

**FILE NUMBER:** BOA-26-000021

**BUILDING OFFICIAL'S REPORT:** Application of Adam Panter for **(1)** a special exception to the fence height regulations at **7202 DUFFIELD DRIVE**. This property is more fully described as Block F/8200, Lot 10, and is zoned R-7.5(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain an 8-foot high fence in a required front-yard, which will require **(1)** a 4-foot special exception to the fence height regulations.

**LOCATION:** 7202 Duffield Drive

**APPLICANT:** Adam Panter

**REQUEST:**

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

**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.

**STAFF RECOMMENDATION:**

Special Exceptions (1):

No staff recommendation is made on this request.

**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 and surrounding properties are developed with single-family uses.

**BDA History:**

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

## **GENERAL FACTS/STAFF ANALYSIS:**

- The application of Andy Panter for the property located at 7202 Duffield Drive focuses on one request relating to the fence height regulations.
- The applicant is proposing to construct and maintain a 8-foot high fence in a required front-yard along Shortland Drive, which will require a 4-foot special exception to the fence height regulations.
- Per staff site visit, the proposed fence appears to be existing.
- The subject property is corner lot with street frontages along both Duffield Drive and Shortland Drive. It is imperative to note the applicant is not proposing a fence along Duffield Drive; only along Shortland Drive.
- It is also important to note that, although Shortland Drive functions as a side yard, it is classified as a front yard due to the property's corner lot configuration and block face continuity.
- The proposed fence will consist of a board-on-board design with weather treated metal posts.
- Staff referral provided.
- 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.
- Granting the special exception to the fence height 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.

## **Timeline:**

- March 30, 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.
- April 2, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **C**.
- April 16, 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 **April 24, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **May 8, 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.

April 28, 2026:

The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **May** 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.



# Planning & Development Department

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

BOARD OF ADJUSTMENT REFERRAL FORM	
Referred by: Jessica Hernandez	Date: 1/13/26
Department: Planning & Development- permit center	
Phone/Email: Jessica.Hernandez4@dallas.gov	
Manager signature:	
Consulted with:	
<input checked="" type="checkbox"/> Applicant	
<input type="checkbox"/> Representative	
<input type="checkbox"/> Owner	
Name: Adam Panter	
Phone/Email: accounting@myinceptive.com; 903-348-3366	
Property Information	
Address: 7202 Duffield Dr.	
Lot: 10	
City Block: F/8200	
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:	
<b>Check all that apply:</b> <input checked="" type="checkbox"/> Variance <input checked="" type="checkbox"/> Special Exception	
<input type="checkbox"/> Yard setback	
<input type="checkbox"/> Lot Width	
<input type="checkbox"/> Lot Depth	
<input type="checkbox"/> Lot coverage	
<input type="checkbox"/> Floor area for accessory structures for single-family uses	
<input type="checkbox"/> Height	
<input type="checkbox"/> Minimum width of sidewalk	
<input type="checkbox"/> Off-street parking	
<input type="checkbox"/> Off-street loading	
<input type="checkbox"/> Landscape regulations	
<input checked="" type="checkbox"/> fence height and/or standards	
<input type="checkbox"/> Visibility triangle obstructions	
<input type="checkbox"/> Parking demand	
<input type="checkbox"/> Additional dwelling unit (not for rent) <input type="checkbox"/> Accessory dwelling unit (for rent)	
<input type="checkbox"/> Carport	
<input type="checkbox"/> Non-conforming use or structure	
<input type="checkbox"/> Administrative Official Appeal	
<input type="checkbox"/> Other:	
Description: proposing 8 ft fence in front yard.	
Alternative resolutions discussed/offered:	
Variance for height height, revise fence behind 25 front yard setback, or limit front yard fence to 4ft max	




1:1,200

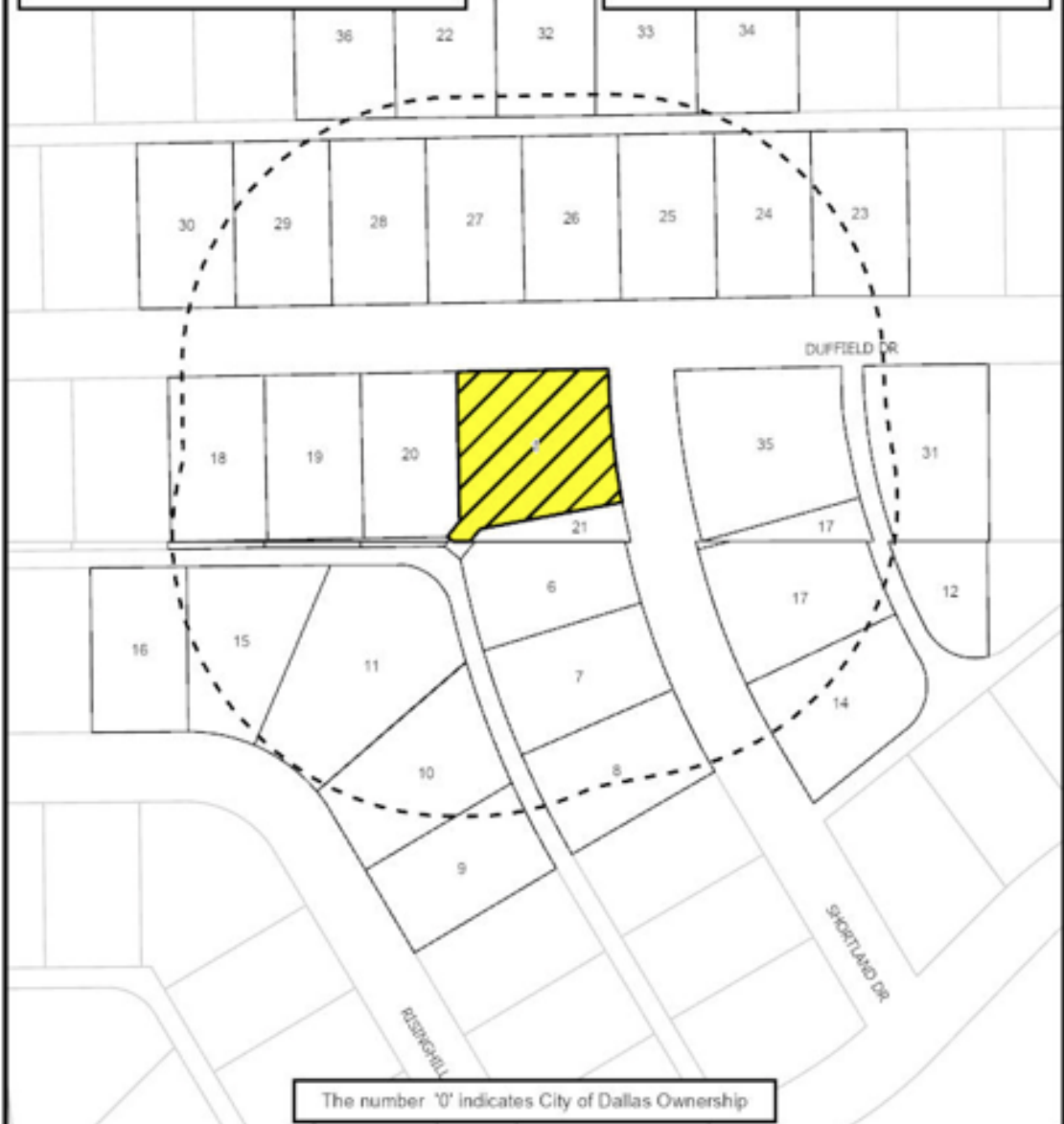
# AERIAL MAP

Case no: BOA-26-000021

Date: 04/07/2026

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'** AREA OF NOTIFICATION

**36** NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-26-000021**

Date: **4/7/2026**

PD  
106

MCCALLUM BLVD

DUFFIELD DR



R-7.5(A)

SHORTLAND DR

RESINGHILL DR



1:1,200

# ZONING MAP

Case no: BOA-26-000021

Date: 04/07/2026

04/07/2026

## *Notification List of Property Owners*

*BOA-26-000021*

*36 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7202 DUFFIELD DR	HOSSEINPOUR-ZONOOZI NIMA &
2	7208 DUFFIELD DR	ARAD RIVKA
3	7206 DUFFIELD DR	OCONNOR JAMES T &
4	7204 DUFFIELD DR	AYOUB SAMIR & MARIA
5	7202 DUFFIELD DR	HOSSEINPOURZONOOZI NIMA &
6	6415 SHORTLAND DR	LEVISON IAN MARC &
7	6411 SHORTLAND DR	SHIRO MICHELLE E
8	6407 SHORTLAND DR	LOPER JONATHAN
9	6408 RISINGHILL DR	YOUNG WANDA W
10	6410 RISINGHILL DR	KUNOVICH ROBERT M & SHERI L TRUST
11	6412 RISINGHILL DR	PAYNE RICHARD E &
12	7108 DUFFIELD DR	Taxpayer at
13	6408 SHORTLAND DR	HOUSEMART INC
14	6404 SHORTLAND DR	MORELAND HOLLY & GRANT
15	6502 RISINGHILL DR	TORRES ROSS & ANA E
16	6504 RISINGHILL DR	PINKHAM AMY &
17	6406 SHORTLAND DR	PINTO CAIO P & ABIGAIL
18	7208 DUFFIELD DR	TNG INTERNATIONAL INC.
19	7206 DUFFIELD DR	OCONNOR JAMES T &
20	7204 DUFFIELD DR	AYOUB SAMIR &
21	6415 SHORTLAND DR	LEVISON IAN MARC & ILONA LARITSKY
22	6706 MCCALLUM BLVD	ANTIQUE HOMES II LLC
23	7115 DUFFIELD DR	SMITH-BRATTON FAMILY TRUST
24	7117 DUFFIELD DR	SOU TCHE & QUOC-PING KON
25	7119 DUFFIELD DR	ELGRABLY ELIRAM & REVITAL H
26	7201 DUFFIELD DR	KELLEY JORDANA BETH & MICKEY TYE

04/07/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7203 DUFFIELD DR	HILL RODNEY & JUDITH
28	7205 DUFFIELD DR	LEAKE KEVIN MICHAEL & ANN ARNI
29	7207 DUFFIELD DR	WERNER YEHUDA &
30	7209 DUFFIELD DR	TADYCH ANDREW & ALLISON
31	7108 DUFFIELD DR	BERRIER SEAN P & CANDACE L
32	6708 MCCALLUM BLVD	POPPE BRYAN JEFFREY
33	6710 MCCALLUM BLVD	KERPENS ERIC SR & LILIA
34	6712 MCCALLUM BLVD	HALLMAN PAMELA C CUMBIE
35	6408 SHORTLAND DR	KOCH KARL THOMAS & LINDSEY LEE BACQUE
36	6704 MCCALLUM BLVD	Taxpayer at

## 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, MAY 18, 2026

**BRIEFING:** 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0518>

**HEARING:** 1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0518>

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

**BOA-26-000021(KMH)** Application of Adam Panter for (1) a special exception to the fence height regulations at 7202 DUFFIELD DRIVE. This property is more fully described as Block F/8200, Lot 10, and is zoned R-7.5(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain an 8-foot high fence in a required front-yard, which will require (1) a 4-foot special exception to the fence height 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](mailto: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, May 17, 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](http://bit.ly/cityofdallastv) or [YouTube.com/CityofDallasCityHall](http://YouTube.com/CityofDallasCityHall).

**Speakers at the meeting are allowed a maximum of five (5) 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](mailto: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>