



May 21, 2026

City of Dallas  
Board of Adjustment

RE: BOA-26-000025  
1109 JB Jackson Blvd – Front Yard Setback Variance

Dear Mr. Thompson,

The subject property is the vacant 50'x130' lot at the southwest corner of JB Jackson Boulevard and Elihu Street. Because this is a corner lot and zoned a MF-2(A) Multifamily Subdistrict within PD 595, the property has two 15-foot front yard setback requirements. This dual setback requirement creates a unique property hardship based on the corner configuration not shared by interior MF-2(A) lots in this zoning district. We are proposing to provide a 10-foot setback along JB Jackson Boulevard, which requires a 5-foot front yard variance. This will allow us to construct five townhouses that will share a driveway with 3230 Elihu Street, built by the same developer. The new townhouse building will be of similar architectural style and finishes as 3230 Elihu Street.

The 50' wide lot is common for residentially zoned lots, but most corner lots are typically wider to accommodate for additional front yard setbacks. There is no typical lot pattern or size for MF-2(A) zoning. This property was intended to be developed to mirror the property at 3230 Elihu Street, which is an interior lot with only one front yard requirement.

Strict compliance with two front yard setbacks significantly limits the buildable area and would not allow a 30' wide building. The 5' setback requested by this variance allows for the attached garages and a modest amount of interior space on ground level for comfortable entry into these future homes. Without the requested variance, 41% of the lot would be required to be setback areas as opposed to 29% if the variance is approved. The lot coverage we are providing is 47.5%, which is not over-developing the lot since the MF-2(A) subdistrict allows for a maximum of 60% lot coverage.

The adjacent property to our southeast is zoned WMU-5, a form district where setback requirements differ by street classification. Al Lipscomb Way is the primary street for the 3200 block because it has the longest blockface, making JB Jackson Boulevard a side street for that

property. Side street build-to requirements in form districts range from 5 to 15 feet, carry a lower percentage-of-building obligation than primary streets, and impose no blank wall restrictions or entrance requirements. Our proposed 10' setback along JB Jackson is therefore consistent with the lesser regulations applicable to the neighboring property along this same frontage, with no front yard continuity concern due to its WMU-5 zoning and our MF-2(A) subdistrict zoning.

Thank you for your time and consideration of this request. We hope you can support our application.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Hiromoto". The signature is fluid and cursive, with the first name being more prominent.

Jennifer Hiromoto