

FILE NUMBER: BOA-26-000017(JG)

BUILDING OFFICIAL'S REPORT: Application of Helen B Short for **(1)** a variance to the front yard setback regulations at **9216 LYNBROOK DRIVE**. This property is more fully described as Block H/7317, Lot 26, and is zoned R-7.5(A), which requires a front yard setback of 25 feet. The applicant proposes to construct and/or maintain a single-family residential accessory pool structure and provide an 8-foot 11-inch front yard setback, which will require **(1)** a 16-foot 1-inch variance to the front yard setback regulations.

LOCATION: 9216 Lynbrook Drive

APPLICANT: Helen B Short

REQUEST:

- (1) A request for a variance to the front yard setback regulations.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the **front yard**, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) not contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51A-3.102(d)(10)(B) :

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance to the front yard regulations:

Approval.

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest, as letters of opposition were not received, and a nearby neighbor appears to have a similar lot configuration and set-up.
- B. Lot does appear to differ from other parcels of land by being of such a restrictive area, shape, or slope that would prevent it from being developed in a manner commensurate with the development of other parcels of land with the same zoning.
- C. Does not appear to be a self-created or personal hardship due to the design of the accessory pool structure and the dimensions of the lot.

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A)
North: R-7.5(A)
East: R-7.5(A)
South: R-7.5(A)
West: R-7.5(A)

Land Use:

The subject site is developed with a single-family home with surrounding properties sharing the same type development.

BDA History:

No BDA history has been found within the last 5 years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Helen B Short for the property located at 9216 Lynbrook Drive focuses on a single request relating to a variance to the front-yard setback regulations.

- The request is a variance to the front-yard setback regulations. The property is zoned R-7.5(A) which requires a 25-foot front-yard setback. The applicant is proposing to construct and maintain an accessory pool structure within the 25-foot front-yard setback.
- As illustrated on the site and elevation plans, the applicant proposes to construct and/or maintain an accessory pool structure and provide an 8-foot 11-inch front yard setback, which will require a 16-foot 1-inch variance to the front yard setback regulations.
- The subject site fronts both Lynbrook Drive and Lorwood Drive, making front-yard setback regulations applicable along each frontage. Given the lot configuration and the placement of the primary structure, the only feasible location for an accessory pool structure is within the front-yard setback. Neighboring properties appear to have similar lot configurations, which have required similar requests.
- The subject site, along with the surrounding properties to the east, north, and south are all developed with single-family homes on property zoned R-7.5(A).
- This application was referred by the Minor Commercial Review Team.
- The applicant has the burden of proof in establishing the following:
 - (i) That granting the variance to the front-yard setback regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
 - (ii) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
 - (iii) The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51A-3.102(d)(10)(B) :

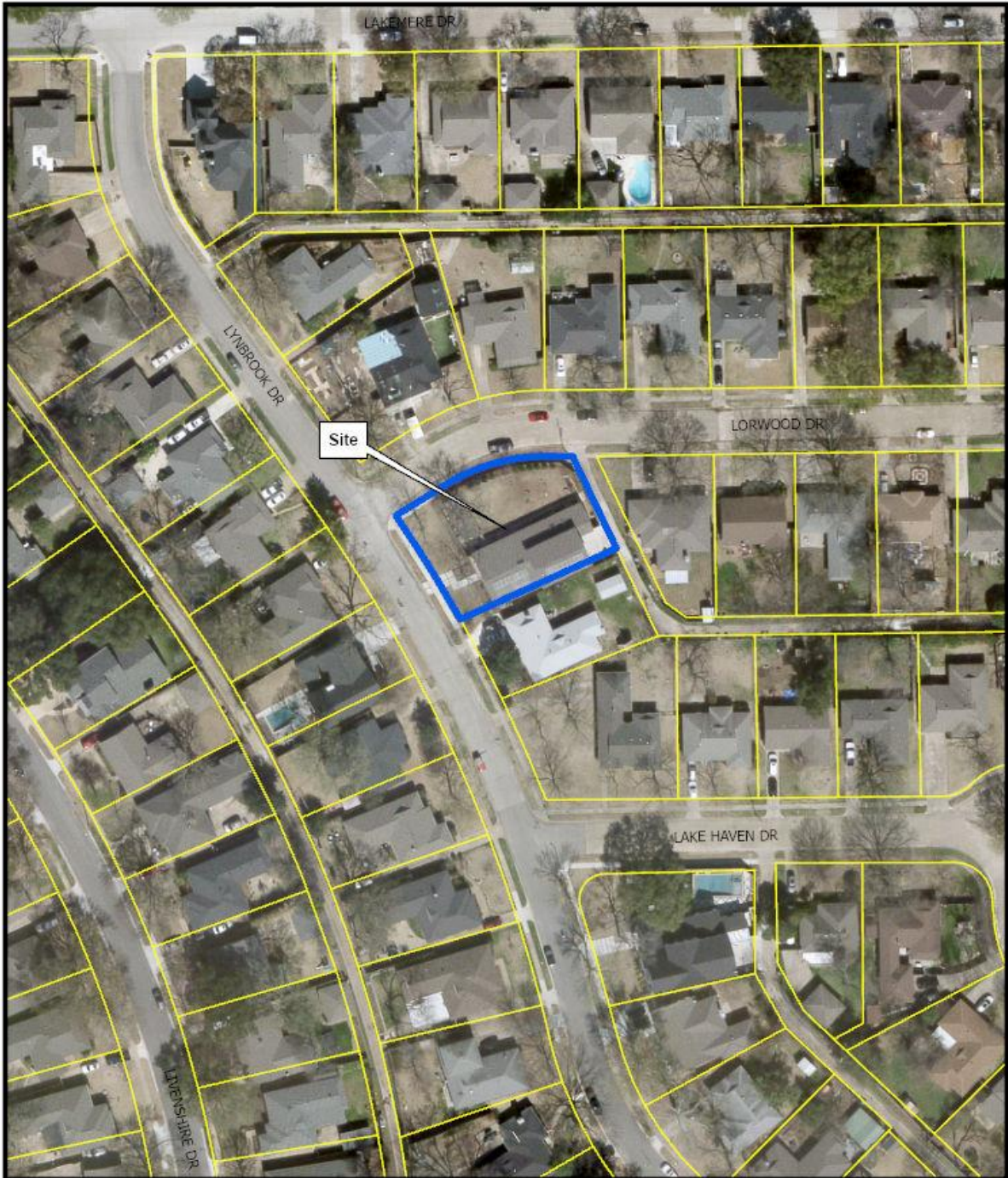
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- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

- Granting the variance to the front yard setback regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: [BOA-26-000017 at 9216 Lynbrook Drive](#)

Timeline:

- March 3, 2026: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- March 4, 2026 The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **C**.
- March 13, 2026: The Planning and Development Senior Planner emailed the applicant with the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the **March 20, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **April 3, 2026**, deadline to submit additional evidence to be incorporated into the board’s docket materials.
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- March 24, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **April** public hearings. Review team members in attendance included: Planning Manager, The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planners, Project Coordinator, Conservation District Chief Planner, Chief Arborists, and Transportation Engineer. Reports and labels were placed in Accela for this case.



1:1,200

AERIAL MAP

Case no: **BOA-26-000017**

Date: **03/16/2026**





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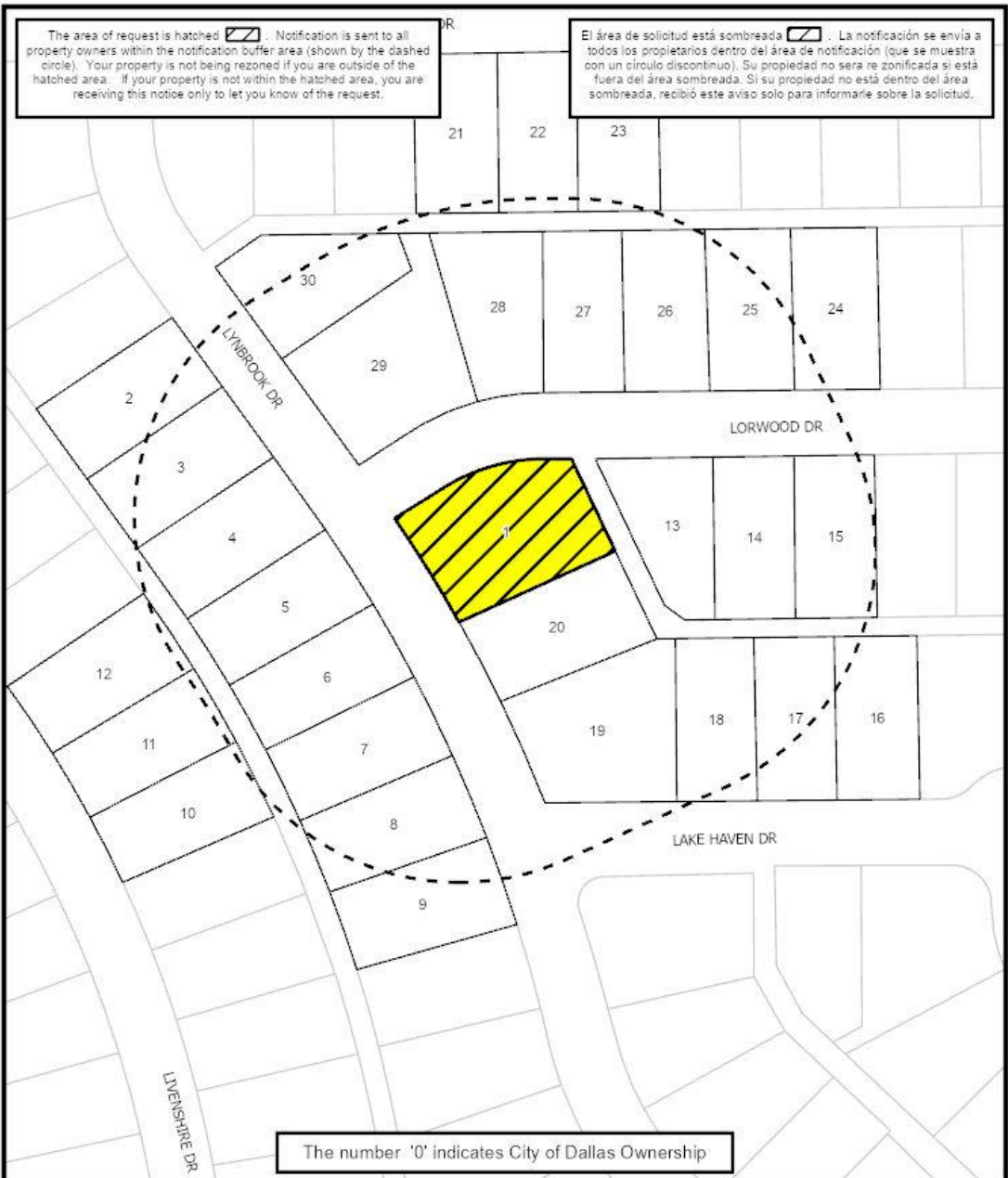
ZONING MAP

Case no: BOA-26-000017

Date: 03/16/2026

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re-zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership



1:1,200

NOTIFICATION

- 200' AREA OF NOTIFICATION
- 30 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-26-000017**
 Date: **3/16/2026**

03/16/2026

Notification List of Property Owners

BOA-26-000017

30 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9216 LYNBROOK DR	SHORT LAWSON & HELEN
2	9315 LYNBROOK DR	GUNTER JILL E &
3	9309 LYNBROOK DR	LELAND LAUREN ELIZABETH
4	9305 LYNBROOK DR	SHORT CONSTRUCTION GROUP LLC
5	9217 LYNBROOK DR	HAMILTON KIMBERLY
6	9211 LYNBROOK DR	HALES WILLIAM RYAN & ASHLEY
7	9207 LYNBROOK DR	BALDOCK HAYDEN M & MEGAN A
8	9203 LYNBROOK DR	MADRALA BOGUSLAW T &
9	9145 LYNBROOK DR	DURAN IRMA ANGELICA
10	9206 LIVENSHERE DR	BOWLING STEPHANIE & BRIAN JOHNSON
11	9210 LIVENSHERE DR	WELCH MARY LOU SCHRIEFER
12	9214 LIVENSHERE DR	BURKE DUSTIN &
13	10620 LORWOOD DR	LANCASTER JEREME D & LINDSAY A
14	10626 LORWOOD DR	SAVAGE BARBARA JANE
15	10630 LORWOOD DR	SANDERS TINA M
16	10621 LAKE HAVEN DR	WAHLQUIST RAYMOND W
17	10617 LAKE HAVEN DR	BAIN BRIAN & HAILEY
18	10611 LAKE HAVEN DR	WAGGONER LINDA CARROL
19	10607 LAKE HAVEN DR	Taxpayer at
20	9210 LYNBROOK DR	PERKINS KATHRYN E
21	10620 LAKEMERE DR	DOWIS CRAIG L
22	10626 LAKEMERE DR	ROBERSON PATRICIA M
23	10630 LAKEMERE DR	THRASH AUSTIN & EMILY
24	10631 LORWOOD DR	BAKER CHRISTOPHER A & AMANDA L
25	10625 LORWOOD DR	POWELL PRESTON C &
26	10621 LORWOOD DR	HANNA CHARLES G EST OF &

 1:1,200	NOTIFICATION	Case no: BOA-26-000017
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">30</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: 3/16/2026

Route Directions:

Start on McCree Rd.

Right on Livenshire Dr.

Right on Lakemere Dr.

Right on Plano Rd.

Right on Lorwood Dr.

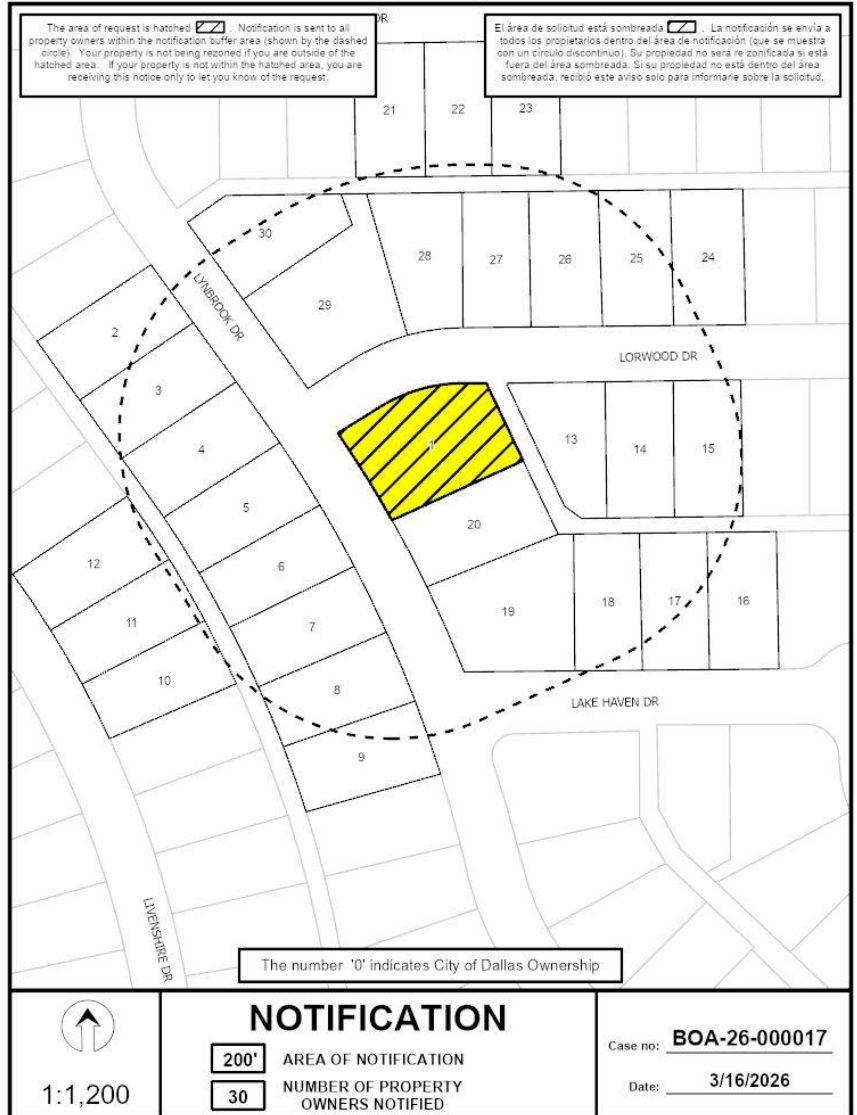
Left on Lynbrook Dr.

Left on Lake Haven Dr.

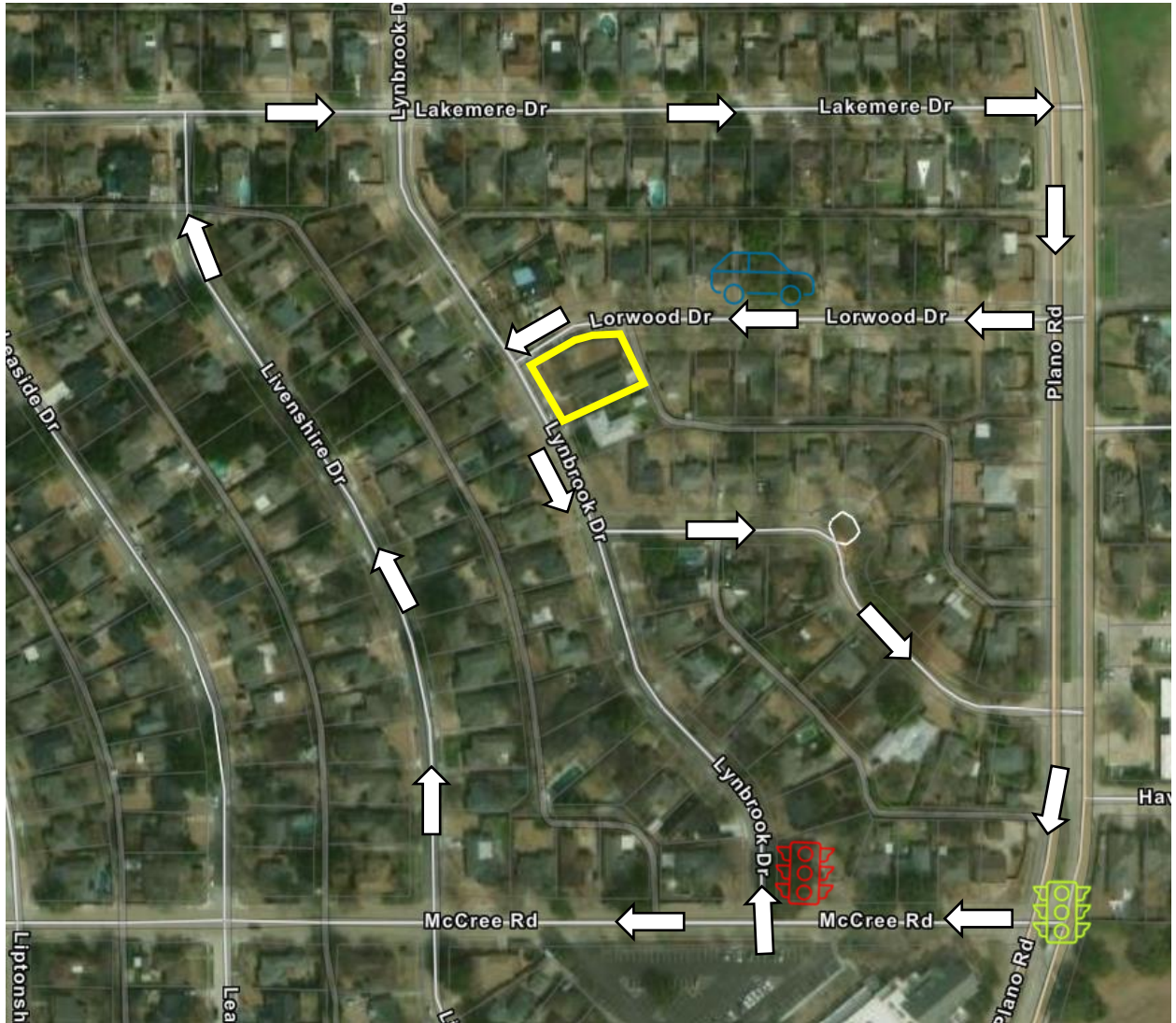
Right on Plano Rd.

Right on McCree Rd.

Right on Lynbrook Dr.



200' Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C)

NOTICE IS HEREBY GIVEN that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C)** will hold a hearing as follows:

DATE: **MONDAY, APRIL 13, 2026**

BRIEFING: **10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0413>

HEARING: **1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0413>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

BOA-26-000017(KMH) Application of Helen B Short for **(1)** a variance to the front yard setback regulations at **9216 LYNBROOK DRIVE**. This property is more fully described as Block H/7317, Lot 26, and is zoned R-7.5(A), which requires a front yard setback of 25 feet. The applicant proposes to construct and/or maintain a single-family residential accessory pool structure and provide an 8-foot 11-inch front yard setback, which will require **(1)** a 16-foot 1-inch variance to the front yard setback regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am, the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for supporting or opposing the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at **6ES Council Briefing**. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by **joining the meeting virtually** must register online at <https://bit.ly/BDA-C-Register> by the **5 p.m. on Sunday, April 12, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall.

Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.

Additional information regarding the application may be obtained by calling Dr. Kameka Miller-Hoskins, Chief Planner at (214) 948-4478, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am
the day of the hearing.
PLEASE REGISTER AT:
<https://bit.ly/BDA-C-Register>