

BOA-26-000056

A notice was added to this record on 2026-06-26.
Condition: Severity: Notice
Total conditions: 4 (Notice: 4)

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Menu Reports Help

File Date: [06/26/2026](#)

Application Status: [Plan Review](#)

Assigned To: [Diana Barkume](#)

Description of Work: [BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000056 BUILDING OFFICIAL'S REPORT: Application of Eleni Papaioannou for \(1\) a special exception to the front yard setback regulations at 1204 REVEREND CBT SMITH STREET. This property is more fully described as Block 49/3030, part of Lot 5, and is zoned PD-571 \(Subdistrict 2\), which requires that all main buildings must have a front yard setback that is within five percent of the average front yard setback of other main buildings in the same blockface, which is an average setback of 25-feet-5-inches. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 20-foot front yard setback, which will require \(1\) a 5-foot 5-inch special exception to the front yard setback regulations. LOCATION: 1204 REVEREND CBT SMITH STREET APPLICANT: ELENI PAPAIOANNOU REQUEST: \(1\) A special exception to the front yard setback regulations](#)

Application Detail: [Detail](#)

Application Name:

Application Type: [Board of Adjustments](#)

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	095b8803-f42a-4e2b-915...	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	06/25/2026
	lien release.pdf	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	06/25/2026
	subdivision plat.pdf	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	06/25/2026
	1204 REVERENED CBT - S...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	06/25/2026
	tax certificate (1).pdf	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	06/25/2026
	affidavit.pdf	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	06/25/2026
	SURVEY.pdf	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	06/25/2026
	SURVEY.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	06/25/2026
	Zoning Location.pdf	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	06/26/2026
	BOA-26-000056_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/16/2026
	BOA-26-000056_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	07/16/2026
	BOA26000056n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/16/2026
	BOA-26-000056_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/16/2026
	BOA26000056z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/16/2026
	BOA26000056a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/16/2026
	BOA26000056mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/16/2026
	Show all						

Address: [1204 REVEREND CBT SMITH ST, Dallas, TX 75203](#)

Owner Name:

Owner Address:

Parcel No: [00000249745000000](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	ELENI PAPAIOANNOU	TB HOME BUILDERS	Applicant	Mailing, 4605 village ...	Active
	ELENI PAPAIOANNOU	TB HOME BUILDERS	Property Owner	Mailing, 4605 village ...	Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: [\\$725.00](#)

Total Fee Invoiced: [\\$725.00](#)

Balance: [\\$0.00](#)

Custom Fields: **Property Details**

Existing Zoning	Lot Number	Lot Size (Acres)
PD	Part of Lot 5	0.0716
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?
49/3030	3120	1
Land Use	Is the property platted?	Status of Project
Single-Family Residential	Yes	Proposed
Status of Property	Previous Board of Adjustment case filed on this property	Accommodation for someone with disabilities
Vacant Land	No	No
File Date	Seleccione si necesitara un interprete	Case Number
-	-	-
Are you applying for a fee waiver?	Have the standards for variance and or special exception been discussed?	Has the Notification Sign Acknowledgement Form been discussed?
No	Yes	Yes
Referred by		
john forbes		

Internal Use Only

Source of Request	Fee Waiver Granted	Number of Parking Spaces
In Review - Residential		-
Lot Acreage		
0.0716		

PDox Information

PDox Number
[252753](#)

Board of Adjustment Request

Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the described appeal	Outcome
Special Exception	Front-yard	Single Family/Duplex Variance or Special Exception	average front is 25'-5"	setback adjustment	SEC. 51P-571.109. YARD, LOT, AND SPACE REGULATIONS. (a) Front yard setback. All main buildings must have a front yard setback that is within five percent of the average front yard setback of other main buildings in the same blockface. In the event the blockface consists of all vacant lots, the lot must be developed in accordance with the front yard setback regulations for an R-5(A) Single Family District.	Accepted

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	30

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to construct and/or maintain a single-family residential structure and provide a 20-foot front yard setback, which will require a 5-foot 5-inch special exception to the front yard setback regulations	special exception to the front yard setback regulations	requires an average setback of 25-ft-5-in	NA	No	(c) Special exception. The board of adjustment may grant a special exception to the front, side, and rear yard setback requirements if the board finds, after a public hearing, that the special exception will not adversely affect the neighboring properties, the improvement is within the general building patterns of the neighborhood, and the special exception will preserve the character of the neighborhood. In granting a special exception to the setback requirements, the board may impose any other reasonable condition that would further the purpose and intent of the setback requirements of this article.

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes	Outcome	Filing Date
			6ES	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume		referred to the board-residential review PD 571 allows for a special exception to the front yard setback regulations. Average as provided in referral	Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				50.91	4-Johnson			

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake	Diana Barkume	Intake Complete	07/03/2026	Accela Administ...
	GIS AOR Review	Elham Elbadawi	Review Complete	07/16/2026	Elham Elbadawi
	Case Assignment	Kameka Miller-H...	Case Manager...	07/20/2026	Kameka Miller-H...
	Site Inspection		Site Inspect...	07/20/2026	Kameka Miller-H...
	Plans Distribution		Accepted - P...	07/20/2026	Kameka Miller-H...
	Subdivision Review		Not Required	07/20/2026	Kameka Miller-H...
	Q Team Review		Not Required	07/20/2026	Kameka Miller-H...
	Arborist Review		Not Required	07/20/2026	Kameka Miller-H...
	Building Code Review		Not Required	07/20/2026	Kameka Miller-H...
	Zoning Review		Not Required	07/20/2026	Kameka Miller-H...
	Electrical Review		Not Required	07/20/2026	Kameka Miller-H...
	Eng Water and Wastewat...		Not Required	07/20/2026	Kameka Miller-H...
	Historic Preservation ...		Not Required	07/20/2026	Kameka Miller-H...
	Eng Paving and Drainag...		Not Required	07/20/2026	Kameka Miller-H...
	Eng Flood Plain Review		Not Required	07/20/2026	Kameka Miller-H...
	Board of Adjustment Re...		Approved	07/20/2026	Kameka Miller-H...
	Conservation Review		Not Required	07/20/2026	Kameka Miller-H...
	Traffic Review		Not Required	07/20/2026	Kameka Miller-H...
	GIS Review		Not Required	07/20/2026	Kameka Miller-H...
	Residential Team Review		Not Required	07/20/2026	Kameka Miller-H...
	Signs Review		Not Required	07/20/2026	Kameka Miller-H...
	Plans Coordination		Review Complete	07/20/2026	Kameka Miller-H...
	Board of Adjustment He...				
	Two-Year Waiver Period				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	BOA History	This will display in t...	Applied	06/26/2026	Notice	
	Flood Zone	Flood Zone	Applied	06/25/2026	Notice	Accela Administ...
	Flood Zone	Flood Zone	Applied	06/26/2026	Notice	Accela Administ...
	Flood Zone	Flood Zone	Applied	06/26/2026	Notice	Accela Administ...
	Flood Zone	Flood Zone	Applied	06/26/2026	Notice	Accela Administ...
	General Facts/Staff An...	This will display in t...	Applied	06/26/2026	Notice	
	Land Use	This will display in t...	Applied	06/26/2026	Notice	
	Staff Recommendation	Staff Recommendation	Applied	06/26/2026	Notice	
	Standard of Review	This will display in t...	Applied	06/26/2026	Notice	
	Timeline	This will display in t...	Applied	06/26/2026	Notice	
	Zoning	This will display in t...	Applied	06/26/2026	Notice	

Application Comments:	View ID	Comment	Date
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Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
	Site Visit Inspection	08/03/2026		Scheduled	Scheduled via Script
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments