



Planning & Development Department

320 E Jefferson Blvd, Dallas TX 75203

(214) 948-4480

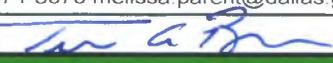
BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: **Melissa Parent**

Date: 11/25/2025

Department: Planning & Design/Conservation

Phone/Email: 214-671-5070 melissa.parent@dallas.gov

Manager signature: 

Consulted with: Building Official, Residential Team, City Attorney's Office

- Applicant
- Representative
- Owner

Name: Jennifer Hiromoto

Phone/Email: 469-275-2414 / jennifer@buzzurbanplanning.com

Property Information Hutsell

Address: 7003 Tokalon Drive, Dallas TX

Lot: PT LT 20

City Block: BLK H/2836

Zoning Classification: CD-2, Tract IV

Issues that require Board action : applicant is seeking variance to exceed front yard setback

List the City of Dallas Development Code(s) this project is non-compliant with:

Check all that apply: Variance Special Exception

- Yard setback
- Lot Width
- Lot Depth
- Lot coverage
- Floor area for accessory structures for single-family uses
- Height
- Minimum width of sidewalk
- Off-street parking
- Off-street loading
- Landscape regulations
- fence height and/or standards
- Visibility triangle obstructions
- Parking demand
- Additional dwelling unit (not for rent) Accessory dwelling unit (for rent)
- Carport
- Non-conforming use or structure
- Administrative Official Appeal
- Other:

Description: Per ORD 33026 Sect 20(m)(8) For new construction and additions, the minimum front yard is equal to the average setback of the adjacent lots as determined by a state licensed architect, land surveyor, or engineer. The maximum setback may not exceed 10 feet further back than the average setback of the adjacent lots.
The adjacent lot front yard setback is approximately 85-feet, creating the adjacency. The applicant is requesting to have a 40-foot setback to match the previously existing platted build line, however, determinations from the City Attorneys office and building officials have determined that the more restrictive setback (the adjacency) is the setback that applies. The request is for a 25-foot variance to the front yard setback.

Alternative resolutions discussed/offered: