

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-26-000038	Pending	05/05/2026

Application Name

Detailed Description

We are requesting three variances from the Dallas Development Code for the property located at 5418 Melrose Avenue, Dallas, TX 75206:

Side Yard Setback Variance (Sec. 51A-4.402 / 51A-4.410): To reduce the required minimum side yard setback from 5 feet to 3 feet on both the right and left sides of the property.

Lot Coverage Variance (Sec. 51A-4.407 / 51A-4.410): To increase the maximum permitted lot coverage from 45% to 55%.

Front Yard Setback Variance (Sec. 51A-4.401 / 51A-4.410): To reduce the required minimum front yard setback from 25 feet to 7 feet.

Hardship: The subject property presents a unique physical hardship not created by the applicant. The lot is substandard in size, being both narrow in width and short in depth compared to other lots in the surrounding area. In addition, the property is directly adjacent to a public alley, which further constrains the buildable area and limits the ability to develop the lot in conformance with the standard yard, setback, and lot coverage requirements. Strict application of the current zoning regulations would deprive the property of reasonable development consistent with neighboring properties.

Precedent: The immediately adjacent property at 5414 Melrose Avenue was granted these same three variances (front yard, side yard, and lot coverage) by the Dallas Board of Adjustment under Case No. BDA123-064 (Job No. 070967036-001), approved on April 30, 2013 and completed July 2, 2013. The requested relief is identical in scope and character to the previously approved variances and is consistent with the established development pattern of the block. Granting the requested variances will not be contrary to the public interest, will not adversely affect neighboring properties, and will allow the property to be developed in harmony with surrounding lots.

Assigned To Department

Assigned to Staff

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request -

Fee Waiver Granted -

Number of Parking Spaces -

Lot Acreage -

PDOX INFORMATION

PDox Number -

PROPERTY INFORMATION

Existing Zoning R-7.5(A)

Lot Number 8,9,10

Lot Size (Acres) 0.1044

Block Number c/1978

Lot Size (Sq. Ft) 4547

How many streets abut the property? 1

Land Use Single Family

Is the property platted? Yes

Status of Project	Proposed
Status of Property	Non-Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	05/05/2026
Seleccione si necesitara un interprete	UNCHECKED
Case Number	-
Are you applying for a fee waiver?	No
Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	Self

Custom Lists

Board of Adjustment Request

1

Type of Request	Variance
Affirm that an appeal has been made for	Variance to reduce the required minimum side yard setback from 5 feet to 3 feet on both the right and left sides of the property, per Section 51A-4.402 and Section 51A-4.410 of the Dallas Development Code (R-7.5(A) Single Family District).
Application is made to BOA to grant the described appeal	The subject lot contains only 4,547 square feet — approximately 60% of the 7,500 sq ft minimum lot area required in the R-7.5(A) district — and is narrow in width. Strict application of the 5-foot side yard setback would render the lot incapable of reasonable development. The same side yard variance was granted on the immediately adjacent property at 5414 Melrose Avenue under BOA Case No. BDA123-064, approved April 30, 2013.

2

Type of Request	Variance
Affirm that an appeal has been made for	Variance to increase the maximum permitted lot coverage from 45% to 55%, per Section 51A-4.407 and Section 51A-4.410 of the Dallas Development Code (R-7.5 (A) Single Family District).
Application is made to BOA to grant the described appeal	Due to the substandard lot size of 4,547 sq ft (well below the 7,500 sq ft district minimum) and the lot's narrow, shallow proportions, the standard 45% lot coverage limit prevents construction of a reasonably sized single-family home consistent with neighboring properties. The same lot coverage variance was granted on the immediately adjacent property at 5414 Melrose Avenue under BOA Case No. BDA123-064, approved April 30, 2013.

3

Type of Request	Variance
Affirm that an appeal has been made for	Variance to reduce the required minimum front yard setback from 25 feet to 7 feet, per Section 51A-4.401 and Section 51A-4.410 of the Dallas Development Code (R-7.5(A) Single Family District).
Application is made to BOA to grant the described appeal	The shallow depth of the lot, combined with its substandard 4,547 sq ft area and adjacency to a public alley, makes compliance with the 25-foot front yard setback impossible without rendering the property undevelopable. The same front yard variance was granted on the immediately adjacent property at 5414 Melrose Avenue under BOA Case No. BDA123-064, approved April 30, 2013.

Street Frontage Information

Street Frontage	Front
Linear Feet (Sq. Ft)	44.39

Contact Information

Name	Organization Name	Contact Type	Phone
Jorge Maliachi	Nova Linea	Applicant	9453523622
Email: jorge.m@novalineaa.com			
6119 Greenville Ave., Ste. 427, Dallas, TX 75206			

Name	Organization Name	Contact Type	Phone
Hadi Daneshy		Property Owner	9453523622
Email: Jorge.m@novalineaa.com			

Address

5418 MELROSE AVE, Dallas, TX 75206

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000019131100000							
0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	GASCA GILBERT JR &	5418 MELROSE AVE, DALLAS, TEXAS 752067148	