



VARIANCE REQUEST: BOA-26-000005

# Front Yard Setback Variance

822 N Montclair Avenue  
Dallas, Texas

## **The Request**

Variance to allow reconstruction of a front porch that extends slightly further into the required front yard setback.

## **The Purpose**

Replace an unsound and out-of-character porch with a structurally sound, architecturally compatible Craftsman porch consistent with Conservation District standards and the established neighborhood character.

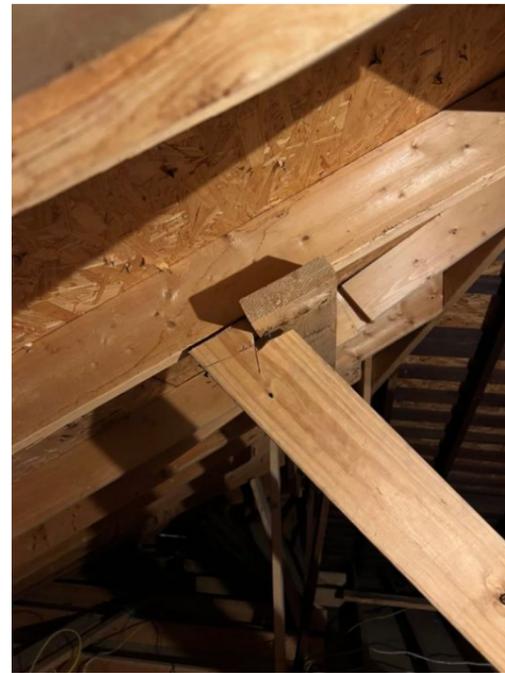
# Existing Conditions:

## Lack of structural integrity

### Structural Deficiencies

- Existing porch framing and roof support are structurally inadequate and poorly built
- Porch must be rebuilt to allow replacement of the primary roof
- Property cannot obtain adequate homeowners insurance until roof replacement occurs

detail images showing interior structure of porch



# Existing Conditions: Poorly built transitions visible on exterior



Existing porch and roof feature poorly built transitions at hip, as well as tacked on gables to attempt to conceal structural issues

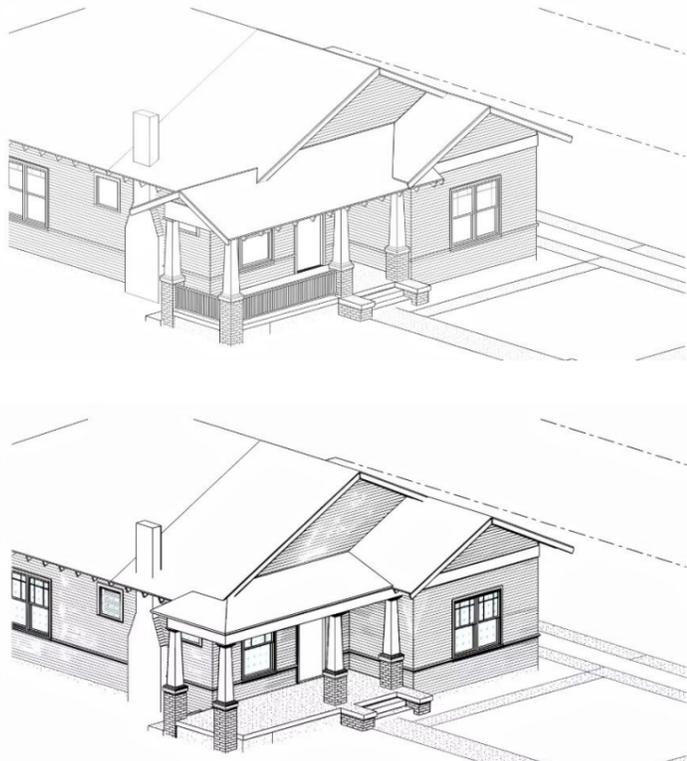
# Existing Conditions: Lacks continuity with neighborhood and Craftsman style



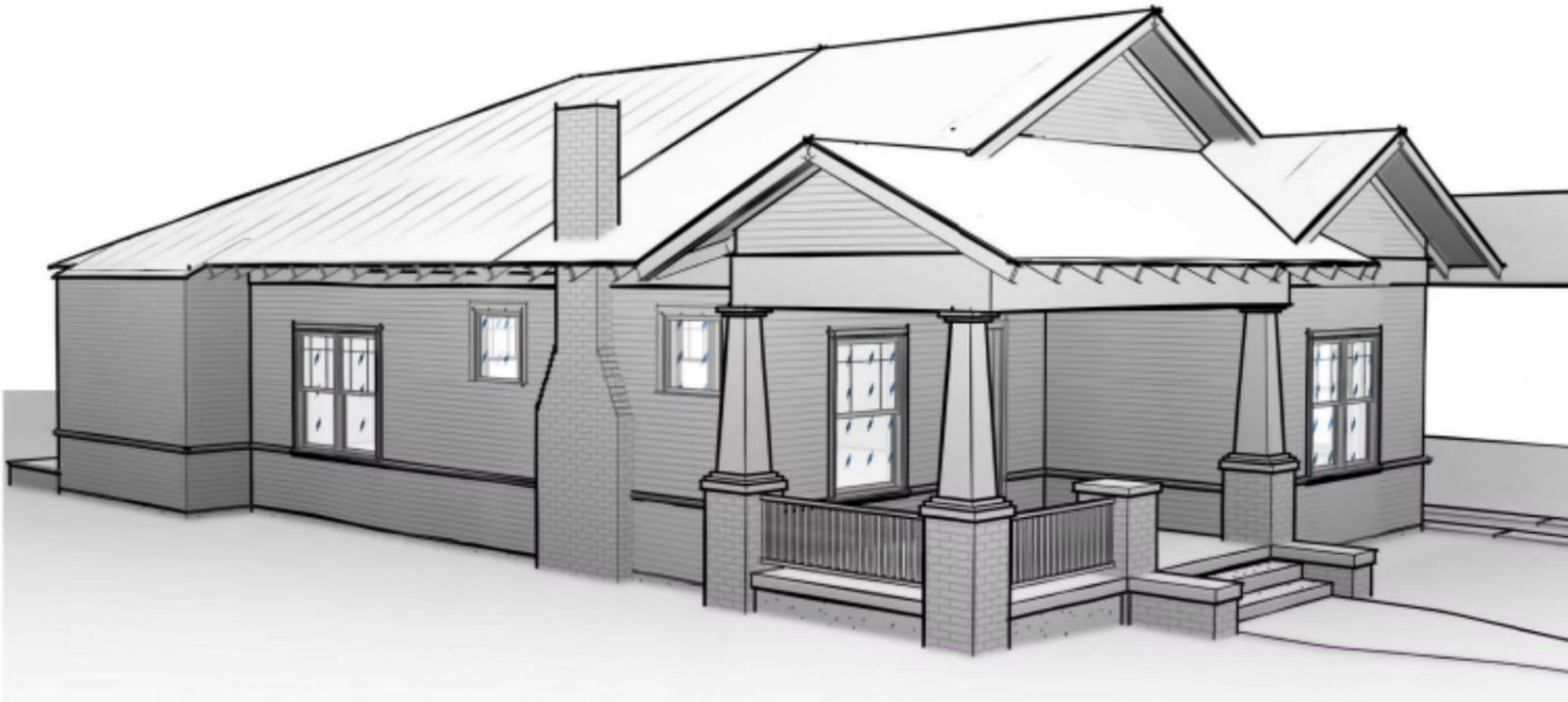
Photos from neighboring homes and Kings Highway Conservation District illustrating the prevailing craftsman style

# Conservation District Requirements: the design paradox

Original proposals stayed within existing encroachment but were rejected by Conservation.



Updated proposal: Projecting columns and cross-gable form align with Conservation recommendations, but city staff cannot approve the most appropriate design due to existing setback rules.



Consultation with Conservation District staff confirmed three critical compatibility standards:

1. **Projecting Columns**

**Required:**

Craftsman porches must have columns that **project forward of the primary façade** — this is a defining feature of the style.

2. **Cross-Gable Form**

**Preferred:**

A **cross-gable porch form** is most consistent with the architectural character of this house type.

3. **Setback Compliance**

**Incompatible:**

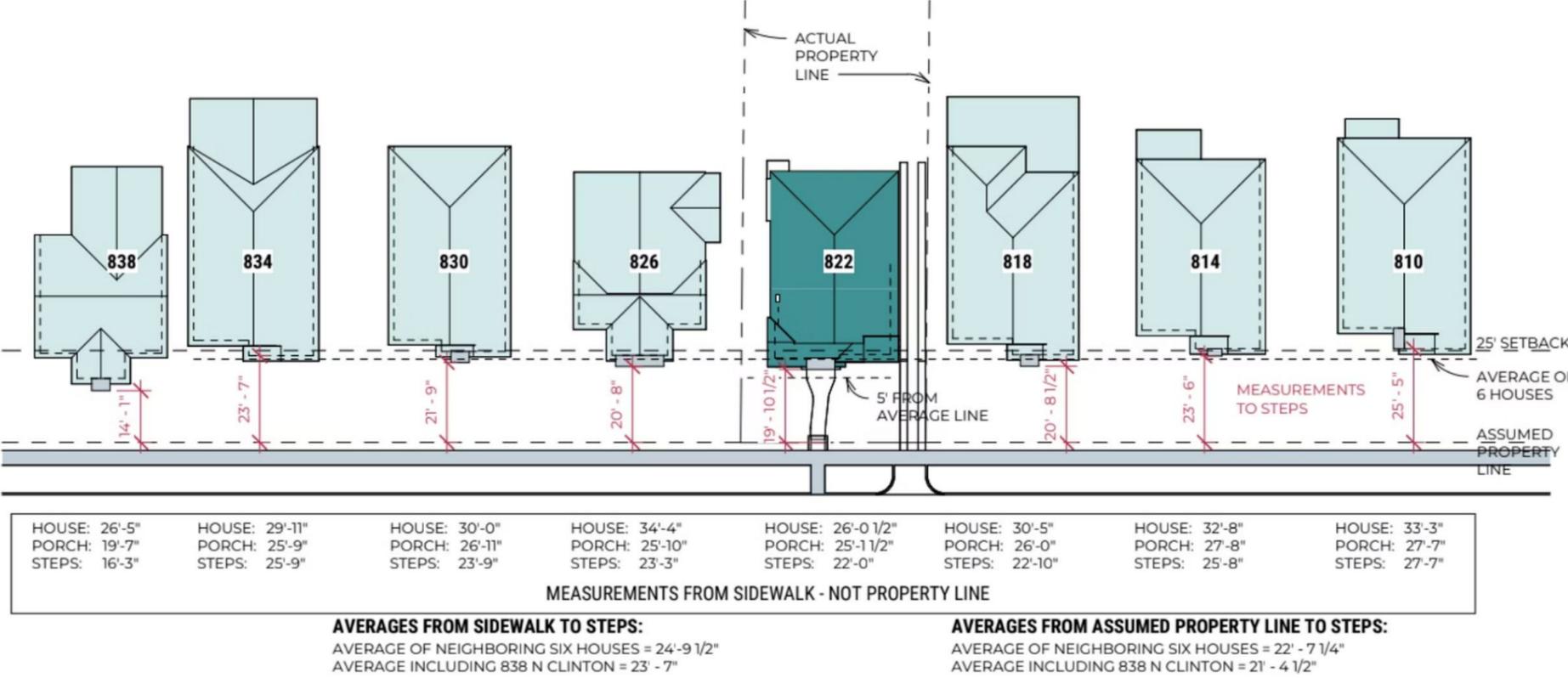
A porch with columns entirely behind the setback line would **not reflect the historic pattern** of the house type.

**Result:** The design most consistent with Conservation District standards **cannot be built without a setback variance.1.**

# Neighborhood Context: Block Setback Analysis

6 of the 7 closest houses already encroach into the nominal front setback. The ordinance permits setbacks within 5 feet of the average of nearby homes.

✓ Well within the 5-foot allowable range. The proposal maintains the established streetscape.



Proposed Setback  
**19' 6"**

Block Average  
**21' 4 1/2"**

Difference  
**1' 8 1/2"**

📌 **Key Design Constraint:** The front wall of the house **already sits forward** within the required setback. Any architecturally compatible porch design must extend slightly beyond the existing façade – making a variance unavoidable.

# Not Contrary to Public Interest: No negative impact to public or adjacent properties

Literal enforcement of the setback requirement creates unnecessary hardship without serving the public interest.

### Minimal Impact

The encroachment is minor, consistent with neighboring homes, and creates no impact to pedestrian movement, sight lines, or adjacent properties.

### Neighbor Support

Adjacent neighbors within 200' radius have expressed strong support for the proposal. Formal support to be provided ahead of hearing date.



Hi Amanda!

It's Pedro. I just read your correspondence. First, thank you for the communication and transparency. Second, I highly support you in this design. It's lovely. We always appreciate all the contributions you make to the community.

Let me know how I or we can help to further support you, and what we should say to continue to support your argument and proposal when asked. We are on your side.

Your neighbors, The Gallegos

# Necessary Due to Property Conditions: Compatibility requirements dictate variance

## CD Requirements:

Conservation District compatibility standards **require a projecting porch** by definition

## Existing encroachment:

The front wall of the house **already encroaches** into the required setback – a pre-existing condition.

## Architectural compatibility:

A porch strictly behind the setback line would be **architecturally incompatible and impractical**

## The Standard Is Met

These conditions would align this parcel with others in the district. The variance allows development **commensurate with the established pattern** of surrounding homes and consistent with the Conservation District's own design guidance.

## Not a Self-Created Hardship:

The porch and roof issues were existing before purchase of home in 2004

### **Structural Necessity:**

The request is driven by the **structural failure of the existing porch** — not by a desire to expand the home's footprint or increase its intensity of use.

### **Like-for-Like Replacement:**

No additional living area or intensity of use is proposed. The project simply **replaces an inadequate structure** with one appropriate to the home and neighborhood.

### **Variance required to comply with Conservation District guidance:**

Conservation District states side gable approach is the best option and is more appropriate than existing conditions.

# Visualizing the proposed update

Existing view from the street



Rendering of proposed variance



# Summary & Request for Approval of BOA-26-000005

The Board is respectfully asked to approve the front yard setback variance.

### Structural Requirement

The porch must be rebuilt to correct existing structural deficiencies and enable roof replacement.

### Conservation District Guidance

Staff recommends a cross-gable design with projecting columns – a configuration that requires a minimal setback encroachment.

### Consistent with Block Pattern

The proposed setback aligns with the established streetscape and falls well within the ordinance's 5-foot allowable range.

### Compatible with Neighborhood Standards

The variance allows development consistent with surrounding properties, architectural precedent, and Conservation District requirements.

**Formal Request:** Approval of the front yard setback variance for 822 N Montclair Avenue, Dallas, Texas.