

FILE NUMBER: BOA-25-000094(BT)

BUILDING OFFICIAL'S REPORT: Application of Abril Renteria for **(1)** a variance to the building height for structures accessory to single family use regulations, and for **(2)** a variance to the floor area for structures accessory to single family use regulations at **1151 RIDGEWOOD DRIVE**. This property is more fully described as Block B/6245, Lot 13, and is zoned R-7.5(A), which requires that the building height of an accessory structure may not exceed the height of the main building, and states that an accessory structure may not exceed 25 percent of the floor area of the main building. The applicant proposes to construct and/or maintain a single-family residential accessory structure with a building height of 13-feet 6.5-inches, which will require **(1)** a 1-foot 5.5-inch variance to the maximum building height for structures accessory to single family use regulations, and to construct and/or maintain a single family residential accessory structure with 312 square feet of floor area, which will require **(2)** a 95 square foot variance to the floor area for structures to single family use regulations.

LOCATION: 1151 Ridgewood Drive

APPLICANT: Abril Renteria

REQUEST:

- (1) A request for a variance to the building height for structures accessory to single-family use regulations, and
- (2) A variance to the floor area for structures accessory to single-family use regulations.

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 for structures accessory to single-family uses**, 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 building height for structures accessory to single-family use 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 not restrictive in area, shape, or slope. Subject site is 7,550 square feet compared to minimum 7,500 square feet in R-7.5(A) zoning; therefore, it can be developed in a manner commensurate with development upon other parcels of land in the same zoning conservation district.
- C. Not self-created nor is it a personal hardship.

Variance to the floor area for structures accessory to single-family use 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 not restrictive in area, shape, or slope. Subject site is 7,550 square feet compared to minimum 7,500 square feet in R-7.5(A) zoning; therefore, it can be developed in a manner commensurate with development upon other parcels of land in the same zoning conservation district.

C. Not self-created nor is it a personal hardship.

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A)
North: R-7.5(A)
East: R-7.5(A)
South: R-7.5(A)
West: Commercial Service (CS) D-1

Land Use:

The subject site and surrounding properties to the north, east, and south are developed with single-family uses. To the west abandoned buildings and vacant lots.

BDA History:

BDA history was found within the last five years, BOA-25-000094_FW1.

- The Board of Adjustment Panel B, at its public hearing held on Wednesday, January 21, 2026, moved to **GRANT** the request to waive the filing fees to be paid in association with a request for a variance to the maximum height for structures accessory to single-family use regulations and a request for a variance to the floor area for structures accessory to single family use regulations.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Abril Renteria, for the property located at 1151 Ridgewood Drive, focuses on two requests relating to the height for structures accessory to single-family use regulations and to the floor area for structures accessory to single-family use regulations.
- The first request relates to the height for structures accessory to the single-family use regulations. The applicant proposes to construct and maintain an accessory structure with a height exceeding that of the main structure.
 - The main structure has a midpoint (maximum building height) of 12 feet 1 inches.
 - The applicant proposes to construct and/or maintain a single-family residential accessory structure with a height of 13-feet 6.5-inches.
 - This will require a 1-foot 5.5-inch variance to the maximum building height for structures accessory to the single-family use regulations.
- The second request relates to the floor area for structures accessory to the single-family use regulations. The applicant is proposing to construct and maintain an accessory structure greater than 25 percent of the main floor area.
 - The main structure has a floor area of 869 square feet, which limits the allowable size of an accessory structure to 217 square feet.

- The applicant proposes to construct and/or maintain a single-family residential accessory structure with 312 square feet of floor area (35.9 percent).
 - This will require a 95 square foot (10.9 percent) variance to the floor area for structures accessory to single-family use regulations.
- It is imperative to note the accessory structure was built without permits per google earth between 2005 and 2007.
- The applicant has the burden of proof in establishing the following:
 - 1) That granting the variances to the floor area and height for structures accessory to the single-family use 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 variances are 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 variances 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:

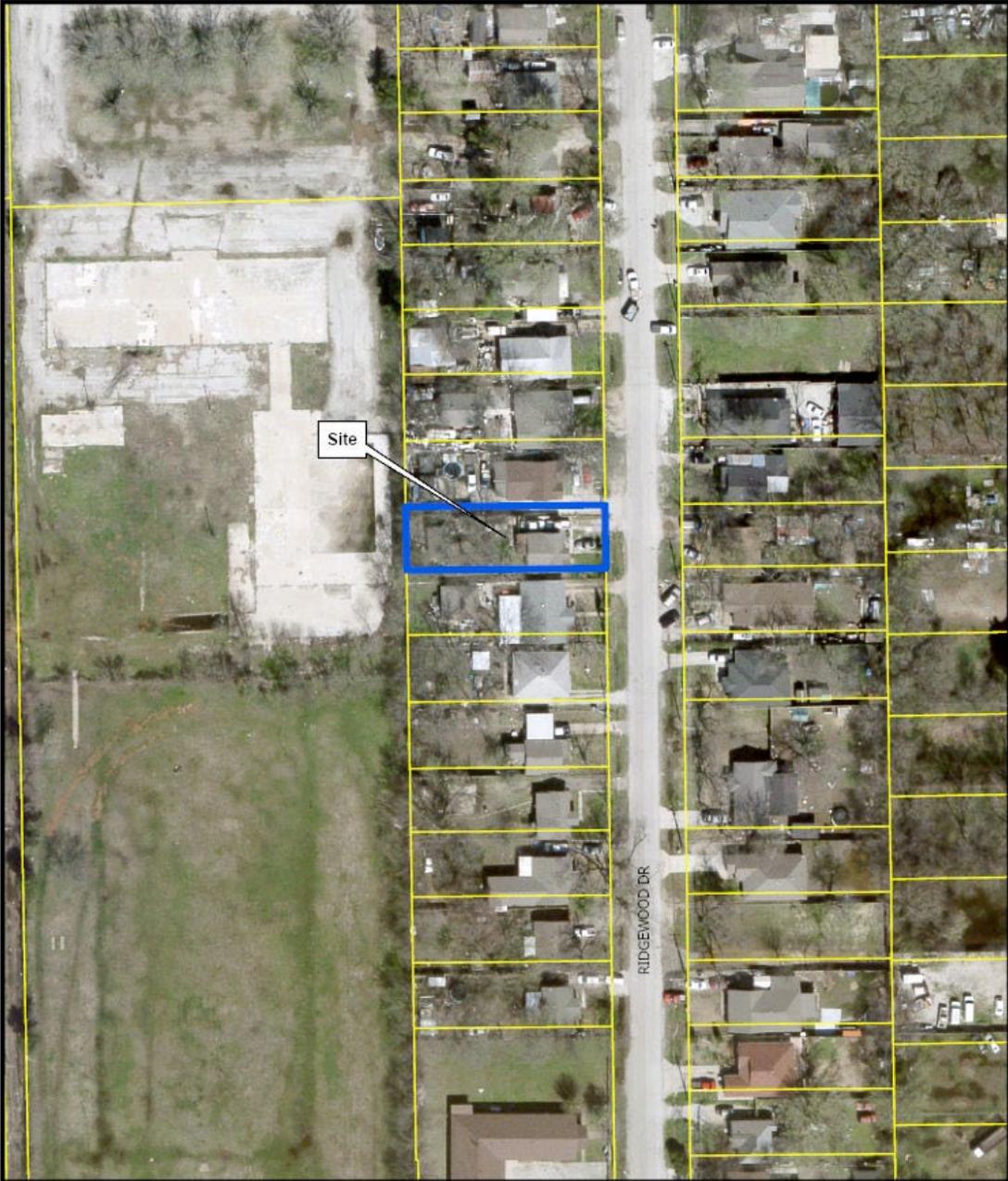
 - (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
 - (ii) compliance would result in a loss to the lot on which 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 building height for structures accessory to single-family use regulations and variance to the floor area for structures accessory to single-family use 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.

- 200' Radius Video: [BOA-25-000094 at 1151 Ridgewood Dr](#)

Timeline:

- January 21, 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.
- February 5, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.
- February 20, 2026: The Planning and Development Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the **February 24, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **March 6, 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.
- February 24, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **March** 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.

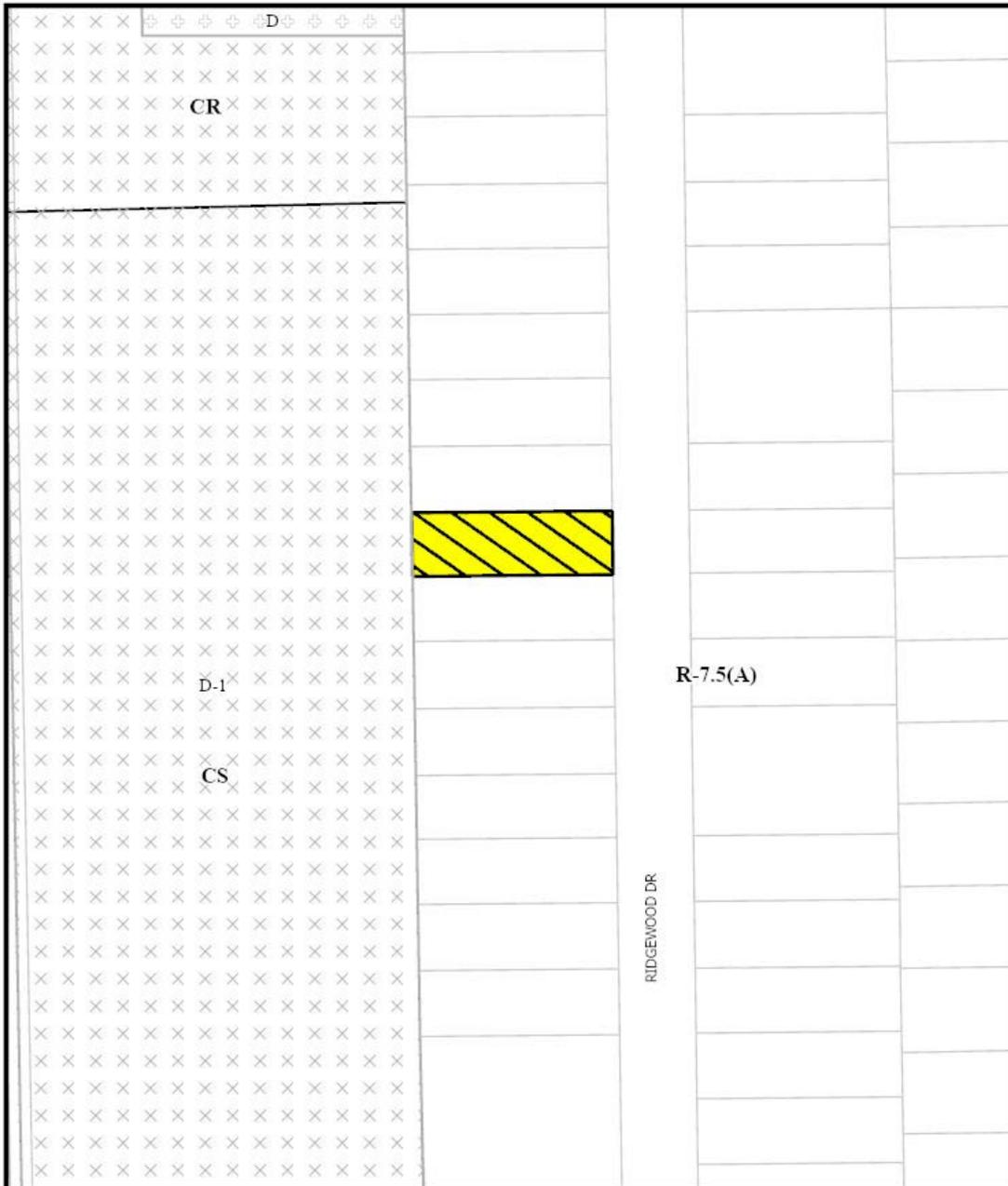


1:1,200

AERIAL MAP

Case no: BOA-25-000094

Date: 02/11/2026



1:1,200

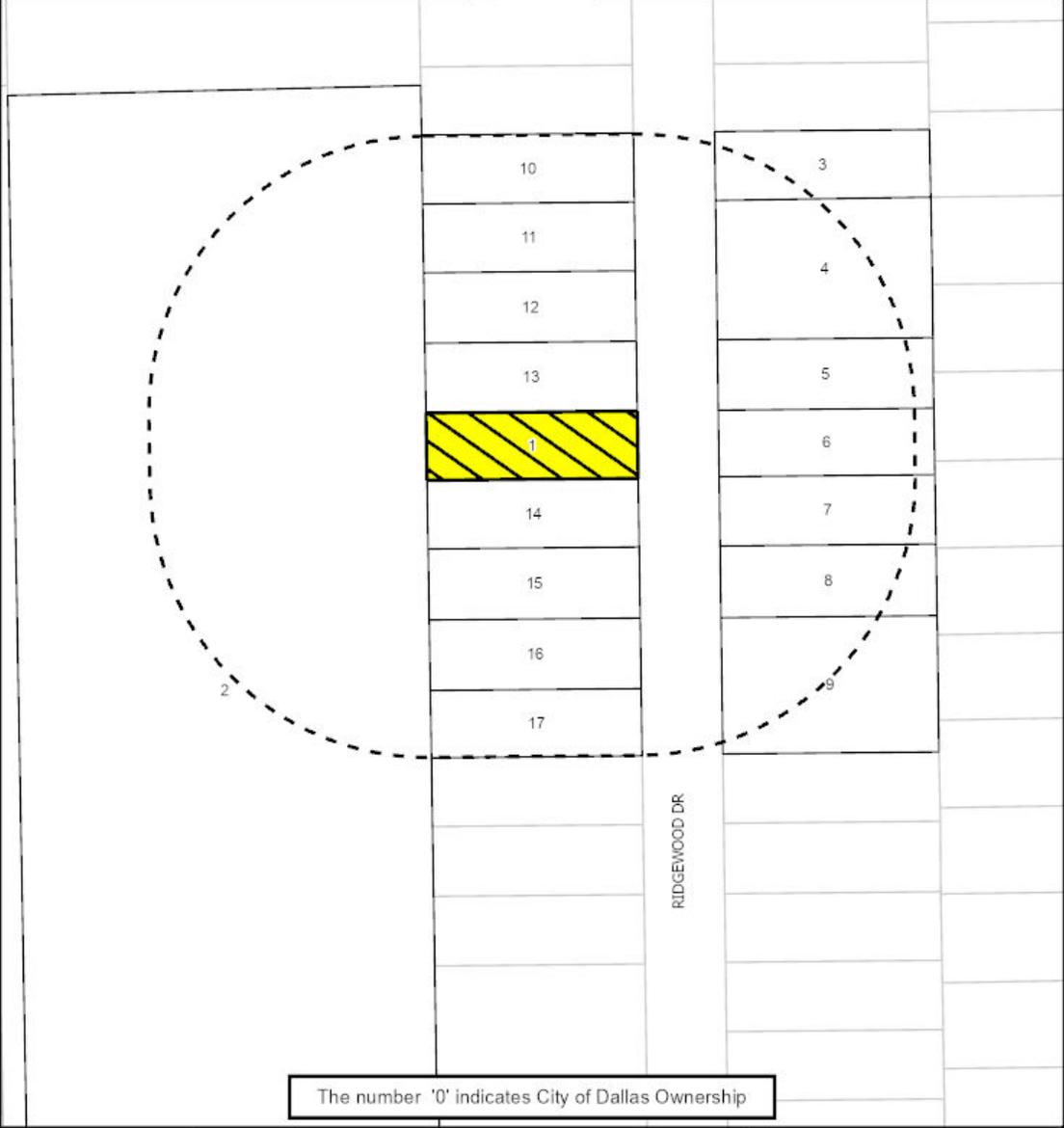
ZONING MAP

Case no: **BOA-25-000094**

Date: **02/11/2026**

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 re zonificada 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

NOTIFICATION

200' AREA OF NOTIFICATION
17 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-25-000094**
 Date: **2/11/2026**

Notification List of Property Owners

BOA-25-000094

17 Property Owners Notified

Label #	Address	Owner
1	1151 RIDGEWOOD DR	SOTO ASHLEY ADILENE RENTERIA
2	6820 LAKE JUNE RD	FAITH KINGDOM CHURCH OF GOD
3	1214 RIDGEWOOD DR	BRANCH RONNIE
4	1206 RIDGEWOOD DR	DISCUA HOLLY LYNN
5	1202 RIDGEWOOD DR	SORIANO RICARDO EST OF
6	1150 RIDGEWOOD DR	SERRATOS INVESTMENTS LLC
7	1146 RIDGEWOOD DR	GONZALEZ JOEL & PATRICIA
8	1142 RIDGEWOOD DR	DIAZ MARCO
9	1134 RIDGEWOOD DR	DIAZ STEPHANIE
10	1215 RIDGEWOOD DR	RUIZ MIGUEL ANGEL &
11	1211 RIDGEWOOD DR	ESQUIVEL JOSE GUADALUPE BRABOZA
12	1207 RIDGEWOOD DR	BARBOSA JOSE G &
13	1203 RIDGEWOOD DR	CHACON ARNULFO ANTONIO
14	1147 RIDGEWOOD DR	TOVAR NELSON ERIC MILAN &
15	1143 RIDGEWOOD DR	RIDGEWOOD 1139 JV
16	1139 RIDGEWOOD DR	SALVADOR JAVIER HERNANDEZ &
17	1135 RIDGEWOOD DR	SPITZER MITZI MILLER

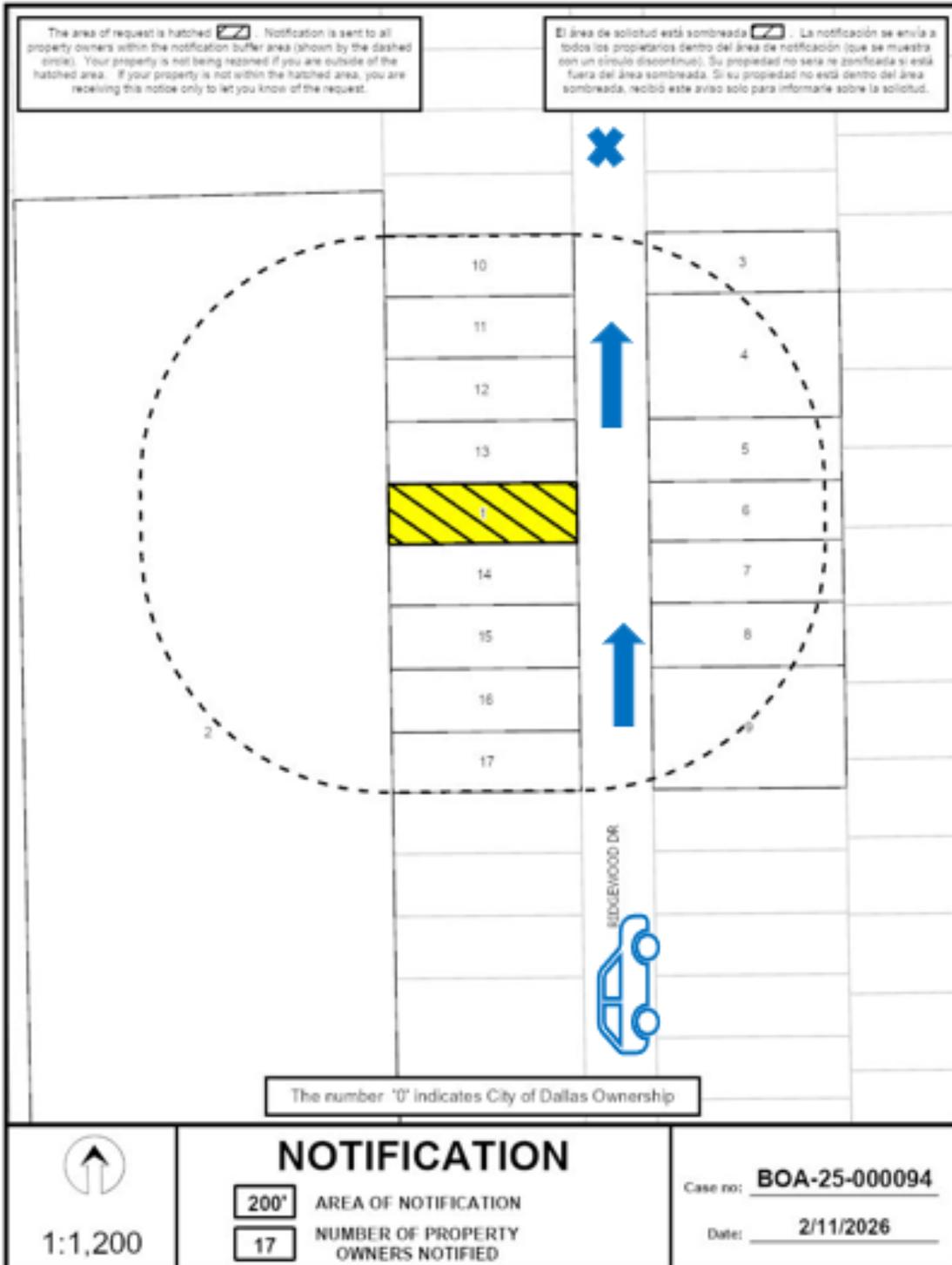
 1:1,200	NOTIFICATION	Case no: BOA-25-000094
	<input type="text" value="200"/> AREA OF NOTIFICATION <input type="text" value="17"/> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 2/11/2026

Route Directions:

Start on Ridgewood Dr.

*Subject site at 0:30.

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, MARCH 18, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING, Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa031826>

HEARING: 1:00 p.m. via Videoconference and in 6ES COUNCIL BRIEFING, Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa031826>

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

BOA-25-000094(BT) Application of Abril Renteria for (1) a variance to the building height for structures accessory to single family use regulations, and for (2) a variance to the floor area for structures accessory to single family use regulations at 1151 RIDGEWOOD DRIVE. This property is more fully described as Block B/6245, Lot 13, and is zoned R-7.5(A), which requires that the building height of an accessory structure may not exceed the height of the main building, and states that an accessory structure may not exceed 25 percent of the floor area of the main building. The applicant proposes to construct and/or maintain a single-family residential accessory structure with a building height of 13-feet 6.5-inches, which will require (1) a 1-foot 5.5-inch variance to the maximum building height for structures accessory to single family use regulations, and to construct and/or maintain a single family residential accessory structure with 312 square feet of floor area, which will require (2) a 95 square foot variance to the floor area for structures to single family use regulations.

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. 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, March 17, 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 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 (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
Letters will be received until 9:00 am
the day of the hearing.
PLEASE REGISTER AT:
<https://bit.ly/BDA-B-Register>