



January 23, 2026

Bryant Thompson
City of Dallas Board of Adjustment

RE: BOA25-0000099
7003 Tokalon Dr– Front Yard Setback Variance Request

Dear Mr. Thompson,

My firm represents the owner of 7003 Tokalon Drive in their application before the City of Dallas Board of Adjustment for a front yard setback variance. Please accept this additional information regarding this case.

The property at 7003 Tokalon is platted with a 40-foot front yard building line. This property was included in the expansion of Conservation District #2 (CD-2) last year. Under current CD-2 regulations, the required front setback is based on an average of neighboring homes, which calculates to approximately 62 feet at this location. Additionally, CD-2 establishes a corner side yard regulation that replaces the Chapter 51A front yard continuity standard.

We applied for the CD Work Form in May 2025 and met with Conservation District staff following receipt of initial review comments related to the front yard setback. At that time, we explained that the platted building line has historically controlled over zoning setback requirements for this property. In July 2025, staff directed us to revise the building plans using the platted building lines. When the plans were resubmitted in August, we were advised that the Conservation District average setback standard would control instead and that relief would need to be obtained through a variance.

Application of the CD-2 average setback creates a site-specific hardship due to the unique dimensions of this lot. Our lot area is approximately 13% smaller than other properties within CD-2 and approximately **20% smaller than the average lot on this same block**. Use of the CD-2 average setback reduces the buildable area by an additional 6% when compared to development using the platted building line. The curvature of the streets and mild topography in this area created deeper interior lots and shallower corner lots, such as this one. The average setback method is most effective where lot depths are relatively uniform, which is not the case here.

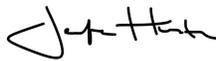
Applying the average setback pushes the allowable buildable area significantly farther back than originally intended when the property was platted and would result in a smaller home, out of character for homes in this area. For these reasons, we are requesting a 22-foot variance, which would allow the home to align with the 40-foot platted building line—a condition consistent with the character and rhythm of the street and in harmony with the original subdivision design.

The proposed home will comply with all architectural requirements of CD-2 and all other applicable yard, lot, and space regulations. The hardship in this case is not self-created but arises from the interaction of the Conservation District average setback requirement with the unique lot size and geometry of this property. Granting the variance will allow reasonable use of the property while maintaining compatibility with the surrounding neighborhood.

We have also reached out to property owners within the notification area to inform them of this request and have provided two letters of support with this submittal.

Please feel free to contact me at 469-275-2414 or jennifer@buzzurbanplanning.com if you have any questions or need additional information. We respectfully request your support of this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Hiromoto". The signature is stylized and cursive.

Jennifer Hiromoto