

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

WEDNESDAY, JANUARY 21, 2026

FILE NUMBER: BOA-25-000086(SD)

BUILDING OFFICIAL'S REPORT: Application of Jennifer Hiromoto for **(1)** a special exception to the fence height regulations, and for **(2)** a special exception to the fence opacity regulations at **4544 ISABELLA LANE**. This property is more fully described as Block H/5534, Lot 3, and is zoned R-1ac(A), which limits the height of a fence in the front-yard to 4-feet, and 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. The applicant proposes to construct and/or maintain a 5-foot 7-inch-high fence in a required front yard, which will require **(1)** a 1-foot 7-inch special exception to the fence height regulations, and 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.

LOCATION: 4544 Isabella Lane

APPLICANT: Jennifer Hiromoto

REQUEST:

- (1) A request for a special exception to the fence height regulations.
- (2) A request for a special exception to the fence opacity regulations.

STANDARDS OF REVIEW FOR A SPECIAL EXCEPTION TO THE FENCE HEIGHT AND OPACITY STANDARDS:

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

STAFF RECOMMENDATION:

Special exception to the fence height regulations:

No staff recommendation is made on this request

Special exception to the fence opacity regulations:

No staff recommendation is made on this request

BACKGROUND INFORMATION:

Zoning:

Site: R-1ac(A)
North: R-1ac(A)
South: R-1ac(A)
West: R-1ac(A)

Land Use:

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

BDA History:

No BDA history has been found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jennifer Hiromoto for the property located at 4544 Isabella Lane focuses on two requests relating to fence height and opacity regulations.
- As illustrated on the site plan, the applicant proposes to construct and/or maintain a 5-foot 7-inch-high fence in a required front yard, which will require (1) a 1-foot 7-inch special exception to the fence height regulations, and 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.
- This case comes to the Board of Adjustment as an applicant self-referral.
- Staff review during intake process yielded no visibility obstruction violation(s).
- Staff site visits in conjunction with support from documentary evidence shows that several lots with front yard fencing appear to be taller than four feet above grade as required by the Dallas Development Code.
- The applicant has the burden of proof in establishing that the special exception to the fence height regulations and fence opacity regulations will not adversely affect neighboring properties.
- Granting the special exception to the fence height regulations and the fence opacity 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-25-000086 at 4544 Isabella Ln](#)

Timeline:

November 20,2025: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

December 4, 2025: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel B.

December 16, 2025: 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 **December 26, 2025**, deadline to submit additional evidence for staff to factor into their analysis; and **January 9, 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.

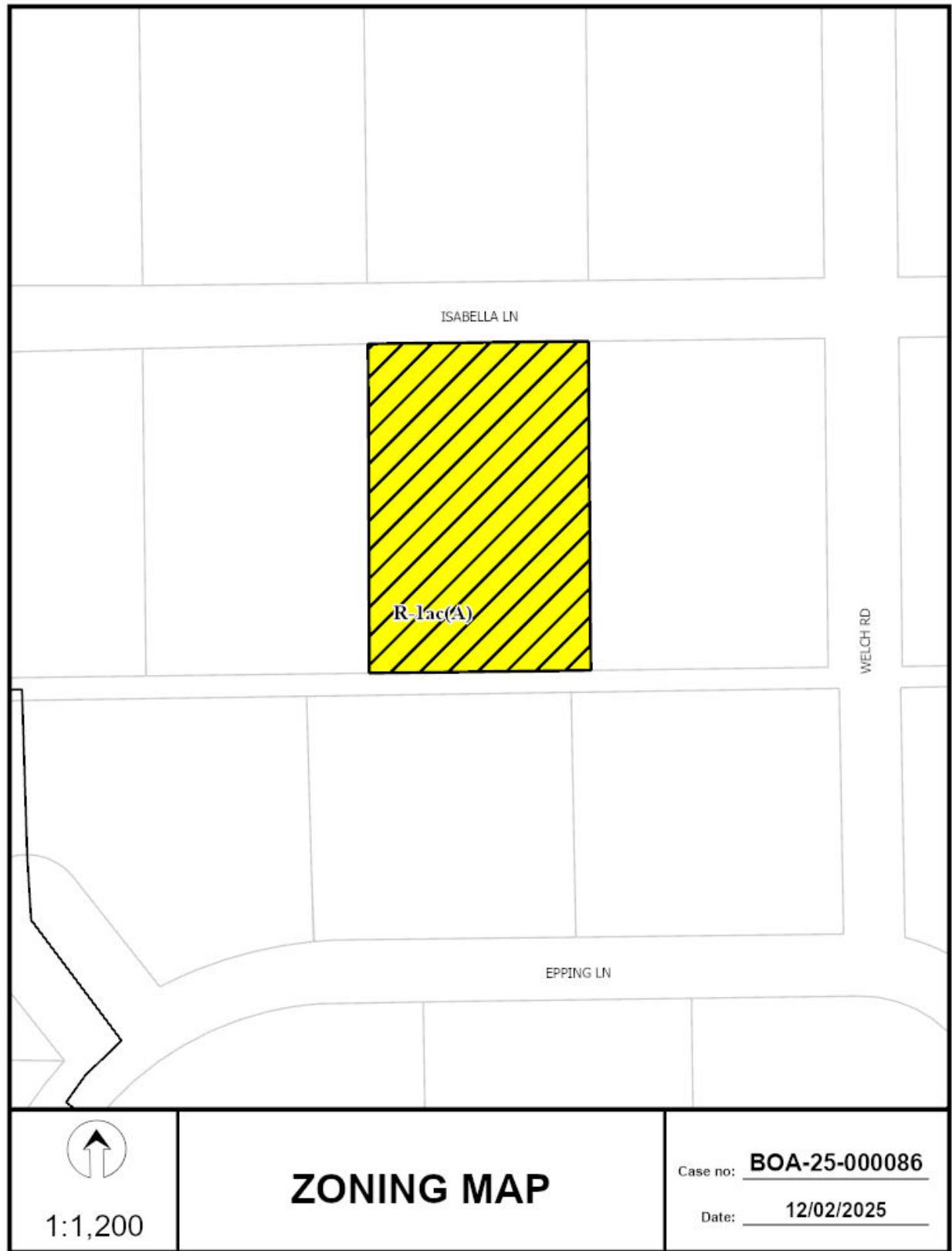
December 31, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **January** public hearings. Review team members in attendance included: Planning Manager, The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planners, Project Coordinator, Conservation District Chief Planner, Chief Arborists, and Transportation Engineer.



AERIAL MAP

Case no: BOA-25-000086

Date: 12/02/2025



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 rezonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.

5

4

3

2

ISABELLA LN

6

7

1

8

WELCH RD

11

10

9

EPPING LN

The number '0' indicates City of Dallas Ownership



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION

11 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: BOA-25-000086

Date: 12/2/2025

12/02/2025

Notification List of Property Owners

BOA-25-000086

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4544 ISABELLA LN	LAVA HOLDINGS
2	4563 ISABELLA LN	BLACK STUART B & JANE HART
3	4545 ISABELLA LN	LITTLE ROBERT B & JULIE G
4	4525 ISABELLA LN	ISABELLA 16 LLC
5	4511 ISABELLA LN	KAVANAUGH FAMILY TRUST THE
6	4512 ISABELLA LN	SKV TRUST
7	4530 ISABELLA LN	EGGLESTON CRAIG A &
8	4562 ISABELLA LN	BARNES H DOUG JR
9	10473 EPPING LN	COLTER SHANDON M & J DIANE
10	10453 EPPING LN	ADEE FAMILY REVOCABLE TRUST
11	10429 EPPING LN	ZJW FAMILY TRUST THE

NOTICE OF PUBLIC HEARING
BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)

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

DATE: **WEDNESDAY, JANUARY 21, 2026**

BRIEFING: **10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING, Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa012126>**

HEARING: **1:00 p.m. via Videoconference and in 6ES COUNCIL BRIEFING, Dallas City Hall, 1500 Marilla Street. <https://bit.ly/boa012126>**

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

BOA-25-000086(KMH) Application of Jennifer Hiromoto for (1) a special exception to the fence height regulations, and for (2) a special exception to the fence opacity regulations at **4544 ISABELLA LANE**. This property is more fully described as Block H/5534, Lot 3, and is zoned R-1ac(A), which limits the height of a fence in the front-yard to 4-feet, and 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. The applicant proposes to construct and/or maintain a 5-foot 7-inch-high fence in a required front yard, which will require (1) a 1-foot 7-inch special exception to the fence height regulations, and 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.

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 in 6ES at City Hall. 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-B-Register> by the close of business Tuesday, January 20, 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.

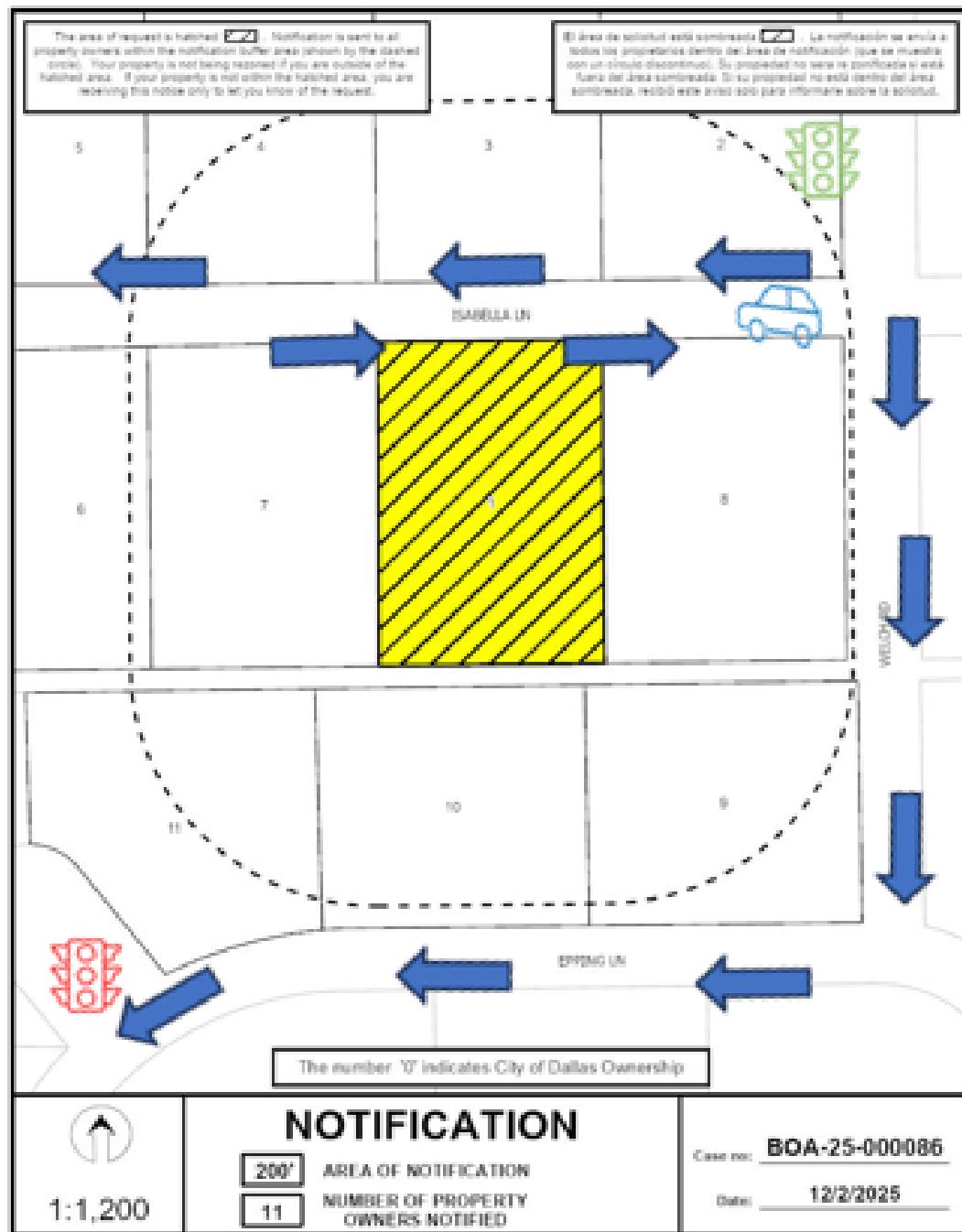
Additional information regarding the application may be obtained by calling Dr. Kameka Miller-Hoskins, Chief Planner at (214) 948-4478, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

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-B-Register>

200' Radius Route Map



 1:1,200	NOTIFICATION 200' AREA OF NOTIFICATION 11 NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: BOA-25-000086 Date: 12/2/2025
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Route Directions:

Start on Isabella Lane

U-turn in Isabella Lane culdesac

Right on Welch Road

Right on Epping Lane



December 26, 2025

Nikki Dunn
City of Dallas Board of Adjustment

RE: BOA-25-0000864544 Isabella Lane—Fence Special Exception Request

Dear Ms. Dunn,

My firm represents the owners of 4544 Isabella Lane in the above-referenced fence special exception. The proposed front fence along Isabella Lane will consist of 5-foot-tall wrought iron panels with 5-foot 5-inch columns to enhance privacy and curb appeal, complemented by a stucco wall section by the driveways for additional screening and architectural interest. The design is consistent with the character of the neighborhood, where many other homes have front yard fencing, and will be complemented by professional landscaping.

I have provided a map of other fences in the immediate area. Here is a summary of these findings:

4512 Isabella	6' tall hedgerow along front property line
4562 Isabella	BDA056-145 approved 5' fence with 7' columns; observed 18" vases on top of columns
4610 Isabella	BDA001-176 approved 5' fence with 6' columns
10515 Lennox	BDA178-038 approved 5'8" fence/columns
10545 Lennox	BDA167-047 approved 8' solid fence in Isabella front yard
4611 Isabella	BDA989-216 approved 5' fence with 6' columns
4563 Isabella	Observed 5' and 6' gates behind dense landscaping along front property line; no online records of fence permits or Board history

Due to the extensive history of front yard fences in this area, we believe this request is reasonable and consistent with the neighborhood. We have contacted the notification area by mail, but due to the holidays, we will send another letter to neighbors to request support. The homeowner has received verbal support from those neighbors she spoke with, and I also received verbal support from the owner of 4611 Isabella when conducting the field survey of fences.

Please feel free to contact me at 469-275-2414 or jennifer@buzzurbanplanning.com. Thank you for your time and consideration. We hope you will support this request.

Sincerely,

A handwritten signature in black ink that appears to read "Jennifer Hiromoto".

Jennifer Hiromoto









