variance to the side yard setback regulations.
- Lastly, the applicant is proposing to construct and/or maintain a single-family residential structure with 53 percent lot coverage (2,302 square feet), which will require an 8 percent (368.35 square foot) variance to the maximum lot coverage regulations.
- It is imperative to note that while the lot size is well below the minimum lot size for lots within the R-7.5(A) zoning district, the property is currently developed with a single-family home.
- The current single-family home will be demolished and rebuilt.
- Per the applicant, the subject site presents a unique physical hardship not created by the property owners. The lot is substandard in size, being both narrow in width and short in depth compared to other lots in the surrounding area.
- 200' radius video:
- The applicant has the burden of proof in establishing the following:
 - 1) That granting the variances to the front-yard setback, side yard setback regulations and lot coverage 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 variances are 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 variances 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 BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

- (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 variances to the front-yard and side yard setback regulations as well as the lot coverage 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.
 - 200' Radius Video: [BOA-26-000038 at 5418 Melrose Ave.](#)

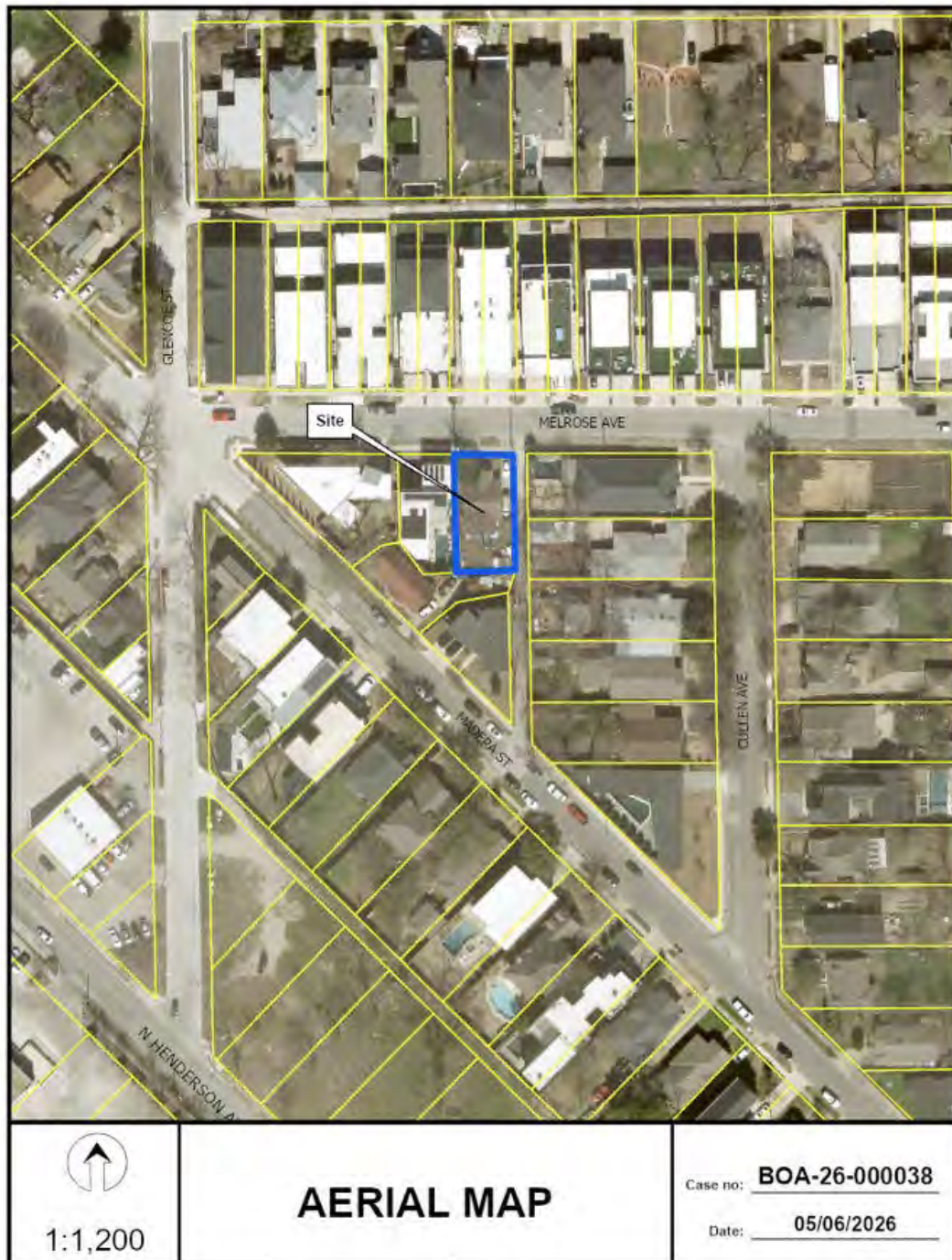
Timeline:

- | | |
|---------------|---|
| May 5, 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 C. |
| May 18, 2026: | The Planning and Development Senior Planner emailed the applicant the following information: <ul style="list-style-type: none">• 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.

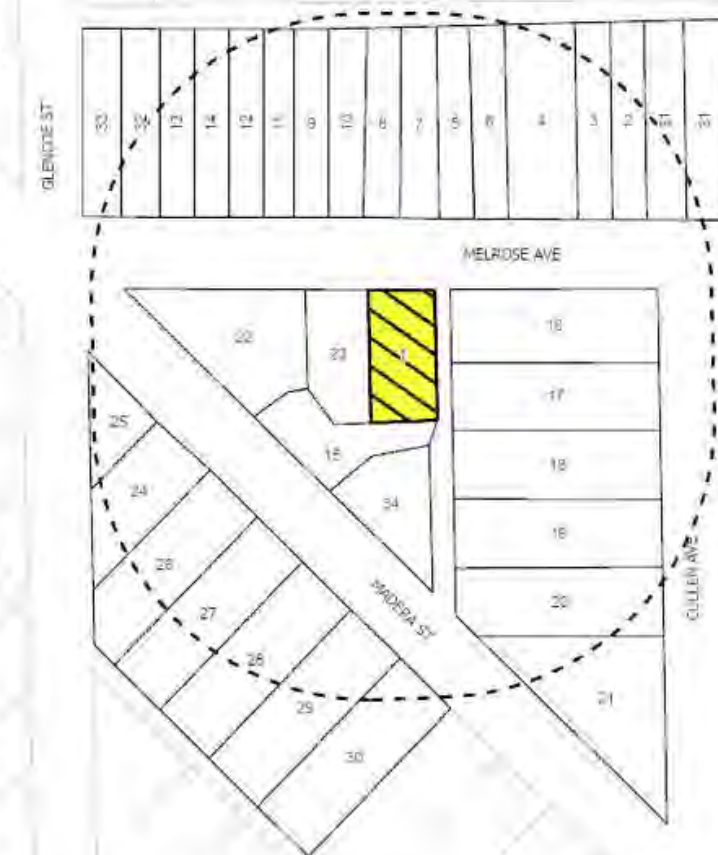
May 28, 2026:

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.



The area of request is hatched  Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being hatched if you are outside of the buffer area. If your property is not within the hatched area, you will receive this notice only to let you know of the request.

El área de solicitud está sombreada  La notificación se envía a todos los propietarios dentro del área de notificación (se muestra con un círculo discontinuo). Si su propiedad no está sombreada, es que no está dentro del área sombreada. Si su propiedad no está dentro del área sombreada, recibirá este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership



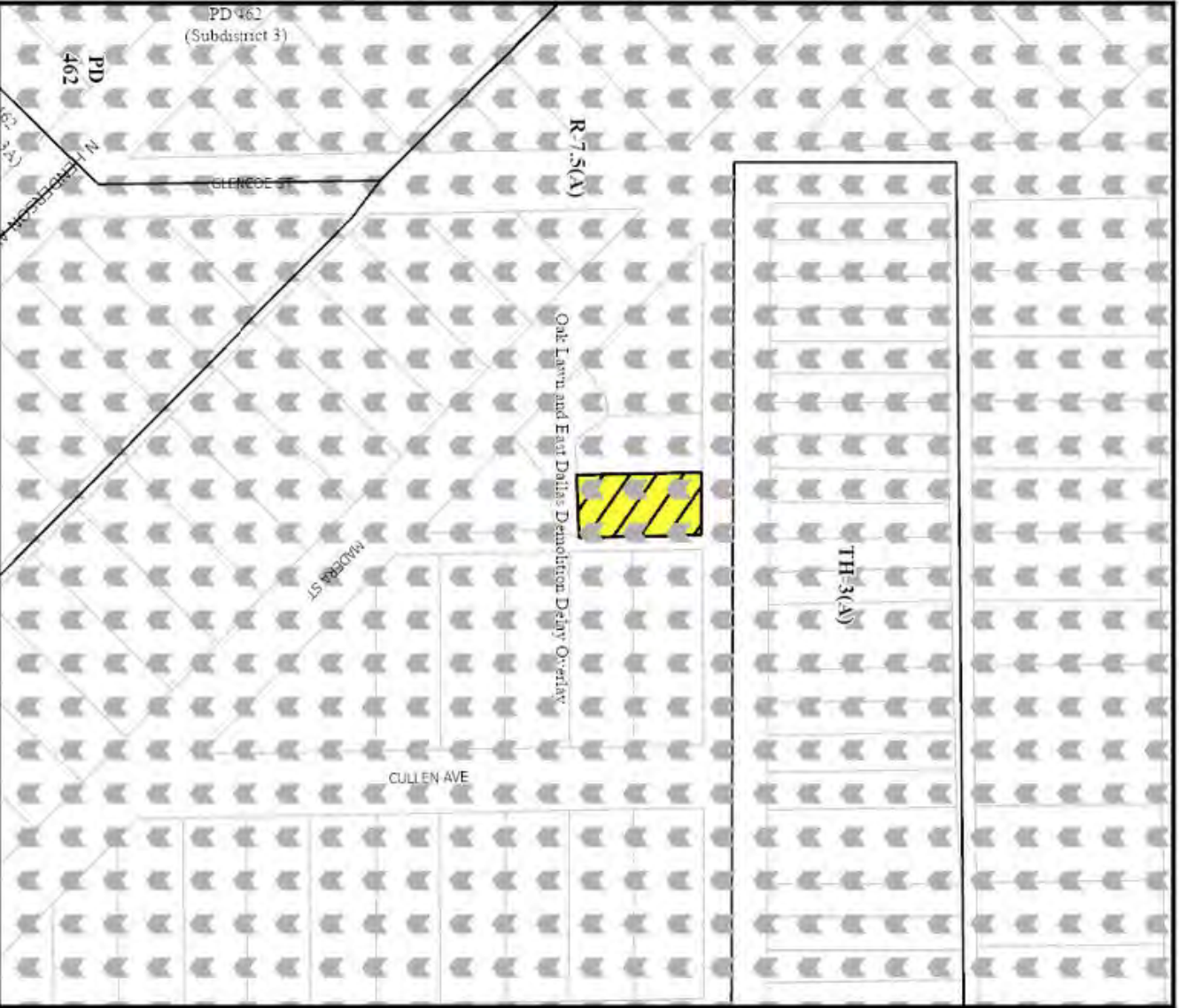
1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
34 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-26-000038**

Date: **5/6/2026**



1:1,200

ZONING MAP

Case no: **BOA-26-000038**

Date: **05/06/2026**

Notification List of Property Owners

BOA-26-000038

34 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5418 MELROSE AVE	GASCA GILBERT JR
2	5431 MELROSE AVE	SCHUL SUSAN W
3	5429 MELROSE AVE	KING CHERYL
4	5427 MELROSE AVE	AIJAZ AHSAN
5	5421 MELROSE AVE	HYRA ROBYN JILL & DANIEL JOHN
6	5423 MELROSE AVE	CROASDALE CHARLES
7	5419 MELROSE AVE	BERGEVIN MARC
8	5417 MELROSE AVE	MCREYNOLDS BRENNAN
9	5413 MELROSE AVE	COLVIN AARON & CHELSEA
10	5415 MELROSE AVE	DEARMAN HALEY
11	5411 MELROSE AVE	IREDALE ALLISON
12	5409 MELROSE AVE	13JERSEYS LLC
13	5405 MELROSE AVE	TOBOLOWSKY ROBERT &
14	5407 MELROSE AVE	GRISCHOW SCOTT D &
15	2232 MADERA ST	CULLEN EDWARD V &
16	2035 CULLEN AVE	SKAGGS KENNETH LEE &
17	2031 CULLEN AVE	MA CULLEN LLC
18	2027 CULLEN AVE	STEINBERG OLIVER
19	2023 CULLEN AVE	LOPEZ LAZARO S &
20	2019 CULLEN AVE	MENDOZA MIGUEL ANGEL &
21	2015 CULLEN AVE	GILLS KIRK BARRETT
22	5410 MELROSE AVE	STAMPER SAMANTHA &
23	5414 MELROSE AVE	CLARK EDWARD L JR
24	2237 MADERA ST	SIMMONS JOHN & REBECCA
25	2239 MADERA ST	DOSANITAS LLC
26	2235 MADERA ST	BEAMS MICHAEL I

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2231 MADERA ST	BHAGWAT YASHODA Y &
28	2227 MADERA ST	Taxpayer at
29	2221 MADERA ST	FF I BORROWER II LLC
30	2217 MADERA ST	ZYLKA PROPERTIES LLC
31	5433 MELROSE AVE	SWANCOAT JOHN D II
32	5403 MELROSE AVE	STACKLE KIRK & ALECHA
33	5401 MELROSE AVE	MCLAUGHLIN CURT &
34	2228 MADERA ST	ALLANA LINDSEY

Start in alley (at subject site)

Turn left on Melrose (at subject site)

Turn left on Madera

Turn left on Cullen Ave

Turn left on Melrose

***Subject Site at start of video and 1:59**

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed line). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.		El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.	
The number '0' indicates City of Dallas Ownership			
	NOTIFICATION	Case no: BOA-26-000038	
1:1,200	200' AREA OF NOTIFICATION	Date: 5/6/2026	
	34 NUMBER OF PROPERTY OWNERS NOTIFIED		

NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C) will hold a hearing as follows:

DATE: MONDAY, JUNE 15, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa061526>

HEARING: 1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa061526>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

BOA-26-000038(KMH) Application of Jorge Maliachi for (1) a variance to the front yard setback regulations, (2) a variance to the side yard setback regulations, (3) a variance to the side yard setback regulations, and (4) a variance to the maximum lot coverage regulations at 5418 MELROSE AVENUE. This property is more fully described as Block C/1978, Lots 8, 9, and 10, and is zoned R-7.5(A), which requires a front yard setback of 25-feet, a side yard setback of 5-feet, and limits the lot coverage to 45 percent for residential structures. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 7-foot front yard setback, which will require (1) an 18-foot variance to the front yard setback regulations, to construct and/or maintain a single-family residential structure and provide a 3-foot side yard setback at the west side of the property, which will require (2) a 2-foot variance to the side yard setback regulations, to construct and/or maintain a single-family residential structure and provide a 3-foot 10-inch side yard setback at the east side of the property, which will require (3) a 1-foot 2-inch variance to the side yard setback regulations, and to construct and or maintain a single-family residential structure with 53 percent lot coverage (2,302 square feet), which will require (4) an 8 percent (368.35 square foot) variance to the maximum lot coverage regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAREPLY@dallas.gov. Letters will be accepted until 9:00 am, the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for supporting or opposing the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at 6ES Council Briefing. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually must register online at <https://bit.ly/BDA-C-Register> by the 5 p.m. on Sunday, June 14, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall.

Speakers at the meeting are allowed a maximum of three minutes to address the Board.

Additional information regarding the application may be obtained by calling Dr. Kameka Miller-Hoskins, Chief Planner at (214) 948-4478, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAREPLY@dallas.gov
Letters will be received until 9:00 am
the day of the hearing.
PLEASE REGISTER AT:
<https://bit.ly/BDA-C-Register>

A notice was added to this record on 2026-05-05.
 Condition: Severity: Notice
 Total conditions: 2 (Notice: 2)

[View notice](#)

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Reports

Help

File Date: [05/05/2026](#)

Application Status: [Plan Review](#)

Assigned To: [Diana Barkume](#)

Description of Work: [BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000038 BUILDING OFFICIAL'S REPORT: Application of Jorge Maliachi for \(1\) a variance to the front yard setback regulations, \(2\) a variance to the side yard setback regulations, \(3\) a variance to the side yard setback regulations, and \(4\) a variance to the maximum lot coverage regulations at 5418 MELROSE AVENUE. This property is more fully described as Block C/1978, Lots 8, 9, and 10, and is zoned R-7.5\(A\), which requires a front yard setback of 25-feet, a side yard setback of 5-feet, and limits the lot coverage to 45 percent for residential structures. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 7-foot 2-inch front yard setback, which will require \(1\) a 17-foot 10-inch variance to the front yard setback regulations, to construct and/or maintain a single-family residential structure and provide a 3-foot 5-inch side yard setback at the west side of the property, which will require \(2\) a 1-foot 7-inch variance to the side yard setback regulations, to construct and/or maintain a single-family residential structure and provide a 3-foot 6-inch side yard setback at the east side of the property, which will require \(3\) a 1-foot 6-inch variance to the side yard setback regulations, and to construct and/or maintain a single-family residential structure with 53 percent lot coverage \(2,302 square feet\), which will require \(4\) an 8 percent \(368.35 square foot\) variance to the maximum lot coverage regulations. LOCATION: 5418 Melrose Avenue APPLICANT: Jorge Maliachi REQUEST: \(1\) a variance to the front yard setback regulations \(2\) a variance to the side yard setback regulations \(3\) a variance to the side yard setback regulations \(4\) a variance to the maximum lot coverage regulations](#)

Application Detail: [Detail](#)

Application Name:

Application Type: [Board of Adjustments](#)

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	5418 Melrose Ave Affid...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	05/05/2026
	Warranty Deed.pdf	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	05/05/2026
	CITY OF DALLAS Lien St...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	05/05/2026
	Legal Description.pdf	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	05/05/2026
	Map Block 5418 Melrose...	BLDG_BDA	Maps - Block		application/pdf	Uploaded	05/05/2026
	5418 Melrose Certified...	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	05/05/2026
	Tax Certificate.pdf	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	05/05/2026
	Siteplan - 5418 MELROS...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	05/05/2026
	BOA-26-000038_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	05/06/2026
	BOA-26-000038_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	05/06/2026
	BOA-26-000038_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	05/06/2026
	BOA26000038n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	05/06/2026
	BOA26000038z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	05/06/2026
	BOA26000038a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	05/06/2026
	BOA26000038mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	05/06/2026
	Melrose Plans.pdf	BLDG_BDA	Plans - Site Plan	Prescreened plans	application/pdf	Uploaded	05/11/2026
	Neighborhood Petition ...	BLDG_BDA	Other Support D...	Support Petition by...	application/pdf	Uploaded	06/05/2026
	BOA-26-000038_Panel C ...	BLDG_BDA	Letter - Outcome	Held under adviseme...	application/pdf	Uploaded	06/18/2026
	5418 Melrose Ave-A1.00...	BLDG_BDA	Plans - Floor	First Floor Plan	application/pdf	Uploaded	06/27/2026
	5418 Melrose Ave-A1.01...	BLDG_BDA	Plans - Floor	Second Floor Plan	application/pdf	Uploaded	06/27/2026
	5418 Melrose Ave-A1.02...	BLDG_BDA	Plans - Other	Roof Plan	application/pdf	Uploaded	06/27/2026
	5418 Melrose Ave-A2.00...	BLDG_BDA	Plans - Elevation	Front Elevations	application/pdf	Uploaded	06/27/2026
	5418 Melrose Ave-A2.01...	BLDG_BDA	Plans - Elevation	Rear Elevation	application/pdf	Uploaded	06/27/2026
	5418 Melrose Ave-C1.00...	BLDG_BDA	Plans - Site Plan	Site Plan	application/pdf	Uploaded	06/27/2026
	5418 Melrose Ave-Full ...	BLDG_BDA	Plans - Other	Full Plans	application/pdf	Uploaded	06/27/2026

[Show all](#)

Address: [5418 MELROSE AVE, Dallas, TX 75206](#)

Owner Name: [GASCA GILBERT JR &](#)

Owner Address: [5418 MELROSE AVE ,DALLAS, TEXAS 752067148](#)

Parcel No: [00000191311000000](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Jorge Maliachi	Nova Linea	Applicant	Mailing, 6119 Greenvil...	Active
	Hadi Daneshy		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: [\\$2,525.00](#)

Total Fee Invoiced: [\\$2,525.00](#)

Balance: [\\$0.00](#)

Custom Fields: Property Details

Existing Zoning	Lot Number	Lot Size (Acres)
R-7.5(A)	8.9.10	0.1044
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?
c/1978	4547	1
Land Use	Is the property platted?	Status of Project
Single Family	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
05/05/2026		-
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		
0.1044		

PDox Information

PDox Number
[249818](#)

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		Variance to reduce the required minimum side yard setback from 5 feet to 3 feet on both the right and left sides of the property, per Section 51A-4.402 and Section 51A-4.410 of the Dallas Development Code (R-7.5(A) Single Family District).	The subject lot contains only 4,547 square feet — approximately 60% of the 7,500 sq ft minimum lot area required in the R-7.5(A) district — and is narrow in width. Strict application of the 5-foot side yard setback would render the lot incapable of reasonable development. The same side yard variance was granted on the immediately adjacent property at 5414 Melrose Avenue under BOA Case No. BDA123-064, approved April 30, 2013.	
Variance	Side-yard	Single Family/Duplex Variance or Special Exception		Variance to increase the maximum permitted lot coverage from 45% to 55%, per Section 51A-4.407 and Section 51A-4.410 of the Dallas Development Code (R-7.5(A) Single Family District).	Due to the substandard lot size of 4,547 sq ft (well below the 7,500 sq ft district minimum) and the lot's narrow, shallow proportions, the standard 45% lot coverage limit prevents construction of a reasonably sized single-family home consistent with neighboring properties. The same lot coverage variance was granted on the immediately adjacent property at 5414 Melrose Avenue under BOA Case No. BDA123-064, approved April 30, 2013.	
Variance	Side-yard	Single Family/Duplex Variance or Special Exception		Variance to reduce the required minimum front yard setback from 25 feet to 7 feet, per Section 51A-4.401 and Section 51A-4.410 of the Dallas Development Code (R-7.5(A) Single Family District).	The shallow depth of the lot, combined with its substandard 4,547 sq ft area and adjacency to a public alley, makes compliance with the 25-foot front yard setback impossible without rendering the property undevelopable. The same front yard variance was granted on the immediately adjacent property at 5414 Melrose Avenue under BOA Case No. BDA123-064, approved April 30, 2013.	
Variance	Lot coverage	Single Family/Duplex Variance or Special Exception		Variance to reduce the required minimum side yard setback from 5 feet to 3 feet on both the right and left sides of the property, per Section 51A-4.402 and Section 51A-4.410 of the Dallas Development Code (R-7.5(A) Single Family District).	The subject lot contains only 4,547 square feet — approximately 60% of the 7,500 sq ft minimum lot area required in the R-7.5(A) district — and is narrow in width. Strict application of the 5-foot side yard setback would render the lot incapable of reasonable development. The same side yard variance was granted on the immediately adjacent property at 5414 Melrose Avenue under BOA Case No. BDA123-064, approved April 30, 2013.	

Street Frontage Information

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

Front	44.39
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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 ___ foot front yard setback, which will require a ___ foot variance to the front yard setback regulations.	variance to the front yard setback regulations.	requires a ___ foot setback to be provided	N/A	No	
to construct and/or maintain a single-family residential structure and provide a ___ foot side yard setback, which will require a ___ foot variance to the side yard setback regulations.	variance to the side yard setback regulations.	requires a ___ foot setback to be provided	N/A	No	
to construct and/or maintain a single-family residential structure and provide a ___ foot side yard setback, which will require a ___ foot variance to the side yard setback regulations.	variance to the side yard setback regulations.	requires a ___ foot setback to be provided	N/A	No	
to construct a single-family residential structure with X square feet of floor area, which will require a X square foot variance to the maximum allowed lot coverage of X	variance to the maximum allowed lot coverage of X	cannot exceed 45% lot coverage	N/A	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
Individual	06/15/2026	13:00	6ES	C	Robert F. Agnich	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	Held under advisement until August 17	Held Under Advisement	06/15/2026
			6ES	C	Robert F. Agnich	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins		Scheduled	
			6ES	C	Robert F. Agnich	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins		Scheduled	
			6ES	C	Robert F. Agnich	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins		Scheduled	

GIS Information

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

28.69

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake	Diana Barkume	Intake Complete	05/05/2026	Accela Administ...
	GIS AOR Review	Anna Brickey	Review Complete	05/06/2026	Anna Brickey
	Case Assignment	Kameka Miller-H...	Case Manager...	05/29/2026	Kameka Miller-H...

Task	Assigned To	Status	Status Date	Action By
Site Inspection		Site Inspect...	05/29/2026	Kameka Miller-H...
Plans Distribution		Accepted - P...	06/16/2026	Kameka Miller-H...
Subdivision Review		Not Required	06/16/2026	Kameka Miller-H...
Q Team Review		Not Required	06/16/2026	Kameka Miller-H...
Arborist Review		Not Required	06/16/2026	Kameka Miller-H...
Building Code Review		Not Required	06/16/2026	Kameka Miller-H...
Zoning Review		Not Required	06/16/2026	Kameka Miller-H...
Electrical Review		Not Required	06/16/2026	Kameka Miller-H...
Eng Water and Wastewat...		Not Required	06/16/2026	Kameka Miller-H...
Historic Preservation...		Not Required	06/16/2026	Kameka Miller-H...
Eng Paving and Drainag...		Not Required	06/16/2026	Kameka Miller-H...
Eng Flood Plain Review		Not Required	06/16/2026	Kameka Miller-H...
Board of Adjustment Re...		Approved	06/16/2026	Kameka Miller-H...
Conservation Review		Not Required	06/16/2026	Kameka Miller-H...
Traffic Review		Not Required	06/16/2026	Kameka Miller-H...
GIS Review		Not Required	06/16/2026	Kameka Miller-H...
Residential Team Review		Not Required	06/16/2026	Kameka Miller-H...
Signs Review		Not Required	06/16/2026	Kameka Miller-H...
Plans Coordination		Review Complete	06/16/2026	Kameka Miller-H...
Board of Adjustment He...		Held Under A...	06/16/2026	Kameka Miller-H...
Two-Year Waiver Period				

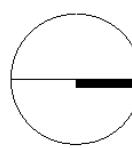
Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	BOA History	This will display in t...	Applied	05/05/2026	Notice	
	Flood Zone	Flood Zone	Applied	05/05/2026	Notice	Accela Administ...
	Flood Zone	Flood Zone	Applied	05/05/2026	Notice	Accela Administ...
	General Facts/Staff An...	This will display in t...	Applied	05/05/2026	Notice	
	Land Use	This will display in t...	Applied	05/05/2026	Notice	
	Staff Recommendation	Staff Recommendation	Applied	05/05/2026	Notice	
	Standard of Review	This will display in t...	Applied	05/05/2026	Notice	
	Timeline	This will display in t...	Applied	05/05/2026	Notice	
	Zoning	This will display in t...	Applied	05/05/2026	Notice	

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

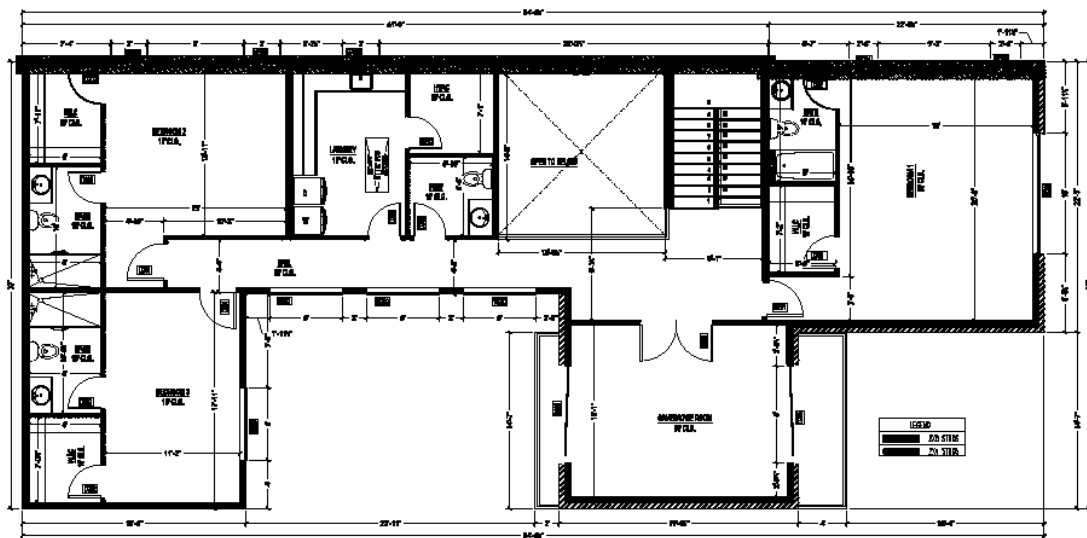
Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
	Site Visit Inspection	06/12/2026		Scheduled	Scheduled via Script

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
-----------------------	-----------------	-----------------	-----------	--------	----------



NEW SINGLE FAMILY HOME

71



ASSEMBLY POSTOFFICE		
1ST FLOOR BRANCH AREA	APPROX.	576
2ND FLOOR BRANCH AREA	APPROX.	357
3RD FLOOR BRANCH AREA	APPROX.	590
BRANCH	APPROX.	448
DOUBLE BRANCH BRANCH AREA	APPROX.	396
BRANCH	APPROX.	87
FORMATION	APPROX.	284
BRANCH COVERED AREA	APPROX.	354
BRANCH COVERED AREA	APPROX.	454
BRANCH	APPROX.	454
BRANCH	APPROX.	85

THE FOLLOWING DRAWINGS ARE MEANT TO BE TECHNICAL IN NATURE AND BEST REFLECT THE BUILDING REQUIREMENTS OF THE CITY OF THE PROJECT. ADDRESSING, COPIING 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 ALL BUILDING CODES. IF ANY CHANGES MAY SHOW DIFFERENT, NOT RESPONSIBLE FOR CONVERSION, ERROR OR OMISSIONS OF THE PLANS, PLEASE ALWAYS CONSULT CITY OFFICIAL OR WITH ASSIGNED ENGINEER WHEN AVAILABLE.

SHEET NUMBER

A1.01

SHEET CONTENT:

SECOND FLOOR PLAN

DATE _____

7/24/2026

SCALE 1"=140'

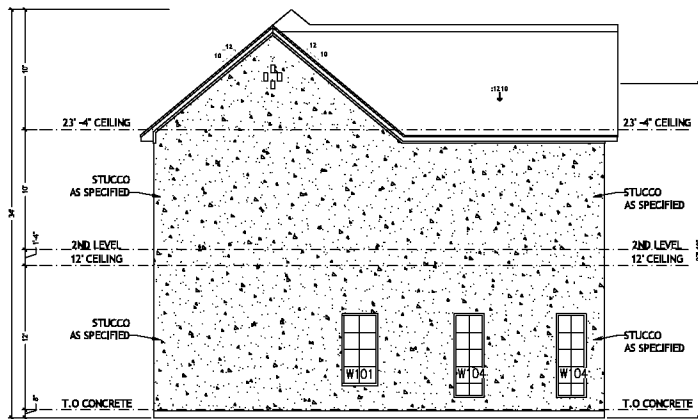
NOTE:
WEST SIDE FIRE-WALL SOFT= 1,873.5 SOFT
WEST SIDE WALL WINDOW AREA OPENING= 22 SOFT
WEST SIDE WALL OPENING PERCENTAGE= 3.84%

SECOND DOOR SCHEDULE							
NO	NO.	ALYDIA	DESCRIPTION	TYPE	W. PANEL	REMARK	QTY.
001	2-12	2-12	INTERIOR DOOR	SWING DOOR	01	2-12	01
002	2-12	2-12	INTERIOR DOOR	SWING DOOR	01	2-12	01
003	2-12	2-12	INTERIOR DOOR	SWING DOOR	02	2-12	01
H.C. = HOLLOW CORE S.C. = SOLID CORE S.D. = SLAM DOOR S.W. = SWEPT							

TIME	NO.	ENDER NAME	DESCRIPTION	QTY
0001	11'-0" x 8'-0"	11'-0" x 8'-0"	CUSTOMER	1
0002	8'-0" x 12'-0"	8'-0" x 12'-0"	CUSTOMER	1
0003	7'-0" x 8'-0"	7'-0" x 8'-0"	CUSTOMER	1
0004	7'-0" x 8'-0"	7'-0" x 8'-0"	CUSTOMER	1
0005	8'-0" x 8'-0"	8'-0" x 8'-0"	CUSTOMER	1

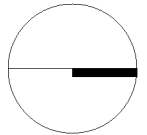
ARCHITECTURAL PLAN NOTES	
TRD	DESCRIPTION
01	4" INSULATION
02	MADE BY THE USER OF THE AIR
03	RE. 100. 0"
04	CONCRETE
05	WOOD
06	ELECTRICAL FIRE PLACE

[illegible]



1 REAR ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
WEST SIDE FIRE-WALL SQFT= 1,873.5 SQFT
WEST SIDE WALL WINDOW AREA OPENING= 72 SQFT
WEST SIDE WALL OPENING PERCENTAGE= 3.84%



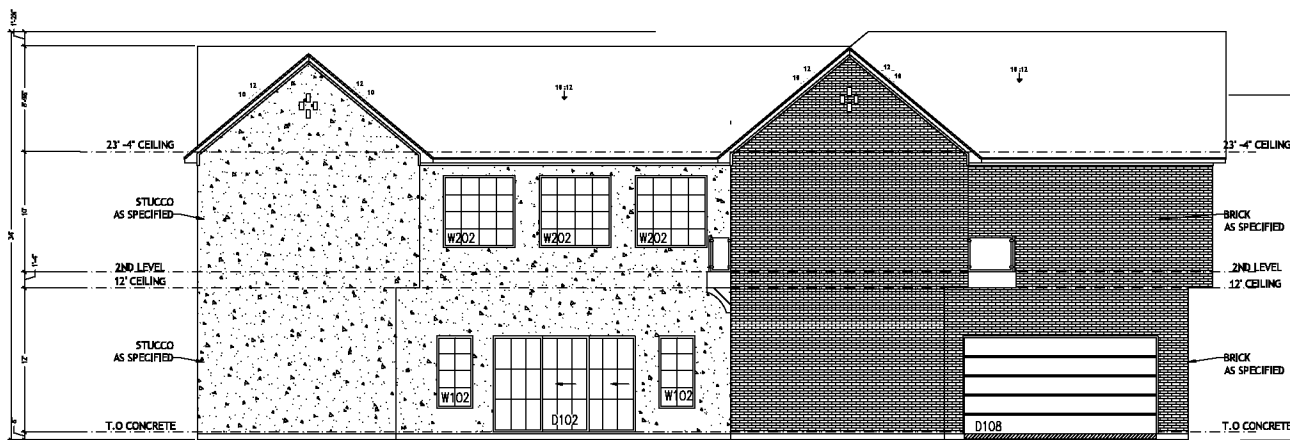
ADDRESS:
5418 MELROSE AVE DALLAS, TX 75206
OWNER:
PROJECT:
NEW SINGLE FAMILY HOME

SQUARE FOOTAGE		
1ST FLOOR LIVING AREA	APPROX.	1776 S.F.
2ND FLOOR LIVING AREA	APPROX.	2837 S.F.
TOTAL LIVING AREA	APPROX.	4613 S.F.
CLIMATIC	APPROX.	415 S.F.
DOORWAY FLOOR CEILING AREA	APPROX.	296 S.F.
VALUANT	APPROX.	87 S.F.
FOUNDATION	APPROX.	2564 S.F.
TOTAL COVERED AREA	APPROX.	2881 S.F.
TOTAL COVERED AREA	APPROX.	4655 S.F.
1ST FLOOR	APPROX.	4387 S.F.
2ND FLOOR AREA	APPROX.	85 S.F.

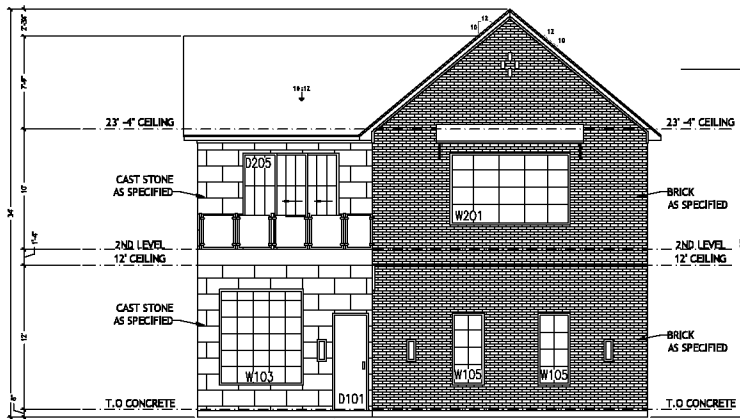
THE FOLLOWING DRAWINGS ARE MEANT TO BE TECHNICAL IN NATURE AND BEST REFLECT THE BUILDING REQUIREMENTS OF THE CITY OF THE PROJECT. ANY ALTERATIONS OR MODIFICATIONS WITHOUT EXPRESSED PERMISSION WILL VOID THE DRAWINGS. IF CHANGES ARE MADE, THE OWNER OR BUILDER IS RESPONSIBLE TO COMPLY WITH LOCAL BUILDING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

SHEET NUMBER:
A2.01

SHEET CONTENT:
REAR & LEFT SIDE ELEVATIONS
DATE:
7/24/2026
SCALE: 1/8" = 1'-0"

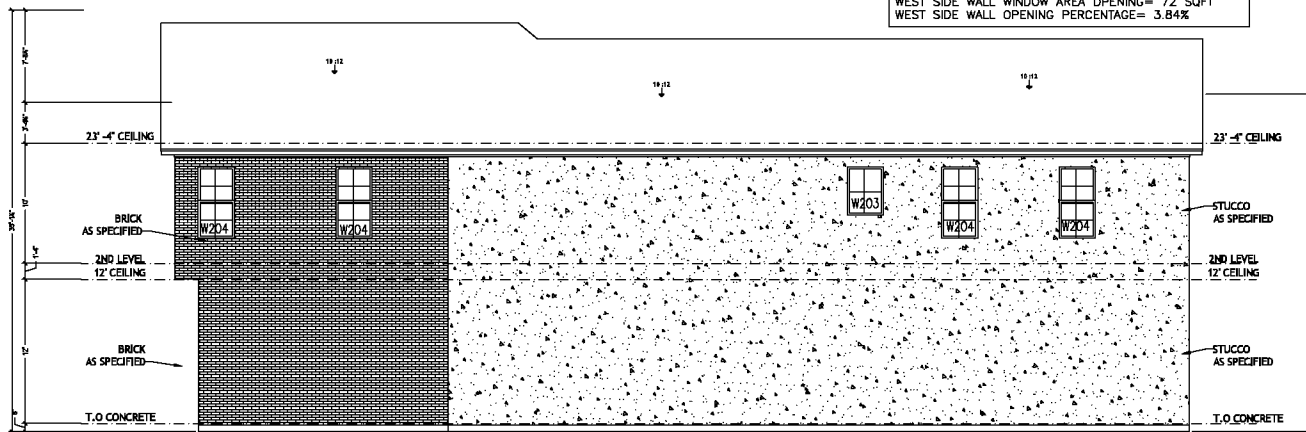


2 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

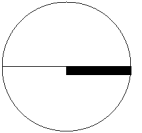


1
A2.00
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
WEST SIDE FIRE-WALL SQFT= 1,873.5 SQFT
WEST SIDE WALL WINDOW AREA OPENING= 72 SQFT
WEST SIDE WALL OPENING PERCENTAGE= 3.84%



2
A2.00
RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



ADDRESS:
5418 MELROSE AVE DALLAS, TX 75206
OWNER:
PROJECT:
NEW SINGLE FAMILY HOME

SQUARE FOOTAGE		
1ST FLOOR LIVING AREA	APPROX.	1776 S.F.
2ND FLOOR LIVING AREA	APPROX.	2137 S.F.
TOTAL LIVING AREA	APPROX.	3913 S.F.
CHIMNEY	APPROX.	410 S.F.
SCREENED FRONT PORCH AREA	APPROX.	296 S.F.
PAVING	APPROX.	87 S.F.
FOUNDATION	APPROX.	2564 S.F.
TOTAL COVERED AREA	APPROX.	2881 S.F.
TOTAL EXPOSED AREA	APPROX.	4855 S.F.
NET AREA	APPROX.	4267 S.F.
NET COVERED AREA	APPROX.	82 S.F.

THE FOLLOWING DRAWINGS ARE MEANT TO BE TECHNICAL IN NATURE AND BEST REFLECT THE BUILDING REQUIREMENTS OF THE CITY OF THE PROJECT. ANY ALTERATIONS OR MODIFICATIONS WITHOUT EXPRESSED PERMISSION WILL VOID THE DRAWINGS. NO 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 OFFICIALS OR WITH ASSIGNED ENGINEER WHEN AVAILABLE.

SHEET NUMBER:
A2.00

SHEET CONTENT:
FRONT & RIGHT SIDE ELEVATIONS

DATE:
7/24/2026
SCALE: 3/16" = 1'-0"



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 26-2500A

Item #: 3.

AGENDA DATE: August 17, 2026
PANEL: C
COUNCIL DISTRICT(S): 9
DEPARTMENT: Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Ryan Huston for (1) a variance to the floor area for structures accessory to single family use regulations at 5014 ABRAMS ROAD. This property is more fully described as Block 6/5419, Lot 19, and is zoned R-7.5(A), which states that an accessory structure may not exceed 25 percent of the floor area of the main structure. The applicant proposes to construct and/or maintain a single-family residential accessory structure with 769.55 square feet of floor area (41.8% of the 1,840 square foot floor area of the main structure), which will require (1) a 309.55 square foot (17 percent) variance to the floor area for structures accessory to single family use regulations.

Location: 5014 ABRAMS ROAD.

Applicant: Ryan Huston

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): (1) a variance to the floor area for structures accessory to single family use regulations.

Staff Recommendation: Denial.

BOA-26-000049

FILE NUMBER: BOA-26-000049(CC)

BUILDING OFFICIAL'S REPORT: Application of Ryan Huston for **(1)** a variance to the floor area for structures accessory to single family use regulations at **5014 ABRAMS ROAD**. This property is more fully described as Block 6/5419, Lot 19, and is zoned R-7.5(A), which states that an accessory structure may not exceed 25 percent of the floor area of the main structure. The applicant proposes to construct and/or maintain a single-family residential accessory structure with 769.55 square feet of floor area (41.8% of the 1,840 square foot floor area of the main structure), which will require **(1)** a 309.55 square foot (17 percent) variance to the floor area for structures accessory to single family use regulations.

LOCATION: 5014 Abrams Road

APPLICANT: Ryan Houston

REQUEST:

(1) A variance to the floor area for structures accessory to single-family use 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 Request (1):

Denial

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

1. Not contrary to the public interest.
2. The proposed variance is not 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.
3. The proposed development appears to be a self-created or personal hardship, and would permit a person a privilege in developing a parcel of land not permitted by the code of ordinances to other parcels of land with the same zoning.

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 and surrounded by similar single family uses.

BDA History:

Zero cases within the past five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Ryan Houston for the property located at 5014 Abrams Road focuses on one request relating to the floor area of an accessory structure exceeding 25 percent of the main structure.
- The applicant proposes to construct and/or maintain a single-family residential accessory structure with 769.55 square feet of floor area (41.8% of the 1,840 square foot floor area of the main structure), which will require a 309.55 square foot (17 percent) variance to the floor area for structures accessory to single-family use regulations.
- Lot is not considered to be restricted in area, shape, or slope and can be developed in a manner commensurate with the development upon other parcels of land with the same zoning.
- The applicant has the burden of proof in establishing the following:
 1. That granting the variance to the floor area for structures accessory to single family use 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 floor area for structures accessory to single-family use 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.

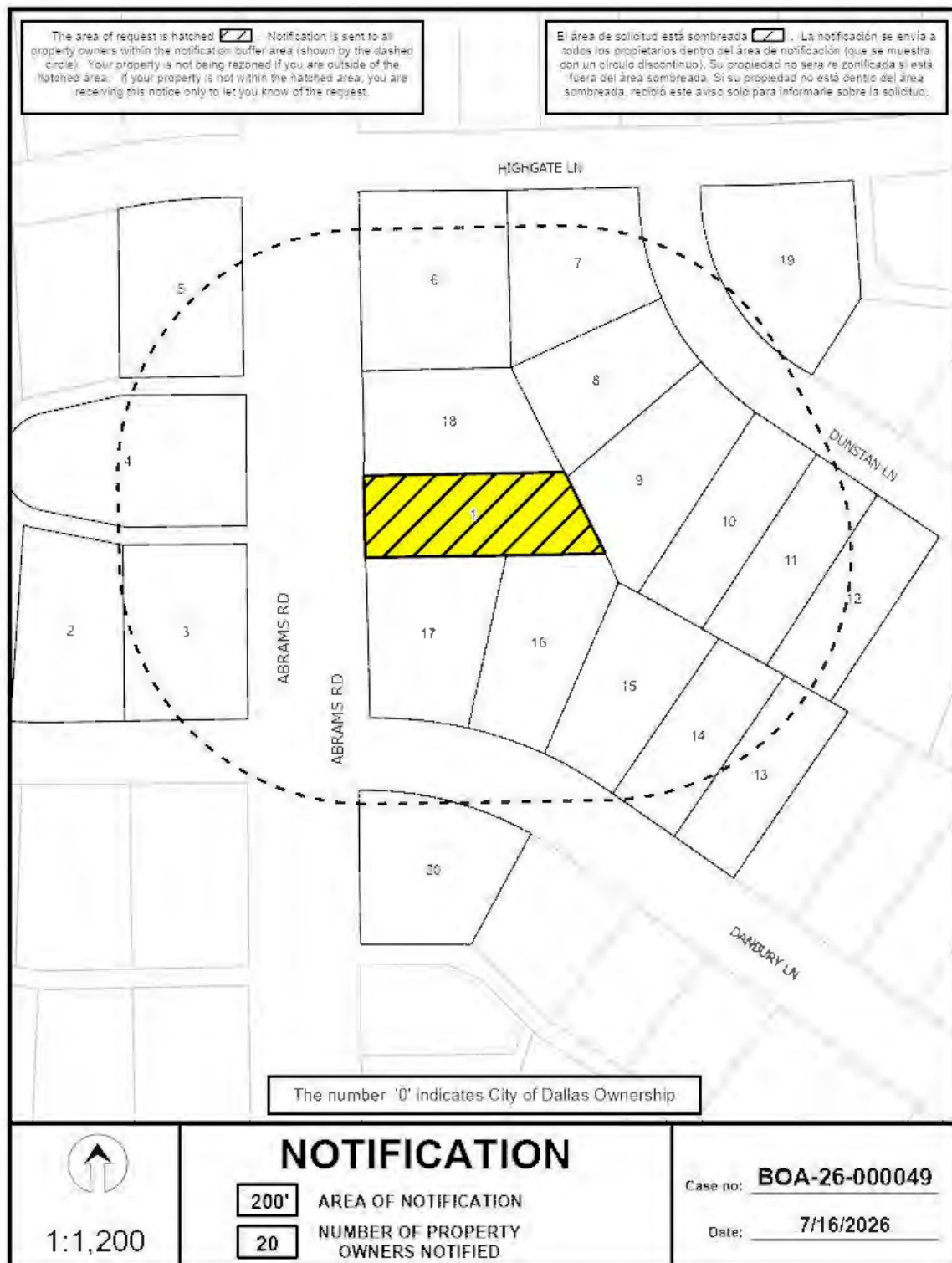
- 200 radius link: [BOA-26-000049 at 5014 Abrams](#)

Timeline:

- July 2, 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 30, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel C.
- July 13, 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 **July 24, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **August 7, 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.
- July 28, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **August** 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.







07/16/2026

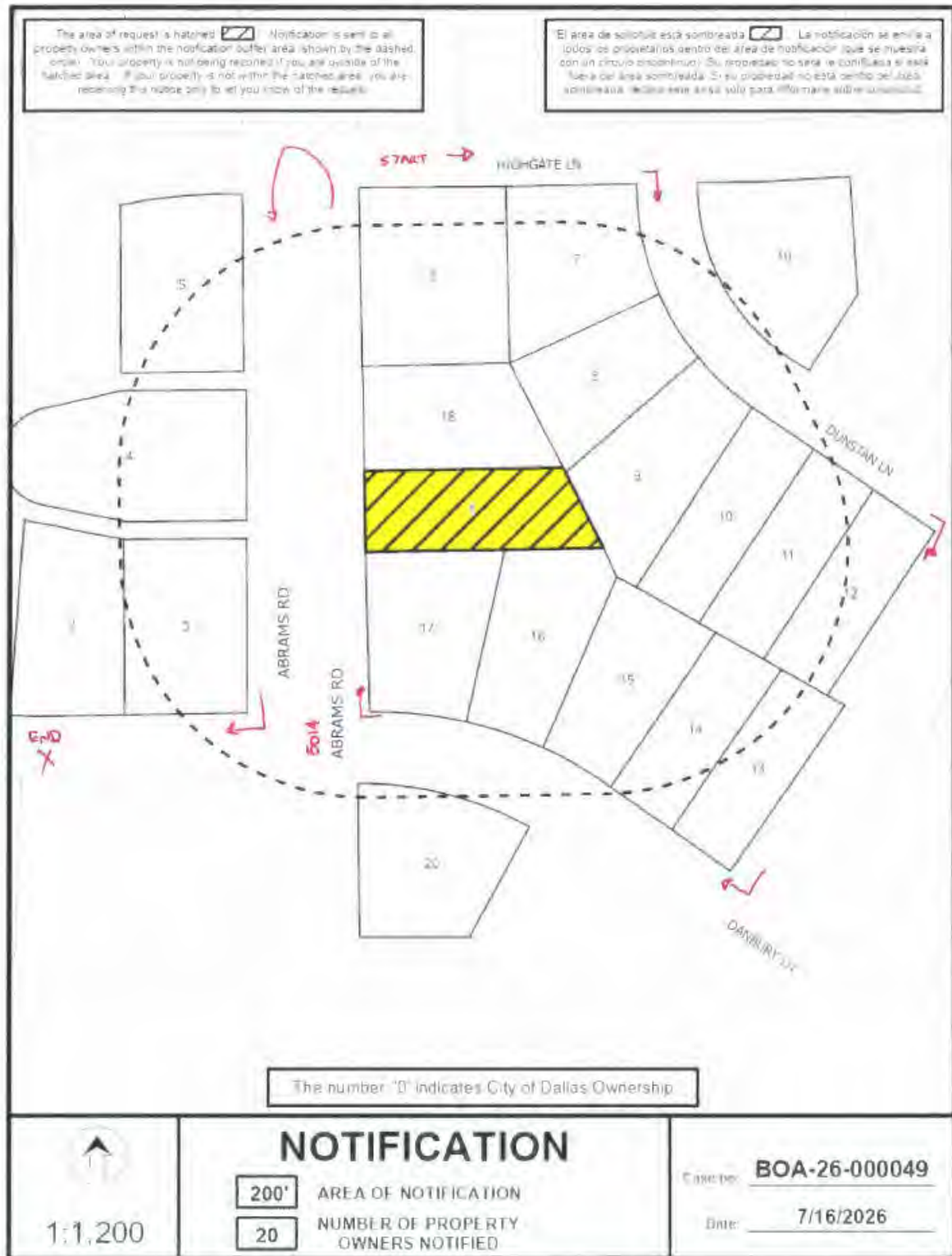
Notification List of Property Owners

BOA-26-000049

20 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5014 ABRAMS RD	TERRY JOSEPH D III &
2	6347 DANBURY LN	DAVIS THOMAS A & JULIE B
3	6355 DANBURY LN	HEATH ALLISON T
4	5017 ABRAMS RD	BALLEW GREGORY E & LISA H
5	6350 HIGHGATE LN	PAPATHANASIOU ELEN I
6	6406 HIGHGATE LN	GILLIGAN SEAN F
7	6414 HIGHGATE LN	GIFFORD HUGH W II
8	6410 DUNSTAN LN	SCHLENDER ALLISON J
9	6414 DUNSTAN LN	HAUSMAN ALAN M &
10	6418 DUNSTAN LN	6418 DUNSTAN LLC
11	6422 DUNSTAN LN	LEONARD KRISTINE
12	6428 DUNSTAN LN	MODY PURAV SHREYAS &
13	6427 DANBURY LN	FRIEND RANDOLPH M
14	6423 DANBURY LN	RYAN SPENCER JAY & SHELBY P
15	6417 DANBURY LN	TITO PROPERTIES LLC
16	6411 DANBURY LN	MUNVES STEPHANIE ANN &
17	6407 DANBURY LN	GRISHAM MILTON WAYNE
18	5018 ABRAMS RD	JOHN ELVIN &
19	6430 HIGHGATE LN	GOODWIN GARY &
20	6406 DANBURY LN	GOODNIGHT JAMES MICHAEL

200' Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B) will hold a hearing as follows:

DATE: MONDAY, AUGUST 17, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa081726>

HEARING: 1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa081726>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

BOA-26-000049(KMH) Application of Ryan Huston for (1) a variance to the floor area for structures accessory to single family use regulations at **5014 ABRAMS ROAD**. This property is more fully described as Block 6/5419, Lot 19, and is zoned R-7.5(A), which states that an accessory structure may not exceed 25 percent of the floor area of the main structure. The applicant proposes to construct and/or maintain a single-family residential accessory structure with 769.55 square feet of floor area (41.8% of the 1,840 square foot floor area of the main structure), which will require (1) a 309.55 square foot (17 percent) variance to the floor area for structures accessory to single family use regulations).

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAREPLY@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at **6ES Council Briefing**. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually must register online at <https://bit.ly/BDA-C-Register> by the 5 p.m. on Sunday, August 16, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall.

Speakers at the meeting are allowed a maximum of three minutes to address the Board.

Additional information regarding the application may be obtained by calling Dr. Kameka Miller-Hoskins, Chief Planner at (214) 948-4478, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning & Development Department
1500 Marilla Street 5CN Dallas TX 75201

PLEASE SEND REPLIES TO:

BDAREPLY@dallas.gov

Letters will be received until 9:00 am
the day of the hearing.

PLEASE REGISTER AT:

<https://bit.ly/BDA-C-Register>

File Date: 06/19/2026

Application Status: Plan Review

Assigned To: Diana Barkume

Description of Work: BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000049 BUILDING OFFICIAL'S REPORT: Application of Ryan Huston for (1) a variance to the floor area for structures accessory to single family use regulations at 5014 ABRAMS ROAD. This property is more fully described as Block 6/5419, Lot 19, and is zoned R-7.5(A), which states that an accessory structure may not exceed 25 percent of the floor area of the main structure. The applicant proposes to construct and/or maintain a single-family residential accessory structure with 769.55 square feet of floor area (41.8% of the 1,840 square foot floor area of the main structure), which will require (1) a 309.55 square foot (17 percent) variance to the floor area for structures accessory to single family use regulations. LOCATION: 5014 ABRAMS ROAD APPLICANT: RYAN HUSTON REQUEST: (1) A variance to the floor area for structures accessory to single family 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
	BOA Packet_application...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	06/19/2026
	AbramstaxCert.pdf	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	06/19/2026
	AbramsWarrantydeed.pdf	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	06/19/2026
	AbramstaxCert.pdf	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	06/19/2026
	5014platt.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	06/19/2026
	5014platt.pdf	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	06/19/2026
	260513_5014 Abrams Rd ...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	06/19/2026
	5014platt.pdf	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	06/19/2026
	AbramsLien.pdf	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	06/19/2026
	BOA-26-000049_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/16/2026
	BOA26000049n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/16/2026
	BOA-26-000049_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/16/2026
	BOA26000049z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/16/2026
	BOA26000049a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/16/2026
	BOA26000049mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/16/2026
	BOA-26-000049_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	07/16/2026

Show all

Address: 5014 ABRAMS RD, Dallas, TX 75214

Owner Name: TERRY JOSEPH D III &

Owner Address: 5014 ABRAMS RD, CHICKI HELD, DALLAS, TEXAS 752142213

Parcel No: 00000395062000000

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	RYAN HUSTON	ESTATE BUILDERS	Applicant	Mailing, 4849 Greenvi...	Active
	TERRY JOSEPH D III &	TERRY JOSEPH D ...	Property Owner	Mailing, 5014 Abrams R...	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-7.5(A)	19	0.27
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?
6/5419	11761	1
Land Use	Is the property platted?	Status of Project

single family	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
06/19/2026		-
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		
Residential Building- John Forbes		

Internal Use Only

Source of Request	Fee Waiver Granted	Number of Parking Spaces
In Review - Residential		-
Lot Acreage		
0.27		

PDox Information

PDox Number
[252751](#)

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	Floor area of the main structure	Single Family/Duplex Variance or Special Exception	exceeding floor area of main-referred by residential team	Variance to maximum square footage for accessory structure under 25% of main house limit	Variance for square footage	

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	66

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to construct and/or maintain a single-family residential accessory structure with 769.55 square feet of floor area (41.8% of the 1840 square foot floor area of the main structure), which will require a 309.55 square foot variance to the floor area ratio regulations.	variance to the floor area ratio regulations	an accessory structure may not exceed 25% of the floor area of the main structure	NA	No	referred to the board-in review

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	Mary Williams	Diana Barkume			floor area Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				14.72	9-Paula Blackmon			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Diana Barkume	Intake Complete	07/02/2026	Accela Administ...
GIS AOR Review	Elham Elbadawi	Review Complete	07/16/2026	Elham Elbadawi
Case Assignment	Kameka Miller-H...	Case Manager...	07/20/2026	Kameka Miller-H...
Site Inspection		Site Inspect...	07/20/2026	Kameka Miller-H...
Plans Distribution		Accepted - P...	07/20/2026	Kameka Miller-H...
Subdivision Review		Not Required	07/20/2026	Kameka Miller-H...
Q Team Review		Not Required	07/20/2026	Kameka Miller-H...
Arborist Review		Not Required	07/20/2026	Kameka Miller-H...

Task	Assigned To	Status	Status Date	Action By
Building Code Review		Not Required	07/20/2026	Kameka Miller-H...
Zoning Review		Not Required	07/20/2026	Kameka Miller-H...
Electrical Review		Not Required	07/20/2026	Kameka Miller-H...
Eng Water and Wastewat...		Not Required	07/20/2026	Kameka Miller-H...
Historic Preservation ...		Not Required	07/20/2026	Kameka Miller-H...
Eng Paving and Drainag...		Not Required	07/20/2026	Kameka Miller-H...
Eng Flood Plain Review		Not Required	07/20/2026	Kameka Miller-H...
Board of Adjustment Re...		Approved	07/20/2026	Kameka Miller-H...
Conservation Review		Not Required	07/20/2026	Kameka Miller-H...
Traffic Review		Not Required	07/20/2026	Kameka Miller-H...
GIS Review		Not Required	07/20/2026	Kameka Miller-H...
Residential Team Review		Not Required	07/20/2026	Kameka Miller-H...
Signs Review		Not Required	07/20/2026	Kameka Miller-H...
Plans Coordination		Review Complete	07/20/2026	Kameka Miller-H...
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	06/19/2026	Notice	
	General Facts/Staff An...	This will display in t...	Applied	06/19/2026	Notice	
	Land Use	This will display in t...	Applied	06/19/2026	Notice	
	Staff Recommendation	Staff Recommendation	Applied	06/19/2026	Notice	
	Standard of Review	This will display in t...	Applied	06/19/2026	Notice	
	Timeline	This will display in t...	Applied	06/19/2026	Notice	
	Zoning	This will display in t...	Applied	06/19/2026	Notice	

Application Comments:	View ID	Comment	Date
-----------------------	---------	---------	------

Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
	Site Visit Inspection	08/03/2026		Scheduled	Scheduled via Script
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments

BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: **JOHN FORBES**

Date: 5-27-2026

Department:

Phone/Email: 214-948-4279/JOHN.FORBES@DALLAS.GOV

Manager signature: **Mayra Mcneely**

Consulted with:

☒ Applicant

☐ Representative

☐ Owner

Name: **Ryan Huston**

Phone/Email: (214) 543-4959/Estatebuildersdfw@gmail.com

Property Information

Address: **5014 Abrams3 Dallas, Tx, 75214**

Lot: **19**

City Block: **6/5419**

Zoning Classification: **R-7.5(A)**

Issues that require Board action **accessory structure exceeding 25% of main.**

List the City of Dallas Development Code(s) this project is non-compliant with:

Check all that apply: ☒ **Variance** ☐ **Special Exception**

☐ Yard setback

☐ Lot Width

☐ Lot Depth

☐ Lot coverage

☒ Floor area for accessory structures for single-family uses

☐ Height

☐ Minimum width of sidewalk

☐ Off-street parking

☐ Off-street loading

☐ Landscape regulations

☐ fence height and/or standards

☐ Visibility triangle obstructions

☐ Parking demand

☐ Additional dwelling unit (not for rent) ☐ Accessory dwelling unit (for rent)

☐ Carport

☐ Non-conforming use or structure

☐ Administrative Official Appeal

☒ Other: Exceeding the main structure of 25%.

Description:

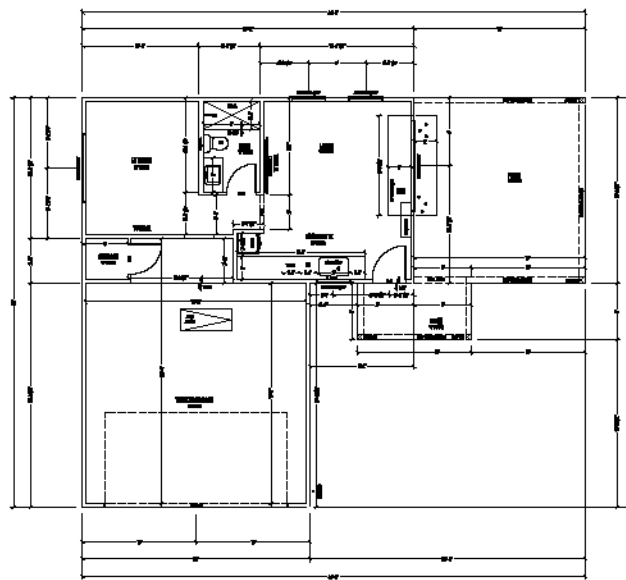
**Main structure is 1840sf and proposed accessory structure is 769.55sf which exceeds the 25% allowed.
Main- 1840sf w/25% of 460sf
Accessory- 769.55sf excluding the parking area.**

Alternative resolutions discussed/offered:

Reduce accessory size.

SCALE: 1/8" = 1'-0"

0 4' 8' 12'



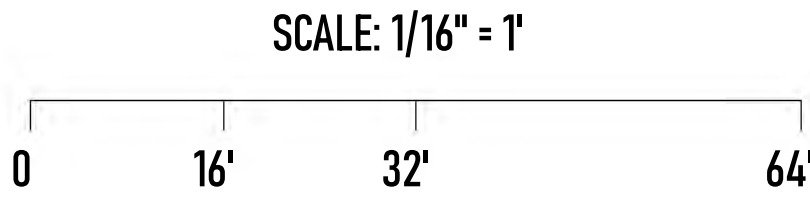
Room	11	12'0" x 12'0"	144.00 sq. ft.
Room	10	12'0" x 12'0"	144.00 sq. ft.
Room	9	12'0" x 12'0"	144.00 sq. ft.
Room	8	12'0" x 12'0"	144.00 sq. ft.
Room	7	12'0" x 12'0"	144.00 sq. ft.
Room	6	12'0" x 12'0"	144.00 sq. ft.
Room	5	12'0" x 12'0"	144.00 sq. ft.
Room	4	12'0" x 12'0"	144.00 sq. ft.
Room	3	12'0" x 12'0"	144.00 sq. ft.
Room	2	12'0" x 12'0"	144.00 sq. ft.
Room	1	12'0" x 12'0"	144.00 sq. ft.

5104 ARDANS RD
FLOORPLAN

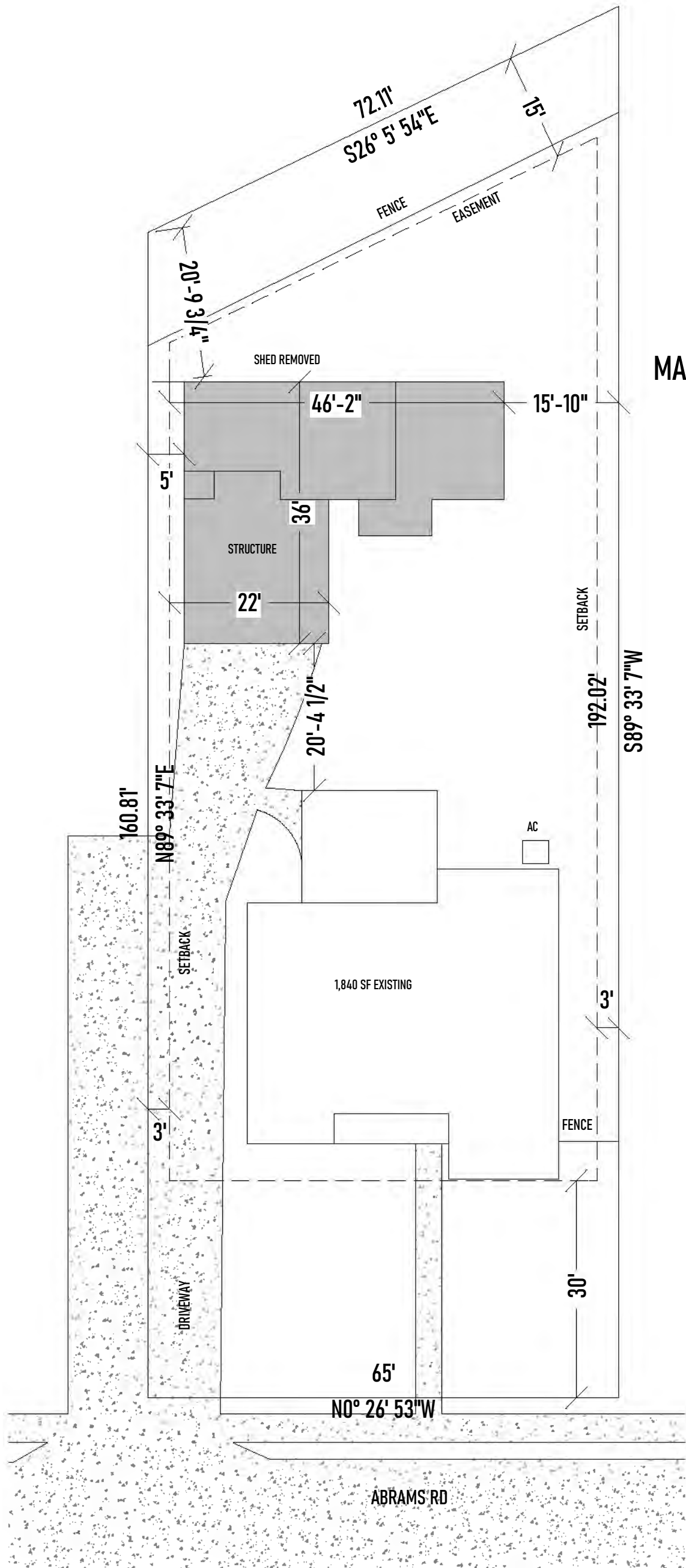
RAPID
DESIGNS
ARCHITECTS

A2.00

5014 ABRAMS RD



NOTE: PROPERTY BOUNDARY RECONSTRUCTED FROM SURVEY (VERIFY)



MAIN HOUSE: 1,498 SQFT MAIN HOUSE +345 SQFT OF COVERED PATIO/ PORCHES= 1,840 SQFT

SHEET INDEX

TOTAL FOOTAGES	SHEET NAME	SHEET NO.
TOTAL LIVING: 423 SF	SITE PLAN	A1.00
PATIO: 294 SF	FLOORPLAN	A2.00
GARAGE: 446 SF	ELECTRICAL LAYOUT	A3.00
TOTAL SLAB: 1,163 SF	ELEVATIONS	A4.00
	ROOF LINES	A5.00
	SLAB LAYOUT	S1.00
	QUANTITIES	Q1.00

5014 ABRAMS RD

SITE PLAN

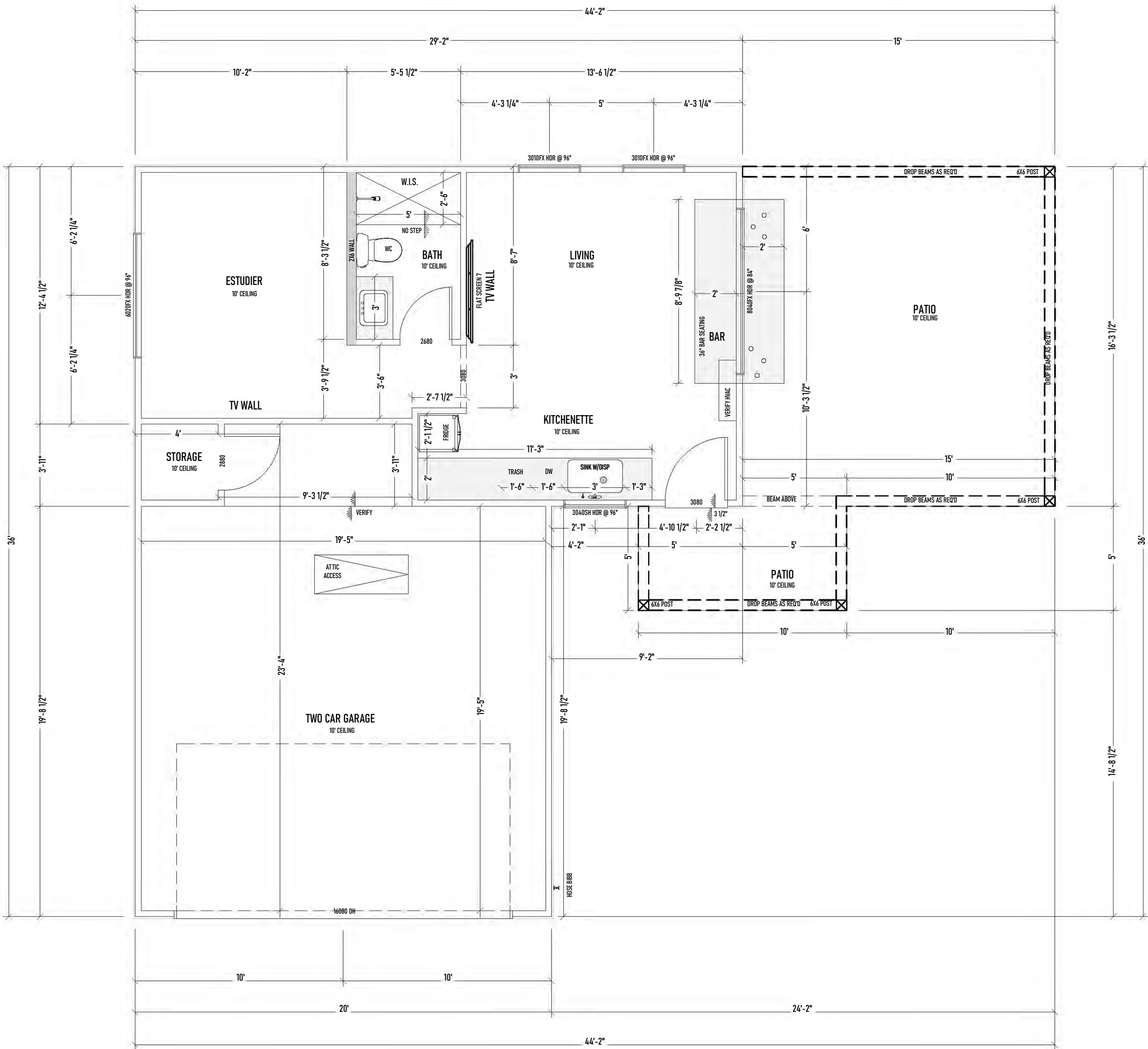
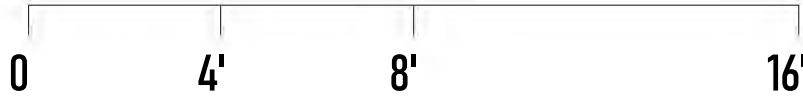
DRAWN BY:


RAPID
DESIGNS
WWW.RAPIDARCHITECTURAL.COM

SHEET:

A1.00

SCALE: 1/4" = 1'



Roofing		
> R1	SHINGLE ROOF AREA	1496.32 sq ft
Windows		
> W1	3010FX HDR @ 96"	2
W2	3040SH HDR @ 96"	1
W3	6020FX HDR @ 96"	1
W4	8040FX HDR @ 84"	1
Doors		
D1	16080 Garage-Door	1
D2	2680 R	1
D3	2880 L	1
D4	3080 R Inswing Ext. Hinged-Door	1

5014 ABRAMS RD

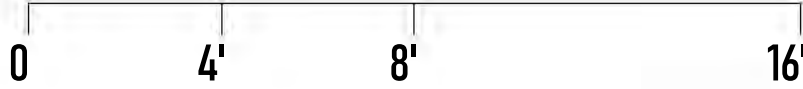
FLOORPLAN



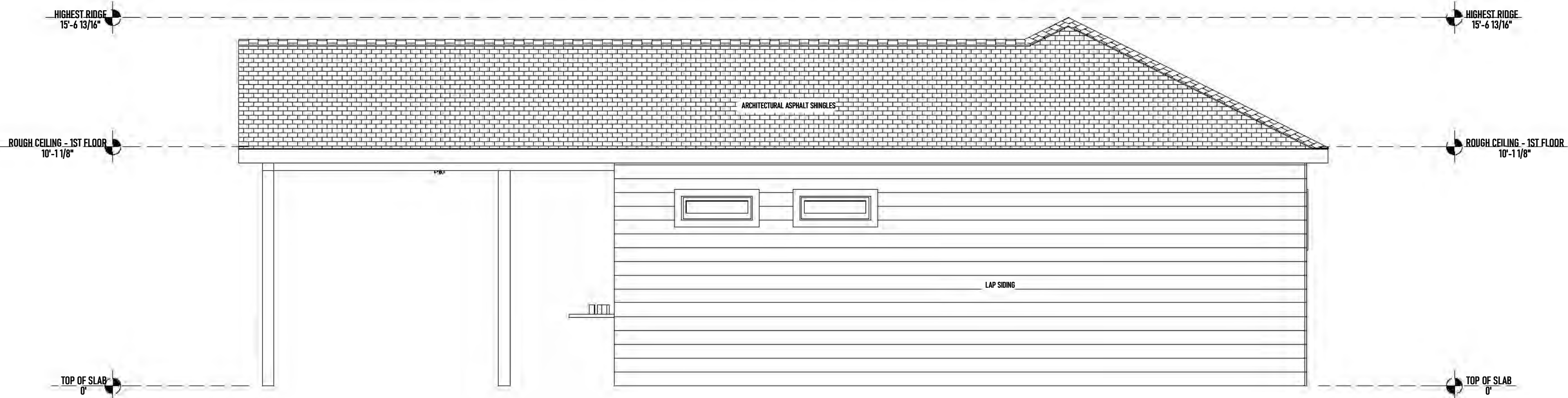
WWW.RAPIDARCHITECTURAL.COM

SHEET:
A2.00

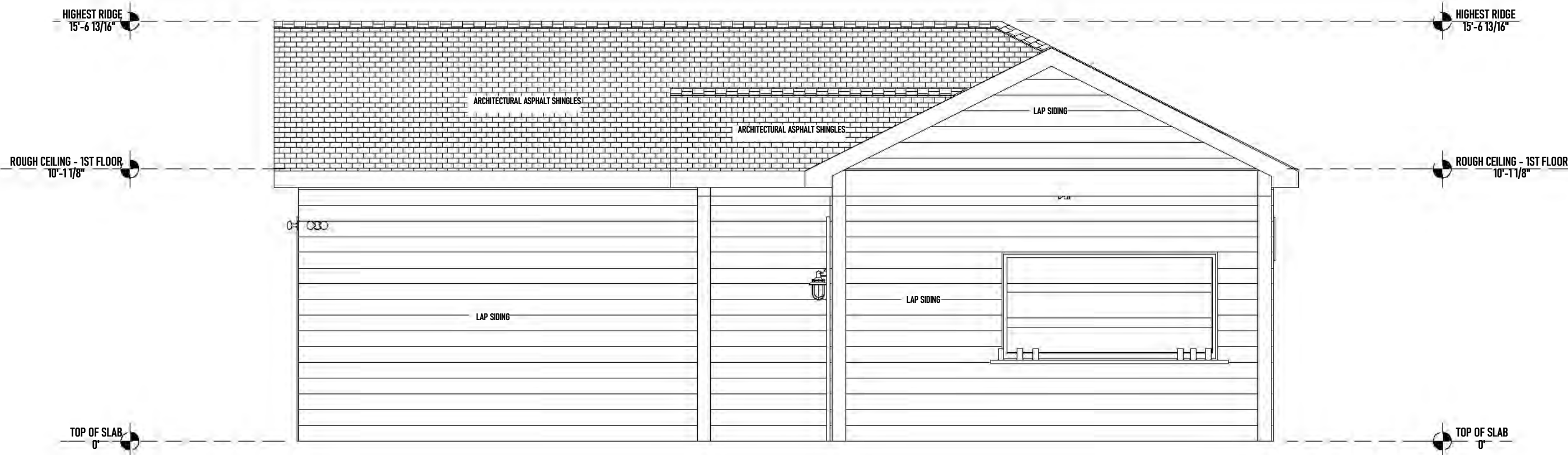
SCALE: 1/4" = 1'



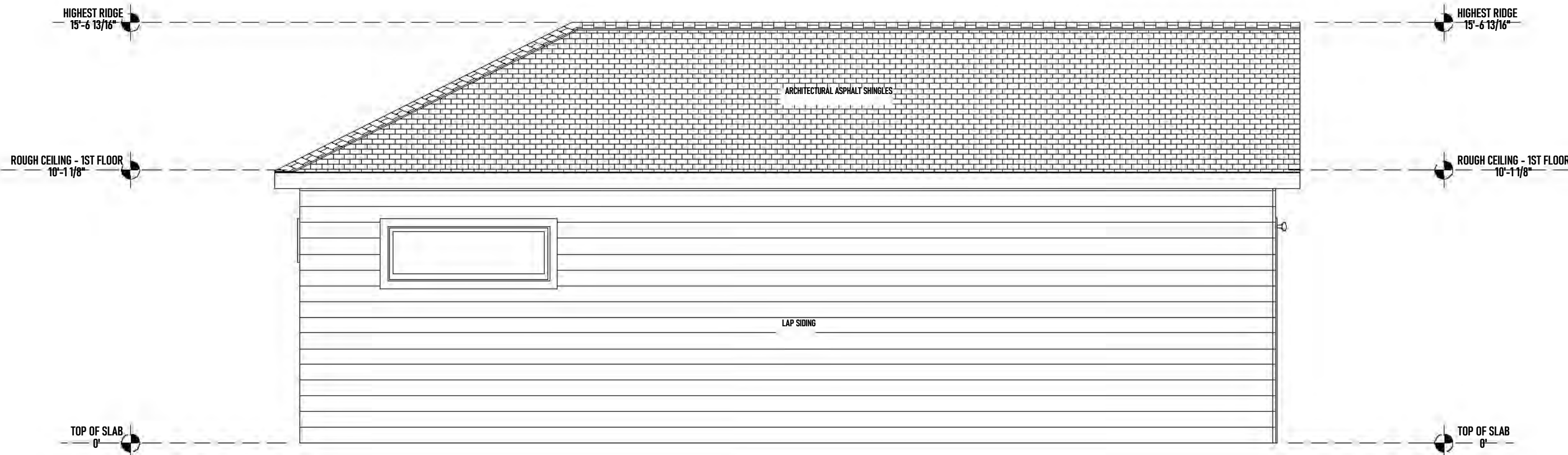
FRONT



REAR

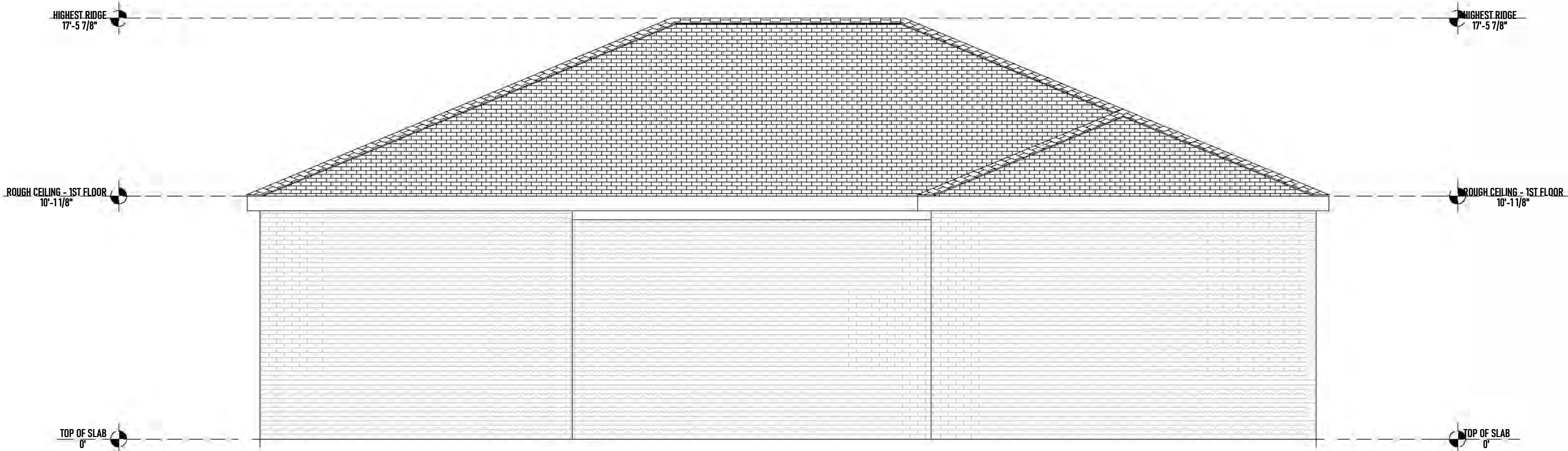


RIGHT



LEFT

MAIN HOUSE: 1,498 SQFT MAIN HOUSE +345 SQFT OF COVERED PATIO/ PORCHES= 1,840 SQFT



EXISTING HOUSE

5014 ABRAMS RD

ELEVATIONS

RAPID
DESIGNS



WWW.RAPIDARCHITECTURAL.COM

DRAWN BY:

SHEET:

A4.00



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 26-2503A

Item #: 4.

AGENDA DATE: August 17, 2026
PANEL: C
COUNCIL DISTRICT(S): 2
DEPARTMENT: Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Jojo Anaya for (1) a variance to the front yard setback regulations at 5005 DENTON DRIVE. This property is more fully described as Block J/2325, Lot 1, and is zoned PD-193 (R-7.5 Subdistrict), which requires a front yard setback of 25 feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front yard setback along Maple Springs Boulevard, which will require (1) a 20-foot variance to the front yard setback regulations.

Location: 5005 DENTON DRIVE

Applicant: Jojo Anaya

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): (1) a variance to the front yard setback regulations

Staff Recommendation: Approval.

BOA-26-000052

FILE NUMBER: BOA-26-000052(CC)

BUILDING OFFICIAL'S REPORT: Application of Jojo Anaya for **(1)** a variance to the front yard setback regulations at **5005 DENTON DRIVE**. This property is more fully described as Block J/2325, Lot 1, and is zoned PD-193 (R-7.5 Subdistrict), which requires a front yard setback of 25 feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front yard setback along Maple Springs Boulevard, which will require **(1)** a 20-foot variance to the front yard setback regulations.

LOCATION: 5005 Denton Avenue

APPLICANT: Jojo Anaya

REQUEST:

(1) a variance to the front 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 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. It is necessary to permit development of this specific parcel of land that differs from other parcels of land by being a restrictive area, shape, or slope. The subject site is restrictive in shape and buildable area, but not slope. The property is an irregularly shaped corner lot that tapers significantly toward the intersection, creating a nonstandard building envelope that differs from the surrounding rectangular lots within the R-7.5 zoning district. Furthermore, the continuity provisions of the Dallas Development Code require front-yard setbacks along both street frontages, further limiting the buildable area of the site. As a result, the subject property cannot be reasonably developed in a manner commensurate with other parcels in the same zoning district without the requested variance.
- C. Not self-created or personal hardship.

BACKGROUND INFORMATION:

Zoning:

Site: PD-193 (R-7.5) Subdistrict
North: PD-193 (R-7.5) Subdistrict
East: PD-193 (R-7.5) Subdistrict
South: PD-193 (R-7.5) Subdistrict
West: PD-193 (R-7.5) Subdistrict

Land Use:

The subject site is undeveloped; the surrounding properties contain single-family residential uses.

BDA History:

BDA201-111 – Panel C approved a 21-foot 6-inch variance to the front yard setback regulations.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jojo Anaya for the property located at 5005 Denton Drive focuses on one request relating to the 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 Maple Springs Boulevard, which will require a 20-foot variance to the front yard setback regulations.
- Having two frontages, the site is subject to more restrictive setback requirements as compared to adjacent properties. The property also differs in shape, which creates unique development challenges not shared by others.
- *The subject site lot information:*
 - o Lot size: 7,953 square feet
 - o Buildable are without variance: 2,865 square feet
 - o Buildable area with variance: 5,157 square feet
 - o Lot coverage: 39 percent proposed
 - o Lot Coverage 45 percent max allowed
- The subject site did not obtain a permit within 180 days of approval. Consequently, this request is being made. For reference Section 51A-4.703(d)(6) states: *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.*
- The applicant has the burden of proof in establishing the following:
 1. That granting the variance to the front 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:

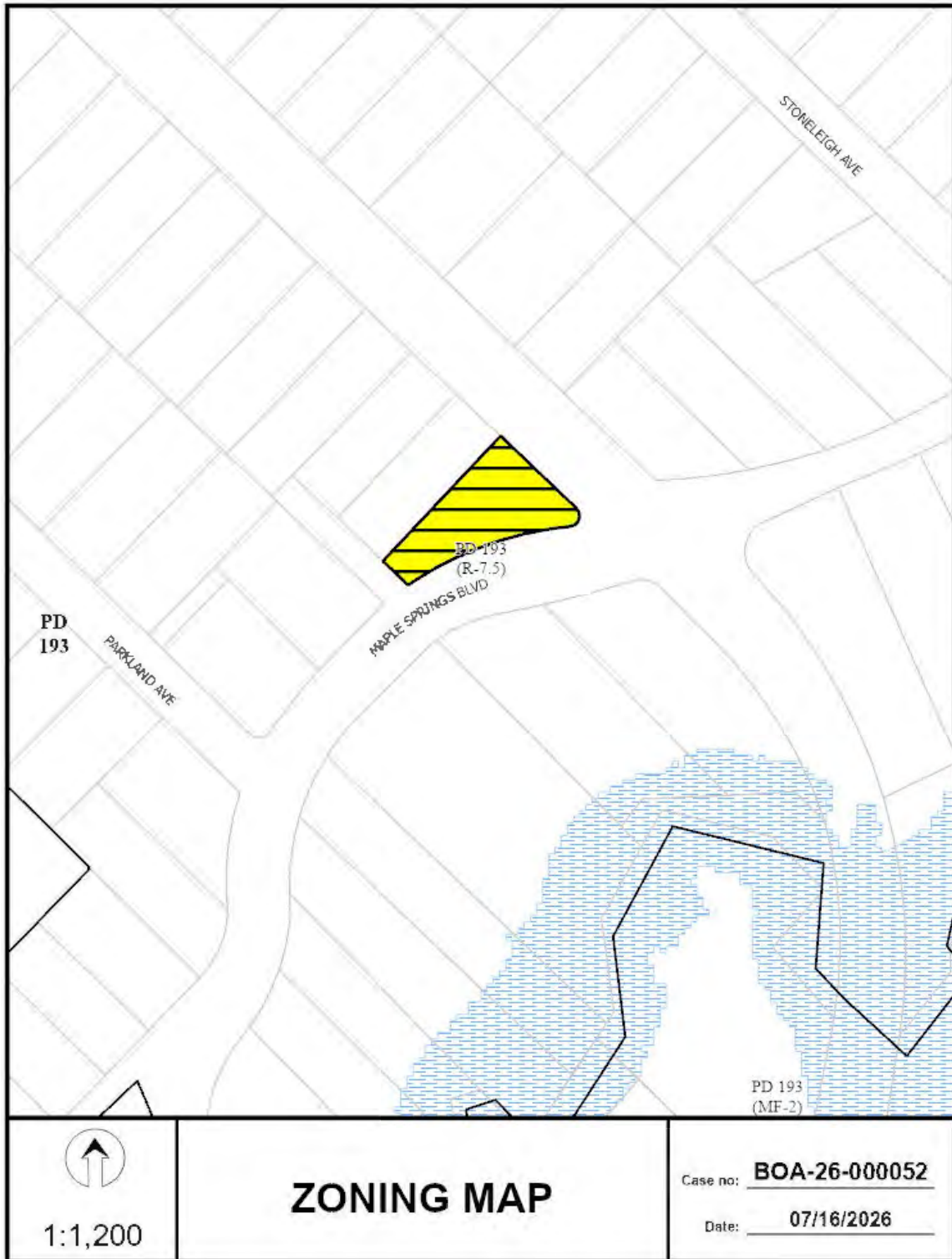
- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

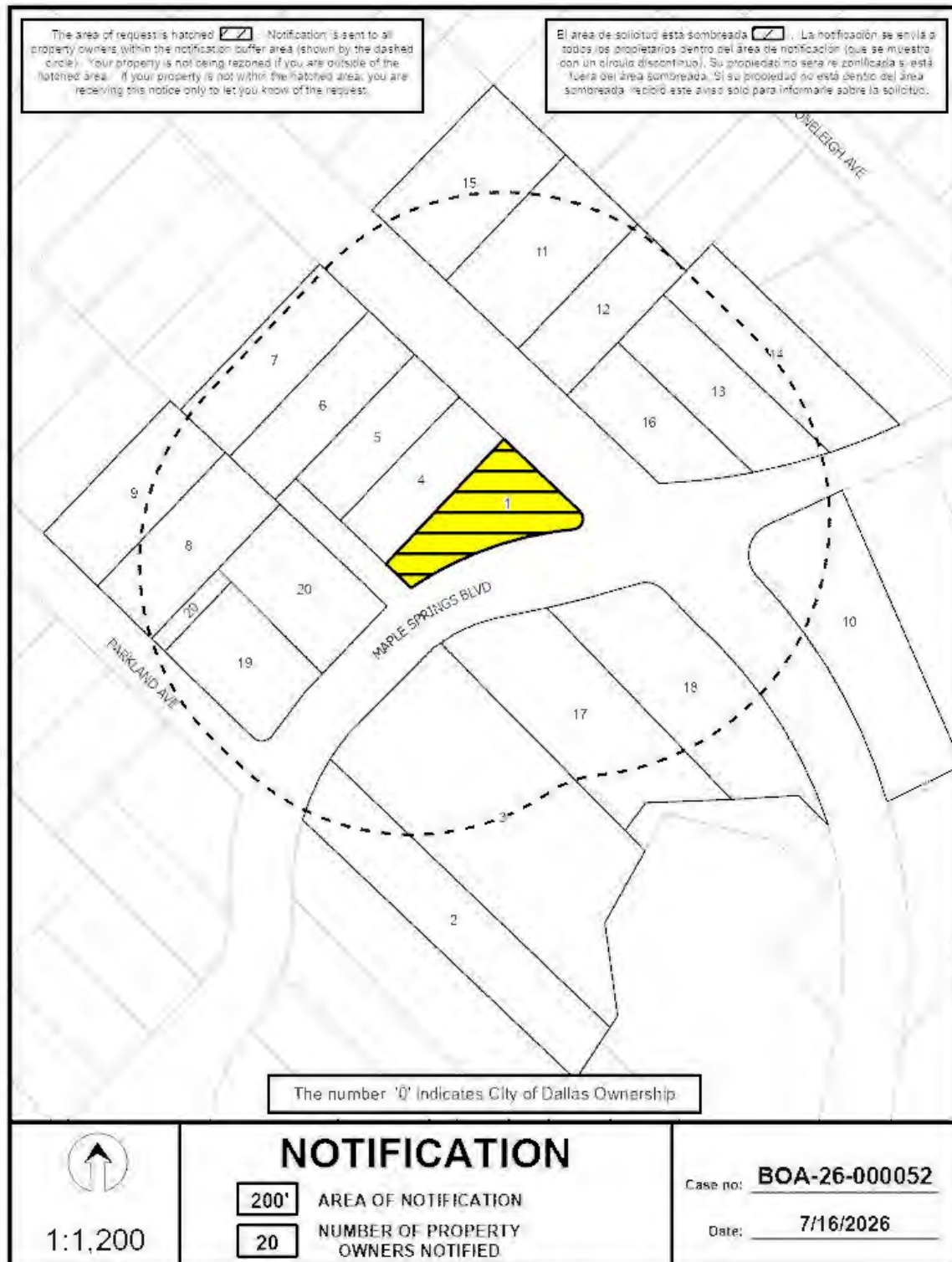
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.
- Granting the variance to the front 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 foot radius link: [BOA-26-000052 at 5005 Denton](#)

Timeline:

- July 2, 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 30, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel C.
- July 13, 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 **July 24, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **August 7, 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.
- July 28, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **August** 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.







07/16/2026

Notification List of Property Owners

BOA-26-000052

20 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5005 DENTON DR	PAISANO REDI MIX INC
2	2628 MAPLE SPRINGS BLVD	S23 INVESTMENT INC
3	2706 MAPLE SPRINGS BLVD	MORROW JAMES C
4	5009 DENTON DR	TERRACINA JOHN J
5	5013 DENTON DR	RUBIO REVOCABLE TRUST THE
6	5017 DENTON DR	CLEAVENGER BLAKE D
7	5019 DENTON DR	GRANT STUART T
8	5012 PARKLAND AVE	DIAZ JULIO
9	5014 PARKLAND AVE	RAY JAMES P
10	2808 MAPLE SPRINGS BLVD	BEGNOCHE GREGORY
11	5016 DENTON DR	GAUNTT ANTHONY A &
12	5012 DENTON DR	COTTIERBUCCO MARIANA &
13	2807 MAPLE SPRINGS BLVD	TRAVERS TONI
14	2811 MAPLE SPRINGS BLVD	NICE INVESTMENTS LLC
15	5024 DENTON DR	Taxpayer at
16	2803 MAPLE SPRINGS BLVD	Taxpayer at
17	2718 MAPLE SPRINGS BLVD	BUISIER MOHAMAD S &
18	2724 MAPLE SPRINGS BLVD	DIX CHARLES T
19	2705 MAPLE SPRINGS BLVD	VECELLIO CONSTANCE M
20	2709 MAPLE SPRINGS BLVD	GONZALEZ JUAN

200' Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C) will hold a hearing as follows:

DATE: MONDAY, AUGUST 17, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa081726>

HEARING: 1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa081726>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

BOA-26-000052(KMH) Application of Jojo Anaya for (1) a variance to the front yard setback regulations at **5005 DENTON DRIVE**. This property is more fully described as Block J/2325, Lot 1, and is zoned PD-193 (R-7.5 Subdistrict), which requires a front yard setback of 25 feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front yard setback along Maple Springs Boulevard, which will require (1) a 20-foot variance to the front yard setback regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am, the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for supporting or opposing the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at **6ES Council Briefing**. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually must register online at <https://bit.ly/BDA-C-Register> by the 5 p.m. on Sunday, August 16, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall).

Speakers at the meeting are allowed a maximum of three minutes to address the Board.

Additional information regarding the application may be obtained by calling Bryant Thompson, Chief Planner at (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am
the day of the hearing.
PLEASE REGISTER AT:
<https://bit.ly/BDA-C-Register>

BOA-26-000052

Menu Reports Help

File Date: [06/25/2026](#)

Application Status: [Plan Review](#)

Assigned To: [Kameka Miller-Hoskins](#)

Description of Work: [BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000052 BUILDING OFFICIAL'S REPORT: Application of Jojo Anaya for \(1\) a variance to the front yard setback regulations at 5005 DENTON DRIVE. This property is more fully described as Block J/2325, Lot 1, and is zoned PD-193 \(R-7.5 Subdistrict\), which requires a front yard setback of 25 feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front yard setback along Maple Springs Boulevard, which will require \(1\) a 20-foot variance to the front yard setback regulations. LOCATION: 5005 DENTON DRIVE APPLICANT: Jojo Anaya REQUEST: \(1\) A 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
	Affidavit.pdf	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	06/25/2026
	Tax Certificate.pdf	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	06/25/2026
	Certified Warranty Dee...	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	06/25/2026
	Site Plat Map.pdf	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	06/25/2026
	Zoning Map.pdf	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	06/25/2026
	Proposed Plans.pdf	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	06/25/2026
	Plat.pdf	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	06/25/2026
	Liens Information.pdf	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	06/25/2026
	Application.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	06/25/2026
	EJS Certificate .pdf	BLDG_BDA	List of Partner...		application/pdf	Uploaded	06/25/2026
	Original Document EJS.pdf	BLDG_BDA	List of Partner...		application/pdf	Uploaded	06/25/2026
	Posting of Notificatio...	BLDG_BDA	Affidavit - Sig...		application/pdf	Uploaded	06/25/2026
	Renderings.pdf	BLDG_BDA	Other Support D...		application/pdf	Uploaded	06/25/2026
	Release of Lien Record...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	06/29/2026
	BOA-26-000052 Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	07/16/2026
	BOA-26-000052 report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/16/2026
	BOA-26-000052 labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/16/2026
	BOA26000052a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/16/2026
	BOA26000052mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/16/2026
	BOA26000052n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/16/2026
	BOA26000052z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/16/2026
	Show all						

Address: [5005 DENTON DR, Dallas, TX 75235](#)

Owner Name:

Owner Address:

Parcel No: [00000211528000000](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Jojo Anaya	XHO Projects	Applicant	Mailing, 5225 Maple Av...	Active
	Ronnell Johnson	EJS Solution Se...	Property Owner	Mailing, 1012 Broken C...	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)
PD	1	0.18
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?
J/2325	7840	2
Land Use	Is the property platted?	Status of Project
residential	Yes	Proposed
Status of Property	Previous Board of Adjustment case filed on this property	Accommodation for someone with disabilities
Vacant Land	Yes	No
File Date	Seleccione si necesitara un interprete	Case Number
-		BDA201-111
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		
0.18		

PDox Information
PDox Number
252756

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	corner lot-Variance to front yard setback along Maple Springs PD 193 (R-7.5)			

Street Frontage Information	
Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	89.5
Side	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, which will require a 20-foot variance to the front yard setback regulations along Maple Springs Blvd.	variance to the front yard setback regulations	requires a 25-ft front yard setback to be provided	Yes-BDA201-111- Variance to Yes FY-approved panel C	Yes-BDA201-111-	Variance to Yes FY-approved panel C	

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	Mary Williams	Diana Barkume		Front yard setback along Maple Springs	Scheduled		

GIS Information									
Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain	
				22.67	2-Jesse Moreno				

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake	Diana Barkume	Intake Complete	07/02/2026	Accela Administ...
	GIS AOR Review	Elham Elbadawi	Review Complete	07/16/2026	Elham Elbadawi
	Case Assignment	Kameka Miller-H...	Case Manager...	07/20/2026	Kameka Miller-H...

Task	Assigned To	Status	Status Date	Action By
Site Inspection		Site Inspect...	07/20/2026	Kameka Miller-H...
Plans Distribution		Accepted - P...	07/20/2026	Kameka Miller-H...
Subdivision Review		Not Required	07/20/2026	Kameka Miller-H...
Q Team Review		Not Required	07/20/2026	Kameka Miller-H...
Arborist Review		Not Required	07/20/2026	Kameka Miller-H...
Building Code Review		Not Required	07/20/2026	Kameka Miller-H...
Zoning Review		Not Required	07/20/2026	Kameka Miller-H...
Electrical Review		Not Required	07/20/2026	Kameka Miller-H...
Eng Water and Wastewat...		Not Required	07/20/2026	Kameka Miller-H...
Historic Preservation...		Not Required	07/20/2026	Kameka Miller-H...
Eng Paving and Drainag...		Not Required	07/20/2026	Kameka Miller-H...
Eng Flood Plain Review		Not Required	07/20/2026	Kameka Miller-H...
Board of Adjustment Re...		Approved	07/20/2026	Kameka Miller-H...
Conservation Review		Not Required	07/20/2026	Kameka Miller-H...
Traffic Review		Not Required	07/20/2026	Kameka Miller-H...
GIS Review		Not Required	07/20/2026	Kameka Miller-H...
Residential Team Review		Not Required	07/20/2026	Kameka Miller-H...
Signs Review		Not Required	07/20/2026	Kameka Miller-H...
Plans Coordination		Review Complete	07/20/2026	Kameka Miller-H...
Board of Adjustment He...				
Two-Year Waiver Period				

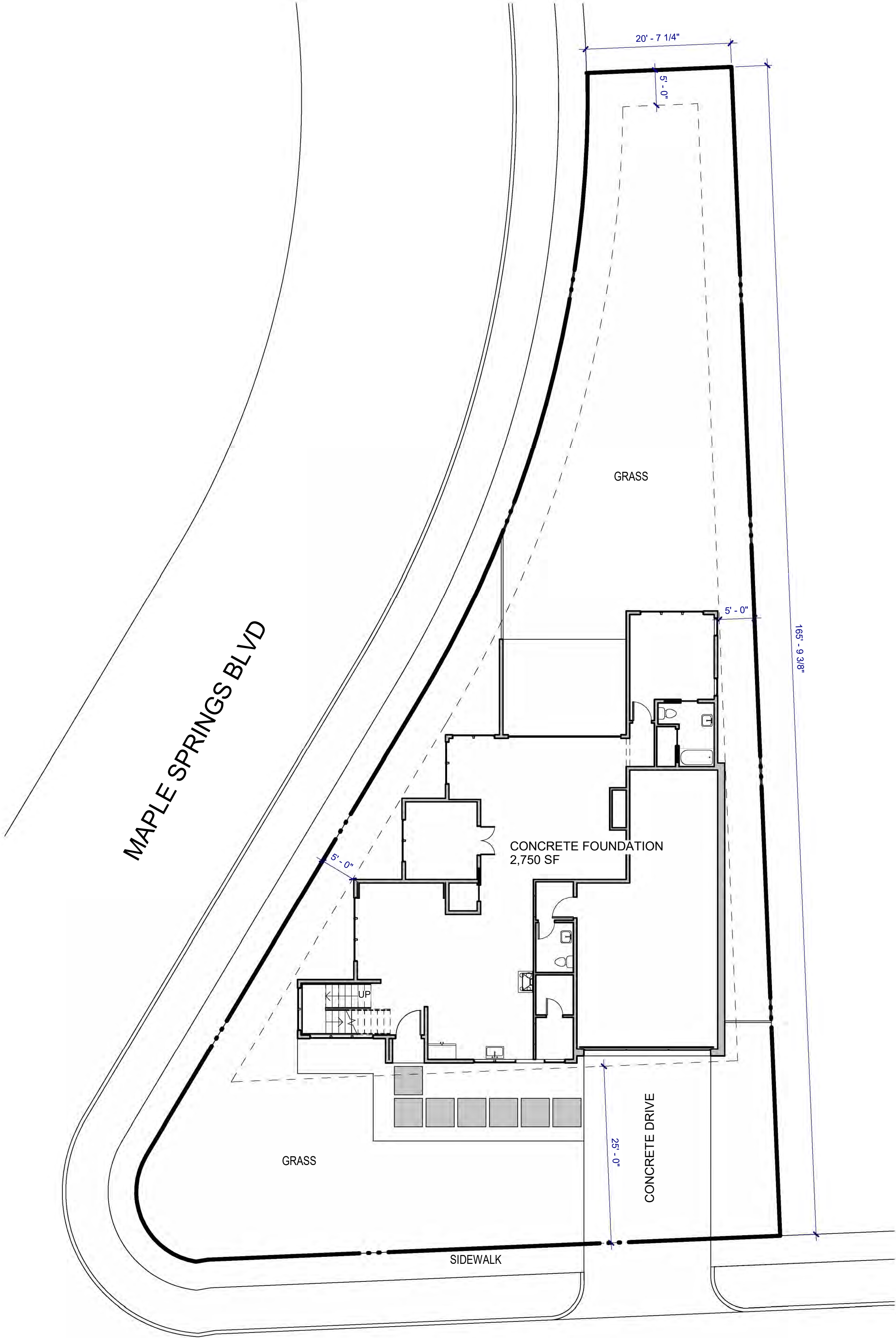
Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	BOA History	This will display in t...	Applied	06/25/2026	Notice	
	General Facts/Staff An...	This will display in t...	Applied	06/25/2026	Notice	
	Land Use	This will display in t...	Applied	06/25/2026	Notice	
	Staff Recommendation	Staff Recommendation	Applied	06/25/2026	Notice	
	Standard of Review	This will display in t...	Applied	06/25/2026	Notice	
	Timeline	This will display in t...	Applied	06/25/2026	Notice	
	Zoning	This will display in t...	Applied	06/25/2026	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	08/03/2026		Scheduled	Scheduled via Script

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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5005 DENTON DRIVE
DALLAS, TX 75235

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

No.	Description	Date
1	DESIGN DEVELOPMENT	05-26-2026

RYAN JACOBSON
DESIGN LLC

SINGLE FAMILY

SITE & DRAINAGE PLAN

Project number DENTON DR
Date 05/26/2026

A01.00

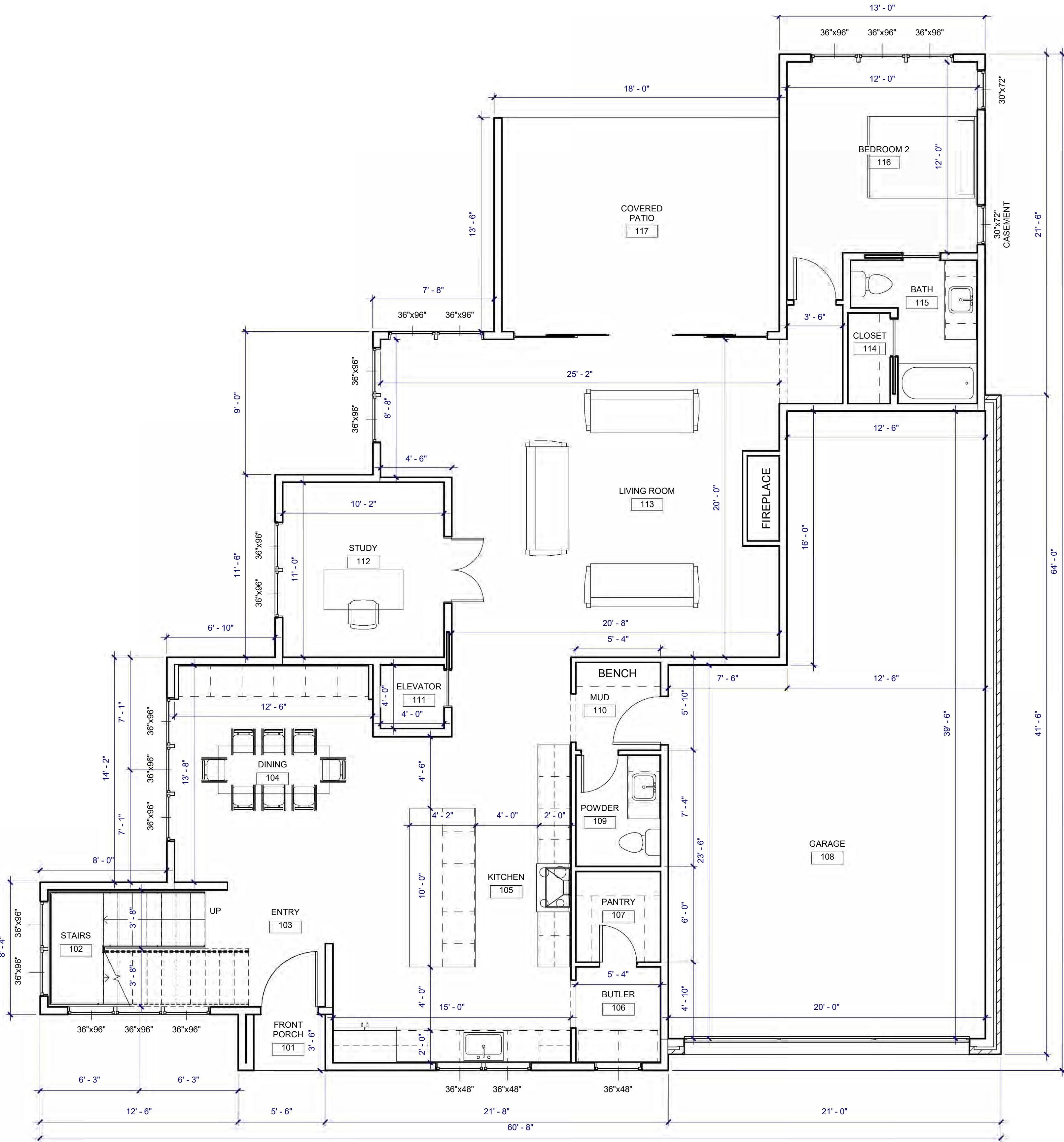
Scale 1" = 10'-0"

Window Schedule			
Mark	Type	Sill Height	Head Height

102A	36" x 96"	0"	8' - 0"
102B	36" x 96"	0"	8' - 0"
212AA	36" x 96"	0"	8' - 0"
212AAA	36" x 96"	0"	8' - 0"
212BB	36" x 96"	0"	8' - 0"
212BBB	36" x 96"	0"	8' - 0"
212C	36" x 60"	3' - 0"	8' - 0"
212CC	96" x 36"	5' - 0"	8' - 0"
212CCC	36" x 96"	0"	8' - 0"
212D	36" x 96"	0"	8' - 0"
212DD	96" x 36"	5' - 0"	8' - 0"
212DDD	36" x 96"	0"	8' - 0"
212E	36" x 96"	0"	8' - 0"
212F	36" x 96"	0"	8' - 0"
212FFF	36" x 96"	0"	8' - 0"
212GG	36" x 96"	0"	8' - 0"
212HH	36" x 96"	0"	8' - 0"
212I	36" x 96"	0"	8' - 0"
212II	36" x 96"	0"	8' - 0"
212J	36" x 96"	0"	8' - 0"
212JJ	36" x 96"	0"	8' - 0"
212K	36" x 96"	0"	8' - 0"
212KK	36" x 96"	0"	8' - 0"
212L	36" x 96"	0"	8' - 0"
212LL	36" x 96"	0"	8' - 0"
212M	36" x 96"	0"	8' - 0"
212MM	36" x 48"	4' - 0"	8' - 0"
212N	36" x 96"	0"	8' - 0"
212NN	36" x 48"	4' - 0"	8' - 0"
212O	36" x 96"	0"	8' - 0"
212OO	36" x 48"	4' - 0"	8' - 0"
212P	36" x 72" CASEMENT	2' - 0"	8' - 0"
212Q	36" x 72"	2' - 0"	8' - 0"
212R	36" x 96"	0"	8' - 0"
212RR	36" x 72" CASEMENT	2' - 0"	8' - 0"
212S	36" x 96"	0"	8' - 0"
212SS	36" x 72"	2' - 0"	8' - 0"
212T	36" x 96"	0"	8' - 0"
212TT	30" x 72"	2' - 0"	8' - 0"
212U	36" x 96"	0"	8' - 0"
212UU	30" x 72" CASEMENT	2' - 0"	8' - 0"
212V	36" x 96"	0"	8' - 0"
212W	36" x 96"	0"	8' - 0"
212WW	36" x 96"	0"	8' - 0"
212X	30" x 72"	2' - 0"	8' - 0"
212XX	36" x 96"	0"	8' - 0"
212Y	30" x 72" CASEMENT	2' - 0"	8' - 0"
212YY	36" x 96"	0"	8' - 0"
212Z	36" x 96"	0"	8' - 0"
212ZZ	36" x 96"	0"	8' - 0"

Door Schedule		
Mark	Type	Material

102	42" x 96"	GLASS
104	16" x 8" Sliding Glass Door	GLASS
108A	36" x 96"	WOOD
108B	18" x 8"	GLASS
147	48" x 96"	
210QQ	28" x 96"	
214	28" x 96"	WOOD
215	28" x 96"	WOOD
216	36" x 96"	OPENING
217	36" x 96"	OPENING
218	48" x 96"	
219	32" x 96"	WOOD
222	32" x 96"	WOOD
224	28" x 96"	WOOD
226	36" x 96"	WOOD
227	36" x 96"	WOOD
228	36" x 96"	WOOD
230	28" x 96"	WOOD
231	36" x 96"	WOOD
232	32" x 96"	WOOD
233	28" x 96"	
234	28" x 96"	
235	28" x 96"	
236	16" x 8" Sliding Glass Door	GLASS
237	28" x 96"	WOOD
239	28" x 96"	WOOD
240	28" x 96"	
241	28" x 96"	
242	28" x 96"	



LEVEL 1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:	
5005 DENTON DRIVE	
FIRST FLOOR SF:	1,725 SF
SECOND FLOOR SF:	1,768 SF
TOTAL LIVABLE SF:	3,493 SF
FRONT PORCH SF:	19 SF
COVERED PATIO:	243 SF
2ND LEVEL BALCONY:	86 SF
GARAGE SF:	762 SF
TOTAL BLDG SF:	4,255 SF

5005 DENTON DRIVE
DALLAS, TX 75235

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No.	Description	Date
1	DESIGN DEVELOPMENT	05-26-2026

RYAN JACOBSON
DESIGN LLC

SINGLE FAMILY

LEVEL 1 FLOOR PLAN

Project number	DENTON DR
Date	05/26/2026

A02.01

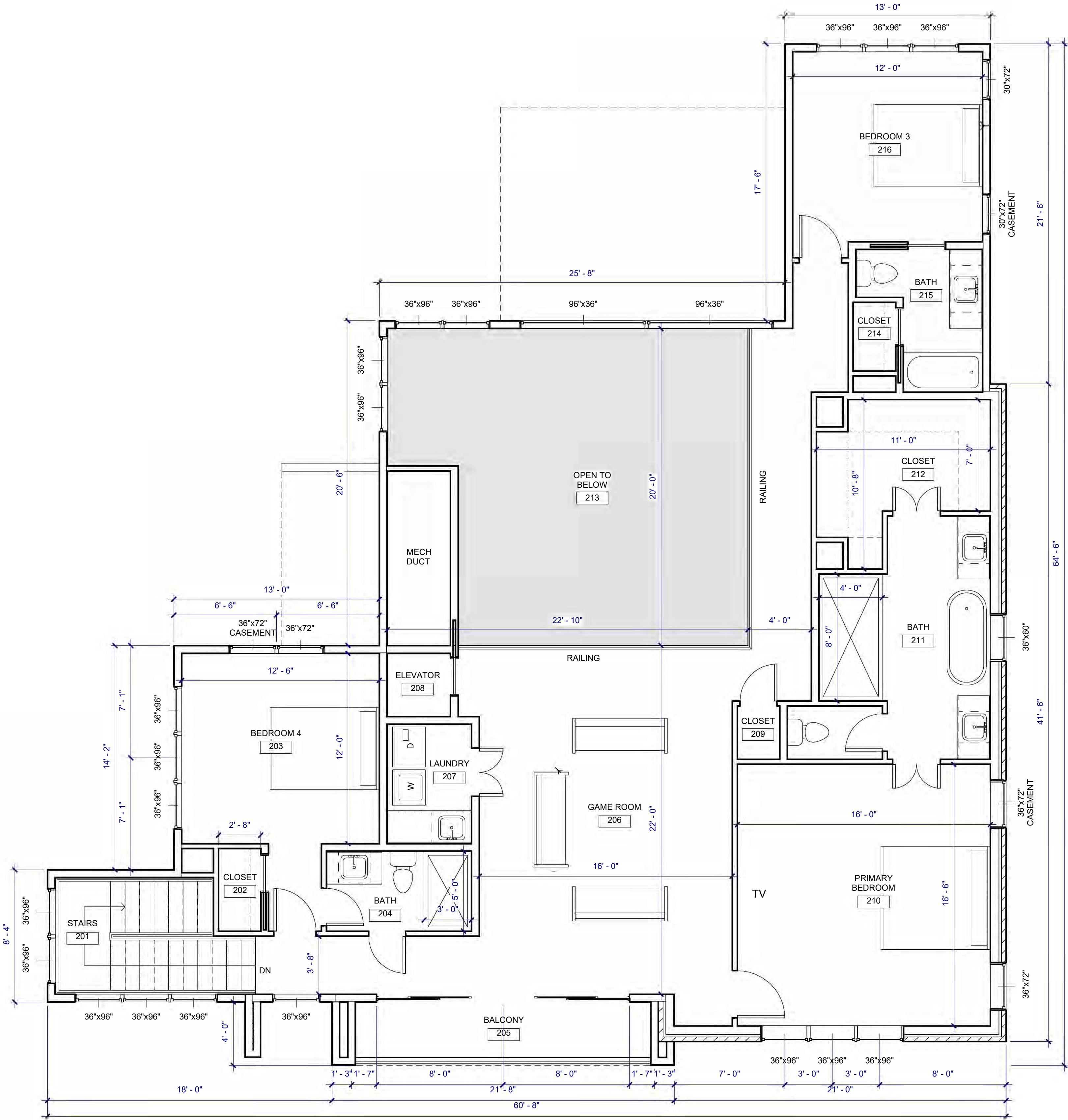
Scale	1/4" = 1'-0"
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Window Schedule			
Mark	Type	Sill Height	Head Height

102A	36" x 96"	0"	8' - 0"
102B	36" x 96"	0"	8' - 0"
212AA	36" x 96"	0"	8' - 0"
212AAA	36" x 96"	0"	8' - 0"
212BB	36" x 96"	0"	8' - 0"
212BBB	36" x 96"	0"	8' - 0"
212C	36" x 60"	3' - 0"	8' - 0"
212CC	96" x 36"	5' - 0"	8' - 0"
212CCC	36" x 96"	0"	8' - 0"
212D	36" x 96"	0"	8' - 0"
212DD	96" x 36"	5' - 0"	8' - 0"
212DDD	36" x 96"	0"	8' - 0"
212E	36" x 96"	0"	8' - 0"
212F	36" x 96"	0"	8' - 0"
212FFF	36" x 96"	0"	8' - 0"
212GG	36" x 96"	0"	8' - 0"
212HH	36" x 96"	0"	8' - 0"
212I	36" x 96"	0"	8' - 0"
212II	36" x 96"	0"	8' - 0"
212J	36" x 96"	0"	8' - 0"
212JJ	36" x 96"	0"	8' - 0"
212K	36" x 96"	0"	8' - 0"
212KK	36" x 96"	0"	8' - 0"
212L	36" x 96"	0"	8' - 0"
212LL	36" x 96"	0"	8' - 0"
212M	36" x 96"	0"	8' - 0"
212MM	36" x 48"	4' - 0"	8' - 0"
212N	36" x 96"	0"	8' - 0"
212NN	36" x 48"	4' - 0"	8' - 0"
212O	36" x 96"	0"	8' - 0"
212OO	36" x 48"	4' - 0"	8' - 0"
212P	36" x 72" CASEMENT	2' - 0"	8' - 0"
212Q	36" x 72"	2' - 0"	8' - 0"
212R	36" x 96"	0"	8' - 0"
212RR	36" x 72" CASEMENT	2' - 0"	8' - 0"
212S	36" x 96"	0"	8' - 0"
212SS	36" x 72"	2' - 0"	8' - 0"
212T	36" x 96"	0"	8' - 0"
212TT	30" x 72"	2' - 0"	8' - 0"
212U	36" x 96"	0"	8' - 0"
212UU	30" x 72" CASEMENT	2' - 0"	8' - 0"
212V	36" x 96"	0"	8' - 0"
212W	36" x 96"	0"	8' - 0"
212WW	36" x 96"	0"	8' - 0"
212X	30" x 72"	2' - 0"	8' - 0"
212XX	36" x 96"	0"	8' - 0"
212Y	30" x 72" CASEMENT	2' - 0"	8' - 0"
212YY	36" x 96"	0"	8' - 0"
212Z	36" x 96"	0"	8' - 0"
212ZZ	36" x 96"	0"	8' - 0"

Door Schedule		
Mark	Type	Material

102	42" x 96"	GLASS
104	16' x 8' Sliding Glass Door	GLASS
108A	36" x 96"	WOOD
108B	18' x 8'	GLASS
147	48" x 96"	
210QQ	28" x 96"	
214	28" x 96"	WOOD
215	28" x 96"	WOOD
216	36" x 96"	OPENING
217	36" x 96"	OPENING
218	48" x 96"	
219	32" x 96"	WOOD
222	32" x 96"	WOOD
224	28" x 96"	WOOD
226	36" x 96"	WOOD
227	36" x 96"	WOOD
228	36" x 96"	WOOD
230	28" x 96"	WOOD
231	36" x 96"	WOOD
232	32" x 96"	WOOD
233	28" x 96"	
234	28" x 96"	
235	28" x 96"	
236	16' x 8' Sliding Glass Door	GLASS
237	28" x 96"	WOOD
239	28" x 96"	WOOD
240	28" x 96"	
241	28" x 96"	
242	28" x 96"	



LEVEL 2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:	
5005 DENTON DRIVE	
FIRST FLOOR SF:	1,725 SF
SECOND FLOOR SF:	1,768 SF
TOTAL LIVABLE SF:	3,493 SF
FRONT PORCH SF:	19 SF
COVERED PATIO:	243 SF
2ND LEVEL BALCONY:	86 SF
GARAGE SF:	762 SF
TOTAL BLDG SF:	4,255 SF

5005 DENTON DRIVE
DALLAS, TX 75235

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

No.	Description	Date
1	DESIGN DEVELOPMENT	05-26-2026

RYAN JACOBSON
DESIGN LLC

SINGLE FAMILY

LEVEL 2 FLOOR PLAN

Project number	DENTON DR
Date	05/26/2026

A02.02

Scale	1/4" = 1'-0"
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5005 DENTON DRIVE
DALLAS, TX 75235

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No.	Description	Date
DESIGN		05-26-2026
DEVELOPMENT		

RYAN JACOBSON
DESIGN LLC

SINGLE FAMILY

RENDERINGS

Project number DENTON DR
Date 05/26/2026

A09.01

Scale



5005 DENTON DRIVE
DALLAS, TX 75235

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No.	Description	Date
1	DESIGN	05-26-2026
2	DEVELOPMENT	

RYAN JACOBSON
DESIGN LLC

SINGLE FAMILY

RENDERINGS

Project number DENTON DR
Date 05/26/2026

A09.02

Scale



























Agenda Information Sheet

File #: 26-2239A

Item #: 5.

AGENDA DATE: August 17, 2026
PANEL: C
COUNCIL DISTRICT(S): 13
DEPARTMENT: Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Jojo Anaya for (1) a special exception to the fence height regulations, and (2) a special exception to the 45-foot visibility obstruction regulations at street intersections at 3741 SEGUIN DRIVE. This property is more fully described as Block 11/6178, Lot 8, and is zoned R-7.5(A), which limits the height of a fence in the front yard to 4-feet, and requires a 45-foot visibility triangle at the street intersections. The applicant proposes to construct and/or maintain a 6-foot-high fence in a required front-yard along Juniper Drive, which will require (1) a 2-foot special exception to the fence height regulations, and to construct and/or maintain a single-family residential fence structure in a required 45-foot visibility obstruction triangle at the street intersection of Seguin Drive and Juniper Drive, which will require (2) a special exception to the 45-foot visibility obstruction regulations at street intersections.

Location: 3741 SEGUIN DRIVE

Applicant: Jojo Anaya

Senior Planner: Bryant Thompson

Request(s): (1) a special exception to the fence height regulations, (2) a special exception to the 45-foot visibility obstruction regulations at street intersections.

Staff Recommendation: No staff recommendation.

BOA-26-000059

FILE NUMBER: BOA-26-000059(BT)

BUILDING OFFICIAL'S REPORT: Application of Jojo Anaya for **(1)** a special exception to the fence height regulations, and for **(2)** a special exception to the 45-foot visibility obstruction regulations at street intersections at **3741 SEGUIN DRIVE**. This property is more fully described as block 11/6178, Lot 8, and is zoned R-7.5(A), which limits the fence height in the front yard to 4-feet, and requires a 45-foot visibility triangle at the street intersections. The applicant proposes to construct and/or maintain a 6-foot-high fence in a required front-yard along Juniper Drive, which will require **(1)** a 2-foot special exception to the fence height regulations, and to construct and/or maintain a single-family residential fence structure in a required 45-foot visibility obstruction triangle at the street intersection of Seguin Drive and Juniper Drive, which will require **(2)** a special exception to the 45-foot visibility obstruction regulations at street intersections.

LOCATION: 3741 Seguin Drive

APPLICANT: Jojo Anaya

REQUEST:

- (1) a special exception to the fence height regulations along Juniper Drive, and
- (2) a special exception to the 45-foot visibility obstruction regulations at the street intersection of Seguin Drive and Juniper Drive.

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.

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: R-7.5(A)
North: R-7.5(A), R-10(A) & CR
East: R-7.5(A)
South: R-7.5(A)
West: R-7.5(A) & CR

Land Use:

The subject site and surrounding properties is developed primarily with single-family uses. To the north and west commercial development within CR zoning district.

BDA History:

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

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jojo Anaya for the property located at 3741 Seguin Drive focuses on two requests relating to the fence height regulations, and visual obstruction regulations at the street intersection of Seguin Drive and Juniper Drive.
- The first request is for a special exception to the fence height regulation. The applicant is proposing to construct and maintain a 6-foot-high fence in a required front-yard along Juniper Drive, which will require a 2-foot special exception to the fence height regulations.
- The second request is for a special exception to the 45-foot visibility obstruction triangle at the street intersection of Seguin Drive and Juniper Drive. The applicant is proposing to maintain a 6-foot-high board on board cedar fence in a required 45-foot visibility obstruction triangle.
- Staff estimated fence encroaching a maximum of 2-feet 6-inches into visual obstruction.
- Per staff site visit, the fencing is proposed.
- David Nevarez from Planning and Development Transportation provided the following comments on 07/30/2026:
 - o “Has no objections.”
- The applicant has the burden of proof in establishing that the special exception to the fence standard regulations relating to height will not adversely affect the neighboring properties.
- 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 fence height, and visual obstruction 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.

- 200' Radius Video: [BOA-26-000059 at 3741 Sequin Dr](#)

Timeline:

- July 2, 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.
- July 8, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.
- July 13, 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 **1:00 pm, July 24, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **1:00 pm, August 5, 2026**, deadline to submit additional evidence to be incorporated into the board’s docket materials.
- July 28, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **August** 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.

REVIEW COMMENT SHEET
BOARD OF ADJUSTMENT HEARING
Tuesday, August 16, 2026 (A)

☒ Has no objections	☐ BDA245-044
☐ Has no objections if certain conditions are met (see comments below or attached)	☐ BOA-26-000020
☐ Recommends denial (see comments below or attached)	☒ BOA-26-000059
☐ No Comments	☐
☐ Pending	☐
COMMENTS: _____	☐
_____	☐
_____	☐
_____	☐
_____	☐
_____	☐
_____	☐
_____	☐

David Nevarez, P.E., PTOE, CFM, Engineering
 Name/Title/Department

July 30, 2026
 Date

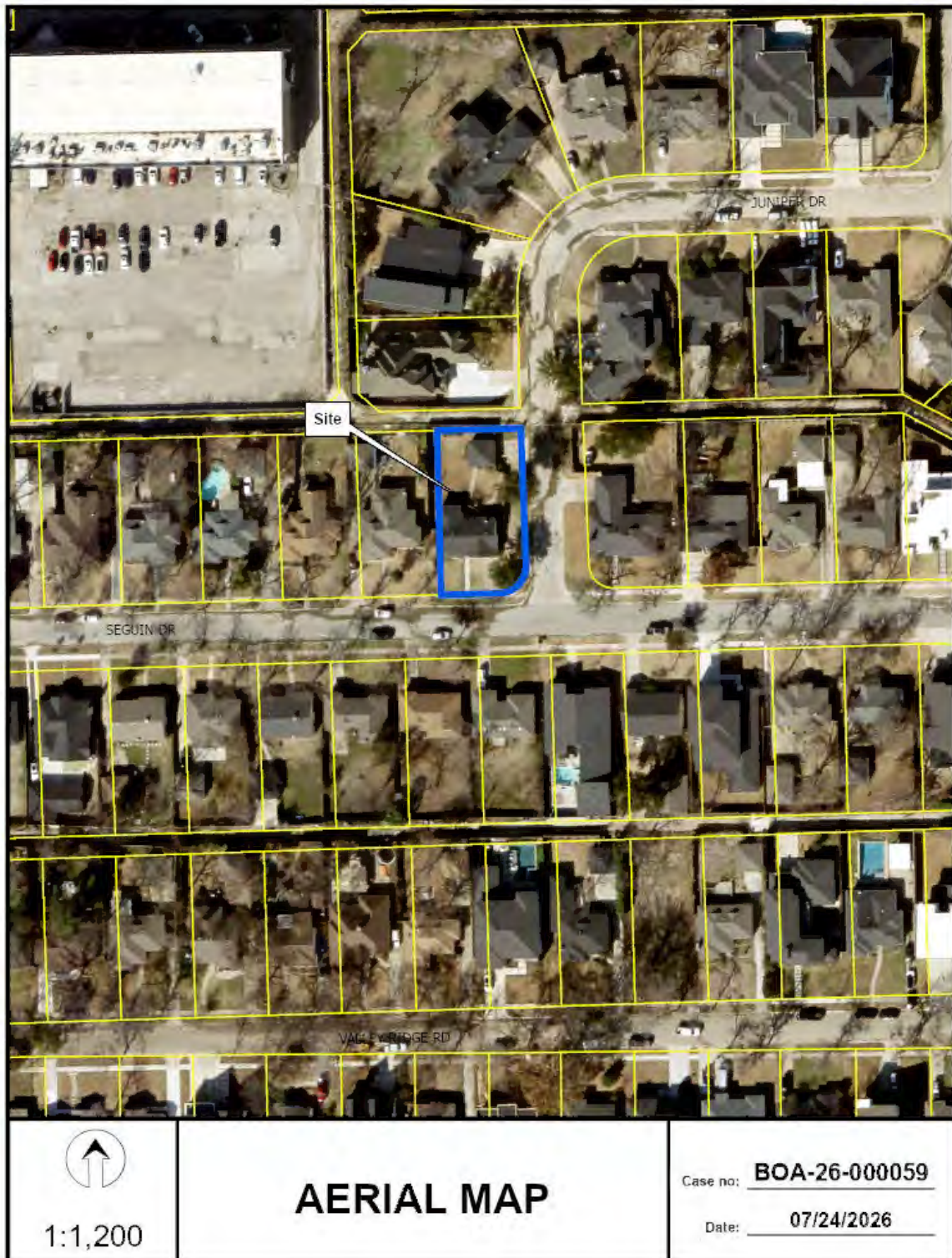
Please respond to each case and provide comments that justify or elaborate on your response. Dockets distributed to the Board will indicate those who have attended the review team meeting and who have responded in writing with comments.



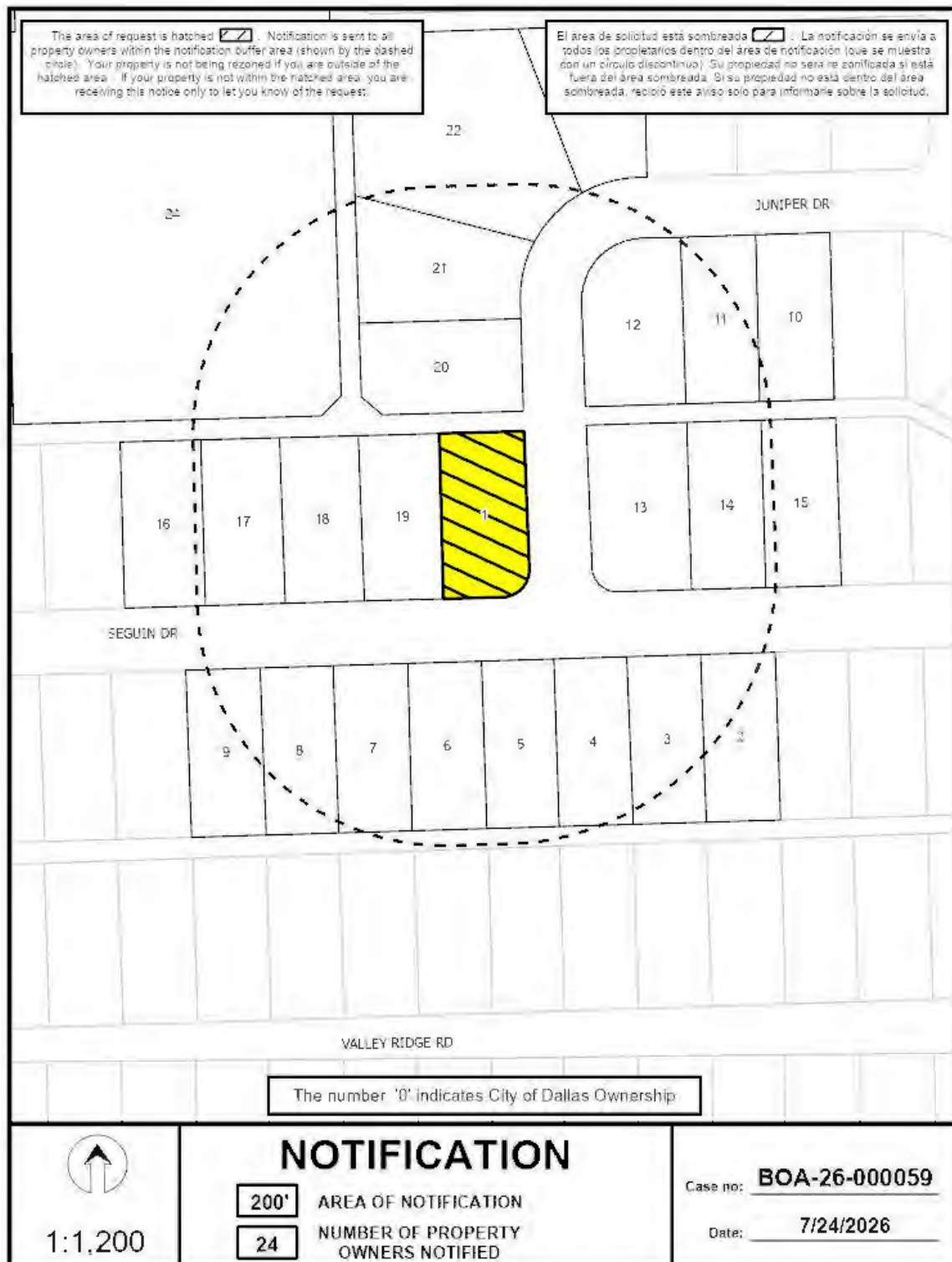
Planning & Development Department

320 E Jefferson Blvd, Dallas TX 75203
(214) 948-4480

BOARD OF ADJUSTMENT REFERRAL FORM	
Referred by: Jeysa Clinton	Date: April 6, 2026
Department: Planning and Development	
Phone/Email: JEYSA.CLINTON@DALLAS.GOV	
Manager signature:	
Consulted with:	
☒ Applicant	
☐ Representative	
☐ Owner	
Name: Yolanda Flores	
Phone/Email: (214) 662-0011 / JFBRICKC01@GMAIL.COM	
Property Information	
Address: 3741 Seguin Dr	
Lot: 8	
City Block: 11/6178	
Zoning Classification: R-7.5 (A)	
Issues that require Board action	
List the City of Dallas Development Code(s) this project is non-compliant with:	
Check all that apply: ☒ Variance ☐ Special Exception	
☐ Yard setback	
☐ Lot Width	
☐ Lot Depth	
☐ Lot coverage	
☐ Floor area for accessory structures for single-family uses	
☐ Height	
☐ Minimum width of sidewalk	
☐ Off-street parking	
☐ Off-street loading	
☐ Landscape regulations	
☒ fence height and/or standards	
☒ Visibility triangle obstructions	
☐ Parking demand	
☐ Additional dwelling unit (not for rent) ☐ Accessory dwelling unit (for rent)	
☐ Carport	
☐ Non-conforming use or structure	
☐ Administrative Official Appeal	
☐ Other:	
Description: Double front yard on Seguin Dr and Juniper Rd with 25ft front-yard setback on each side. Proposed 8ft height fence installation within front-yard setback along Juniper Rd. Potential 20x20ft visibility triangle encroachment at alley entrance on Juniper Rd.	
Alternative resolutions discussed/offered:	







Notification List of Property Owners

BOA-26-000059

24 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3741 SEGUIN DR	FOSTER ELIEZER & AZRIEL
2	3756 SEGUIN DR	VANGALA ARAVIND & RAMYA
3	3752 SEGUIN DR	GBC TEXAS LLC
4	3746 SEGUIN DR	OANONO ALEX
5	3742 SEGUIN DR	PEREZ JAVIER
6	3738 SEGUIN DR	CARPENTER JOHN M LIFE EST
7	3732 SEGUIN DR	3732 SEGUIN
8	3728 SEGUIN DR	FREDERICK & JOYCE MARTIN
9	3722 SEGUIN DR	PLUMB SARAH & JARED
10	3760 JUNIPER DR	HILL JAMES JULIUS & ANNE
11	3754 JUNIPER DR	MOWLES PATRICK &
12	3750 JUNIPER DR	POWELL ALBERTA H
13	3751 SEGUIN DR	BURTIS TODD D
14	3755 SEGUIN DR	CONTRERAS ELIZABETH & ARTURO
15	3761 SEGUIN DR	3761 SEGUIN LLC
16	3719 SEGUIN DR	Taxpayer at
17	3725 SEGUIN DR	SIEMIET DAWN MARIE
18	3731 SEGUIN DR	DURAN PHILLIP
19	3737 SEGUIN DR	HUGGINS JOHN & CAROLYN FAMILY
20	3733 JUNIPER DR	FOGEL R A TRUST
21	3737 JUNIPER DR	BECKMAN WESLEY & JULIA
22	3743 JUNIPER DR	MELVILLE STERLING & SHANTAL L
23	3747 JUNIPER DR	SCHIMBAX INVESTMENTS LLC
24	3720 WALNUT HILL LN	ZIMMERMANN ENTERPRISES LLC

 1:1,200	NOTIFICATION 200' AREA OF NOTIFICATION 24 NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: BOA-26-000044 Date: <u>6/5/2026</u>
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Route Directions:

Start on Seguin Dr.

Left on Mixon Dr.

Left on Juniper Dr.

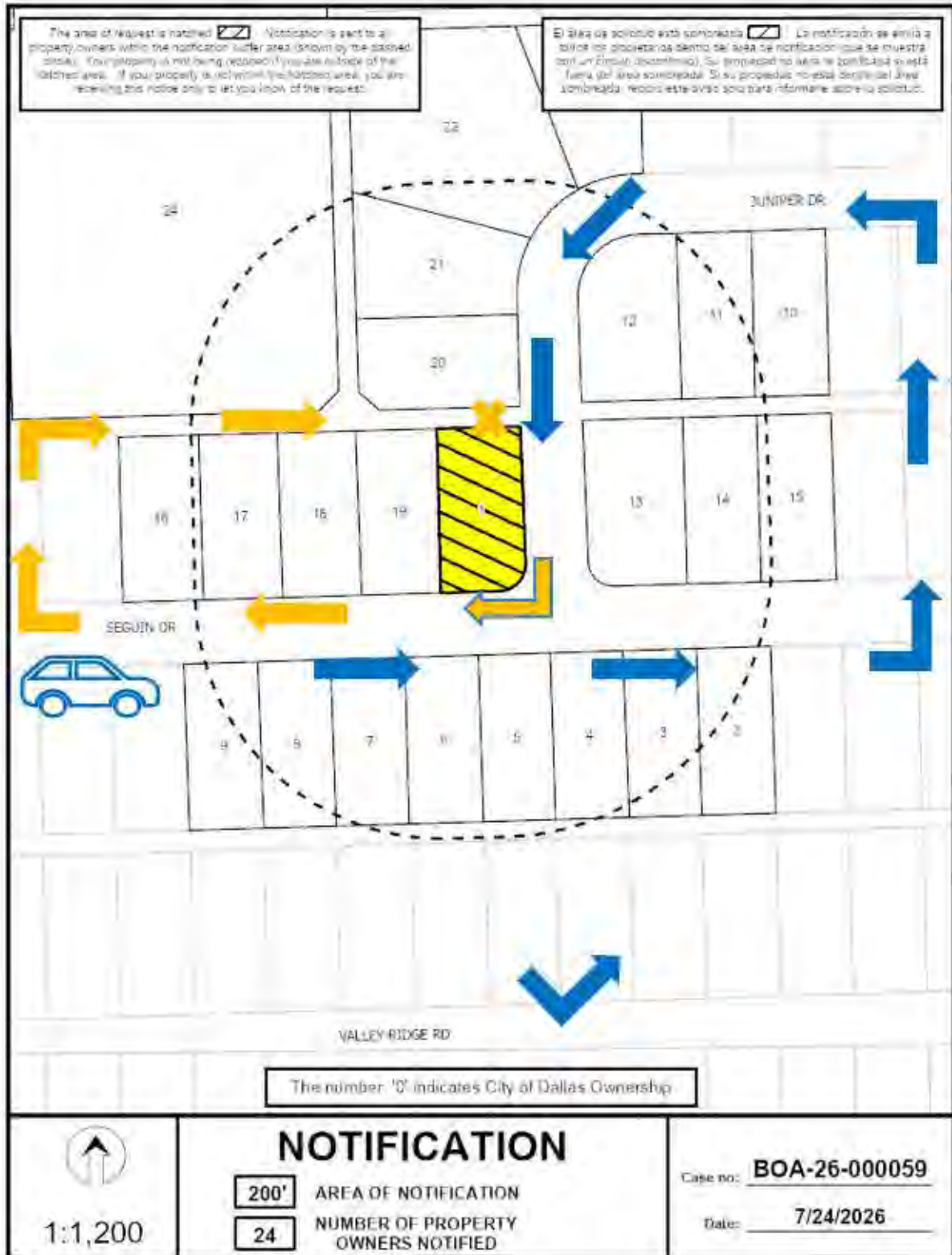
Right on Seguin Dr.

Right on Marsh Ln.

Right into alleyway.

*Subject Site at 0:33, 1:48 and 3:20.

200' Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C) will hold a hearing as follows:

DATE: MONDAY, AUGUST 17, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa081726>

HEARING: 1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa081726>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

BOA-26-000059(KMH) Application of Jojo Anaya for **(1)** a special exception to the fence height regulations, and **(2)** a special exception to the 45-foot visibility obstruction regulations at street intersections at **3741 SEGUIN DRIVE**. This property is more fully described as Block 11/6178, Lot 8, and is zoned R-7.5(A), which limits the height of a fence in the front yard to 4-feet, and requires a 45-foot visibility triangle at the street intersections. The applicant proposes to construct and/or maintain a 6-foot-high fence in a required front-yard along Juniper Drive, which will require **(1)** a 2-foot special exception to the fence height regulations, and to construct and/or maintain a single-family residential fence structure in a required 45-foot visibility obstruction triangle at the street intersection of Seguin Drive and Juniper Drive, which will require **(2)** a special exception to the 45-foot visibility obstruction regulations at street intersections.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAREPLY@dallas.gov. Letters will be accepted until 9:00 am, the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for supporting or opposing the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at **6ES Council Briefing**. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by **joining the meeting virtually** must register online at <https://bit.ly/BDA-C-Register> by the 5 p.m. on **Sunday, August 16, 2026**. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall.

Speakers at the meeting are allowed a maximum of three minutes to address the Board.

Additional information regarding the application may be obtained by calling Dr. Kameka Miller-Hoskins, Chief Planner at (214) 948-4478, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

PLEASE SEND REPLIES TO:

BDAREPLY@dallas.gov

Letters will be received until 9:00 am
the day of the hearing.

PLEASE REGISTER AT:

<https://bit.ly/BDA-C-Register>

File Date: 07/07/2026

Application Status: Plan Review

Assigned To: Bryant Thompson

Description of Work: BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000059(BT) BUILDING OFFICIAL'S REPORT: Application of Jojo Anaya for (1) a special exception to the fence height regulations, and for (2) a special exception to the 45-foot visibility obstruction regulations at street intersections at 3741 SEGUIN DRIVE. This property is more fully described as Block 11/6178, Lot 8, and is zoned R-7.5(A), which limits the fence height in the front yard to 4-feet, and requires a 45-foot visibility triangle at the street intersections. The applicant proposes to construct and/or maintain a 6-foot-high fence in a required front yard along Juniper Drive, which will require (1) a 2-foot special exception to the fence height regulations, and to construct and/or maintain a single-family residential fence structure in a required 45-foot visibility obstruction triangle at the street intersection of Seguin Drive and Juniper Drive, which will require (2) a special exception to the 45-foot visibility obstruction regulations at street intersections. LOCATION: 3741 Seguin Drive APPLICANT: Jojo Anaya REQUEST: (1) a special exception to the fence height regulations along Juniper Drive, and (2) a special exception to the 45-foot visibility obstruction regulations at the street intersection of Seguin Drive and Juniper Drive.

Application Detail: Detail

Application Name:

Application Type: Board of Adjustments

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	Application Packet-374...	BLDG_BDA	Other Support D...	Application packet	application/pdf	Uploaded	07/24/2026
	BOA26000059z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/24/2026
	BOA-26-000059_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	07/24/2026
	BOA26000059n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/24/2026
	BOA-26-000059_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/24/2026
	BOA26000059mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/24/2026
	BOA26000059a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/24/2026
	BOA-26-000059_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/24/2026
	Show all						

Address: 3741 SEGUIN DR, Dallas, TX 75220

Owner Name: FOSTER ELIEZER & AZRIEL

Owner Address: 3741 SEGUIN DR, DALLAS, TEXAS 752206328

Parcel No: 00000531775000000

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Jojo Anaya	XHO Projects	Applicant	Mailing, 5225 Maple Av...	Active
	FOSTER ELIEZER & AZRIEL	FOSTER ELIEZER ...	Property Owner	Mailing, 5225 Maple Av...	Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: \$15.00

Total Fee Invoiced: \$15.00

Balance: \$0.00

Custom Fields: Property Details

Existing Zoning	Lot Number	Lot Size (Acres)
R-7.5(A)	8	0.21
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?
11/6178	9450	2
Land Use	Is the property platted?	Status of Project
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	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		

[Jeysa Clinton](#)

Internal Use Only

Source of Request
[Consultation - Residential](#)
Lot Acreage
[0.217](#)

Fee Waiver Granted

Number of Parking Spaces
—

PDox Information

PDox Number
[253368](#)

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	Fence standards	Single Family/Duplex Variance or Special Exception				
Special Exception	Visual obstruction (45-foot visibility triangle)	Single Family/Duplex Variance or Special Exception				

Street Frontage Information

Street Frontage **Linear Feet (Sq. Ft)** (Number)

[Front](#) 70
[Front](#) 135

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to construct and/or maintain a 6-foot-high fence in a required front-yard, which will require a 2-foot special exception to the fence regulations.	for a special exception to the fence height regulations.	A person shall not erect or maintain a fence in a required yard more than four feet above grade.	NA	No	
and to construct and/or maintain a single-family residential fence structure in a required 45-foot visibility obstruction triangle at the street intersections.	a special exception to the 45-foot visibility obstruction regulation	and requires a 45-foot visibility triangle at the street intersections	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**

GIS Information

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

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake	Diana Barkume	Intake Complete	07/22/2026	Diana Barkume
	GIS AOR Review	Elham Elbadawi	Review Complete	07/24/2026	Elham Elbadawi
	Case Assignment	Bryant Thompson	Case Manager...	07/29/2026	Kameka Miller-H...
	Site Inspection		Site Inspect...	07/29/2026	Kameka Miller-H...
	Plans Distribution		Accepted - P...	07/29/2026	Kameka Miller-H...
	Subdivision Review		Not Required	07/29/2026	Kameka Miller-H...
	Q Team Review		Not Required	07/29/2026	Kameka Miller-H...
	Arborist Review		Not Required	07/29/2026	Kameka Miller-H...
	Building Code Review		Not Required	07/29/2026	Kameka Miller-H...
	Zoning Review		Not Required	07/29/2026	Kameka Miller-H...
	Electrical Review		Not Required	07/29/2026	Kameka Miller-H...
	Eng Water and Wastewat...		Not Required	07/29/2026	Kameka Miller-H...
	Historic Preservation ...		Not Required	07/29/2026	Kameka Miller-H...
	Eng Paving and Drainag...		Not Required	07/29/2026	Kameka Miller-H...

Task	Assigned To	Status	Status Date	Action By
Eng Flood Plain Review		Not Required	07/29/2026	Kameka Miller-H...
Board of Adjustment Re...		Approved	07/29/2026	Kameka Miller-H...
Conservation Review		Not Required	07/29/2026	Kameka Miller-H...
Traffic Review		Not Required	07/29/2026	Kameka Miller-H...
GIS Review		Not Required	07/29/2026	Kameka Miller-H...
Residential Team Review		Not Required	07/29/2026	Kameka Miller-H...
Signs Review		Not Required	07/29/2026	Kameka Miller-H...
Plans Coordination		Review Complete	07/29/2026	Kameka Miller-H...
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	07/07/2026	Notice	
	General Facts/Staff An...	This will display in t...	Applied	07/07/2026	Notice	
	Land Use	This will display in t...	Applied	07/07/2026	Notice	
	Staff Recommendation	Staff Recommendation	Applied	07/07/2026	Notice	
	Standard of Review	This will display in t...	Applied	07/07/2026	Notice	
	Timeline	This will display in t...	Applied	07/07/2026	Notice	
	Zoning	This will display in t...	Applied	07/07/2026	Notice	

Application Comments:	View ID	Comment	Date
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Initiated by Product: AV360

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
	Site Visit Inspection	08/12/2026		Scheduled	Scheduled via Script

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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BOARD OF ADJUSTMENT REFERRAL FORM	
Referred by: Jeysa Clinton	Date: April 6, 2026
Department: Planning and Development	
Phone/Email: JEYSA.CLINTON@DALLAS.GOV	
Manager signature:	
Consulted with:	
☒ Applicant	
☐ Representative	
☐ Owner	
Name: Yolanda Flores	
Phone/Email: (214) 662-0011 / JFBRICKC01@GMAIL.COM	
Property Information	
Address: 3741 Seguin Dr	
Lot: 8	
City Block: 11/6178	
Zoning Classification: R-7.5 (A)	
Issues that require Board action	
List the City of Dallas Development Code(s) this project is non-compliant with:	
Check all that apply: ☒ Variance ☐ Special Exception	
☐ Yard setback	
☐ Lot Width	
☐ Lot Depth	
☐ Lot coverage	
☐ Floor area for accessory structures for single-family uses	
☐ Height	
☐ Minimum width of sidewalk	
☐ Off-street parking	
☐ Off-street loading	
☐ Landscape regulations	
☒ fence height and/or standards	
☒ Visibility triangle obstructions	
☐ Parking demand	
☐ Additional dwelling unit (not for rent) ☐ Accessory dwelling unit (for rent)	
☐ Carport	
☐ Non-conforming use or structure	
☐ Administrative Official Appeal	
☐ Other:	
Description: Double front yard on Seguin Dr and Juniper Rd with 25ft front-yard setback on each side. Proposed 8ft height fence installation within front-yard setback along Juniper Rd. Potential 20x20ft visibility triangle encroachment at alley entrance on Juniper Rd.	
Alternative resolutions discussed/offered:	

[illegible]

3741 SEGUIN DR.
DALLAS, TEXAS, 75229

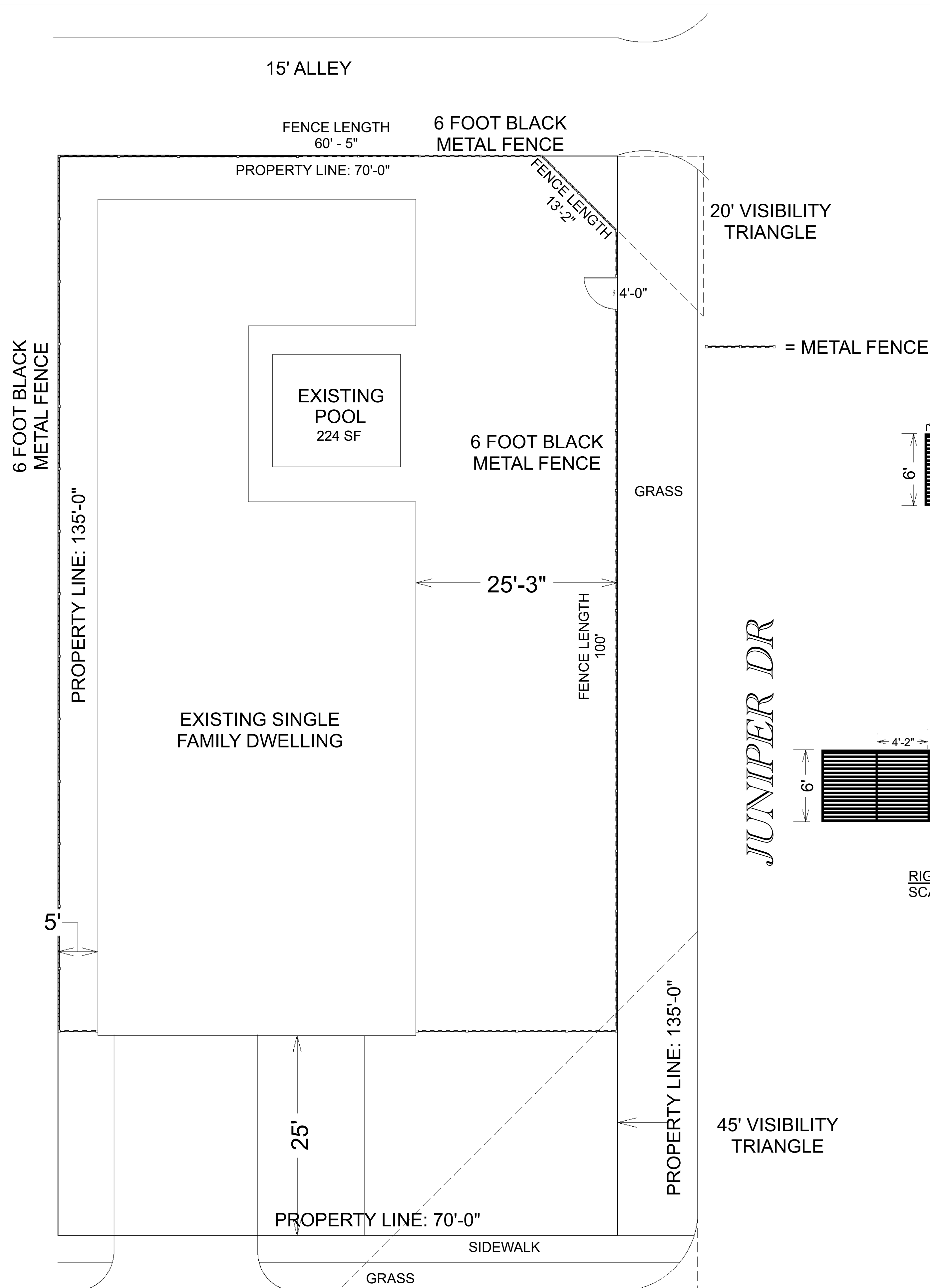
DRAWINGS PROVIDED BY:
NAHOMI LYNN ANAYA

DATE: 07/22/26

SCALE:
AS INDICATED

SHEET:

A1



REAR ELEVATION
SCALE= 3/16" = 1'-0"

NOTES:
MATERIAL IS TO BE BLACK METAL
2 INCH SLATS & 2 INCH METAL TO ALTERNATE
FENCE IS 50% OPEN



RIGHT ELEVATION
SCALE= 3/16" = 1'-0"

NOTES:
MATERIAL IS TO BE BLACK METAL
2 INCH SLATS & 2 INCH METAL TO ALTERNATE
FENCE IS 50% OPEN

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



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 26-2505A

Item #: 6.

AGENDA DATE: August 17, 2026
PANEL: C
COUNCIL DISTRICT(S): 14
DEPARTMENT: Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Kevin Lawson to appeal the decision of the administrative official in the denial of CON-DIST-WR-26-000196 at 5443 RIDGEDALE AVENUE. This property is more fully described as Block J/2178, Lot 19, and is zoned CD-9, which requires compliance with conservation district architectural standards. The applicant proposes to appeal the decision of an administrative official in the denial of a Conservation District Work Certificate No. CON-DIST-WR-26-000196.

Location: 5443 RIDGEDALE AVENUE

Applicant: Kevin Lawson

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): (1) appeal the decision of the administrative official

Staff Recommendation: No staff recommendation.

BOA-26-000048

FILE NUMBER: BOA-26-000048(CC)

BUILDING OFFICIAL'S REPORT: Application of Kevin Lawson to appeal the decision of the administrative official in the denial of CON-DIST-WR-26-000196 at **5443 RIDGEDALE AVENUE**. This property is more fully described as Block J/2178, Lot 19, and is zoned CD-9, which requires compliance with conservation district architectural standards. The applicant proposes to appeal the decision of an administrative official in the denial of a Conservation District Work Certificate No. CON-DIST-WR-26-000196.

LOCATION: 5443 Ridgedale Avenue

APPLICANT: Kevin Lawson

REQUEST:

- (1) A request to appeal the decision of the administrative official in the denial of CON-DIST-WR-26-000196.

STANDARD FOR APPEAL FROM DECISION OF AN ADMINISTRATIVE OFFICIAL:

Dallas Development Code Sections 51A-3.102(d)(1) and 51A-4.703(a)(2) state that any aggrieved person may appeal a decision of an administrative official when that decision concerns issues within the jurisdiction of the Board of Adjustment.

Section 51A-3.102 of the Dallas Development code states the Board of Adjustment has the following powers and duties: to hear and decide, appeals from decisions of administrative officials made in the enforcement of a zoning ordinance of the city; and may “reverse an order, requirement, decision, or determination of an administrative official involving the interpretation or enforcement of the zoning ordinance. For purposes of this section, “administrative official” means that person within a city department having the final decision-making authority within the department relative to the zoning enforcement issue.

Additionally, **Section 51A-4.703** states that “the board shall decide an appeal of a decision of an administrative official at the next meeting for which notice can be provided following the hearing and not later than the 60th day after the appeal date is filed. The board shall have all the powers of the administrative official on the action appealed from. The board may in whole or in part affirm, reverse, or amend the decision of the official. The board may impose reasonable conditions in its order to be complied with by the applicant in order to further the purpose and intent of this chapter.

The Board of Adjustment may hear and decide an appeal that alleges error in a decision made by an administrative official. Tex. Local Gov't Code Section 211.009(a)(1).

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 and surrounded by similar single family uses.

BDA History:

Zero cases within the past five years.

GENERAL FACTS/STAFF ANALYSIS:

- The applicant was sent a denial letter dated June 1, 2026 stating the application to paint the previously unpainted brick was denied. The letter informed the applicant their right to appeal the decision to the Board of Adjustment.
- Lastly, the denial letter stated the applicant had twenty days from the date of the denial to file their appeal request. The appeal was filed on June 17, 2026.
- The board shall have all the powers of the administrative official on the action appealed. The board may in whole or in part affirm, reverse, or amend the decision of the official.

Timeline:

July 2, 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 30, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel C.

July 13, 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 **July 24, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **August 7, 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.

July 28, 2026:

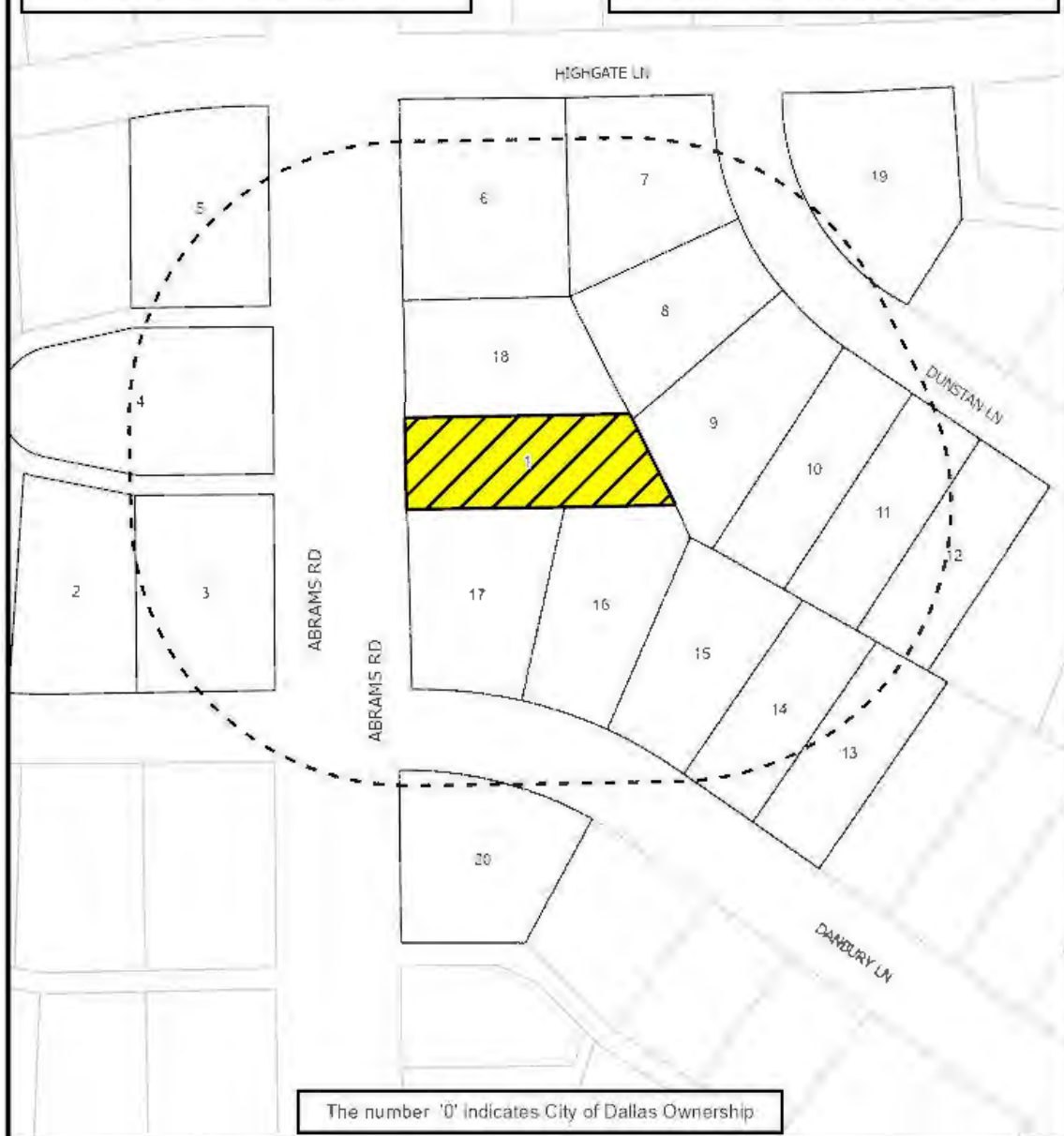
The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **August** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator,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





The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



1:1,200

NOTIFICATION

200'
20

AREA OF NOTIFICATION
NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-26-000049**

Date: **7/16/2026**

07/16/2026

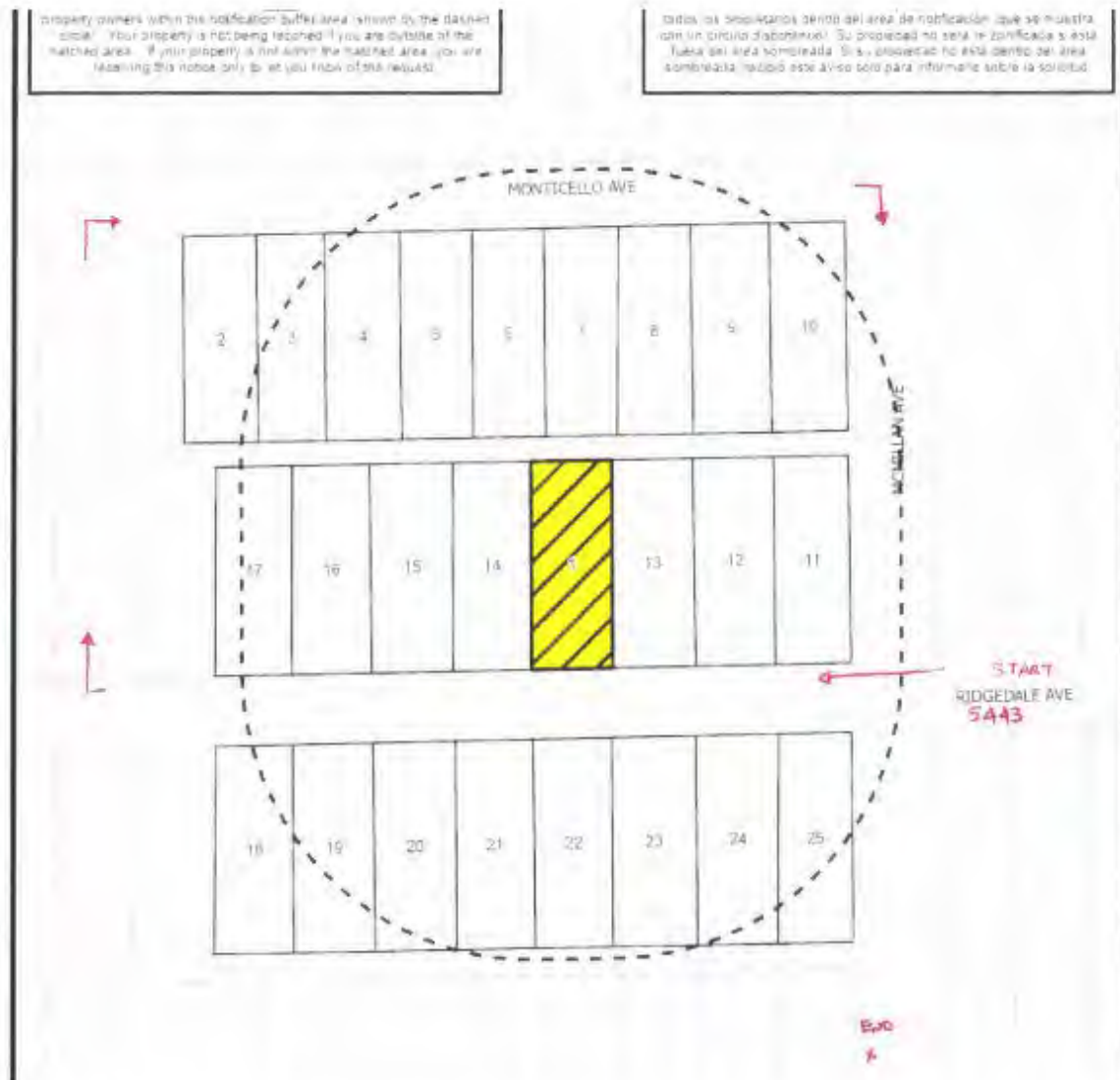
Notification List of Property Owners

BOA-26-000049

20 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5014 ABRAMS RD	TERRY JOSEPH D III &
2	6347 DANBURY LN	DAVIS THOMAS A & JULIE B
3	6355 DANBURY LN	HEATH ALLISON T
4	5017 ABRAMS RD	BALLEW GREGORY E & LISA H
5	6350 HIGHGATE LN	PAPATHANASIOU ELEN I
6	6406 HIGHGATE LN	GILLIGAN SEAN F
7	6414 HIGHGATE LN	GIFFORD HUGH W II
8	6410 DUNSTAN LN	SCHLENDER ALLISON J
9	6414 DUNSTAN LN	HAUSMAN ALAN M &
10	6418 DUNSTAN LN	6418 DUNSTAN LLC
11	6422 DUNSTAN LN	LEONARD KRISTINE
12	6428 DUNSTAN LN	MODY PURAV SHREYAS &
13	6427 DANBURY LN	FRIEND RANDOLPH M
14	6423 DANBURY LN	RYAN SPENCER JAY & SHELBY P
15	6417 DANBURY LN	TITO PROPERTIES LLC
16	6411 DANBURY LN	MUNVES STEPHANIE ANN &
17	6407 DANBURY LN	GRISHAM MILTON WAYNE
18	5018 ABRAMS RD	JOHN ELVIN &
19	6430 HIGHGATE LN	GOODWIN GARY &
20	6406 DANBURY LN	GOODNIGHT JAMES MICHAEL

200' Radius Route Map



BOA-26-000048

Menu Reports Help

File Date: [06/17/2026](#)

Application Status: [Plan Review](#)

Assigned To: [Kameka Miller-Hoskins](#)

Description of Work: [BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000048 BUILDING OFFICIAL'S REPORT: Application of Kevin Lawson to appeal the denial of CON-DIST-WR-26-000196 at 5443 RIDGEDALE AVENUE. This property is more fully described as Block J/2178, Lot 19, and is zoned CD-9, which requires con architectural standards\[TC1.1\]. The applicant proposes to appeal the decision of an administrative official in the denial of a Conservation District Work Certificate No. CO1 RIDGEDALE AVENUE APPLICANT: Kevin Lawson REQUEST: \(1\) A request to appeal the decision of the administrative official in the denial of CON-DIST-WR-26-000196](#)

Application Detail: [Detail](#)

Application Name:

Application Type: [Board of Adjustments](#)

Documents:	File Name	Document Group	Category	Description	Type	Docum
	Warranty Deed 5443 Rid...	BLDG_BDA	Certificate - W...		application/pdf	Uploac
	Tax Statement 5443 Rid...	BLDG_BDA	Certificate - Tax		application/pdf	Uploac
	DCAD Property Map.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploac
	Denial Letter 5443 Rid...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploac
	DCAD Property Map.pdf	BLDG_BDA	Legal Descripti...		application/pdf	Uploac
	DCAD Property Map.pdf	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploac
	DCAD Property Map.pdf	BLDG_BDA	Plans - Site Plan		application/pdf	Uploac
	DCAD Property Map.pdf	BLDG_BDA	Plat - Certifie...		application/pdf	Uploac
	DCAD Property Map.pdf	BLDG_BDA	Statement - Lien		application/pdf	Uploac
	BOA26000048mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploac
	BOA26000048n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploac
	BOA-26-000048_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploac
	BOA-26-000048_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploac
	BOA26000048z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploac
	BOA26000048a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploac
	BOA-26-000048_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploac

[Show all](#)

Address: [5443 RIDGEDALE AVE., Dallas, TX 75206](#)

Owner Name: [LAWSON KEVIN ANDREW &](#)

Owner Address: [5443 RIDGEDALE AVE., SALAS CRISTINA TERESA, DALLAS, TEXAS 752066011](#)

Parcel No: [00000204082000000](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Kevin Lawson		Applicant	Mailing, 5443 Ridgedal...	Active
	LAWSON KEVIN ANDREW &	LAWSON KEVIN AN...	Property Owner	Mailing, 5443 Ridgedal...	Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: [\\$1,025.00](#)

Total Fee Invoiced: [\\$1,025.00](#)

Balance: [\\$0.00](#)

Custom Fields: **Property Details**

Existing Zoning	Lot Number	Lot Size (Acres)
CD	19	0.185
Block Number	Lot Size (Sq. Ft)	How many streets about the property?
J/2178	7975	1
Land Use	Is the property platted?	Status of Project
Residential	Yes	Existing
Status of Property	Previous Board of Adjustment case filed on this property	Accommodation for someone with disabilities
Owner Occupied	No	No
File Date	Selecione si necesitara un interprete	Case Number
06/17/2026		-
Are you applying for a fee waiver?	Have the standards for variance and or special exception been discussed?	Has the Notification Sign Acknowledgement F
No	No	No
Referred by		
Marisol Martinez		

Internal Use Only

Source of Request	Fee Waiver Granted	Number of Parking Spaces
Conservation District		-
Lot Acreage		
0.185		

PDox Information

PDox Number
[252754](#)

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 describer
Administrative Official Appeal	Building Official Appeal AO Appeals			Kevin Lawson & Cristina Salas 5443 Ridgedale Ave Dallas, TX 75206	Approval to paint exterior bricks due to foundation iss to several hundred bricks in order to avoid an eyesort similar color bricks could not be located.

Street Frontage Information

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

[Front](#) 56

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant Hi
The applicant proposes to appeal the decision of an administrative official in the denial of a conservation district work review	appeal the decision of the administrative official	Which requires compliance with conservation district architectural standards	NA

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes
			6ES	C	Robert F. Agnich	Kameka Miller-Hoskins	Mary Williams	Diana Barkume		Administrati

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				10.21	14-Paul Ridley			

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake	Diana Barkume	Intake Complete	07/01/2026	Accela Administ...
	GIS AOR Review	Elham Elbadawi	Review Complete	07/07/2026	Elham Elbadawi
	Case Assignment	Kameka Miller-H...	Case Manager...	07/20/2026	Kameka Miller-H...
	Site Inspection		Site Inspect...	07/20/2026	Kameka Miller-H...
	Plans Distribution		Accepted - P...	07/20/2026	Kameka Miller-H...
	Subdivision Review		Not Required	07/20/2026	Kameka Miller-H...
	Q Team Review		Not Required	07/20/2026	Kameka Miller-H...
	Arborist Review		Not Required	07/20/2026	Kameka Miller-H...
	Building Code Review		Not Required	07/20/2026	Kameka Miller-H...
	Zoning Review		Not Required	07/20/2026	Kameka Miller-H...
	Electrical Review		Not Required	07/20/2026	Kameka Miller-H...
	Eng Water and Wastewat...		Not Required	07/20/2026	Kameka Miller-H...
	Historic Preservation ...		Not Required	07/20/2026	Kameka Miller-H...
	Eng Paving and Drainag...		Not Required	07/20/2026	Kameka Miller-H...
	Eng Flood Plain Review		Not Required	07/20/2026	Kameka Miller-H...
	Board of Adjustment Re...		Approved	07/20/2026	Kameka Miller-H...
	Conservation Review		Not Required	07/20/2026	Kameka Miller-H...
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	GIS Review		Not Required	07/20/2026	Kameka Miller-H...
	Residential Team Review		Not Required	07/20/2026	Kameka Miller-H...
	Signs Review		Not Required	07/20/2026	Kameka Miller-H...
	Plans Coordination		Review Complete	07/20/2026	Kameka Miller-H...
	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	06/17/2026	Notice	
	General Facts/Staff An...	This will display in t...	Applied	06/17/2026	Notice	
	Land Use	This will display in t...	Applied	06/17/2026	Notice	
	Staff Recommendation	Staff Recommendation	Applied	06/17/2026	Notice	
	Standard of Review	This will display in t...	Applied	06/17/2026	Notice	
	Timeline	This will display in t...	Applied	06/17/2026	Notice	
	Zoning	This will display in t...	Applied	06/17/2026	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	08/03/2026		Scheduled	Scheduled via Script

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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CITY OF DALLAS

June 1, 2026

CERTIFIED MAIL NO. 70210950000171957743

Mr. Kevin Lawson
5443 Ridgedale Avenue
Dallas, TX 75206

RE: Denial of CON-DIST-WR-26-000196 application to paint previously unpainted brick

Dear Mr. Lawson:

Your application to paint the previously unpainted brick has been denied. You may appeal this decision to the Board of Adjustment pursuant to Ordinance 28946(r)(5). In considering the appeal, the sole issue before the Board of Adjustment is whether the Director erred in the decision to deny your application. The Board of Adjustment shall consider the standards that were required when the review was done. The enclosed CD work certificate contains sections of the ordinance pertinent to the denial of your application.

You have twenty (20) days from the date of the denial to file your appeal with the Board of Adjustment. Any questions related to an appeal should be directed to Dr. Kameka Miller-Hoskins, Chief Planner for the Board of Adjustment, whose contact is (214)948-4478 or kameka.mhoskins@dallas.gov, or Diana Barkume, Senior Plans Examiner, at (214)948-4364 or diana.barkume@dallas.gov.

Respectfully,

Melissa Parent
Chief Planner, Conservation Districts

Enclosure
CD Certificate of Denial

5443 Ridgedale Scope of Work



DENIED	
DATE	6/1/2026
BY	Marisol Martinez
PHONE	
REASON	

1. The application to paint the previously unpainted brick at 5443 Ridgedale is denied.
2. The structure is classified as High Tudor.
3. Painting of unpainted brick does not meet the standards for remodeling of a High Tudor under Ord. 28946(f)(1) and (2), and applicable sections of Ord. 28946(e).
4. Remodeling of houses that are identified as High Tudor or Tudor Cottage in Exhibit B must comply with the standards for new construction and the standards contained in this section. This section applies to the front facade and wrap-around. Ord. 28946(f)(1)
5. Any remodeling must match the original brick and stone in size, color, coursing, texture, mortaring, and joint detailing. Ord. 28946(f)(2)
6. All new construction must be built in the High Tudor style and must be compatible with original houses. Ord. 28946(e)(2)
7. Except as otherwise provided in this paragraph, new houses must be constructed of brick and/or stone using the same colors, course patterns, material placement, and material combinations found in original houses. Ord. 28946(e)(3)(A)
8. Brick must be scratch-face or textured, with at least three subtle variations in tone. Brick colors and textures must be typical of the brick used on original houses. Brick must be modular or standard size. Ord. 28946(e)(3)(B)

House when we purchased. Only picture we have of the outside.



Brick we used to replace broken/cracked bricks throughout the outside. We could not find a matching brick since the original brick was made in 1926.



This is the right backside of house before garage. We had to replace about 100 bricks in this area due to severe cracks caused by a foundation issue that caused the back side of the house to sink 5 to 6 inches. So much that 2 to 3 inches of water stood in the garage and would not drain.



This area is the back right near the garage entrance. We had to replace about 75 cracked bricks in this area due to the foundation issue.

DENIED	
DATE	6/1/2026
BY	1891 Isai Martinez
PHONE	
REASON	

1. The application to paint the previously unpainted brick at 5443 Ridgedale is denied.
2. The structure is classified as High Tudor.
3. Painting of unpainted brick does not meet the standards for remodeling of a High Tudor under Ord. 28946(f)(1) and (2), and applicable sections of Ord. 28946(e).
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5. Any remodeling must match the original brick and stone in size, color, coursing, texture, mortaring, and joint detailing. Ord. 28946(f)(2)
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8. Brick must be scratch-face or textured, with at least three subtle variations in tone. Brick colors and textures must be typical of the brick used on original houses. Brick must be modular or standard size. Ord. 28946(e)(3)(B)

DENIED	
DATE	6/1/2026
BY	Mansol Martinez
PHONE	
REASON	

1. The application to paint the previously unpainted brick at 5443 Ridgedale is denied.
2. The structure is classified as High Tudor.
3. Painting of unpainted brick does not meet the standards for remodeling of a High Tudor under Ord. 28946(f)(1) and (2), and applicable sections of Ord. 28946(e).
4. Remodeling of houses that are identified as High Tudor or Tudor Cottage in Exhibit B must comply with the standards for new construction and the standards contained in this section. This section applies to the front facade and wrap-around. Ord. 28946(f)(1)
5. Any remodeling must match the original brick and stone in size, color, coursing, texture, mortaring, and joint detailing. Ord. 28946(f)(2)
6. All new construction must be built in the High Tudor style and must be compatible with original houses. Ord. 28946(e)(2)
7. Except as otherwise provided in this paragraph, new houses must be constructed of brick and/or stone using the same colors, course patterns, material placement, and material combinations found in original houses. Ord. 28946(e)(3)(A)
8. Brick must be scratch-face or textured, with at least three subtle variations in tone. Brick colors and textures must be typical of the brick used on original houses. Brick must be modular or standard size. Ord. 28946(e)(3)(B)



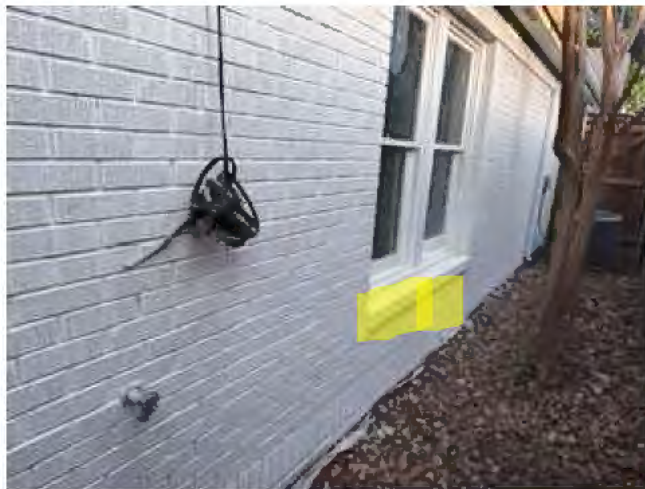
Back bedroom. We had to replace several cracked bricks in this area.



Back right bedroom entrance. We had to replace several cracked bricks in this area.



Back right bedroom window. We had to replace 4 to 5 cracked bricks in this area.



DENIED	
DATE	6/1/2026
BY	Marisol Martínez
PHONE	
REASON	

1. The application to paint the previously unpainted brick at 5443 Ridgedale is denied.
2. The structure is classified as High Tudor.
3. Painting of unpainted brick does not meet the standards for remodeling of a High Tudor under Ord. 28946(f)(1) and (2), and applicable sections of Ord. 28946(e).
4. Remodeling of houses that are identified as High Tudor or Tudor Cottage in Exhibit B must comply with the standards for new construction and the standards contained in this section. This section applies to the front facade and wrap-around. Ord. 28946(f)(1)
5. Any remodeling must match the original brick and stone in size, color, coursing, texture, mortaring, and joint detailing. Ord. 28946(f)(2)
6. All new construction must be built in the High Tudor style and must be compatible with original houses. Ord. 28946(e)(2)
7. Except as otherwise provided in this paragraph, new houses must be constructed of brick and/or stone using the same colors, course patterns, material placement, and material combinations found in original houses. Ord. 28946(e)(3)(A)
8. Brick must be scratch-face or textured, with at least three subtle variations in tone. Brick colors and textures must be typical of the brick used on original houses. Brick must be modular or standard size. Ord. 28946(e)(3)(B)

Back left window. We had to replace several cracked bricks in this area.



Front left-side window area. We had to replace several cracked bricks in this area.



Front right-side area. We had to replace several cracked bricks in this area.



DENIED	
DATE	6/1/2026
BY	Manoel Martinez
PHONE	
REASON	

1. The application to paint the previously unpainted brick at 6443 Ridgedale is denied.
2. The structure is classified as High Tudor.
3. Painting of unpainted brick does not meet the standards for remodeling of a High Tudor under Ord. 28946(f)(1) and (2), and applicable sections of Ord. 28946(g).
4. Remodeling of houses that are identified as High Tudor or Tudor Cottage in Exhibit B must comply with the standards for new construction and the standards contained in this section. This section applies to the front facade and wrap-around. Ord. 28946(f)(1).
5. Any remodeling must match the original brick and stone in size, color, coursing, texture, mortaring, and joint detailing. Ord. 28946(f)(2).
6. All new construction must be built in the High Tudor style and must be compatible with original houses. Ord. 28946(e)(2).
7. Except as otherwise provided in this paragraph, new houses must be constructed of brick and/or stone using the same colors, course patterns, material placement, and material combinations found in original houses. Ord. 28946(e)(1)(A).
8. Brick must be scratch face or textured, with at least three subtle variations in tone. Brick colors and textures must be typical of the brick used on original houses. Brick must be modular or standard size. Ord. 28946(e)(2)(B).

The finished home features updated brickwork and a white exterior, selected to ensure a cohesive appearance and avoid the unattractive look of mismatched, two-toned brick throughout the house.

We would like to respectfully address the exterior paint work completed on our home and provide additional context.

First, we sincerely apologize for not obtaining prior approval before painting. We were unaware that a permit was required for this specific improvement, especially given that many homes in the neighborhood are painted in similar neutral tones. Had we known, we would have absolutely followed the proper process and submitted our request in advance.

When we purchased the home, our intent was to thoughtfully restore and preserve its character while making necessary structural and aesthetic improvements. We have invested several hundred thousand dollars into the renovation, with great care taken to maintain the home's original 1920s charm. For example, we preserved original doors and hardware and ensured that any updates were consistent with the architectural style of the era.

The home had not been properly maintained for many years, potentially over 30 years, and required significant structural work. The foundation had shifted substantially, with portions of the home sinking 5 to 6 inches while other areas had risen. To correct this, we completed extensive foundation repairs, including the installation of multiple piers and over 30 new joists, to stabilize and protect the home long-term.

As part of the renovation, we also addressed the exterior brick condition. Due to the age of the home, many bricks were cracked, deteriorated, or had to be replaced. Unfortunately, matching the original brick proved impossible, which resulted in noticeable color inconsistencies. Leaving the home with two different brick tones would have significantly detracted from its appearance and, in our view, the overall look of the neighborhood.

Painting the home a neutral color was the best solution to create a cohesive, clean, and historically respectful appearance.

Our goal throughout this process has been to enhance both the home and the surrounding community by restoring a property that had long been in disrepair. We believe the final result improves the overall aesthetic and value of the neighborhood.

We appreciate your understanding and consideration and we are happy to comply with any additional steps needed to address this matter appropriately.

Thank you for your time and for your service to the community.

Kevin Lawson & Cristina Salas

DENIED	
DATE	6/1/2026
BY	Marisol Martinez
PHONE	
REASON	

1. The application to paint the previously unpainted brick at 5443 Ridgedale is denied.
2. The structure is classified as High Tudor.
3. Painting of unpainted brick does not meet the standards for remodeling of a High Tudor under Ord. 28946(f)(1) and (2), and applicable sections of Ord. 28946(e).
4. Remodeling of houses that are identified as High Tudor or Tudor Cottage in Exhibit B must comply with the standards for new construction and the standards contained in this section. This section applies to the front facade and wrap-around. Ord. 28946(f)(1)
5. Any remodeling must match the original brick and stone in size, color, coursing, texture, mortaring, and joint detailing. Ord. 28946(f)(2)
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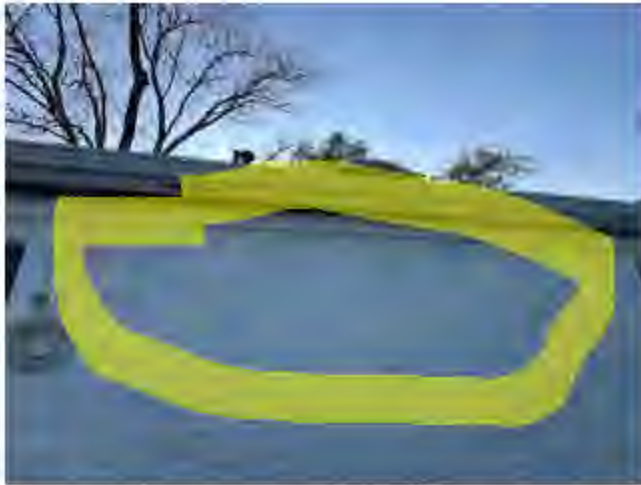
5443 Ridgedale Scope of Work



House when we purchased. Only picture we have of the outside.



Brick we used to replace broken/cracked bricks throughout the outside. We could not find a matching brick since the original brick was made in 1926.



This is the right backside of house before garage. We had to replace about 100 bricks in this area due to severe cracks caused by a foundation issue that caused the back side of the house to sink 5 to 6 inches. So much that 2 to 3 inches of water stood in the garage and would not drain.



This area is the back right near the garage entrance. We had to replace about 75 cracked bricks in this area due to the foundation issue.



Back bedroom. We had to replace several cracked bricks in this area.



Back right bedroom entrance. We had to replace several cracked bricks in this area.



Back right bedroom window. We had to replace 4 to 5 cracked bricks in this area.



Back left window. We had to replace several cracked bricks in this area.



Front left-side window area. We had to replace several cracked bricks in this area.



Front right-side area. We had to replace several cracked bricks in this area.



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The home had not been properly maintained for many years, potentially over 30 years, and required significant structural work. The foundation had shifted substantially, with portions of the home sinking 5 to 6 inches while other areas had risen. To correct this, we completed extensive foundation repairs, including the installation of multiple piers and over 30 new joists, to stabilize and protect the home long-term.

As part of the renovation, we also addressed the exterior brick condition. Due to the age of the home, many bricks were cracked, deteriorated, or had to be replaced. Unfortunately, matching the original brick proved impossible, which resulted in noticeable color inconsistencies. Leaving the home with two different brick tones would have significantly detracted from its appearance and, in our view, the overall look of the neighborhood.

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We appreciate your understanding and consideration and we are happy to comply with any additional steps needed to address this matter appropriately.

Thank you for your time and for your service to the community.

Kevin Lawson & Cristina Salas



INTERPRETATION MANUAL

CODE: City of Dallas Conservation Districts	DATE:
CODE SECTION: Applies to Conservation Districts Nos. nine (M-Streets – Ord. 25116) and eleven (M-Streets East – Ord. 25474)	10/23/19
SUBJECT: Application of Paint to Brick and Stone in Conservation Districts Nos. 9 and 11	
This interpretation is to state the practice and interpretation concerning the application of paint on unpainted brick and/or stone within these two Conservation Districts (CDs). Brick and stone painted prior to the date of this interpretation may be repainted with colors that are compatible with colors found on original homes within the district. <u>M-Streets Conservation District (#9):</u> The purpose statement for this CD addresses the compatibility of any work that takes place within the district. Per Ord. 25116(3), “The conservation district regulations ensure that new construction, renovation, and remodeling is done in a manner that is compatible with the original architectural styles found in the conservation district.” The term “compatible” is defined in the ordinance under Ord. 25116(a)(2)(C), “COMPATIBLE means consistent with the architectural design features found within the district, including architectural style, scale, massing, setbacks, <u>colors</u>, and materials.” In addition, for new construction in this CD and Per Ord. 25116(e)(3)(A), “Except as otherwise provided in this paragraph, new houses must be constructed of brick and stone using the same colors, course patterns, material placement, and material combinations found in original houses.” The ordinance goes on further to describe the exact colors to be used for new construction homes in Ord. 25116(e)(3)(B), “Brick must be scratch-faced or textured, with at least three subtle variations in tone. Brick colors must be typical of the brick used on original houses.” Because the ordinance is specific concerning the colors of brick to be used and that any new construction be compatible with original houses, it can be inferred that the brick or stone of new construction homes be unpainted to ensure that new brick and/or stone material match the original colors of brick or stone found on original houses. For remodeling projects, and per Ord. 25116(f)(2), “Any remodeling must match the original brick and stone in size, <u>color</u>, coursing, texture, mortaring, and joint detailing.” Remodeling is defined in Ord. 25116(a)(2)(DD) as, “...improvements or repairs that change the appearance of the main structure or replace original materials of the main structure with another material.” Because remodeling must match (not just be compatible) the original brick and stone	

in color, it can be inferred that the application of paint onto previously unpainted brick or stone would not be allowed.

M-Street East Conservation District (# 11):

The purpose statement for this CD addresses the compatibility of any work that takes place within this CD. Per Ord. 25474(4), "The conservation district regulations ensure that new construction, and remodeling is done in a manner that is compatible with the original architectural styles found in the conservation district." The term "compatible" is defined in the ordinance under Ord. 25474(a)(2)(B), "COMPATIBLE means consistent with the architecture found within the district, including architectural style, scale, massing, setbacks, colors, and materials."

In addition, per Ord. 25474, Conceptual Plan, Page 7, "Required Elements for New Construction, the ordinance states, "Certain elements are required for each architectural style. They are materials, roofing, and windows. These elements ensure that each style is represented as adequately as possible to maintain the true characteristics of the architecture. Materials must be compatible to those that exist in in the neighborhood today to ensure that new construction will seamlessly transition into the neighborhood."

Because the ordinance is clear that materials used for new construction must be compatible with the materials of the district that existed as of 1/13/04 (the date of establishment for this CD), it can be inferred that the brick of new construction homes be unpainted to ensure that new brick material match the original colors of the bricks found on original houses.

For remodeling projects, and per Ords. 25474(h)(4)(B); (i)(4)(B); (j)(5)(B); and (k)(5)(B), "Any remodeling must match the materials in type, color, coursing, joint detailing, mortaring, size, and texture." Remodeling is defined in Ord. 25474(a)(2)(Y) as, "...improvements or repairs that change the exterior materials or appearance of the front façade or wrap-around of the main structure."

Because remodeling must match (not just be compatible) the original brick and stone in color, it can be inferred that the application of paint onto previously unpainted brick would not be allowed.

SIGNATURE: William Hersch, LEED, AP.
Chief Planner

