

# BOA-26-000043

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-26-000043 BUILDING OFFICIAL'S REPORT: Application of Jan Michael Llanda for \(1\) a spr regulations at 4428 PARK LANE. This property is more fully described as Block 5553, part of Lot 2 Tract A, and is zoned R-10\(A\), which limits the height of a fence in the to construct and/or maintain a 6-foot-8-inch-high fence in a required front-yard, which will require \(1\) a 2-foot-8-inch special exception to the fence height regulations. LOC Michael Llanda REQUEST: \(1\) A special exception to the fence height regulations.](#)

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

**Application Name:**

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

Documents:	File Name	Document Group	Category	Description	Type	Docurr
	<a href="#">BOA 4428 Park Lane - A...</a>	BLDG_BDA	Affidavit - Pro...		application/pdf	Upload
	<a href="#">BOA 4428 Park Lane - T...</a>	BLDG_BDA	Certificate - Tax		application/pdf	Upload
	<a href="#">BOA 4428 Park Lane - C...</a>	BLDG_BDA	Certificate - W...		application/pdf	Upload
	<a href="#">BOA 4428 Park Lane - C...</a>	BLDG_BDA	Plat - Certifie...		application/pdf	Upload
	<a href="#">BOA 4428 Park Lane - L...</a>	BLDG_BDA	Statement - Lien		application/pdf	Upload
	<a href="#">BOA 4428 Park Lane - S...</a>	BLDG_BDA	Plans - Site Plan		application/pdf	Upload
	<a href="#">BOA 4428 Park Lane - 2...</a>	BLDG_BDA	Maps - Block		application/pdf	Upload
	<a href="#">moigoyss3ae28t8k.pdf</a>	BLDG_BDA	Maps - Zoning L...		application/pdf	Upload
	<a href="#">moigoyss3ae28t8k.pdf</a>	BLDG_BDA	Legal Descripti...		application/pdf	Upload
	<a href="#">BOA-26-000043_labels.docx</a>	BLDG_BDA	Other Support D...		application/msword	Upload
	<a href="#">BOA-26-000043_report.docx</a>	BLDG_BDA	Other Support D...		application/msword	Upload
	<a href="#">BOA26000043mva.jpg</a>	BLDG_BDA	Other Support D...		image/jpeg	Upload
	<a href="#">BOA26000043z.jpg</a>	BLDG_BDA	Other Support D...		image/jpeg	Upload
	<a href="#">BOA26000043n.jpg</a>	BLDG_BDA	Other Support D...		image/jpeg	Upload
	<a href="#">BOA26000043a.jpg</a>	BLDG_BDA	Other Support D...		image/jpeg	Upload
	<a href="#">Final updates 4428 par...</a>	BLDG_BDA	Other Support D...	Elevation plan, vis...	application/pdf	Upload

[Show all](#)

**Address:** [4428 PARK LN, Dallas, TX 75220](#)

**Owner Name:** [WOODALL MARTIN](#)

**Owner Address:** [4428 PARK LN, DALLAS, TEXAS 752202021](#)

**Parcel No:** [00000419896000000](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Jan Michael Llanda</a>	<a href="#">Lambert's Ironw...</a>	Applicant	<a href="#">Mailing, 4201 Hahn Blv...</a>	Active
	<a href="#">WOODALL MARTIN</a>		Property Owner	<a href="#">Mailing, 4428 Park Lan...</a>	Active

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

**Total Fee Assessed:** [\\$725.00](#)

**Total Fee Invoiced:** [\\$725.00](#)

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

**Custom Fields: Property Details**

Existing Zoning	<a href="#">R-10(A)</a>	Lot Number	<a href="#">Part of lot 2, Tract A</a>	Lot Size (Acres)	<a href="#">0.910</a>
Block Number	<a href="#">5553</a>	Lot Size (Sq. Ft)	<a href="#">39639.6</a>	How many streets abut the property?	<a href="#">1</a>
Land Use	<a href="#">Residential</a>	Is the property platted?	<a href="#">Yes</a>	Status of Project	<a href="#">Proposed</a>
Status of Property	<a href="#">Owner Occupied</a>	Previous Board of Adjustment case filed on this property	<a href="#">Yes</a>	Accommodation for someone with disabilities	<a href="#">No</a>
File Date	<a href="#">04/26/2001</a>	Seleccione si necesitara un interprete		Case Number	<a href="#">BDA 001 - 189</a>
Are you applying for a fee waiver?	<a href="#">No</a>	Have the standards for variance and or special exception been discussed?	<a href="#">Yes</a>	Has the Notification Sign Acknowledgement F	<a href="#">Yes</a>
Referred by	<a href="#">Staff-consultation</a>				

**Internal Use Only**

Source of Request	<a href="#">Consultation - Residential</a>	Fee Waiver Granted		Number of Parking Spaces	-
Lot Acreage	<a href="#">0.910</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 describe
<a href="#">Special Exception</a>	Fence standards	Single Family/Duplex Variance or Special Exception		Changes in limitations to front fence line	Variance or special exception to allow a a section of the house. Home owner had a variance approved in the same height of previously approved panels and j Same materials will be used and same height will be

**Street Frontage Information**

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

<a href="#">Front</a>	158.83
-----------------------	--------

**Case Information**

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA H
<a href="#">to construct and/or maintain a 6-foot-8-inch-high fence in a required front-yard, which will require a 2-foot -8-inch special exception to the fence regulations.</a>	for a special exception to the fence height regulations.	A person shall not erect or maintain a fence in a required yard more than four feet above grade.	Previous board case-BDA001-189 Yes	VT triangle was confirmed to not be obstructed-existing columns to remain

**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	Kameka Miller-Hoskins fence hei	

**GIS Information**

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				8.47	13-Gay Donnell Willis			

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Intake</a>	Diana Barkume	Intake Complete	06/05/2026	Accela Administ...
	<a href="#">GIS AOR Review</a>	Elham Elbadawi	Review Complete	06/10/2026	Elham Elbadawi
	<a href="#">Case Assignment</a>		Case Manager...		
	Site Inspection				
	Plans Distribution			06/05/2026	
	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	
	<a href="#">Zoning</a>	This will display in t...	Applied	05/26/2026	Notice	

Application Comments:	View ID	Comment	Date

**Initiated by Product:** ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments