

**BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS**

WEDNESDAY, JANUARY 21, 2026

FILE NUMBER: BOA-25-000094_FW1(BT)

BUILDING OFFICIAL'S REPORT: Application of Abril Renteria for a fee waiver for **(1)** a variance to the maximum height for structures accessory to single-family use regulations, and for **(2)** a variance to the floor area for structures accessory to single family use regulations at **1151 RIDGEWOOD DRIVE**. This property is more fully described as Block B/6245, Lot 13, and is zoned R-7.5(A).

LOCATION: 1151 Ridgewood Drive

APPLICANT: Abril Renteria

REQUEST:

- (1) A request for a fee waiver for a variance to the maximum height for structure accessory to single-family use regulations and a variance to the floor area for structures accessory to single-family use regulations.

STANDARD FOR A FEE WAIVER OR REIMBURSEMENT:

Section 303.12.1.6 in Chapter 52 of the Dallas City Code specifies the board of adjustment may waive the filing fee if the board finds **that payment of the fee would result in substantial financial hardship to the applicant**. The applicant may either pay the fee and request reimbursement at the hearing on the matter or request that the issue of financial hardship be placed on the board's miscellaneous docket for predetermination. If the issue is placed on the miscellaneous docket, the applicant may not file the application until the merits of the request for waiver have been determined by the board. In making this determination, the board may require the production of financial documents.

STAFF RECOMMENDATION:

The staff does not make a recommendation on fee waiver requests since the standard is whether the board finds that payment of the fee would result in substantial financial hardship to the applicant.