

FILE NUMBER: BOA-25-000100_EXT1

BUILDING OFFICIAL'S REPORT: Application of Karl Crawley for a request to extend the time period in which to file an application for a building permit or certificate of occupancy beyond the 180 days from the Board of Adjustment Panel B's favorable action on a request for a variance to front-yard setback regulations granted on February 18, 2026, for the property located at 11211 Strait Lane. The property is more particularly described as Block 1/6391, Lot 3, and is zoned R-1/2ac(A).

LOCATION: 11211 STRAIT LANE

APPLICANT: Karl Crawley

REQUEST:

The applicant is requesting to extend the time period in which to file an application for a building permit or certificate of occupancy beyond the 180 time period.

STANDARD FOR EXTENDING THE TIME PERIOD IN WHICH TO APPLY FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY:

Dallas Development Code Section 51A-4.703(d) provides that the applicant shall file an application for a building permit or certificate of occupancy within 180 days from the date of the favorable action of the board, unless the applicant files for and is granted an extended time period prior to the expiration of the 180 days. The filing of a request for an extended time period does not toll the 180 day time period. If the applicant fails to file an application within the time period, the request is automatically denied without prejudice, and the applicant must begin the process to have his request heard again.

Section 10(j) of the Board of Adjustment Working Rules of Procedure provides that a panel may not extend the time period for making application for a building permit or certificate of occupancy beyond 180 days from the date of its favorable action **unless it makes a specific finding based on evidence presented at a public hearing that there are no substantially changed conditions or circumstances regarding the property.** The person requesting the time extension shall have the burden of establishing that there are no substantially changed conditions or circumstances regarding the property to the satisfaction of the panel. In no event, however, may the panel extend the time period beyond 18 months from the date of its favorable action.

STAFF RECOMMENDATION:

No staff recommendation is made on this request.

TIMELINE:

- December 23, 2025: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- February 18, 2026: Panel B at it's regularly scheduled hearing granted the variance Request to the the front yard setback regulations.
- June 10, 2026: The applicant submitted a request to extend the 180 day timeframe to to file an application for a building permit or certificate of occupancy.