

## Record Summary for Board of Adjustments

### Record

Record #	Status	Opened Date
BOA-25-000035	In Review	07/17/2025
Application Name		
Detailed Description		
Requesting the front yard set back along Annex to be 21ft instead of the currently proposed 25 ft. 21ft is at the request of the neighboring properties.		
Assigned To Department	Assigned to Staff	
Board of Adjustment	Nora Castaneda	
Record Type		
Board of Adjustments		

### Custom Fields

#### INTERNAL USE ONLY

Source of Request	Consultation Team - Zoning
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	.21

#### PDOX INFORMATION

PDox Number	-
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#### PROPERTY INFORMATION

Existing Zoning	MF-2(A)
Lot Number	10
Lot Size (Acres)	0.21
Block Number	2/735
Lot Size (Sq. Ft)	9148
How many streets abut the property?	2
Land Use	MF-2(A)
Is the property platted?	Yes
Status of Project	Proposed
Status of Property	Vacant Land
Previous Board of Adjustment case filed on this property	Yes
Accommodation for someone with disabilities	No
File Date	03/25/2025
Seleccione si necesitara un interprete	-
Case Number	BDA234-119
Are you applying for a fee waiver?	No

Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	Brent J.

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## Custom Lists

### Board of Adjustment Meeting

1	
Room	6ES

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### Board of Adjustment Request

1	
Type of Request	Variance
Request Description	Front-yard
Application Type	Multifamily or nonresidential variance
Affirm that an appeal has been made for	A variance to 4' front yard setback along Annex Ave.
Application is made to BOA to grant the described appeal	The current set back along Annex Ave is 25 ft. The developer requests 21 ft as the neighboring properties requested at the previous BOA meeting.

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### Case Information

1	
Full Request	to construct and/or maintain a single-family residential structure and provide a 21-foot 0- inch front -yard setback, which will require a 4- foot 0- inch variance to the front- yard setback regulations
Brief Request	for a variance to the front yard setback regulations
Zoning Requirements	requires a front yard setback of 25 feet
Relevant History	BDA234-119 filed 3/25/25
BOA History	Yes
BOA History Details	denied w/o prejudice 5/19/25

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### GIS Information

1	
Census Tract Number	29.51
Council District	2

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### Street Frontage Information

1	
Street Frontage	Side

Linear Feet (Sq. Ft)

63

2

Street Frontage

Front

Linear Feet (Sq. Ft)

145

### Contact Information

Name	Organization Name	Contact Type	Phone
Dani Golan Email: Dani@DGM-Builders.com 6750 Hillcrest Plaza Drive, Suite 200, dallas, TX 75230	DGM Builders	Applicant	2145054400
Name	Organization Name	Contact Type	Phone
Dani Golan Email: Dani@DGM-Builders.com 6750 Hillcrest Plaza Drive, Suite 200, dallas, TX 75230	DGM Builders	Authorized Agent	2145054400
Name	Organization Name	Contact Type	Phone
Mutaz Ali Email: mutaz.ali@gmail.com 13498 ORB DR, FRISCO, TEXAS 750355981	ORCA INTERNATIONAL LLC	Property Owner	4695845489

### Address

1255 Annex AVE, Dallas, TX 75230

### Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000012304550000 0							

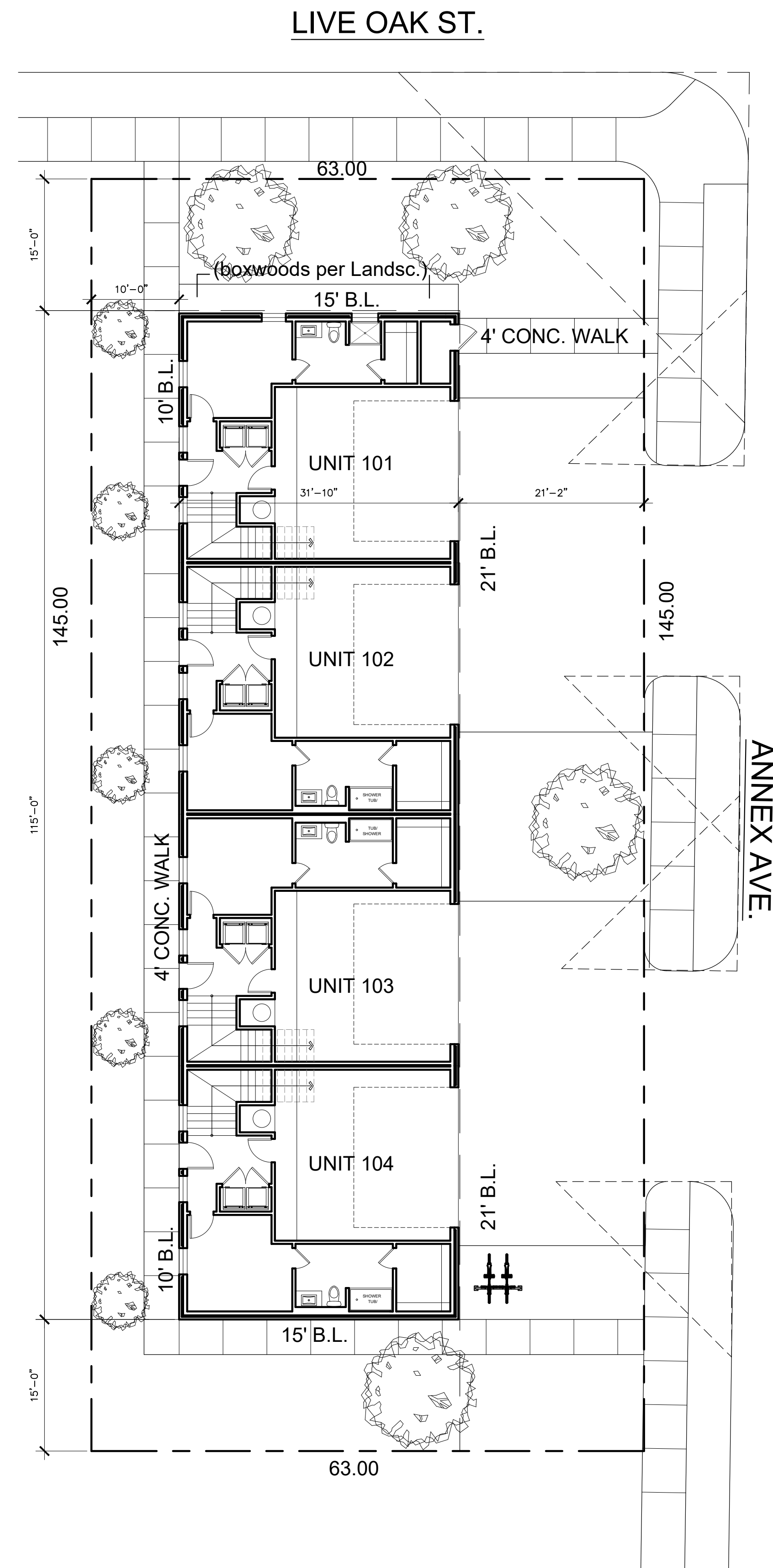
### Status History

Status	Comment	Assigned Name	Status Date
In Review		Nora Castaneda	07/21/2025
Payment Due		Nora Castaneda	07/23/2025
In Review	Updated By Script	Accela Administrator	07/23/2025
In Review		Elham Elbadawi	07/24/2025





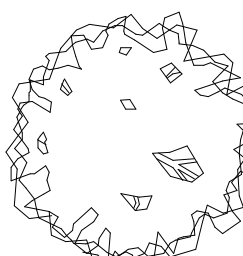


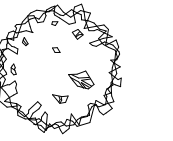


NOTE:  
REFER TO CIVIL ENGINEERING  
AND LANDSCAPE PLANS  
FOR ADDITIONAL  
INFORMATION

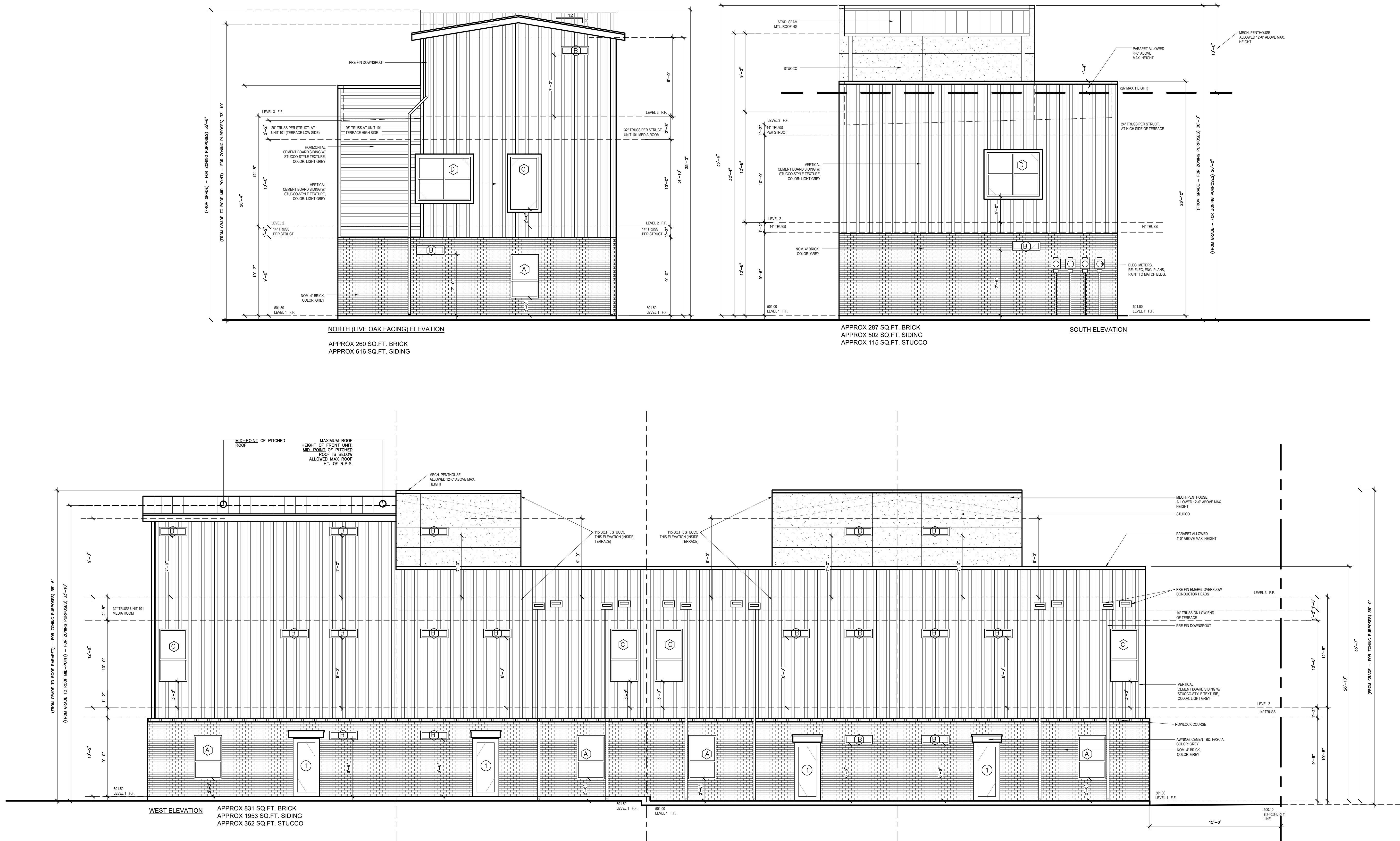
DENSITY:  
 $949 \times 4 = 3,796$  (FOOTPRINT)  
 $3,796 / 9,135 = 0.4155$   
 $= 41.55\%$  COVERAGE

PARKING:  
4 X 2 BR UNITS  
 $= 4 \times 2 = 8$   
SPACES REQUIRED;  
8 SPACES PROVIDED.  
VISITOR PARKING:  
 $4 \text{ UNITS} \times 0.25 = 1.0$  SPACES  
REQUIRED.  
1 VISITOR SPACE PROVIDED.

LARGE TREE  
PER LANDSC.

SMALL TREE  
PER LANDSC.





Exterior Elevations

01

3/16" = 1'-0"