



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

FOR OFFICE USE ONLY

Data Relative to Subject Property:

Date:

FOR OFFICE USE ONLY

Location address: 6827 Santa Fe Ave

Zoning District:

Hollywood/Santa Monica  
Conservation District, Tract 1

Lot No.: 21 Block No.: 7/2720 Acreage: 0.164 Census Tract: 48113001202

Street Frontage (in Feet): 1) 50 2) 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Osborne, Drew & Krista J

Applicant: Jennifer Hiromoto

Telephone: 469-275-2414

Mailing Address: PO Box 38586

Zip Code: 75238

E-mail Address: jennifer@buzzurbanplanning.com

Represented by: Jennifer Hiromoto

Telephone: 469-275-2414

Mailing Address: PO Box 38586

Zip Code: 75238

E-mail Address: jennifer@buzzurbanplanning.com

Affirm that an appeal has been made for a Variance ☒ or Special Exception ☐ of Height variance of 1'10"

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:

The property is different from most other properties in CD-6 because it slopes at the rear of the property as it approaches the Santa Fe Trail. The proposed half-story addition otherwise will comply with CD-6 and be comparable to other 1 1/2 and 2-story homes in the immediate area. The property hardship is not self created.

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

### Affidavit

Before me the undersigned on this day personally appeared

Jennifer Hiromoto

(Affiant/Applicant's name printed)

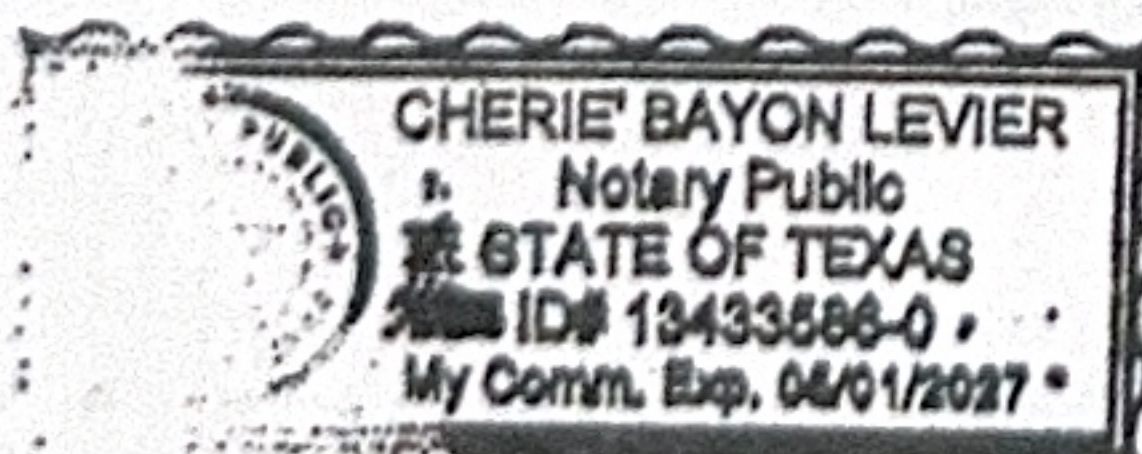
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted:

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 11 day of June, 2005

Notary Public in and for Dallas County, Texas





**BOARD OF ADJUSTMENT  
CITY OF DALLAS, TEXAS**

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**FILE NUMBER:** BOA-25-000020

**BUILDING OFFICIAL'S REPORT:** Application of Jennifer Hiromoto for a variance to the building height regulations at 6827 SANTA FE AVE. This property is more fully described as Block 7/2720 Lot 21, and is zoned CD-6, which limits the maximum building height to 124-feet. The applicant proposes to construct and or maintain a residential structure with a building height of 125-feet 10-inches, which will require a 1-foot 10-inch variance to the maximum building height regulations.

**LOCATION:** 6827 SANTA FE AVE

**APPLICANT:** Jennifer Hiromoto

**REQUEST:** A variance to the building height regulations



# Planning & Development Department

320 E Jefferson Blvd, Dallas TX 75203

(214) 948-4480

## BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: Michael Flowers

Date: 6/5/2025

Department: Planning and Development, Conservation Districts

Phone/Email: 214-671-6725 / michael.flowers@dallas.gov

Manager signature:

Consulted with:

☒ Applicant

☐ Representative

☐ Owner

Name: Jennifer Hiromoto

Phone/Email: 469- 275-2414 / jennifer@buzzurbanplanning.com

Property Information

Address: 6827 Santa Fe Ave. Dallas, TX 75223

Lot: 21

City Block: 7/2720

Zoning Classification: CD-6 Hollywood/Santa Monica Conservation District

Issues that require Board action Project exceeds maximum height as allowed by ordinance.

List the City of Dallas Development Code(s) this project is non-compliant with: Ord. 26884 Sec. 6(a)(8)(A)

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

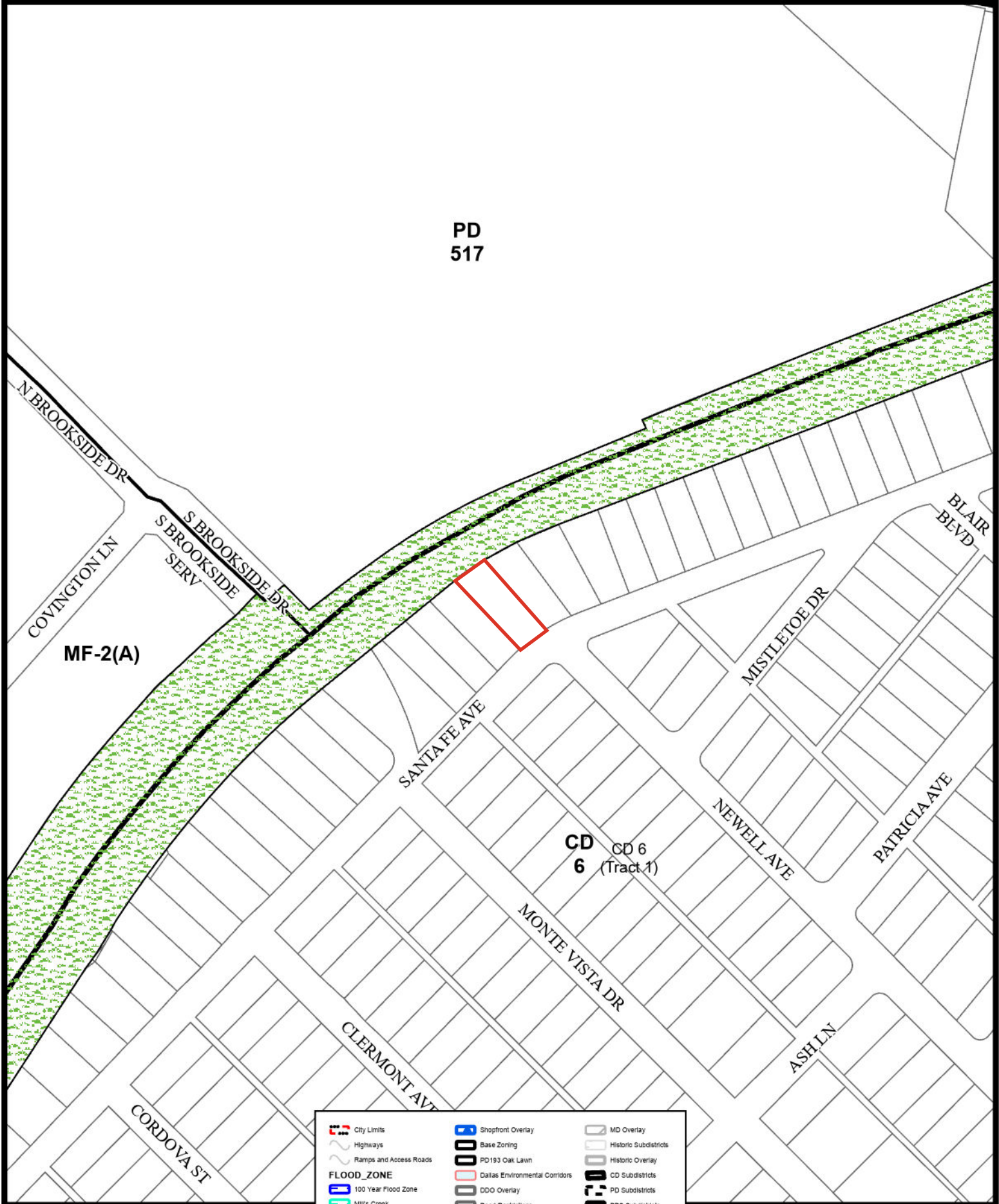
☐ Non-conforming use or structure

☐ Administrative Official Appeal

☐ Other:

Description: Proposed height of addition exceeds the maximum height allowed per Ord. 26884 Sec. 6(a)(8)(A) based on drawing measurements by 1' 10", project will need to go to Board of Adjustment for a variance.

Alternative resolutions discussed/offered:



PD  
517

MF-2(A)

CD  
6  
(Tract 1)

City Limits	Shopfront Overlay	MD Overlay
Highways	Base Zoning	Historic Subdistricts
Ramps and Access Roads	PD193 Oak Lawn	Historic Overlay
<b>FLOOD_ZONE</b>	Dallas Environmental Corridors	CD Subdistricts
100 Year Flood Zone	DDO Overlay	PD Subdistricts
Mill's Creek	Deed Restrictions	PDS Subdistricts
Peak's Branch	SUP	NSO Subdistricts
X PROTECTED BY LEVEE	D	NSO_Overlay
Parks	D-1	Escarpment Overlay
Height Map Overlay	CP	
Parking Management Overlay	SP	

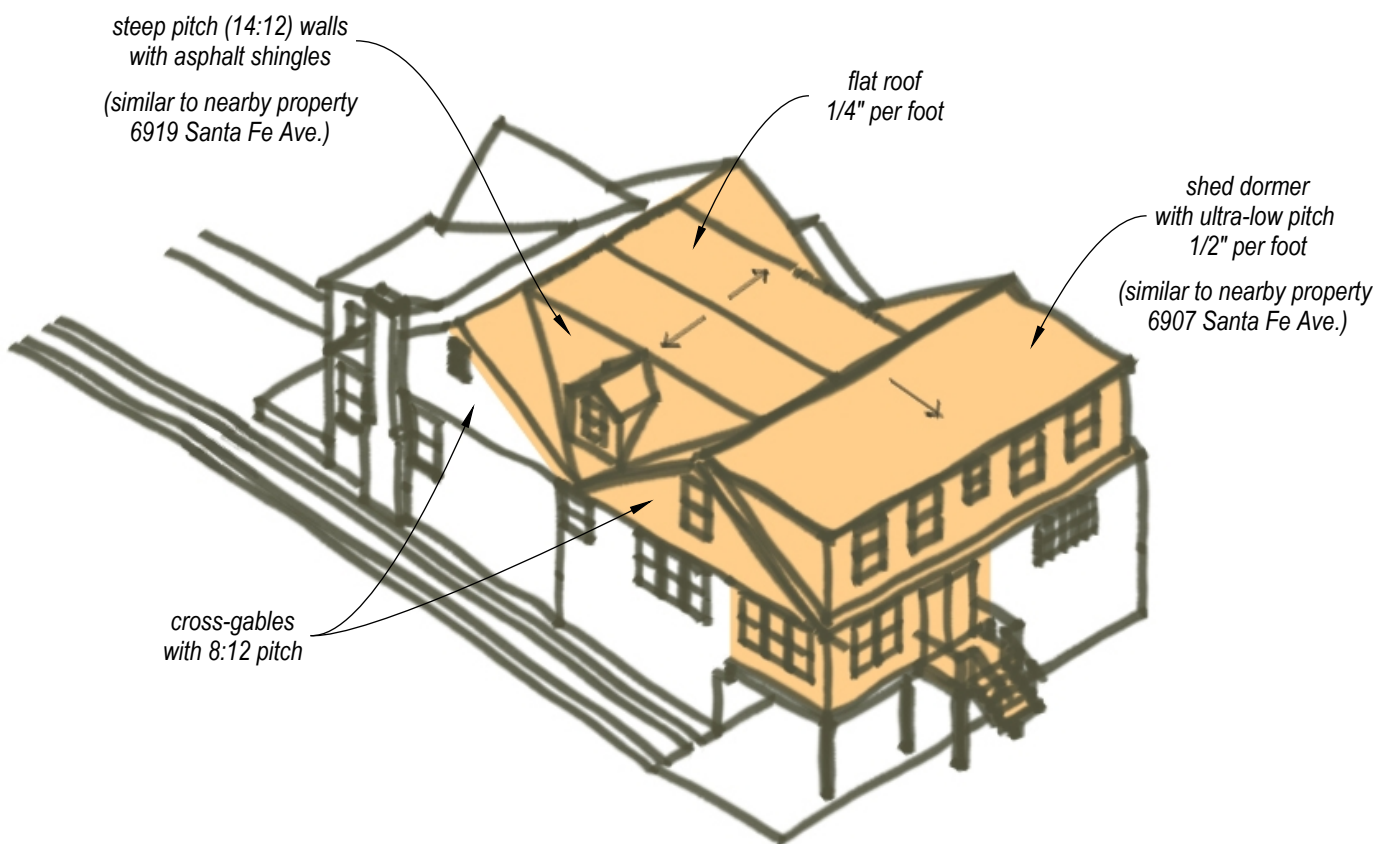


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Case ID:  
Printed: 4/1/2025



PERSPECTIVE



AXONOMETRIC

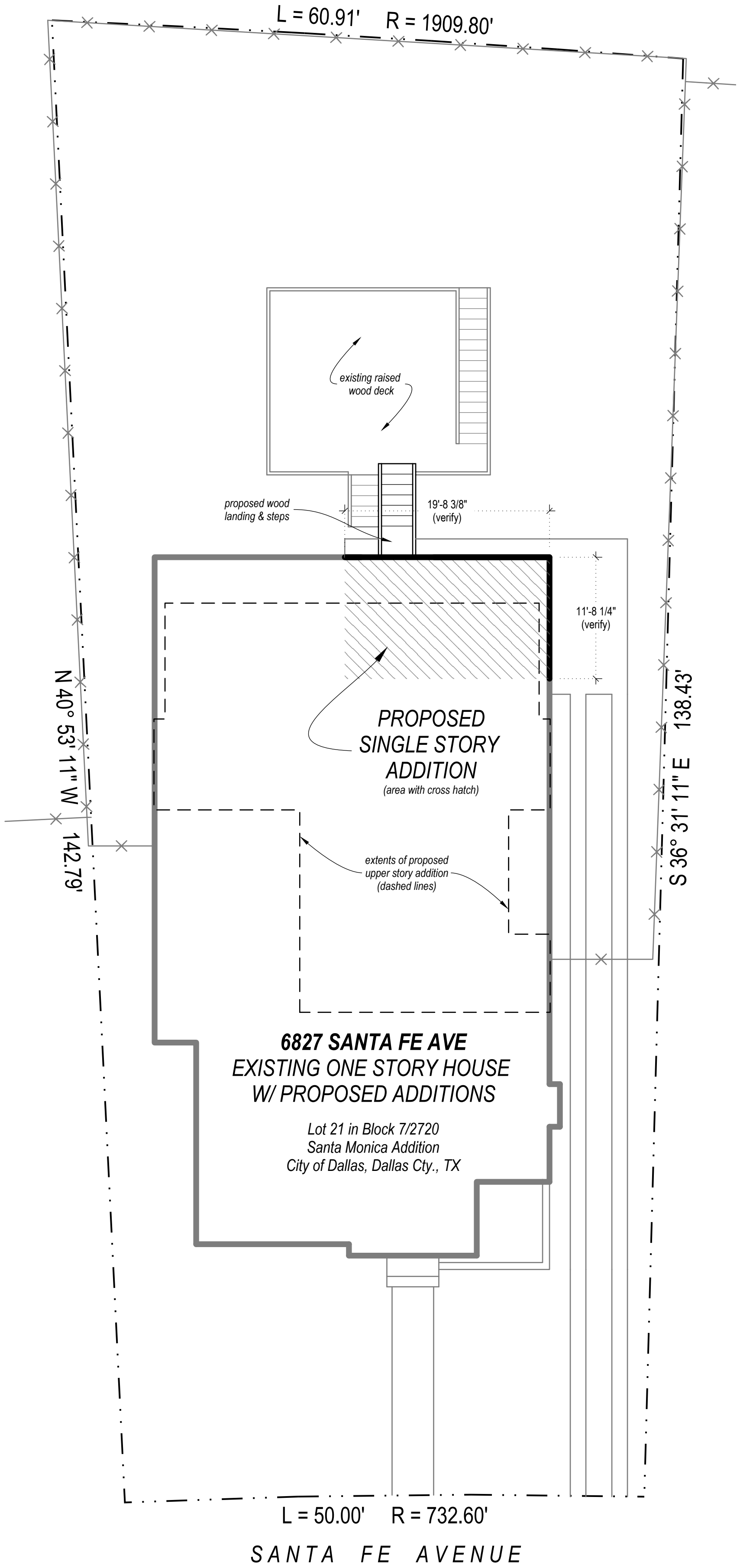


LEGEND

- existing to remain
- new construction
- property line
- setback or easement
- fence

LOT COVERAGE (45% MAX. ALLOWABLE)

Lot Area:	7,773 sq. ft.
Existing House:	2,180 sq. ft.
Proposed Addition (lower level):	230 sq. ft.
Total Proposed Coverage:	2,410 sq. ft. (31.00%)



true north  
plan north  
**SITE PLAN**  
scale: 1/8" = 1'-0"

(214) 660-7663 | herman@hgcompany.net  
9019 Garland Rd, Dallas, TX 75218

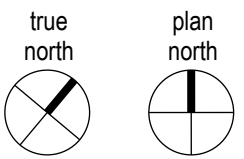
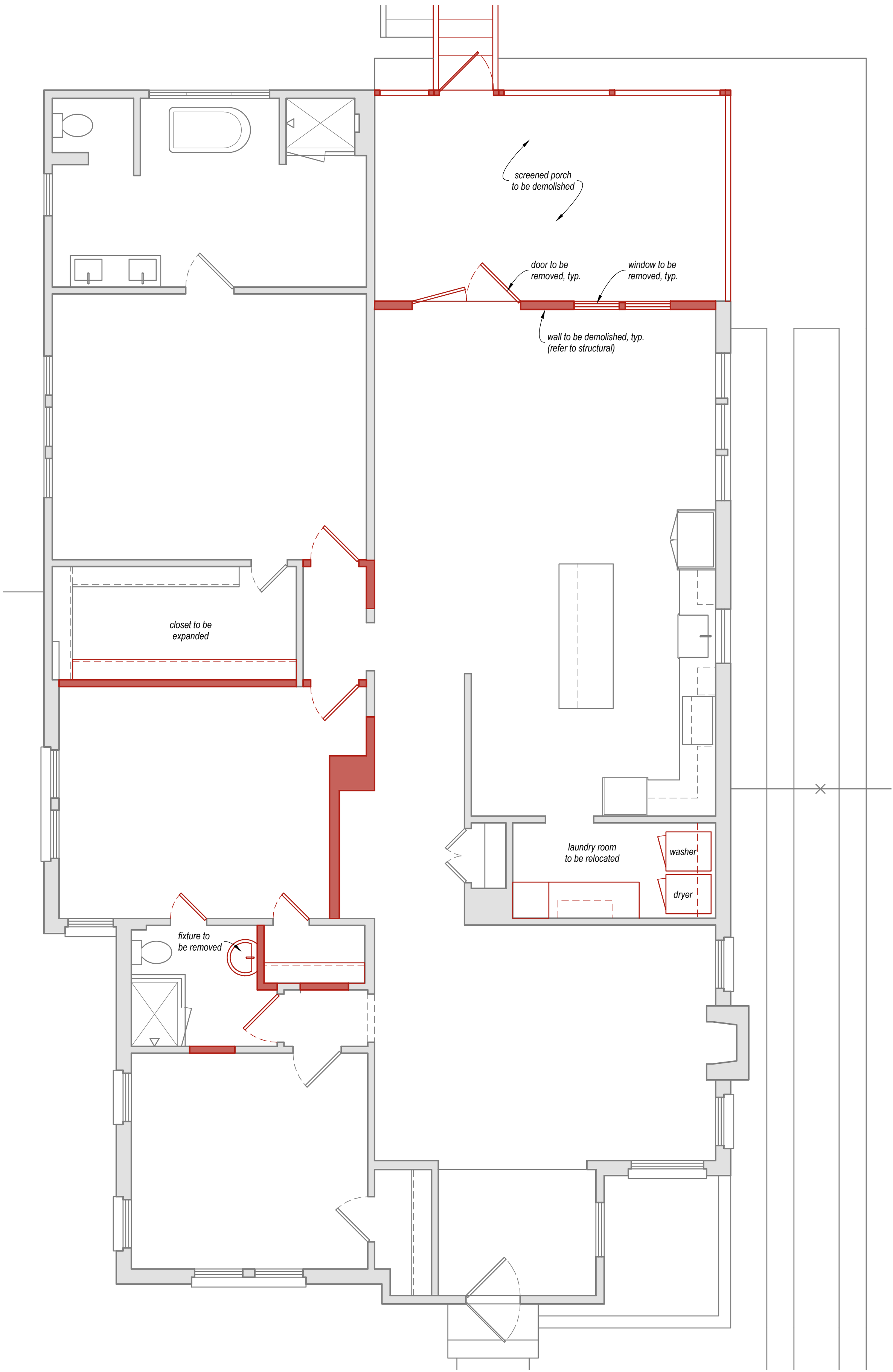
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House Renovations & Additions  
6827 Santa Fe Ave.  
Dallas, TX 75223

.....  
05/19/25  
BOARD OF ADJUST.  
.....  
SITE PLAN  
.....  
**A1.01**

LEGEND

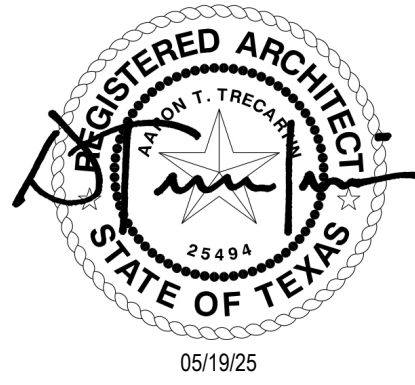
- existing to remain
- existing to remain (above or beyond)
- existing wall to remain
- existing to be removed or relocated
- existing to be removed or relocated (above or beyond)
- existing wall to be removed (ref. structural for framing info)



DEMOLITION FLOOR PLAN  
scale: 1/4" = 1'-0"



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DEMOLITION  
FLOOR PLAN

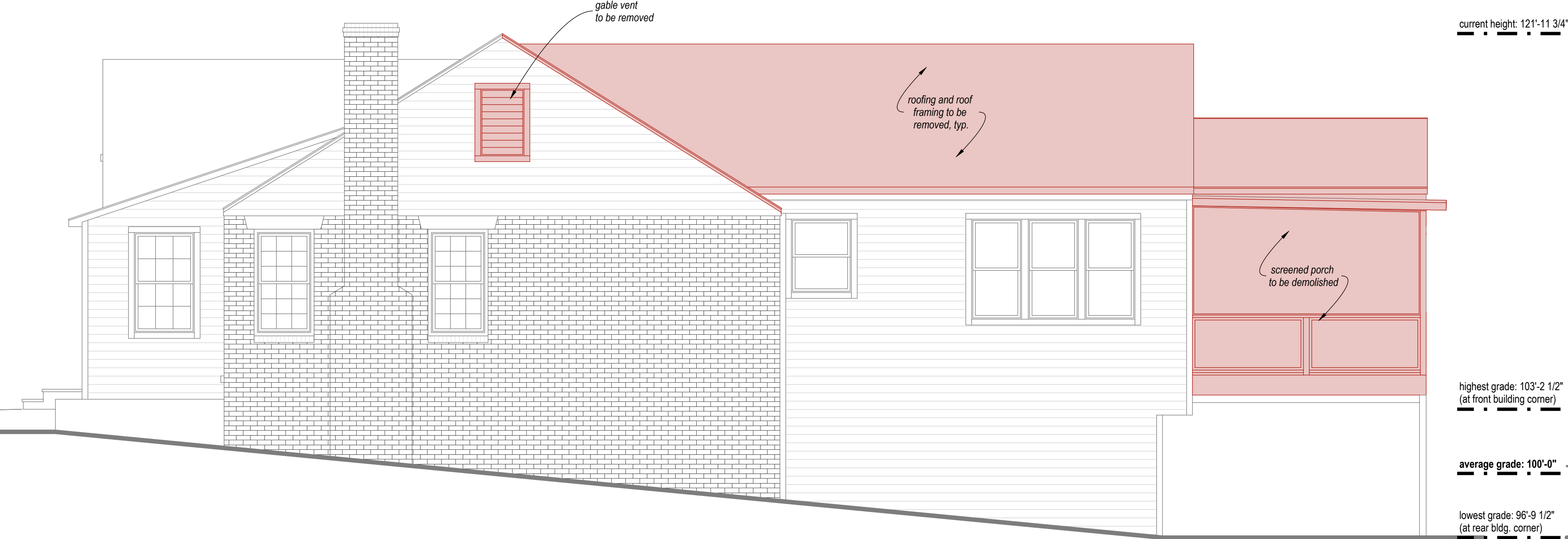
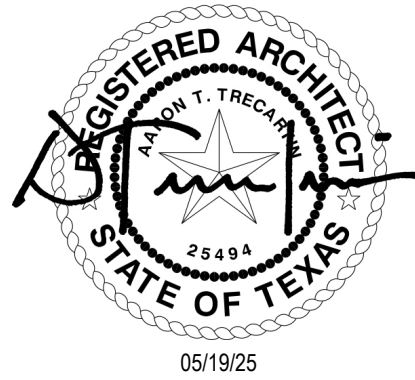
A0.01

LEGEND

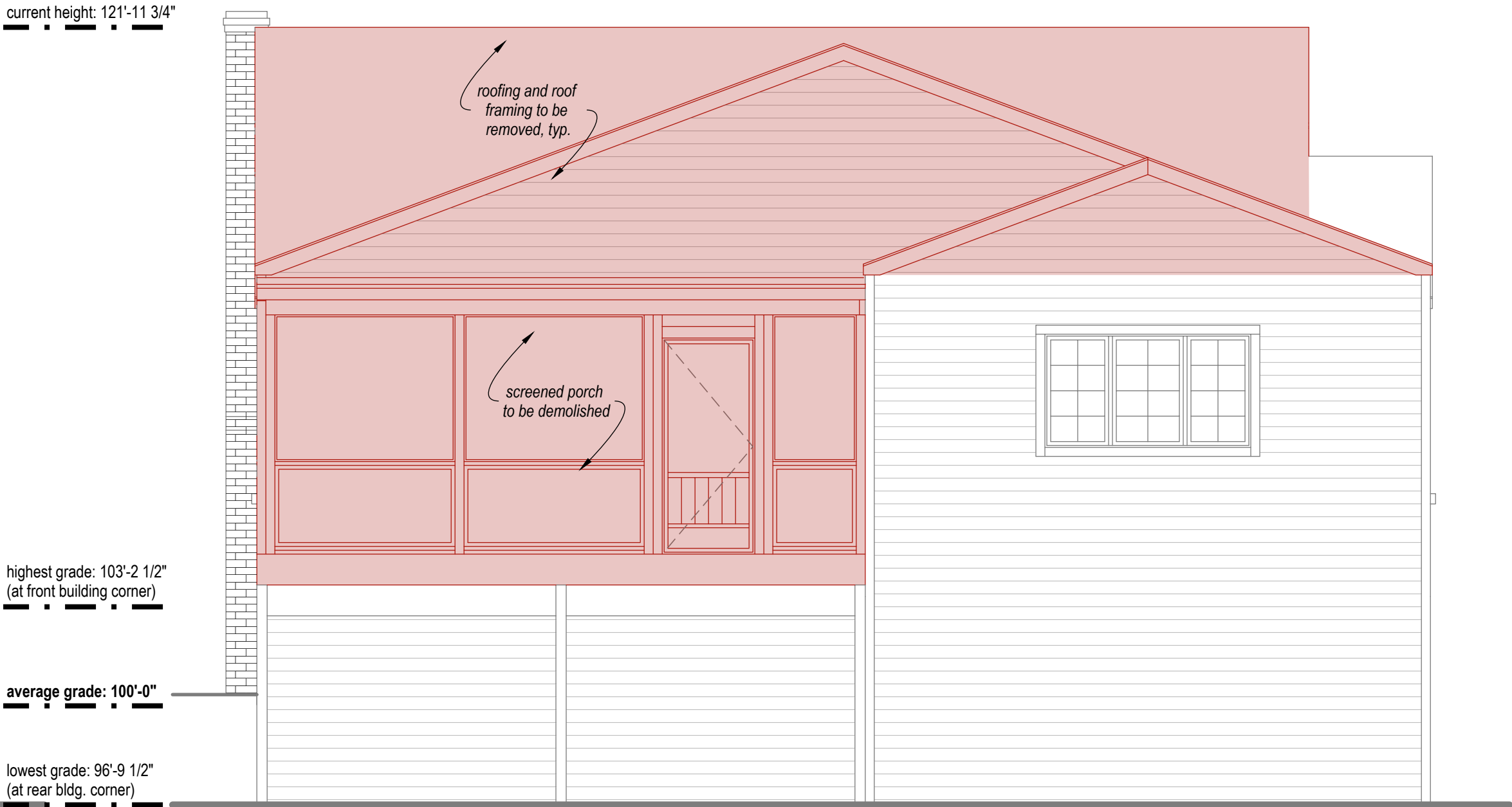
- existing to remain
- existing to remain (beyond)
- existing to be removed or relocated
- existing to be removed or relocated (beyond)



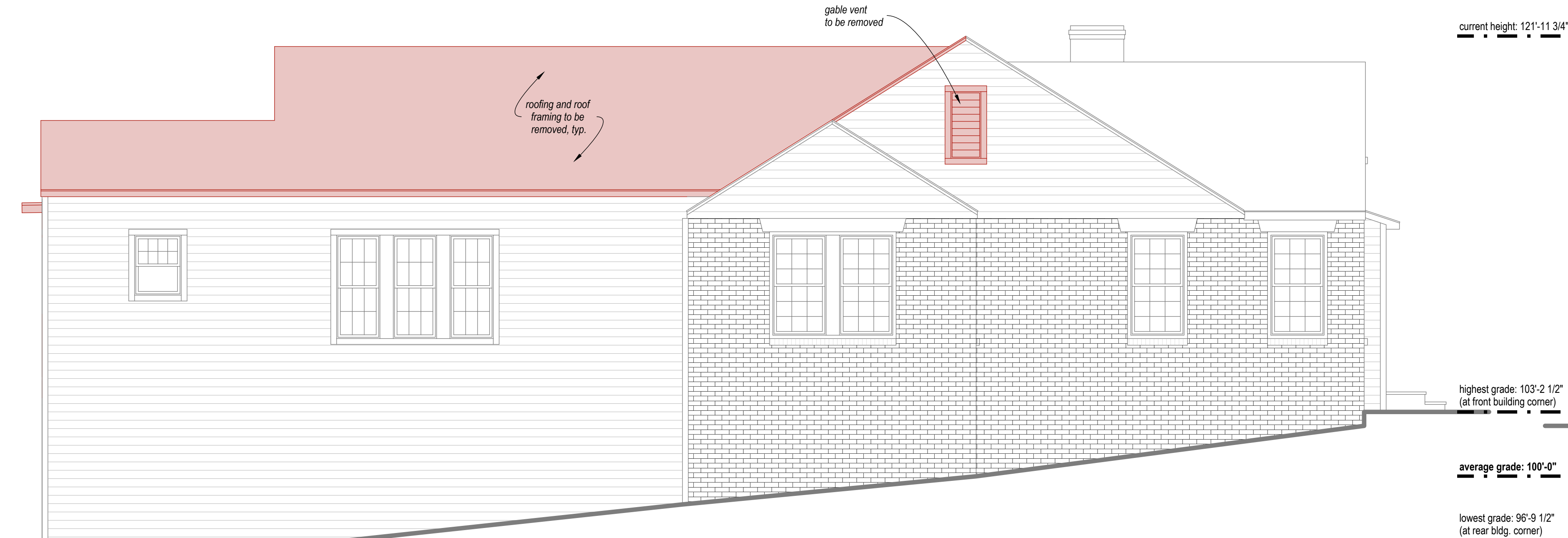
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9019 Garland Rd, Dallas, TX 75218



DEMOLITION ELEVATION (RIGHT SIDE)  
scale: 1/4" = 1'-0"



DEMOLITION ELEVATION (REAR)  
scale: 1/4" = 1'-0"



DEMOLITION ELEVATION (LEFT SIDE)  
scale: 1/4" = 1'-0"



DEMOLITION ELEVATION (FRONT)  
scale: 1/4" = 1'-0"

House Renovations & Additions  
6827 Santa Fe Ave.  
Dallas, TX 75223

05/19/25  
BOARD OF ADJUST.

DEMOLITION  
ELEVATIONS

A0.02



LEGEND

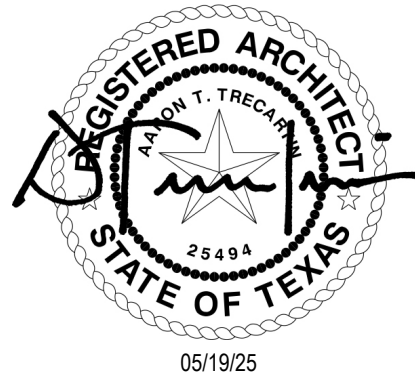
- existing to remain
- existing to remain (beyond)
- new construction
- new construction (beyond)

MATERIALS LEGEND

- existing brick veneer
- wood siding
- architectural asphalt shingles



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ELEVATION (RIGHT SIDE)

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



ELEVATION (REAR)

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



ELEVATION (LEFT SIDE)

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



ELEVATION (FRONT)

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

House Renovations & Additions  
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05/19/25  
BOARD OF ADJUST.

EXTERIOR  
ELEVATIONS

A5.01