

# Record Summary for Board of Adjustments

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## Record

Record #	Status	Opened Date
BOA-26-000005	In Review	01/23/2026

### Application Name

### Detailed Description

BOA-26-000005(BT) Application of Fred Peña for (1) a variance to the front yard setback regulations at 822 N MONTCLAIR AVENUE. This property is more fully described as Block 23/3470, Lot 15, and is zoned CD-1 (Subarea 1), which requires a front yard setback of 25 feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 19-foot 9-inch front yard setback, which will require (1) a 5-foot 3-inch variance to the front yard setback regulations.

### Assigned To Department

Board of Adjustment

### Assigned to Staff

Diana Barkume

### Record Type

Board of Adjustments

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## Custom Fields

### INTERNAL USE ONLY

Source of Request	Conservation District
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	0.17

### PDOX INFORMATION

PDox Number	-
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### PROPERTY INFORMATION

Existing Zoning	CD
Lot Number	15
Lot Size (Acres)	0.17
Block Number	23/3470
Lot Size (Sq. Ft)	7593
How many streets abut the property?	1
Land Use	Single Family Residential
Is the property platted?	Yes
Status of Project	Proposed
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	-
Case Number	-

Are you applying for a fee waiver?	No
Have the standards for variance and or special exception been discussed?	No
Has the Notification Sign Acknowledgement Form been discussed?	No
Referred by	Conservation team

### Custom Lists

#### Board of Adjustment Meeting

1

Room	6ES
Panel	A
Presiding Officer	David A. Neumann
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
BOA Code Specialist	Diana Barkume
Case Assigned to	Bryant Thompson
Notes	(1) a variance to the front yard setback regulations

#### Board of Adjustment Request

1

Type of Request	Variance
Request Description	Front-yard
Application Type	Single Family/Duplex Variance or Special Exception
Affirm that an appeal has been made for	Reduction in front setback
Application is made to BOA to grant the described appeal	To achieve the appropriate style prescribed by the conservation ordinance. The porch needs to extend forward of the front wall of the house.

#### Case Information

1

Full Request	The applicant proposes to construct and/or maintain a single-family residential structure and provide a 19-foot 9-inch front yard setback, which will require (1) a 5-foot 3-inch variance to the front yard setback regulations.
Brief Request	(1) a 5-foot 3-inch variance to the front yard setback regulations.
Zoning Requirements	which requires a front yard setback of 25 feet.
Relevant History	CD-1 Sub 1
BOA History	No

#### GIS Information

Census Tract Number 45.27

**Street Frontage Information**

1

Street Frontage Front  
Linear Feet (Sq. Ft) 50

**Contact Information**

Name	Organization Name	Contact Type	Phone
Fred Peña Email: fred@tezanto.com P.O. Box 222168, Dallas, TX 75222	Tezanto	Applicant	8176028161

Name	Organization Name	Contact Type	Phone
Amanda Pounds Email: commander.lbs@gmail.com 822 N MONTCLAIR AVE, DALLAS, TEXAS 752083540	POUNDS AMANDA M	Property Owner	2144919177

Name	Organization Name	Contact Type	Phone
Amanda Pounds Email: commander.lbs@gmail.com		PublicUserLink	2144919177

**Address**

822 N MONTCLAIR AVE, Dallas, TX 75208

**Parcel Information**

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000027365500000 0							

**Owner Information**

Primary	Owner Name	Owner Address	Owner Phone
Y	POUNDS AMANDA M	822 N MONTCLAIR AVE, DALLAS, TEXAS 752083540	

**Status History**

Status	Comment	Assigned Name	Status Date
Payment Due		Diana Barkume	01/28/2026
In Review	Updated By Script	Accela Administrator	01/29/2026

<b>Status</b>	<b>Comment</b>	<b>Assigned Name</b>	<b>Status Date</b>
In Review		Anna Brickey	01/30/2026
In Review		Kameka Miller-Hoskins	02/19/2026