

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000057	In Review	08/26/2025

Application Name

Detailed Description

I am requesting to add a Variance to (encroachment into the side setback 5ft)

Assigned To Department

Assigned to Staff

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

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

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	R-7.5(A)
Lot Number	1-A
Lot Size (Acres)	0.185
Block Number	C\6629
Lot Size (Sq. Ft)	8.075
How many streets abut the property?	2
Land Use	43.90
Is the property platted?	Yes
Status of Project	Proposed
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	-
Case Number	-
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	Lanita Jacques

Custom Lists

Board of Adjustment Meeting

1		
	Room	6ES
	BOA Administrator	Kameka Miller-Hoskins
	BOA Secretary	Mary Williams
	BOA Code Specialist	Sara Etebari Jirsaraee

Board of Adjustment Request

1		
	Type of Request	Variance
	Request Description	Side-yard
	Application Type	Single Family/Duplex Variance or Special Exception
	Affirm that an appeal has been made for	Variance to side yard set(Addition portion encroachment into the side setback 5ft)
	Application is made to BOA to grant the described appeal	I am requesting to extend my storage due to payment of additional storage's causing hardship and for security reasons on my property. I want to continue to keep a clean and secure appearance.

Case Information

1		
	Full Request	to construct and/or maintain a single-family residential structure and provide a 0-foot side yard setback, which will require a 5-foot variance to the side-yard setback regulations
	Brief Request	variance to the side yard setback regulation
	Zoning Requirements	side yard setback should be 5 foot
	Relevant History	NA
	BOA History	No
	BOA History Details	NA

GIS Information

1		
	Census Tract Number	25.11
	Council District	8
	Escarpment	No

Floodplain

No

Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	79.8

2

Street Frontage	Side
Linear Feet (Sq. Ft)	130.25

Contact Information

Name	Organization Name	Contact Type	Phone
Christopher L Haynes Email: juangentry@aol.com 7115 Harold Walker Dr, Dallas, TX 75241		Applicant	2148762184

Name	Organization Name	Contact Type	Phone
CHRISTOPHER L HAYNES Email: hh2003@att.net 7115 HAROLD WALKER DR, DALLAS, TEXAS 752414414	HAYNES CHRISTOPHER L	Property Owner	9722285618

Address

7115 HAROLD WALKER DR, Dallas, TX 75241

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000061260241000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	HAYNES CHRISTOPHER L	7115 HAROLD WALKER DR, DALLAS, TEXAS 752414414	

Status History

Status	Comment	Assigned Name	Status Date
Payment Due		Sara E Jirsaraee	08/26/2025
In Review	Updated By Script	Accela Administrator	08/26/2025
In Review		Anna Brickey	08/26/2025



Planning & Development Department

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

BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: LANITA JACQUES

Date: 7/3/2025

Department: RESIDENTIAL DEPT

Phone/Email: 214-948-4678

Manager signature: *[Signature]*

Consulted with: JUAN & CHRIS HAYNES, RON CASTILLO

☒ Applicant

☒ Representative

☒ Owner

Name: JUAN

Phone/Email: 214-698-9755 / JUANGENTRY@AOL.COM

Property Information

Address: 7115 HAROLD WALKER

Lot: 1

City Block: C/6624

Zoning Classification: R-7.5(A)

Issues that require Board action: NEEDING APPROVAL FOR SYSB- 5' NOT MET

List the City of Dallas Development Code(s) this project is non-compliant with: *SIA - 4.400 / SIA - 4.112*

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: *ADDITION*
There is a non-permitted structure that encroaches the SYSB entirely. Applicant is proposing to utilize structure as storage space.
ADDITION

Alternative resolutions discussed/offered: *The structure that encroaches the SYSB is currently used for garage space. Unfortunately they're not meeting the 20' distance in the (R) as well as the 5' for the SYSB. Alternative is to use as storage w/ meeting 5' in SYSB.*



100 ft

FILED 1960 RECEIVED DATE 11-6-55

ANNEXED JUNE 27, 1955 ORD. NO. 6605

SURVEY MORRIS FERRIS

ABST. 460

CITY OF DALLAS PLAT BOOKS

ADDITION CEMA VILLAGE I ST. INST.

A-B-C-D-E
6629

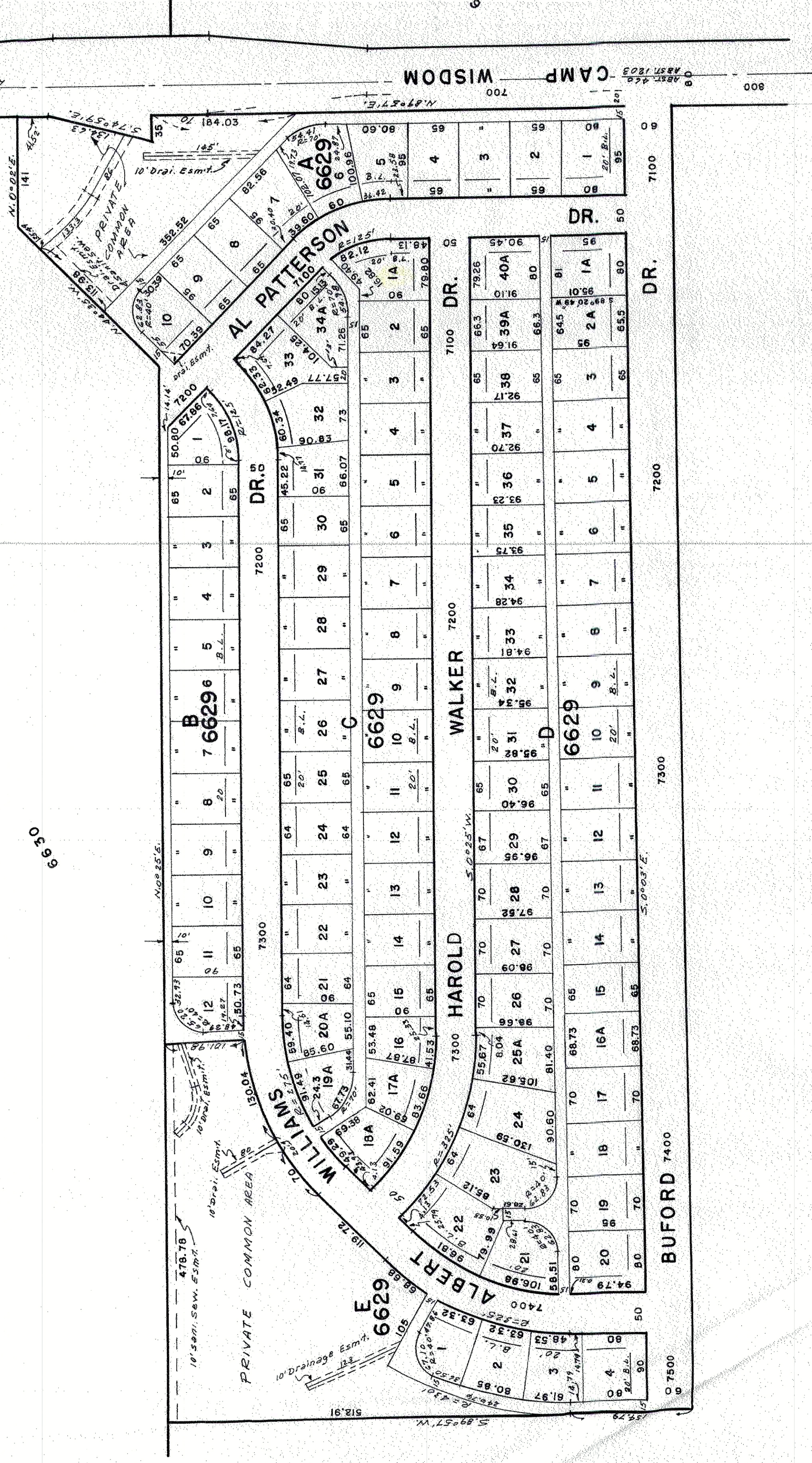
BLOCKS

SCALE 100 FT. EQUALS 1 INCH

SCHOOL DISTRICT

DALLAS

FILED 11-9-70
CEMA VILLAGE ADDN. REVISION BLK. A-E/6629 FILED 10-20-71



TRUE AND CORRECT
COPY OF RECORD
ON FILE IN CITY
SURVEYOR'S OFFICE
BY *Johnny D. Dillard*
DATE *11-4-8025*



City of Dallas
APPROVED
Building Inspection
07/14/25



CLIENT :

Christopher Haynes

PROJECT :

**ADDITION TO AN
EXISTING BUILDING**

SHEET TITLE:

WALL FRAMING PLAN

LOCATION :

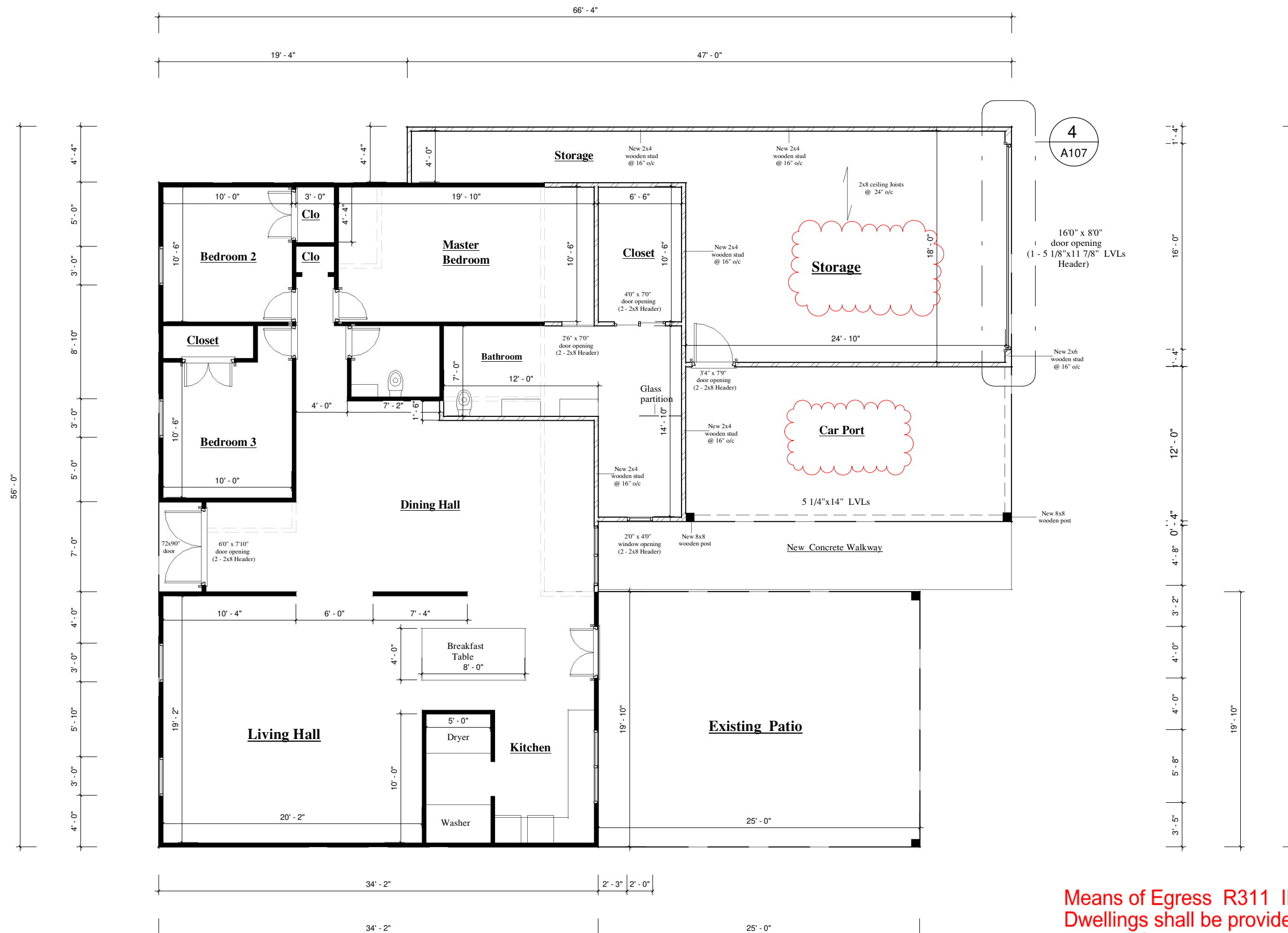
**7115 Harold Walker Drive,
Dallas, Texas 75241**

ARCHITECT:

Manix-arc

DRAWN :	Manix
CHECKED :	Manix
DATE :	Feb., 2025
SCALE :	STATED

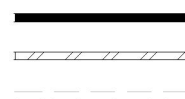
DRAW NO : **A101**



Smoke Alarms shall comply with
NFPA 72 and Section R314

Carbon Monoxide Alarms shall
comply with Section R315

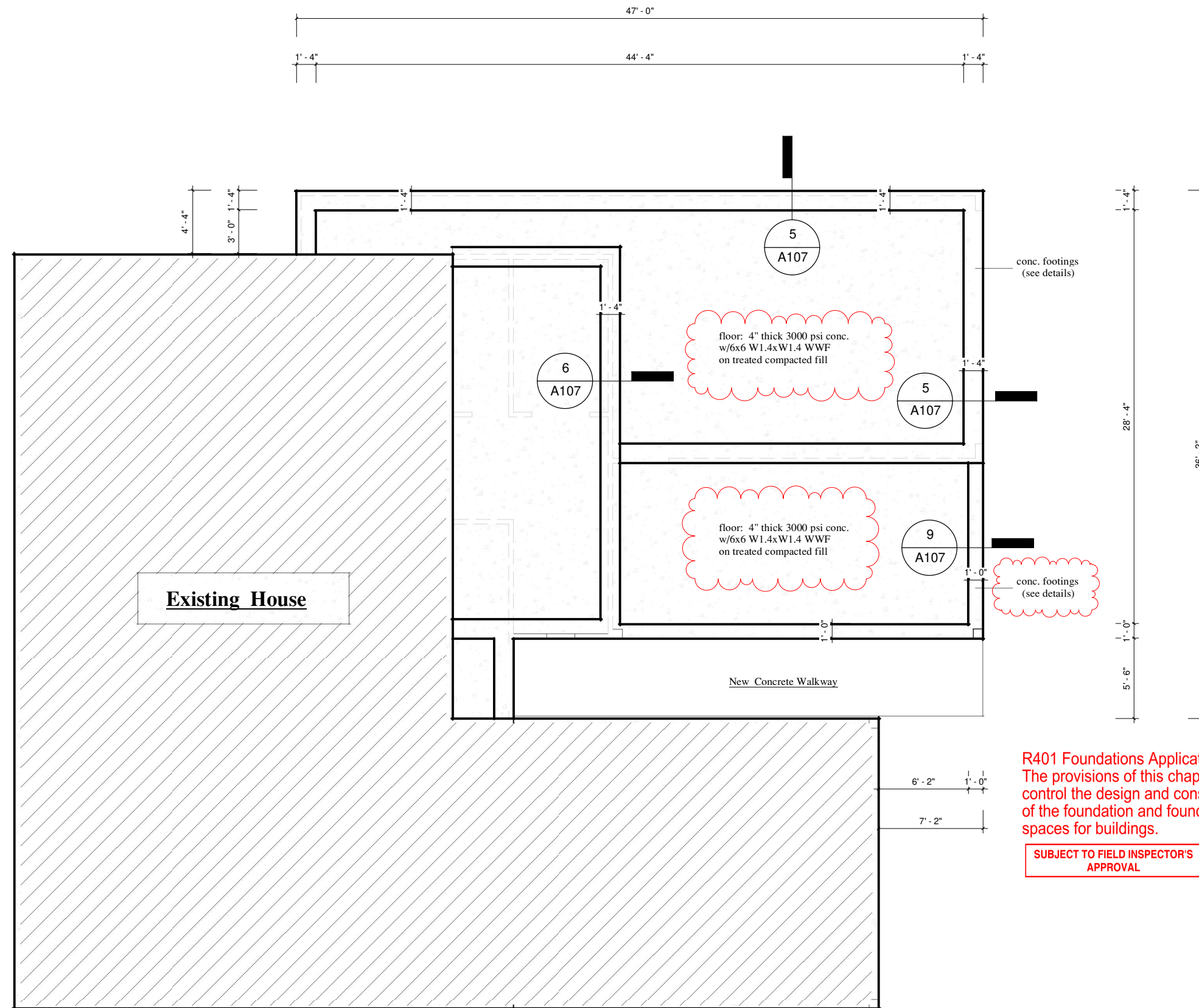
Legend



Existing Wall
New Wall
Line of demolished wall

Means of Egress R311 IRC
Dwellings shall be provided with a
means of egress in accordance with
this section

**SUBJECT TO FIELD INSPECTOR'S
APPROVAL**



FOUNDATION NOTES

1. OWNER SHALL HAVE ALL FOOTING SIZES VERIFIED BASE ON SOIL ANALYSIS AT SITE PRIOR TO CONSTRUCTION
2. FOUNDATION SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
3. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS WITH FOUNDATION PLAN AND MAKE NECESSARY ADJUSTMENTS.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER DRAINAGE AT SITE.
6. ALL FOUNDATION DETAILS ARE TYPICAL. SOME VARIATIONS MAY OCCUR. CONTRACTOR SHOULD MAKE NECESSARY ADJUSTMENTS AT SITE.

1

Foundation Plan

1/8" = 1'-0"



City of Dallas

APPROVED

Building Inspection

07/14/25



CLIENT :

Christopher Haynes

PROJECT :

**ADDITION TO AN
EXISTING BUILDING**

SHEET TITLE:

FOUNDATION PLAN

LOCATION :

**7115 Harold Walker Drive,
Dallas, Texas 75241**

ARCHITECT:

Manix-arc

DRAWN :

Manix

CHECKED :

Manix

DATE :

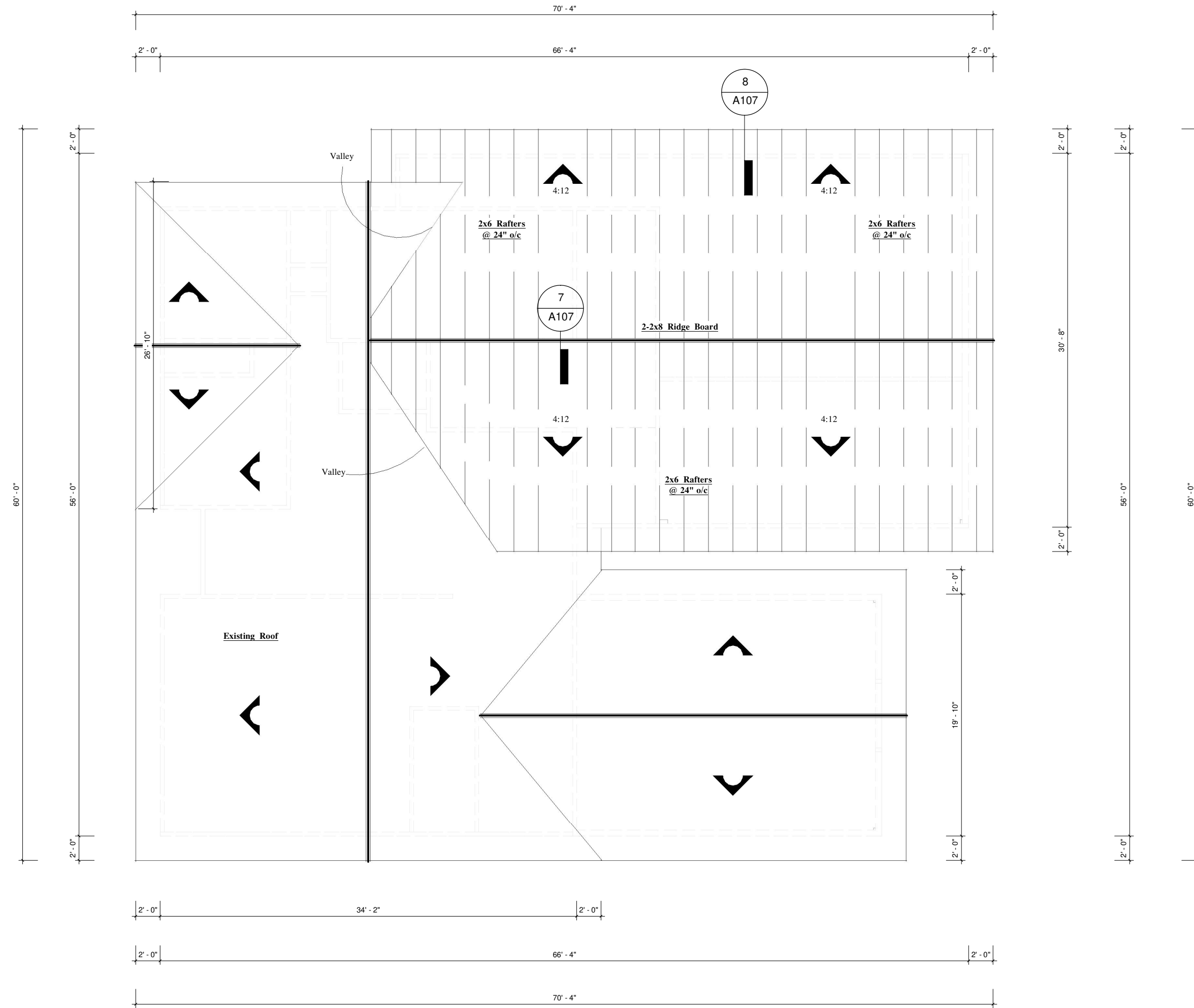
Feb., 2025

SCALE :

STATED

DRAW NO :

A102



- LAYOUT AND ENGINEERED SPEC SHEETS FOR ANY MANUFACTURED FRAMING MEMEBERS ARE TO BE ONSITE PRIOR TO FRAMING INSPECTION

SUBJECT TO FIELD INSPECTOR'S APPROVAL



City of Dallas
APPROVED
Building Inspection
07/14/25



CLIENT :

Christopher Haynes

PROJECT :

ADDITION TO AN EXISTING BUILDING

SHEET TITLE:

ROOF PLAN AND FRAMING

LOCATION :

7115 Harold Walker Drive, Dallas, Texas 75241

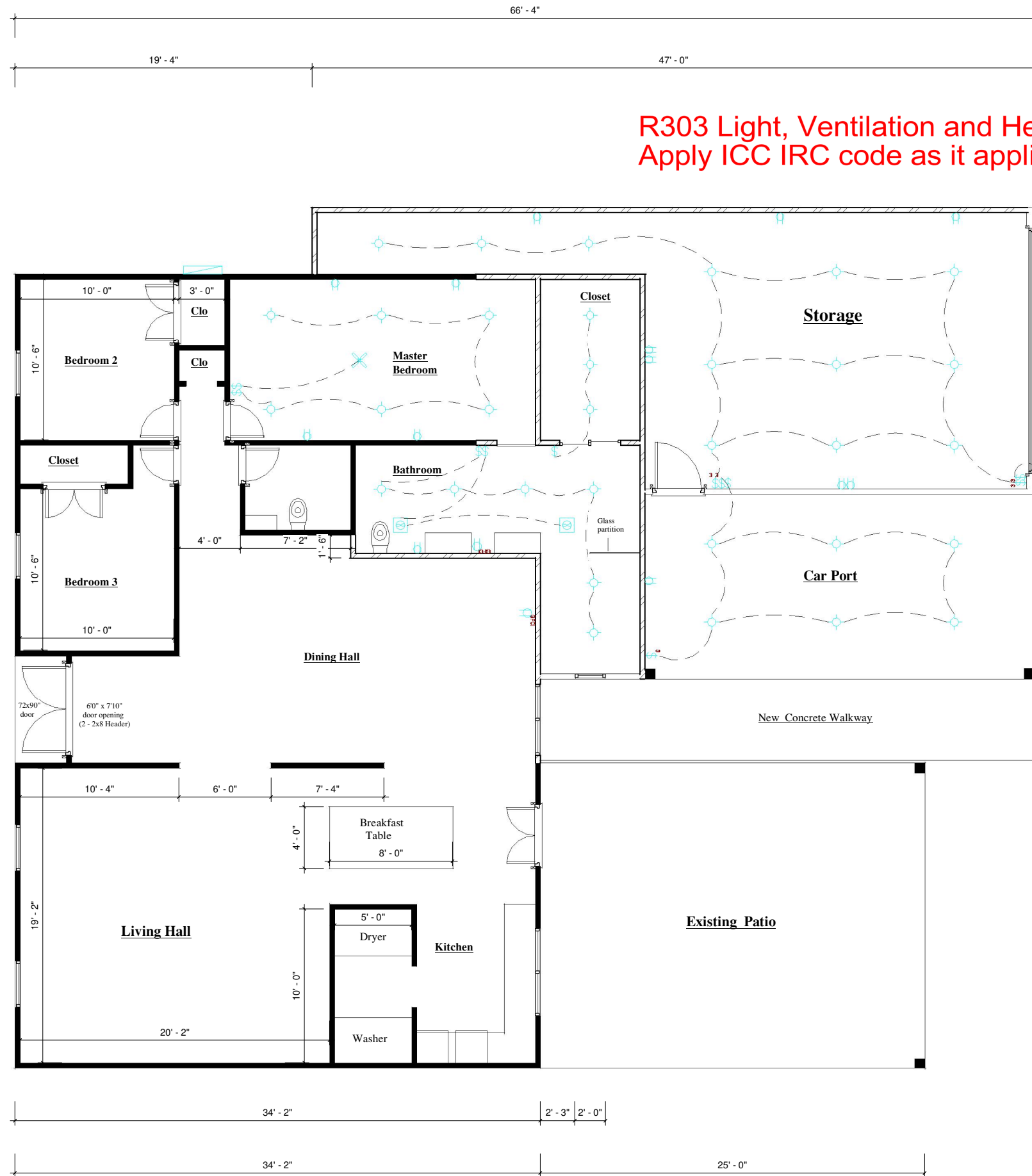
ARCHITECT:

Manix-arc

DRAWN :	Manix
CHECKED :	Manix
DATE :	Feb., 2025
SCALE :	STATED

DRAW NO :

A103



Smoke Alarms shall comply with
NFPA 72 and Section R314

Carbon Monoxide Alarms shall
comply with Section R315

SUBJECT TO FIELD INSPECTOR'S
APPROVAL

1

Electrical Plan

1/8" = 1'-0"



City of Dallas

APPROVED

Building Inspection

07/14/25



CLIENT :

Christopher Haynes

PROJECT :

**ADDITION TO AN
EXISTING BUILDING**

SHEET TITLE:

ELECTRICAL PLAN

LOCATION :

**7115 Harold Walker Drive,
Dallas, Texas 75241**

ARCHITECT:

Manix-arc

DRAWN :

Manix

CHECKED :

Manix

DATE :

Feb., 2025

SCALE :

STATED

DRAW NO :

A104



City of Dallas

APPROVED

Building Inspection

07/14/25



CLIENT :

Christopher Haynes

PROJECT :

**ADDITION TO AN
EXISTING BUILDING**

SHEET TITLE:

ELEVATIONS

LOCATION :

**7115 Harold Walker Drive,
Dallas, Texas 75241**

ARCHITECT:

Manix-arc

DRAWN :

Manix

CHECKED :

Manix

DATE :

Feb., 2025

SCALE :

STATED

DRAW NO :

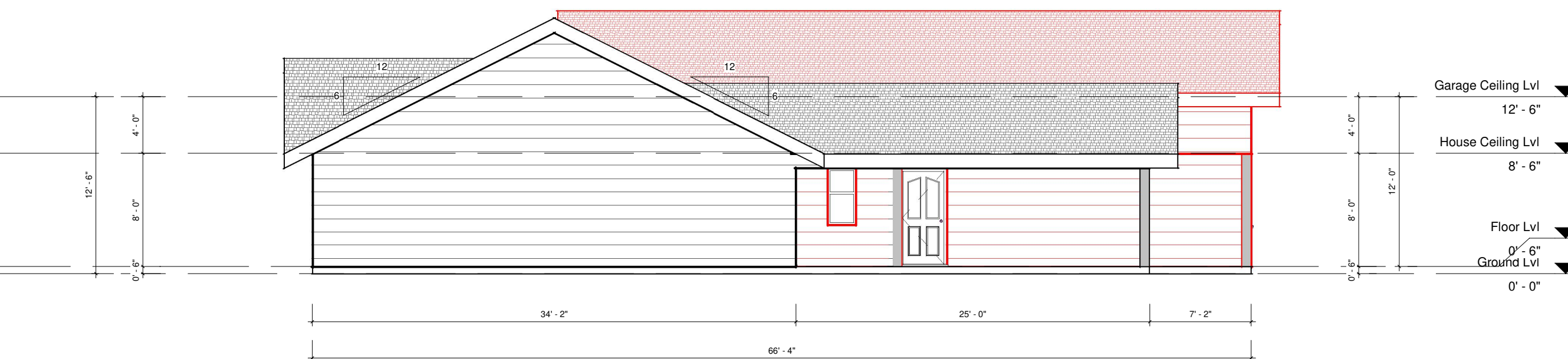
A105



Front Elevation

1/8" = 1'-0"

MAX HEIGHT MAY NOT EXCEED 30'



Right Elevation

1/8" = 1'-0"

ADDITION

**SUBJECT TO FIELD INSPECTOR'S
APPROVAL**



City of Dallas

APPROVED

Building Inspection

07/14/25



CLIENT :

Christopher Haynes

PROJECT :

**ADDITION TO AN
EXISTING BUILDING**

SHEET TITLE:

ELEVATIONS

LOCATION :

**7115 Harold Walker Drive,
Dallas, Texas 75241**

ARCHITECT:

Manix-arc

DRAWN :

Manix

CHECKED :

Manix

DATE :

Feb., 2025

SCALE :

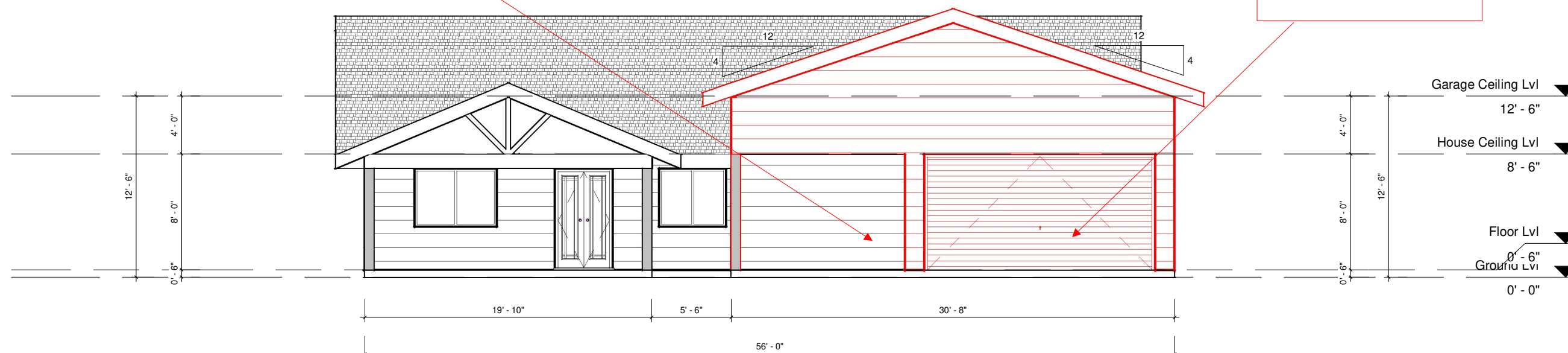
STATED

DRAW NO :

A106

CARPORT

STORAGE

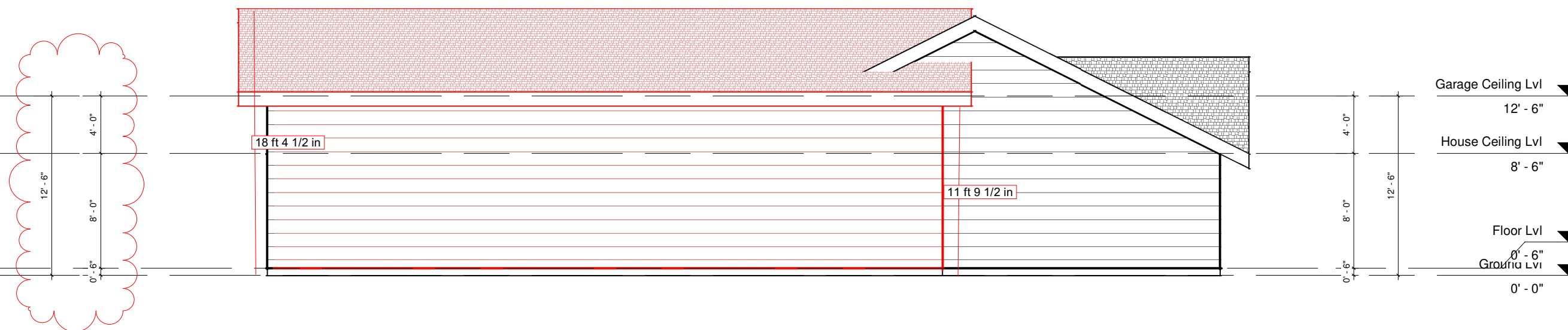


1

Rear Elevation

1/8" = 1'-0"

**SUBJECT TO FIELD INSPECTOR'S
APPROVAL**



2

Left Elevation

1/8" = 1'-0"



City of Dallas
APPROVED
Building Inspection
07/14/25



CLIENT :

Christopher Haynes

PROJECT :

**ADDITION TO AN
EXISTING BUILDING**

SHEET TITLE:

DETAILS

LOCATION :

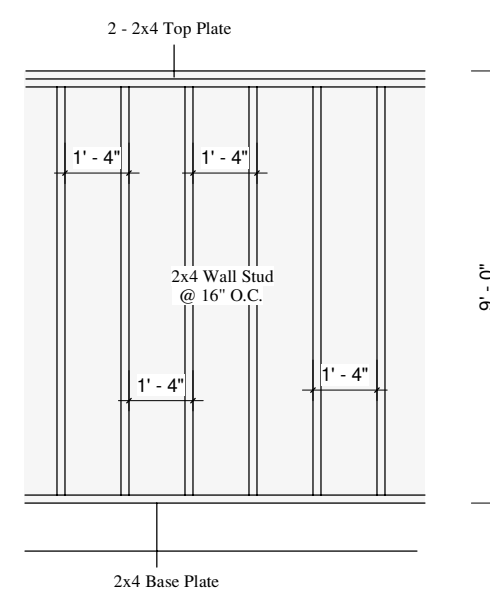
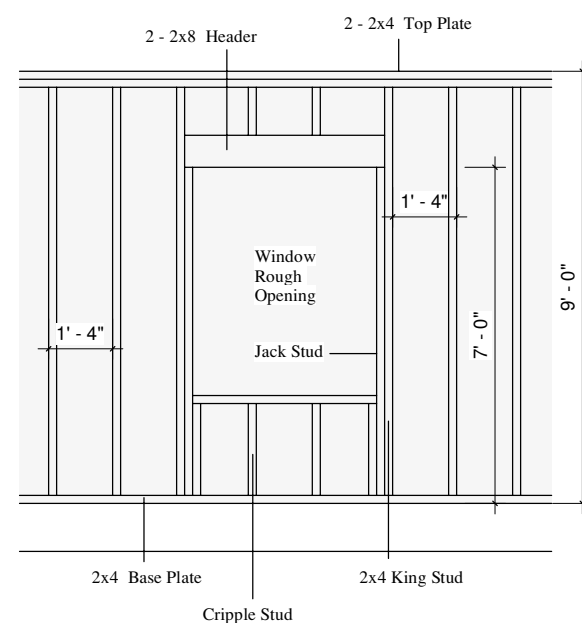
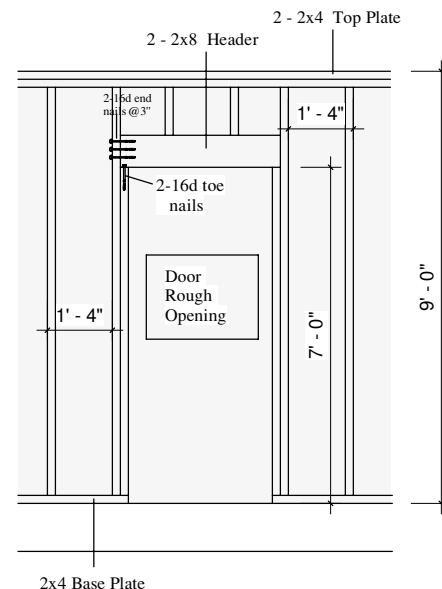
**7115 Harold Walker Drive,
Dallas, Texas 75241**

ARCHITECT:

Manix-arc

DRAWN :	Manix
CHECKED :	Manix
DATE :	Feb., 2025
SCALE :	STATED

DRAW NO :	A107
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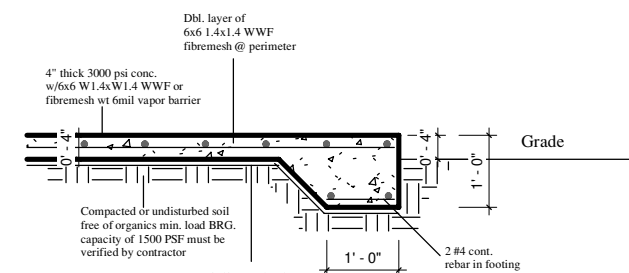


1 Framing @ Door Opening.
1/4" = 1'-0"

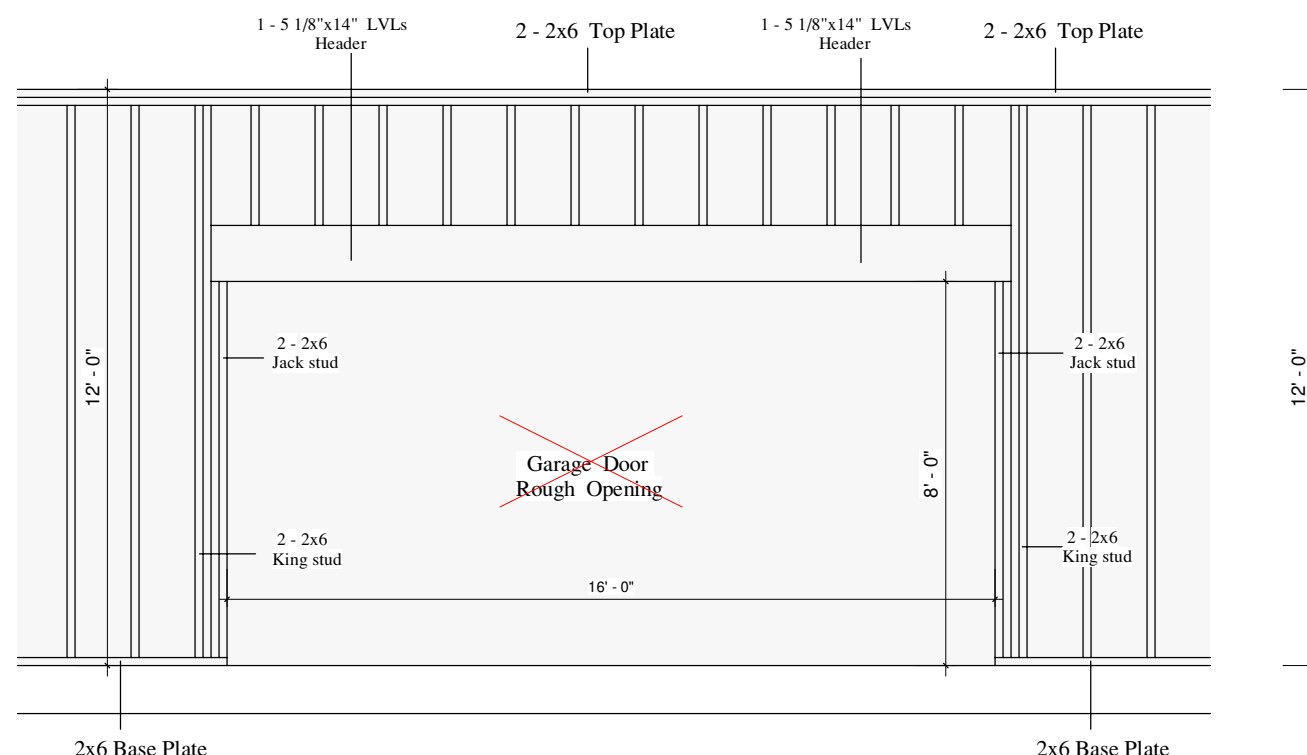
2 Framing W/ Opening.
1/4" = 1'-0"

3 Framing W/Out Opening.
1/4" = 1'-0"

**SUBJECT TO FIELD INSPECTOR'S
APPROVAL**

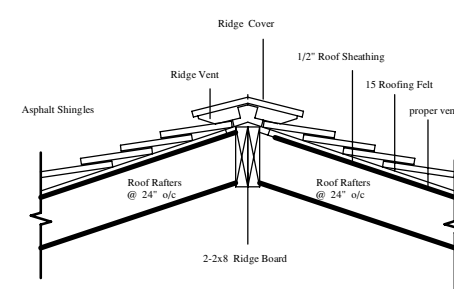
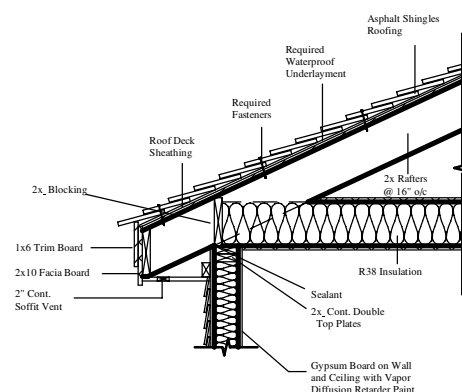


9 Footing Detail @ Carport
3/8" = 1'-0"

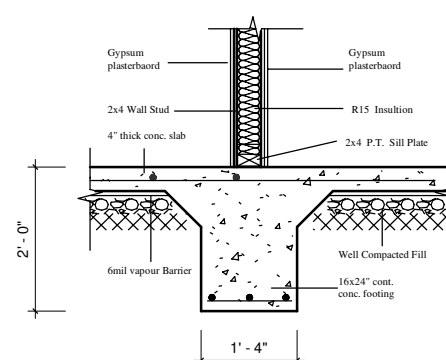


STORAGE

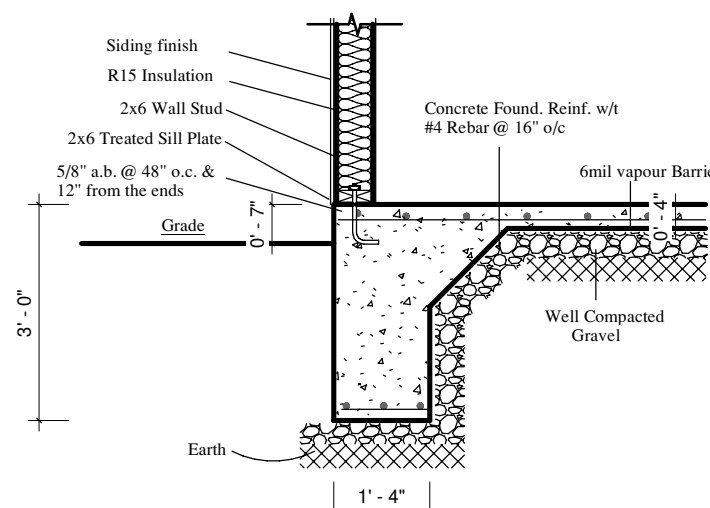
4 Framing @ Garage Wall
1/4" = 1'-0"



7 Ridge Detail
3/8" = 1'-0"



6 Footing Detail @ Interior wall
3/8" = 1'-0"



5 Footing Detail @ slab edge
3/8" = 1'-0"

Address: 7115 Harold Walker Drive, Dallas, Texas 75241



City of Dallas
APPROVED
Building Inspection
07/14/25



CLIENT :

Christopher Haynes

PROJECT :

ADDITION TO AN
EXISTING BUILDING

SHEET TITLE:

SITE PLAN

LOCATION :

7115 Harold Walker Drive,
Dallas, Texas 75241

ARCHITECT:

Manix-arc

DRAWN :

Manix

CHECKED :

Manix

DATE :

May, 2025

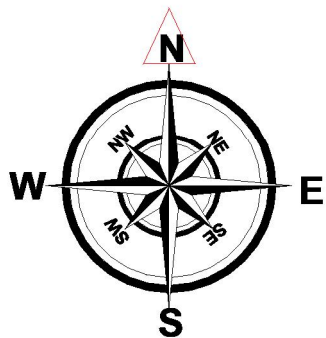
SCALE :

STATED

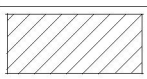



DRAW NO :

A108

PATTERSON Dr.
(asph.)



LEGEND

	BUILDING
	ASPHALT
	GRASS
	PROPERTY CORNER

Property Description:		
Address :		
7115 Harold Walker Drive, Dallas, Texas 75241		
Lot Dimension	Lot Area (sq.ft.)	
	8,075.00	
Proposed Building Coverage Percentage		
Structure	Dimension	Square Footage
Main House	Foot Print	2,815.00
Patio	Foot Print	495.00
	Total Building Coverage	3,310.00
	Total Building Percentage	41.00%
Proposed Lot Disturbance Percentage		
Structure	Dimension	Square Footage
Building Coverage Area	Foot Print	3,310.00
Walk	Foot Print	175.00
Drive Way	Foot Print	375.00
Perimeter Disturbance		
	Total Lot Disturbance	3,860.00
	Lot Coverage Percentage	47.80%

NOTICE
CHECK FOR PRIVATE DEED
RESTRICTIONS FILE AT
COUNTY OFFICE

SMOKE DETECTORS REQUIRED IMMEDIATELY
OUTSIDE ALL SLEEPING AREAS AND AT ALL
FLOOR LEVELS

SIDEWALKS AND DRIVE APPROACH
REQUIRE A SEPARATE PERMIT

UTILITY EASEMENT MUST REMAIN
OPEN AND UNOBSTRUCTED.
NO ENCROACHMENTS PERMITTED

Z: R- 7.5(A)
F- 25'
S- 5'
R- 5'
P- 1
HT- 30'
LOT COV.- 45%

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

ZO DATE: 7/14/2025
BY: Lanita Jacques

THIS APPROVAL DOES NOT PERMIT
THE VIOLATION OF ANY CITY
ORDINANCE OR STATE LAW

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THE BUILDING OFFICIAL.

BU DATE: 7/14/2025
BY: Lanita Jacques

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INTERIOR REMODEL &
ADDITION PERMIT

Site Plan

1/16" = 1'-0"