

**FILE NUMBER:** BOA-26-000036(BT)

**BUILDING OFFICIAL'S REPORT:** Application of Bharathi Pinninty for **(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 special exception to the visibility obstruction regulation at the driveway approach, and for **(5)** 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, and is zoned CR, which requires a front yard 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 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, and requires a 20-foot visibility triangle at the driveway approach. 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, 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, 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, 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, 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.

**LOCATION:** 1420 Canada Drive

**APPLICANT:** Bharathi Pinninty

**REQUEST:**

- (1) A request for a variance to the front-yard setback regulations,
- (2) A request for a variance to the side-yard setback regulations,
- (3) A request for a variance to the off-street parking regulations,
- (4) A special exception to the visibility obstruction regulation at the driveway approach, and
- (5) A special exception to the visibility obstruction regulation at the driveway approach.

**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 Canada Drive and Canada Place reducing the buildable area. The subject site has a lot size of 4,500 square feet with a buildable area of 800 square feet; 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. hardship.

**Variance to the side 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 Canada Drive and Canada Place reducing the buildable area. The subject site has a lot size of 4,500 square feet with a buildable area of 800 square feet; 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.

**Variance to the off-street parking regulations:**

**Denial**

**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 sidewalk location and width of 4-feet further reducing the distance from the garage door to 10-feet; 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.

**STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO VISUAL OBSTRUCTION REGULATIONS:**

Section 51A-4.602(d)(3) of the Dallas Development Code states that the board may grant a special exception to the visual obstruction regulations when in the opinion of the board, the special exception will not constitute a traffic hazard.

**STAFF RECOMMENDATION:**

**Special Exceptions (2):**

No staff recommendation is made on this request.

**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 Bharathi Pinninty for the property located at 1420 Canada Drive focuses on five requests relating to a variance to the front-yard and side-yard setback regulations, off-street parking regulations, and 20-foot visibility obstruction regulations at the driveway approach.
- The first request, the applicant is proposing to construct and maintain a residential structure and provide a 10-foot front yard setback, which will require a 5-foot variance to the front-yard setback regulations.
- The second request, the applicant is proposing to construct and maintain a residential structure and provide a 5-foot side-yard setback, which will require a 15-foot variance to the side-yard setback regulations.
- The third request is for a variance to the off-street parking regulations. The applicant is proposing to locate and maintain a parking space in an enclosed structure with a setback of 10-feet, which will require a 10-foot variance to the off-street parking regulations.
- Lastly, the applicant is proposing to maintain a residential structure in a required 20-foot visibility obstruction triangle at the most southerly and northerly driveway approach along Canada Place, which will require special exceptions to the 20-foot visibility obstruction regulation.
- It is imperative to note that the subject site consists of an existing residential structure with a proposed two-car garage conversion.
- It is imperative to note that the subject site is proposed on a vacant lot.
- The subject site has a lot size of 4,500 square feet with a buildable area of 800 square feet without a variance and maximum of 2,000 square feet (44.4 percent) with proposed variance request.
- Surrounding properties are developed with residential uses.
- The applicant has the burden of proof in establishing the following:
  - 1) That granting the variance to the front-yard setback, side-yard setback, and off-street parking 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:

- (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.
- Granting the variance to the front-yard setback, side-yard setback, and off-street parking 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.
  - The applicant has the burden of proof in establishing that the special exception to the visual obstruction regulations will not constitute a traffic hazard.
  - Granting the special exceptions to the visual obstruction with a condition that the applicant complies with the submitted site plan, would require the proposal to be constructed as shown on the submitted documents.
  - 200' Radius Video: [BOA-26-000036 at 1420 Canada Dr](#)

## **Timeline:**

- May 4, 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.
- June 3, 2026: The Board of Adjustment Senior Project Coordinator postpone until July.
- June 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 **June 26, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **July 2, 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.
- June 30, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **July** 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.

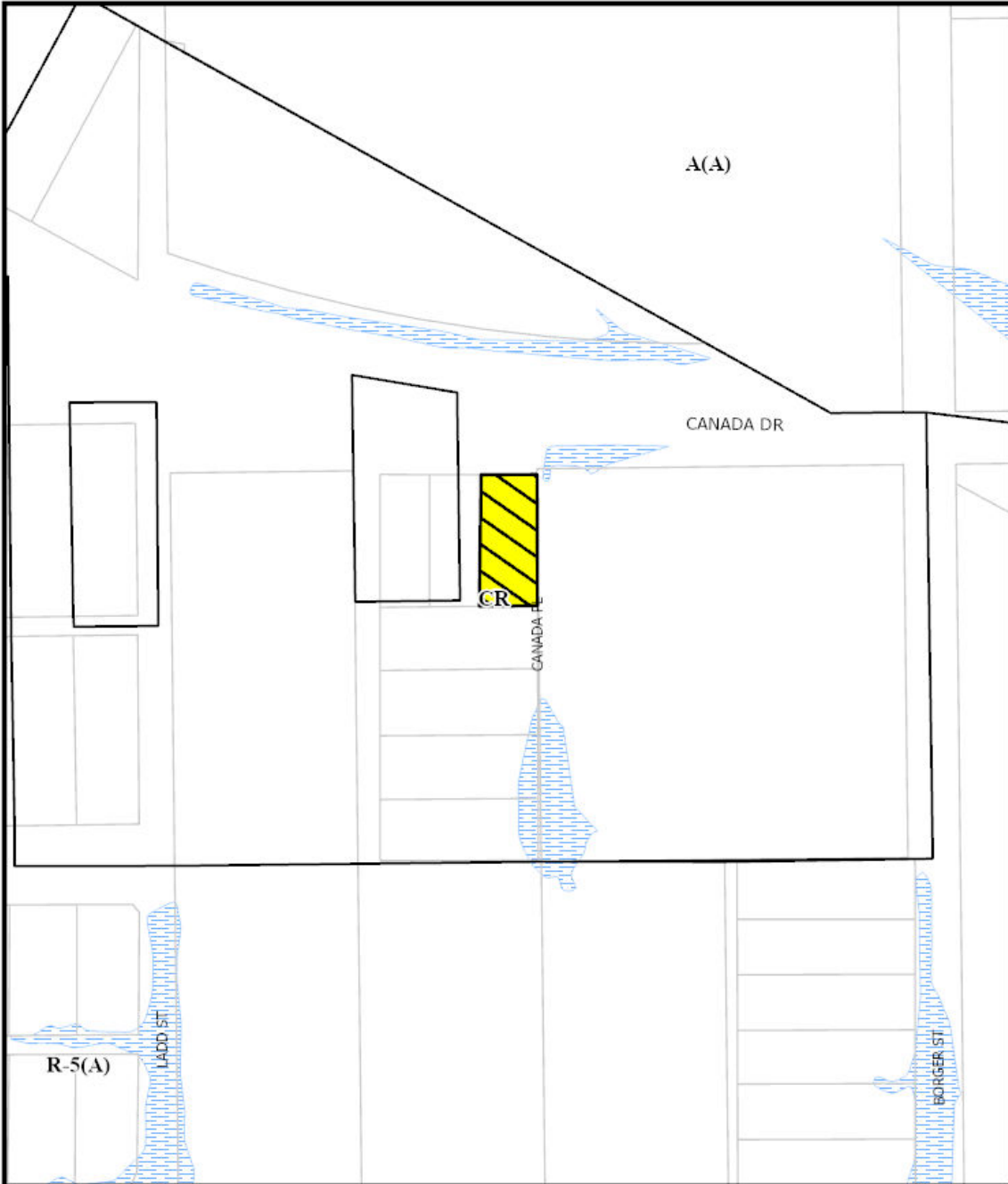


1:1,200

# AERIAL MAP

Case no: BOA-26-000036

Date: 05/06/2026





1:1,200

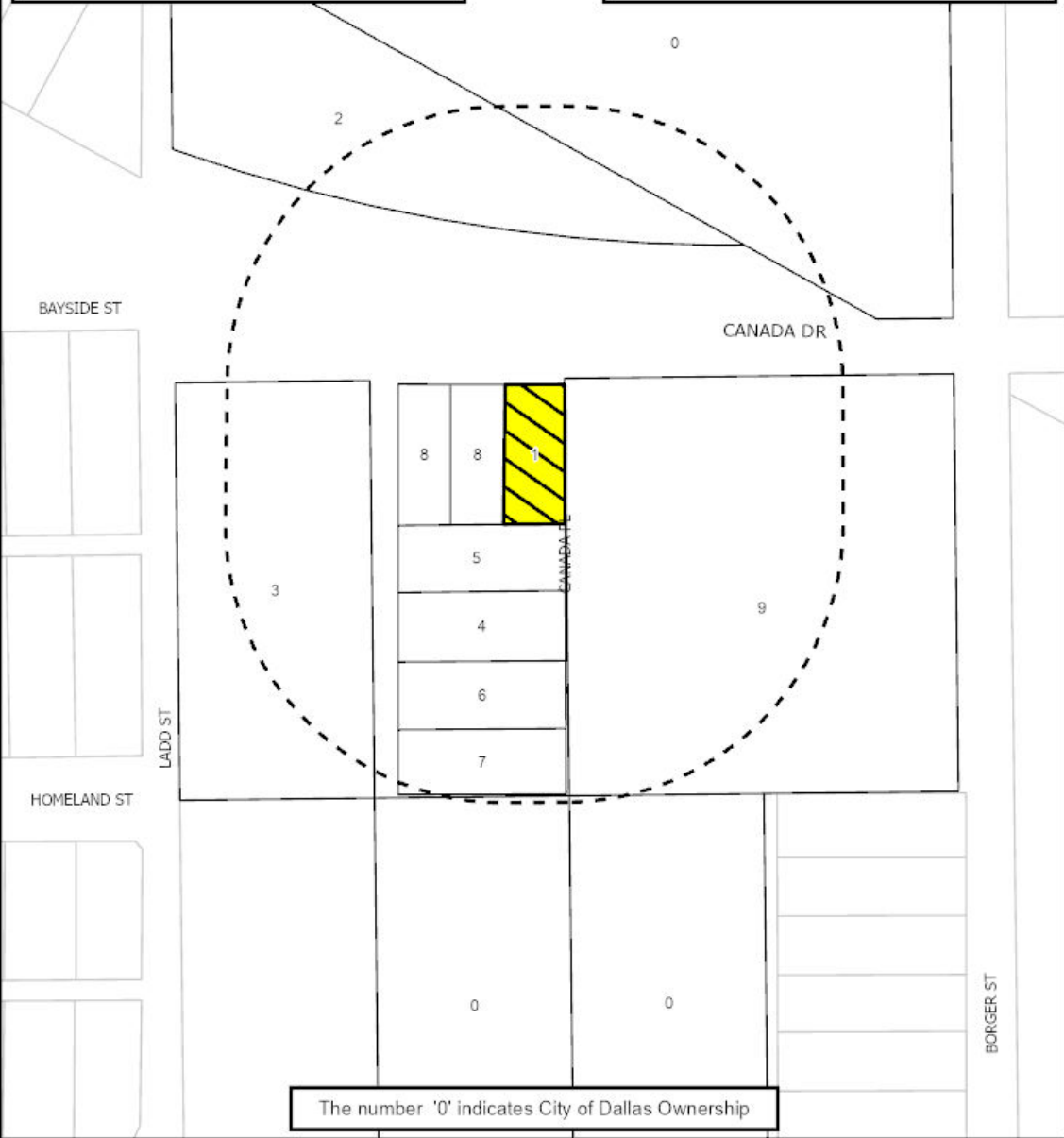
# ZONING MAP

Case no: BOA-26-000036

Date: 05/06/2026

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 rezonificada 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>	Case no: <b>BOA-26-000036</b>
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">9</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: <u>5/6/2026</u>

# Notification List of Property Owners

**BOA-26-000036**

**9 Property Owners Notified**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	1420 CANADA DR	PINNINTY BHARATHI
2	1425 CANADA DR	TRINITY POINT LLC
3	3730 LADD ST	GREATER DALLAS NATIONAL LATINO PEACE
4	1412 CANADA DR	MARTINEZ ADELA
5	1416 CANADA DR	HERNANDEZ JOSE JUSTINO &
6	1410 CANADA DR	DELEON SYLVIA
7	1408 CANADA DR	REVELES ARACELI
8	1424 CANADA DR	BIG D LUMBER COMPANY LLC
9	1302 CANADA DR	DALLAS COUNTY FLOOD

 1:1,200	<b>NOTIFICATION</b>	Case no: <b>BOA-26-000036</b>
	<input type="text" value="200'"/> AREA OF NOTIFICATION <input type="text" value="9"/> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <b>5/6/2026</b>

**Route Directions:**

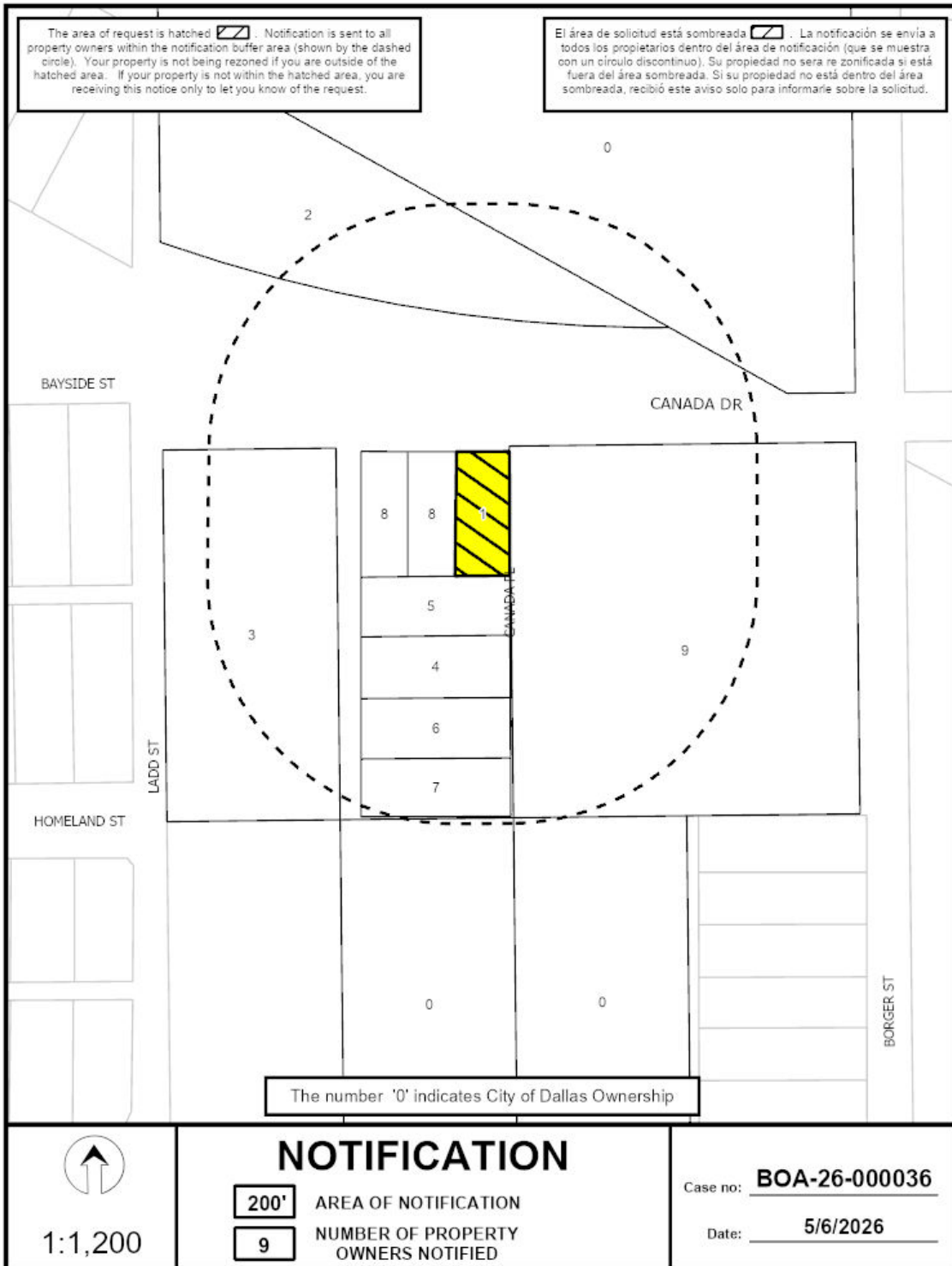
**Start on Ladd St.**

**Right on Canada Dr.**

**Right on Canada Pl.**

**\*Subject Site at 0:56.**

## 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, JULY 15, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING, Dallas City Hall, 1500 Marilla Street

HEARING: 1:00 p.m. via Videoconference and in 6ES COUNCIL BRIEFING, Dallas City Hall, 1500 Marilla Street

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

BOA-26-000036(BT) Application of Bharathi Pinninty for (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 special exception to the visibility obstruction regulation at the driveway approach, and for (5) 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, and is zoned CR, which requires a front yard 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 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, and requires a 20-foot visibility triangle at the driveway approach. 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, 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, 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, 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, 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.

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](https://www.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>