



Planning & Development Department

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

BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: Marisol Martinez Date: 01/28/2026

Department: Planning and Development - Conservation Districts

Phone/Email: (214) 671-8058 /// marisol.martinez@dallas.gov

Manager signature: *Melissa Parent*

Consulted with:

Applicant

Representative

Owner

Name: Fred Pena

Phone/Email: (214) 444-8316 /// fred@tezanto.com

Property Information Architectural Style - Craftsman

Address: 822 N Monclair

Lot: 15

City Block: 23/3470

Zoning Classification: CD - 01 Kings Highway

Issues that require Board action : Front Yard Setback

List the City of Dallas Development Code(s) this project is non-compliant with:

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: The minimum front yard setback is 25 feet. The front yard setback must be within five feet of the average setback of the nearest three main uses within the blockface. Per 19910(10)(e)(1) The applicant is seeking to expand and rebuild front porch and provide a 19ft 9in front yard setback, which will require a 5ft 3in variance to the front yard setback regulations.

Alternative resolutions discussed/offered:

Discussed trying to maintain setback, but applicant wants to expand the front porch.