

# BOA-26-000045

Menu Reports Help

**File Date:** [05/26/2026](#)

**Application Status:** [In Review](#)

**Assigned To:** [Diana Barkume](#)

**Description of Work:** [BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000045 BUILDING OFFICIAL'S REPORT: Application of Cody Welch for \(1\) a special ex for the handicapped to enjoy a dwelling, and for \(2\) a special exception to the floor area regulations for the handicapped to enjoy a dwelling at 9743 LANWARD CIRCLE, B/8093 lot 8, and is zoned R-7.5\(A\), which limits the number of dwelling units to one, and an accessory structure may not exceed 25 percent of the floor area of the main construct and/or maintain an additional dwelling unit \(not for rent\) which will require \(1\) a special exception to the single-family use regulations, and to construct and/or m structure with 891square feet of floor area \(36% of the floor area of the main structure\) which will require \(2\) a special exception to the floor area regulations. LOCATION: Welch REQUEST: \(1\) A request for a special exception to the single-family regulations for the handicapped to enjoy a dwelling, \(2\) A request for a special exception to the to enjoy a dwelling.](#)

**Application Detail:** [Detail](#)

**Application Name:**

**Application Type:** [Board of Adjustments](#)

Documents:	File Name	Document Group	Category	Description	Type	Docurr
	<a href="#">No liens confirmed.pdf</a>	BLDG_BDA	Statement - Lien		application/pdf	Upload
	<a href="#">Warranty Deed Record.pdf</a>	BLDG_BDA	Certificate - W...		application/pdf	Upload
	<a href="#">Tax Certificate.pdf</a>	BLDG_BDA	Certificate - Tax		application/pdf	Upload
	<a href="#">Certified Zoning Plat.pdf</a>	BLDG_BDA	Plat - Certifie...		application/pdf	Upload
	<a href="#">Zoning with Site Plan ...</a>	BLDG_BDA	Maps - Zoning L...		application/pdf	Upload
	<a href="#">Legal Description from...</a>	BLDG_BDA	Legal Descripti...		application/pdf	Upload
	<a href="#">Site Plan, Elevations...</a>	BLDG_BDA	Plans - Site Plan		application/pdf	Upload
	<a href="#">Map - Block - City of ...</a>	BLDG_BDA	Maps - Block		application/pdf	Upload
	<a href="#">Owner Affidavits.pdf</a>	BLDG_BDA	Affidavit - Pro...		application/pdf	Upload
	<a href="#">BOA-26-000045_labels.docx</a>	BLDG_BDA	Other Support D...		application/msword	Upload
	<a href="#">BOA-26-000045_report.docx</a>	BLDG_BDA	Other Support D...		application/msword	Upload
	<a href="#">BOA26000045z.jpg</a>	BLDG_BDA	Other Support D...		image/jpeg	Upload
	<a href="#">BOA26000045mva.jpg</a>	BLDG_BDA	Other Support D...		image/jpeg	Upload
	<a href="#">BOA26000045a.jpg</a>	BLDG_BDA	Other Support D...		image/jpeg	Upload
	<a href="#">BOA26000045n.jpg</a>	BLDG_BDA	Other Support D...		image/jpeg	Upload

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**Address:** [9743 LANWARD CIR, Dallas, TX 75238](#)

**Owner Name:** [WETZEL TAMMY ANN & RICHARD](#)

**Owner Address:** [9743 LANWARD CIR, DALLAS, TEXAS 752382252](#)

**Parcel No:** [00000790639000000](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Cody Welch</a>	<a href="#">Byrom Rose Cons...</a>	Applicant	<a href="#">Mailing, 9774 Lanward ...</a>	Active
	<a href="#">Richard Wetzels</a>		Property Owner	<a href="#">Mailing, 9743 Lanward ...</a>	Active
	<a href="#">Tammy Ann Wetzels</a>		Property Owner	<a href="#">Mailing, 9743 Lanward ...</a>	Active

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

**Total Fee Assessed:** [\\$1,325.00](#)

**Total Fee Invoiced:** [\\$1,325.00](#)

**Balance:** [\\$0.00](#)

**Custom Fields:** **Property Details**

Existing Zoning	Lot Number	Lot Size (Acres)
<a href="#">R-7.5(A)</a>	<a href="#">8</a>	<a href="#">0.316</a>
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?
<a href="#">B/8093</a>	<a href="#">13764</a>	<a href="#">1</a>
Land Use	Is the property platted?	Status of Project
<a href="#">Residential</a>	<a href="#">Yes</a>	<a href="#">Proposed</a>
Status of Property	Previous Board of Adjustment case filed on this property	Accommodation for someone with disabilities
<a href="#">Non-Owner Occupied</a>	<a href="#">No</a>	<a href="#">Yes</a>
File Date	Seleccione si necesitara un interprete	Case Number
-		-
Are you applying for a fee waiver?	Have the standards for variance and or special exception been discussed?	Has the Notification Sign Acknowledgement
<a href="#">No</a>	<a href="#">Yes</a>	<a href="#">Yes</a>
Referred by		
<a href="#">Self</a>		

**Internal Use Only**

Source of Request	Fee Waiver Granted	Number of Parking Spaces
<a href="#">Self</a>		-
Lot Acreage		
<a href="#">0.316</a>		

**PDox Information**

PDox Number

-

**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 grant the descr
<a href="#">Special Exception</a>	Equal opportunity for handicapped persons	Single Family/Duplex Variance or Special Exception	additional dwelling unit (not for rent)	a special exception for the handicapped to the single-family zoning use regulations.	The additional dwelling unit placed on the property and we do not believe it will adversely impact the current home is a small home on a larger pie-shaped and restrictive shape, this is the best way to r Current owners are elderly and Mrs. Wetzel recer ADU will allow for her daughter and son in law to to help with care.
<a href="#">Special Exception</a>	Equal opportunity for handicapped persons	Single Family/Duplex Variance or Special Exception	exceeds the floor area of the main structure	a special exception for the handicapped to the single-family zoning use regulations.	Because the parcel is an odd and restrictive shape exceed 25% of the floor area of the main house a make full use of the property. This variance will not or the neighborhood overall.

**Street Frontage Information**

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

<a href="#">Front</a>	44
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**Case Information**

Full Request	Brief Request	Zoning Requirements	Relevant Hi
<a href="#">the applicant proposes to construct and/or maintain an additional dwelling unit (not for rent) which will require (1) a special exception for the handicapped to the single-family zoning use regulations.</a>	a special exception for the handicapped to the single-family zoning use regulations.	which limits the number of dwelling units to one	N/A
<a href="#">the applicant proposes to construct and/or maintain a single-family residential accessory structure with _____ square feet of floor area ( _____ % of the square foot floor area of the main structure) which will require (2) a special exception for the handicapped to the single-family zoning use regulations.</a>	a special exception for the handicapped to the single-family zoning use regulations.	an accessory structure may not exceed 25 percent of the floor area of the main structure	N/A

**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	A	David A. Neumann	Kameka Miller-Hoskins	Kameka Miller-Hoskins	Diana Barkume	Bryant Thompson	ADU-r
			6ES		David A. Neumann	Kameka Miller-Hoskins	Kameka Miller-Hoskins	Diana Barkume	Bryant Thompson	exceed main

**GIS Information**

Parcel Number (Number)	Service Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
			9.55	10			

**Workflow Status:**

Task	Assigned To	Status	Status Date	Action By
<a href="#">Application Intake</a>	Diana Barkume	Intake Complete	06/02/2026	Accela Administ...
<a href="#">GIS AOR Review</a>	Elham Elbadawi	Review Complete	06/04/2026	Elham Elbadawi
<a href="#">Case Assignment</a>		Case Manager...		
Site Inspection				
Plans Distribution			06/02/2026	
Subdivision Review				
Q Team Review				
Arborist Review				
Building Code Review				
Zoning Review				
Electrical Review				
Eng Water and Wastewat...				
Historic Preservation ...				
Eng Paving and Drainag...				
Eng Flood Plain Review				
Board of Adjustment Re...				
Conservation Review				
Traffic Review				
GIS Review				
Residential Team Review				
Signs Review				
Plans Coordination				
Board of Adjustment He...				
Two-Year Waiver Period				

**Condition Status:**

Name	Short Comments	Status	Apply Date	Severity	Action By
<a href="#">BOA History</a>	This will display in t...	Applied	05/26/2026	Notice	
<a href="#">General Facts/Staff An...</a>	This will display in t...	Applied	05/26/2026	Notice	
<a href="#">Land Use</a>	This will display in t...	Applied	05/26/2026	Notice	
<a href="#">Staff Recommendation</a>	Staff Recommendation	Applied	05/26/2026	Notice	
<a href="#">Standard of Review</a>	This will display in t...	Applied	05/26/2026	Notice	
<a href="#">Timeline</a>	This will display in t...	Applied	05/26/2026	Notice	

Name	Short Comments	Status	Apply Date	Severity	Action By
<a href="#">Zoning</a>	This will display in t...	Applied	05/26/2026	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
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**Resulted Inspections:**

Inspection Type	Inspection Date	Inspector	Status	Comments
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