

**To: The City of Dallas Board of Adjustment**

**Subject: Variance Request for Side Setback – 12450 High Meadow Dr.**

Dear Respected Board Members,

I am writing to formally request a variance regarding the side setback requirements for the property located at 12450 High Meadow Dr. This request stems from a unique set of circumstances involving a prior owner's construction and subsequent permitting oversights that have led to significant personal and financial hardship.

**Background and Context** The property was purchased in May 2025 with an unfinished bedroom addition that connected the main house to a previously detached garage. Under the impression that the work was salvageable and compliant, I hired a General Contractor who obtained a city-approved remodel permit (Permit No. [Insert Number]). We proceeded in good faith based on this approved permit.

Subsequently during inspections, we were asked to seek a new permit that is a remodel with addition. This was asked for when we were almost complete with our build phase. The new permit was also approved.

**The Hardship** During the final inspection phase, it was determined that the addition of the bedroom reclassified the structure, resulting in a side-setback violation under R-10(A) zoning. To reach this stage, I have already:

- Invested over **\$25,000** in corrective measures required by inspectors, including the removal of finished sheetrock and tiling for plumbing/gas line verification and a certified MEG test.
- Operated under the guidance of a city-issued permit that initially authorized the floor plan as it currently exists.

**Proposed Resolution** The structure is now complete and ready for occupancy. Demolishing the addition to meet the setback would cost an estimated **\$140,000**—an expense that would lead to immediate financial insolvency. Furthermore:

- **Neighbor Support:** The immediate neighbor most affected by this setback has been consulted and has expressed no concerns, as her own home maintains a substantial 15-foot setback from the property line.
- **Minimal Impact:** The footprint of the building follows the original line of the garage and does not infringe upon the character or safety of the neighborhood.

I respectfully ask the Board to grant this exception. I have made every effort to comply with city regulations and have acted in good faith throughout a very difficult process. Denying this variance would impose a disproportionate financial burden that far outweighs any benefit to the public interest.

Thank you for your time and for your compassionate consideration of this request.

Sincerely,