

**FILE NUMBER:** BOA-26-000025(BT)

**BUILDING OFFICIAL'S REPORT:** Application of Jennifer Hiromoto for **(1)** a variance to the front yard setback regulations at **1109 JB JACKSON JR BOULEVARD**. This property is more fully described as Block 24/812, Lot 20, and is zoned PD-595 (MF-1(A) Multifamily Subdistrict), which requires a front yard setback of 15-feet. The applicant proposes to construct and/or maintain a residential structure and provide a 9-foot front yard setback, which will require **(1)** a 6-foot variance to the front yard setback regulations.

**LOCATION:** 1109 JB Jackson Jr Boulevard

**APPLICANT:** Jennifer Hiromoto

**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 setback 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.
- B. The subject site is restrictive in buildable area but not shape and slope. Taking into consideration, the subject site is a corner lot with front-yard setbacks facing both JB Jackson Jr Boulevard and Elihu Street reducing the buildable area; therefore, it cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning district.
- C. Not self-created nor is it a personal hardship.

**BACKGROUND INFORMATION:**

**Zoning:**

- Site: PD-595 (MF-1(A))
- North: PD-595 (MF-1(A)) & PD-595 (CC) Tract 4
- East: PD-595 (CC) Tract 4
- South: WMU-5 (HM-1 & SH-1)
- West: PD-595 (MF-1(A)) & WR-5 (HM-1)

**Land Use:**

The subject site is vacant and surrounding properties to the north and west are developed with residential uses.

**BDA History:**

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

**GENERAL FACTS/STAFF ANALYSIS:**

- The application of Jennifer Hiromoto for the property located at 1109 JB Jackson Jr Boulevard focuses on one request relating to a variance to the front-yard setback regulations.

- The applicant is requesting a variance to the front-yard setback regulations. The applicant is proposing to construct and maintain a residential structure and provide a 9-foot front-yard setback, which will require a 6-foot variance to the front-yard setback regulations along JB Jackson Jr Boulevard.
- It is imperative to note that PD-595 was approved on September 26, 2001 (Ordinance No. 24726).
- It is imperative to note that the subject site is proposed on a vacant lot.
- The subject site has a lot size of 6,500 square feet with a buildable area of 2,625 square feet without variance and maximum of 3,150 square feet (48.46 percent) with proposed variance request.
- Surrounding properties vary in development type, zoning and allowed uses and are developed with residential uses, vacant lots, and a motor fueling station with convenience store.
- The majority of lots, including the subject site, vary in size, and typically are rectangular in shape.
- The applicant has the burden of proof in establishing the following:
  - 1) 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.
  - 2) 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
  - 3) 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):**

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:

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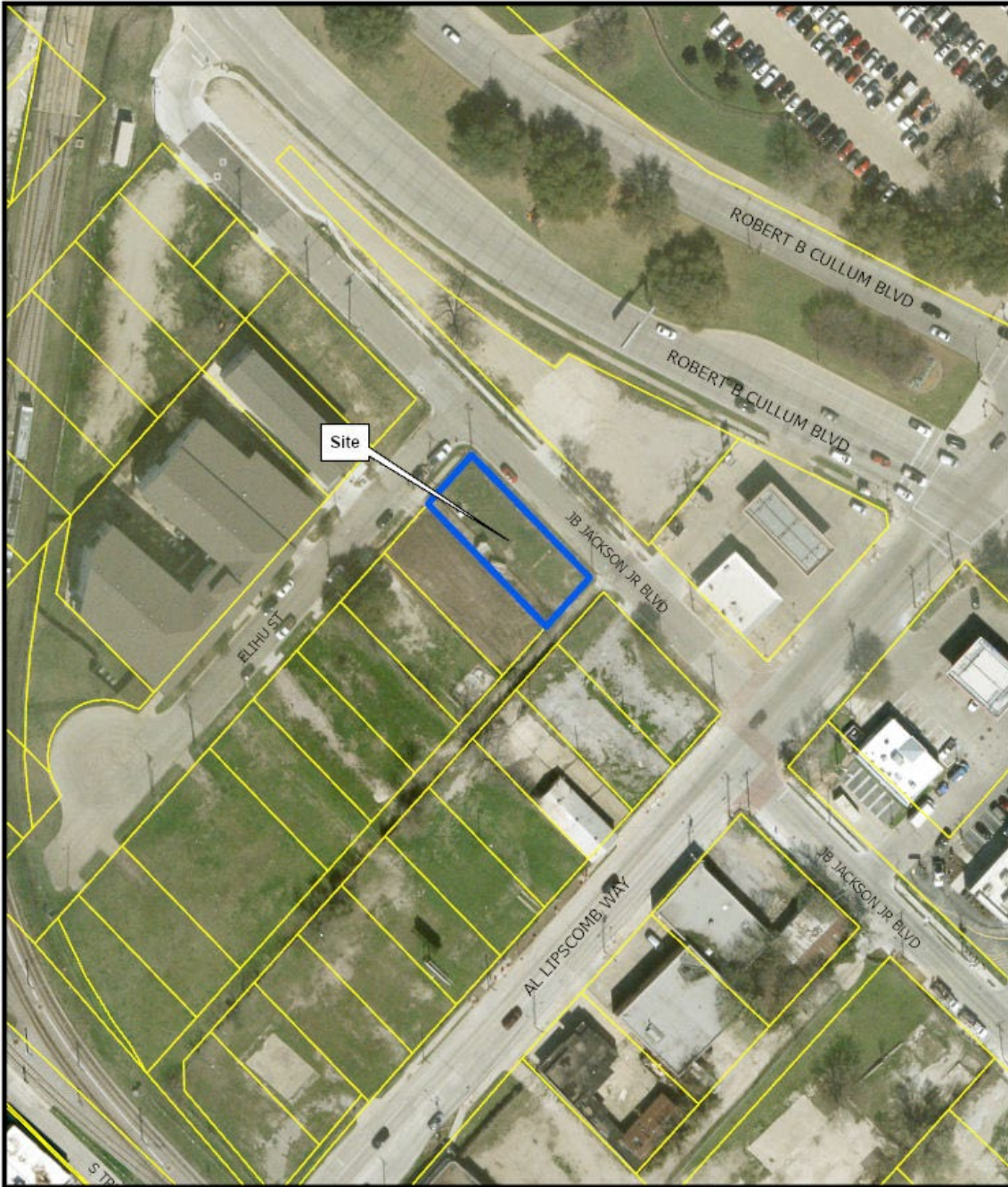
(iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(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-26-000025 at 1109 JB Jackson Jr Blvd](#)

**Timeline:**

- April 24, 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.
- May 7, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **B**.
- May 18, 2026: The Planning and Development Senior Project Coordinator on behalf of the Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the **May 22, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **June 5, 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.
- May 28, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **June** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

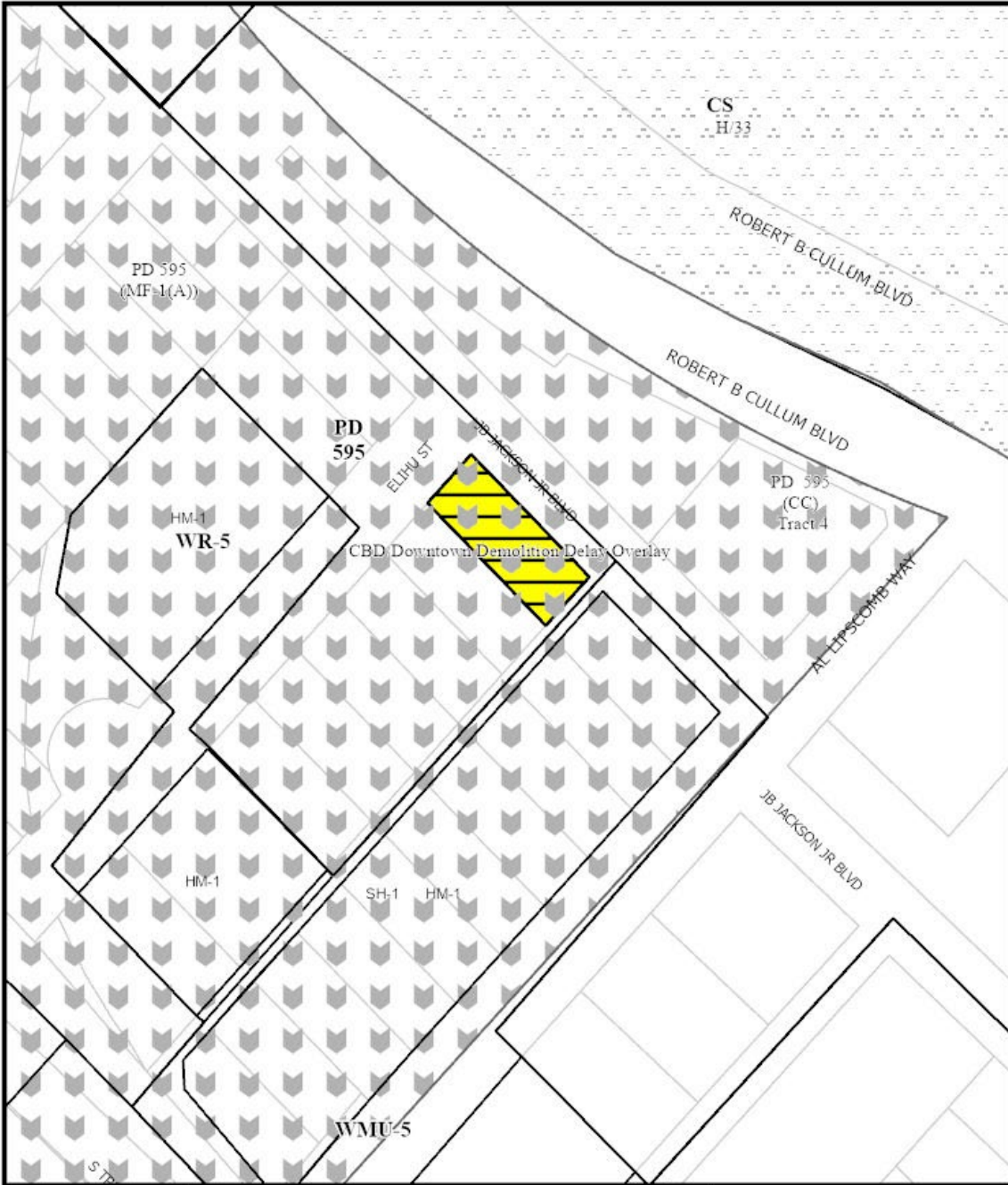


1:1,200

## AERIAL MAP

Case no: BOA-26-000025

Date: 05/12/2026





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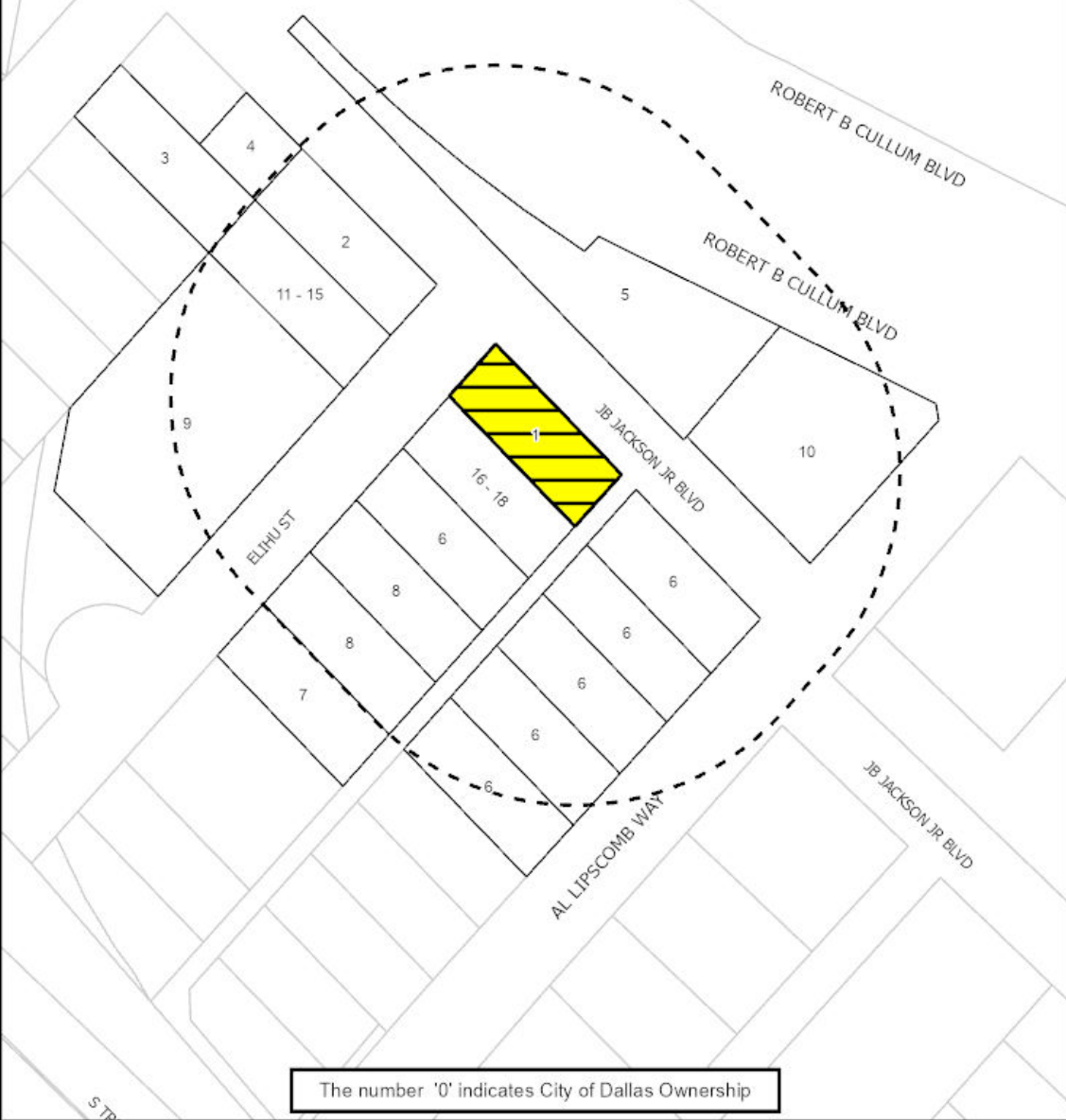
# ZONING MAP

Case no: BOA-26-000025

Date: 05/12/2026

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	<h2>NOTIFICATION</h2> <p> AREA OF NOTIFICATION</p> <p> NUMBER OF PROPERTY OWNERS NOTIFIED</p>	Case no: <u>BOA-26-000025</u> Date: <u>5/12/2026</u>
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# *Notification List of Property Owners*

**BOA-26-000025**

**18 Property Owners Notified**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	1109 J B JACKSON JR BLVD	1109 JB JACKSON LLC
2	3235 ELIHU ST	HMM OPERATIONS INC
3	3232 GUNTER AVE	DART
4	1005 J B JACKSON JR BLVD	BURNS SHIRLEY
5	1100 ROBERT B CULLUM BLVD	BAKRI MOHAMED A
6	3237 AL LIPSCOMB WAY	HALL FLOYDELL
7	3216 ELIHU ST	URBAN MIXED USE LLC
8	3220 ELIHU ST	ASH & THIRD LLC
9	3221 ELIHU ST	FAIR PARK EQUITY PARTNERS LLC
10	1102 ROBERT B CULLUM BLVD	BAKRI MOHAMED ALAA
11	3231 ELIHU ST	MORRISON REECE ANTHONY
12	3231 ELIHU ST	STRENK JESSIE
13	3231 ELIHU ST	SANDERS ERIKA LYNN
14	3231 ELIHU ST	LESCURE EDGAR JOAN
15	3231 ELIHU ST	PRATT ARIC
16	3230 ELIHU ST	3230 ELIHU LLC
17	3230 ELIHU ST	3230 ELIHU LLC
18	3230 ELIHU ST	MEYER DAVID COOKE

 1:1,200	<b>NOTIFICATION</b>	Case no: <b>BOA-26-000025</b>
	<b>200'</b> AREA OF NOTIFICATION <b>18</b> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <b>5/12/2026</b>

**Route Directions:**

**Start on Robert B Cullum Blvd.**

**Right on Al Lipscomb Way**

**Right on J B Jackson Jr. Blvd.**

**Left on Elihu St.**

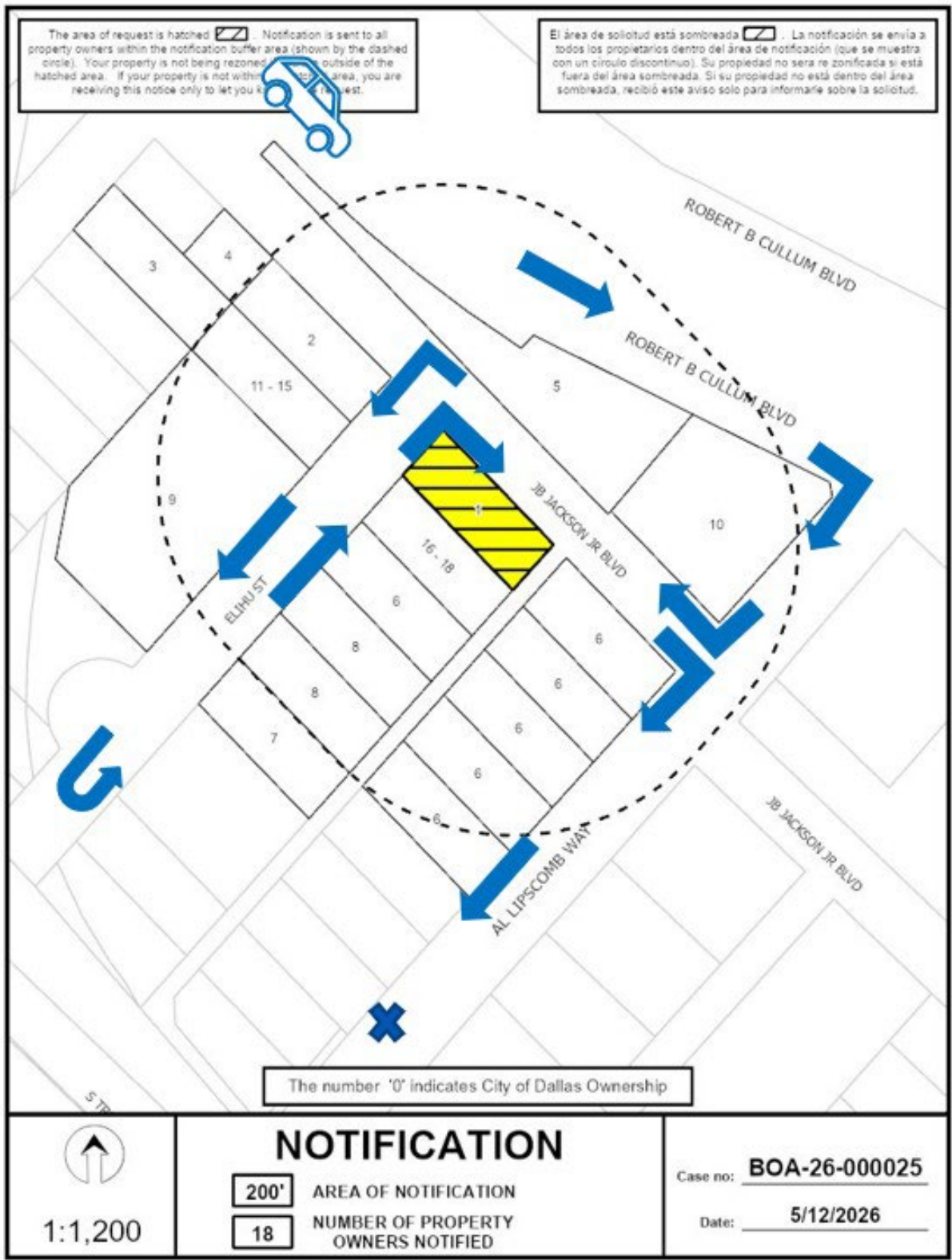
**U-turn**

**Right on J B Jackson Jr. Blvd.**

**Right on Al Lipscomb Way**

**\*Subject Site at 1:05 and 1:56**

## 200' Radius Route Map



## NOTICE OF PUBLIC HEARING

### BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)

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

**DATE:** WEDNESDAY, JUNE 17, 2026

**BRIEFING:** 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING, Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa061726>

**HEARING:** 1:00 p.m. via Videoconference and in 6ES COUNCIL BRIEFING, Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa061726>

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

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**BOA-26-000025(BT)** Application of Jennifer Hiromoto for (1) a variance to the front yard setback regulations at **1109 JB JACKSON JR BOULEVARD**. This property is more fully described as Block 24/812, Lot 20, and is zoned PD-595 (MF-1(A) Multifamily Subdistrict), which requires a front yard setback of 15-feet. The applicant proposes to construct and/or maintain a residential structure and provide a 9-foot front yard setback, which will require (1) a 6-foot variance to the front yard setback regulations.

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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](mailto: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 being in favor of or in opposition to 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 in 6ES at City Hall. 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-B-Register> **by the close of business Tuesday, June 16, 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](http://bit.ly/cityofdallastv) or [YouTube.com/CityofDallasCityHall](http://YouTube.com/CityofDallasCityHall)

**Speakers at the meeting are allowed a maximum of three minutes to address the Board.**

Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner at (214) 948-4502, 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 & Development Department  
1500 Marilla Street 5CN Dallas TX 75201

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