

BOA-26-000036

A notice was added to this record on 2026-04-30.
 Condition: Severity: Notice
 Total conditions: 2 (Notice: 2)

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File Date: [04/30/2026](#)

Application Status: [Plan Review](#)

Assigned To: [Diana Barkume](#)

Description of Work: [BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000036 BUILDING OFFICIAL'S REPORT: Application of Bharathi Pinninty for \(1\) a variance to the side yard setback regulations, \(3\) a variance to the off-street parking regulations, \(4\) a special exception to the visibility obstruction regulation at the driveway approach at 1420 CANADA DRIVE. This property is more fully described as Block 4/7119, Part of Lot 6, a setback of 15-feet along Canada Place, requires a side yard setback of 20-feet where adjacent to an R\(A\) district, requires that a parking space must be located at least 2 a street or alley if the space is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley, and requires a 20-foot visibility applicant proposes to construct and/or maintain a residential structure and provide a 10-foot front yard setback along Canada Place, which will require \(1\) a 5-foot variance Canada Place, to construct and/or maintain a residential structure and provide a 5-foot side yard setback, which will require \(2\) a 15-foot variance to the side yard setback parking space in an enclosed structure with a setback of 10-feet, which will require \(3\) a variance of 10-feet to the off-street parking regulations, to construct and/or maintain foot visibility obstruction triangle at the most northerly driveway approach along Canada Place, which will require \(4\) a special exception to the 20-foot visibility obstruction approach along Canada Place, and to construct and/or maintain a residential structure in a required 20-foot visibility obstruction triangle at the most southerly driveway approach require a \(5\) special exception to the 20-foot visibility obstruction regulation at the most southerly driveway approach along Canada Place. LOCATION: 1424 CANADA DRIVE REQUEST: \(1\) A variance to the front yard setback regulations \(2\) A variance to the side yard setback regulations \(3\) A variance to the off-street parking regulations \(4\) A regulation at the driveway approach \(5\) A special exception to the visibility obstruction regulation at the driveway approach](#)

Application Detail: [Detail](#)

Application Name:

Application Type: [Board of Adjustments](#)

Documents:	File Name	Document Group	Category	Description	Type	Docurr
	Tax Document.pdf	BLDG_BDA	Certificate - Tax		application/pdf	Upload
	General Warranty Deed.pdf	BLDG_BDA	Certificate - W...		application/pdf	Upload
	LIEN.pdf	BLDG_BDA	Statement - Lien		application/pdf	Upload
	Plat Approval.pdf	BLDG_BDA	Plat - Certifie...		application/pdf	Upload
	SUBDIVISION Survey.pdf	BLDG_BDA	Maps - Block		application/pdf	Upload
	DCAD Legal Description...	BLDG_BDA	Legal Descripti...		application/pdf	Upload
	4-30-26 1420 CANADA.pdf	BLDG_BDA	Plans - Site Plan		application/pdf	Upload
	SUBDIVISION Survey.pdf	BLDG_BDA	Maps - Zoning L...		application/pdf	Upload
	Notarized Variance App...	BLDG_BDA	Affidavit - Pro...		application/pdf	Upload
	BOA-26-000036_labels.docx	BLDG_BDA	Other Support D...		application/msword	Upload
	BOA-26-000036_report.docx	BLDG_BDA	Other Support D...		application/msword	Upload
	BOA-26-000036_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Upload
	BOA26000036mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Upload
	BOA26000036n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Upload
	BOA26000036z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Upload
	BOA26000036a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Upload

[Show all](#)

Address: [1424 CANADA DR, Dallas, TX 75212](#)

Owner Name: [PINNINTY BHARATHI](#)

Owner Address: [59 WILLOWFORD DR, HENRIETTA, NEW YORK 144679166](#)

Parcel No: [00000677125000000](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Bharathi Pinninty		Applicant	Mailing, 59 Willowford...	Active
	Bharathi Pinninty		Property Owner	Mailing, 59 Willowford...	Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: [\\$4,760.00](#)

Total Fee Invoiced: [\\$4,760.00](#)

Balance: [\\$0.00](#)

Custom Fields: **Property Details**

Existing Zoning	Lot Number	Lot Size (Acres)
CR	PT LT 6	0.10
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?
4/7119	4372	2
Land Use	Is the property platted?	Status of Project
MFR	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
04/30/2026		-
Are you applying for a fee waiver?	Have the standards for variance and or special exception been discussed?	Has the Notification Sign Acknowledgement F

No
Referred by
[Teaseia Blue](#)

[Yes](#)

[Yes](#)

Internal Use Only

Source of Request
[Zoning](#)
Lot Acreage
[0.10](#)

Fee Waiver Granted

Number of Parking Spaces
-

PDox Information

PDox Number
[249817](#)

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 g
Variance	Front-yard	Multifamily or nonresidential variance		allow 15 yard setback on Canada Place (frontage of the proposed construction)	Requesting variance to allow the 45' feet width.
Variance	Side-yard	Multifamily or nonresidential variance		allow 5 yard setback against the 1424 Canada Dr. and match with the next door.	Requesting variance to allow the only 45' feet wide.
Variance	Off-street parking	Multifamily or nonresidential variance	Parking setback		
Special Exception	Visual obstruction (20-foot visibility triangle)	Multifamily or nonresidential special exception			
Special Exception	Visual obstruction (20-foot visibility triangle)	Multifamily or nonresidential special exception			

Street Frontage Information

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

Front	45
Side	100

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant Hist
The applicant proposes to construct and/or maintain a residential structure and provide a 10-foot front yard setback along Canada Place, which will require (1) a 5-foot variance to the front yard setback regulations along Canada Place	a variance to the front yard setback regulations	requires a front yard setback of 15-feet along Canada Place	CR; Adjacent 1 5(A) zoning. SB840-approv incentives
to construct and/or maintain a residential structure and provide a 5-foot side yard setback, which will require (2) a 15-foot variance to the side yard setback regulations	a variance to the side yard setback regulations	requires a side yard setback of 20-feet where adjacent to an R(A) district.	CR; Adjacent 1 5(A) zoning. SB840-approv incentives
to locate and/or maintain a parking space in an enclosed structure with a setback of 10-feet, which will require (3) a variance of 10-feet to the off-street parking regulations	a variance to the off-street parking regulations	requires that a parking space must be located at least 20 feet from the right-of-way line adjacent to a street or alley if the space is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley	CR; Adjacent 1 5(A) zoning. SB840-approv incentives
to construct and/or maintain a residential structure in a required 20-foot visibility obstruction triangle at the most northerly driveway approach along Canada Place, which will require (4) a special exception to the 20-foot visibility obstruction regulation at the most northerly driveway approach along Canada Place	a special exception to the visibility obstruction regulation at the driveway approach	requires a 20-foot visibility triangle at the driveway approach	CR; Adjacent 1 5(A) zoning. SB840-approv incentives
and to construct and/or maintain a residential structure in a required 20-foot visibility obstruction triangle at the most southerly driveway approach along Canada Place, which will require a (5) special exception to the 20-foot visibility obstruction regulation at the most southerly driveway approach along Canada Place.	a special exception to the visibility obstruction regulation at the driveway approach	requires a 20-foot visibility triangle at the driveway approach	CR; Adjacent 1 5(A) zoning. SB840-approv incentives

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes
			6ES	B	Cheri Gambow	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	front yard alo
			6ES	B	Cheri Gambow	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	side yard adje zoning
			6ES	B	Cheri Gambow	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	off-street park
			6ES	B	Cheri Gambow	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	20-foot visibil regulation at 1 driveway app Place
			6ES	B	Cheri Gambow	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	20-foot visibil regulation at 1 driveway app Place.

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				92.09			6-Laura Cadena	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake	Diana Barkume	Intake Complete	05/04/2026	Accela Administ...
	GIS AOR Review	Anna Brickey	Review Complete	05/06/2026	Anna Brickey
	Case Assignment	Bryant Thompson	Case Manager...	05/29/2026	Kameka Miller-H...
	Site Inspection		Site Inspect...	05/29/2026	Kameka Miller-H...
	Plans Distribution		Accepted - P...	05/29/2026	Kameka Miller-H...
	Subdivision Review		Not Required	05/29/2026	Kameka Miller-H...
	Q Team Review		Not Required	05/29/2026	Kameka Miller-H...
	Arborist Review		Not Required	05/29/2026	Kameka Miller-H...
	Building Code Review		Not Required	05/29/2026	Kameka Miller-H...
	Zoning Review		Not Required	05/29/2026	Kameka Miller-H...
	Electrical Review		Not Required	05/29/2026	Kameka Miller-H...
	Eng Water and Wastewat...		Not Required	05/29/2026	Kameka Miller-H...
	Historic Preservation ...		Not Required	05/29/2026	Kameka Miller-H...
	Eng Paving and Drainag...		Not Required	05/29/2026	Kameka Miller-H...
	Eng Flood Plain Review		Not Required	05/29/2026	Kameka Miller-H...
	Board of Adjustment Re...		Approved	05/29/2026	Kameka Miller-H...
	Conservation Review		Not Required	05/29/2026	Kameka Miller-H...
	Traffic Review		Not Required	05/29/2026	Kameka Miller-H...
	GIS Review		Not Required	05/29/2026	Kameka Miller-H...
	Residential Team Review		Not Required	05/29/2026	Kameka Miller-H...
	Signs Review		Not Required	05/29/2026	Kameka Miller-H...
	Plans Coordination		Review Complete	05/29/2026	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	04/30/2026	Notice	
	Flood Zone	Flood Zone	Applied	04/30/2026	Notice	Accela Administ...
	Flood Zone	Flood Zone	Applied	04/30/2026	Notice	Accela Administ...
	General Facts/Staff An...	This will display in t...	Applied	04/30/2026	Notice	
	Land Use	This will display in t...	Applied	04/30/2026	Notice	
	Staff Recommendation	Staff Recommendation	Applied	04/30/2026	Notice	
	Standard of Review	This will display in t...	Applied	04/30/2026	Notice	
	Timeline	This will display in t...	Applied	04/30/2026	Notice	
	Zoning	This will display in t...	Applied	04/30/2026	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	06/12/2026		Scheduled	Scheduled via Script

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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