

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000094	In Review	12/02/2025

Application Name

Detailed Description

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.

Assigned To Department

Board of Adjustment

Assigned to Staff

Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	In Review - Residential
Fee Waiver Granted	CHECKED
Number of Parking Spaces	-
Lot Acreage	0.00118

PDOX INFORMATION

PDox Number -

PROPERTY INFORMATION

Existing Zoning	R-7.5(A)
Lot Number	13
Lot Size (Acres)	0.00118
Block Number	B/6245
Lot Size (Sq. Ft)	7380.17
How many streets abut the property?	1
Land Use	Home
Is the property platted?	Yes
Status of Project	Existing
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-

Seleccione si necesitara un interprete	-
Case Number	-
Are you applying for a fee waiver?	Yes
Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	Alireza Safari

Custom Lists

Board of Adjustment Meeting

1

Room	6ES
Panel	B
Presiding Officer	Cheri Gambow
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
BOA Code Specialist	Diana Barkume
Case Assigned to	Bryant Thompson
Notes	fee waiver approved-BOA-25-000094_FW1(BT)
Outcome	Grant

2

Room	6ES
Panel	B
Presiding Officer	Cheri Gambow
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
BOA Code Specialist	Diana Barkume
Case Assigned to	Bryant Thompson
Notes	(1) a variance to the building height for structures accessory to single family use regulations

3

Room	6ES
Panel	B
Presiding Officer	Cheri Gambow
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
BOA Code Specialist	Diana Barkume
Case Assigned to	Bryant Thompson
Notes	2) a variance to the floor area for structures accessory to single family use regulations

Board of Adjustment Request

1

Type of Request	Variance
Request Description	Floor area of the main structure
Application Type	Single Family/Duplex Variance or Special Exception
Other	Fee waiver was granted on 1/22/2026 by Panel C
Affirm that an appeal has been made for	Variance to floor area
Application is made to BOA to grant the described appeal	Existing shed

2

Type of Request	Variance
Request Description	Height
Application Type	Single Family/Duplex Variance or Special Exception
Other	Fee waiver was granted on 1/22/2026 by Panel C
Affirm that an appeal has been made for	Variance height
Application is made to BOA to grant the described appeal	Existing shed

Case Information

1

Full Request	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
Brief Request	(1) a 1-foot 5.5-inch variance to the maximum building height for structures accessory to single family use regulations
Zoning Requirements	limits the maximum building height to 12-feet 1-inch.
Relevant History	na
BOA History	No

2

Full Request	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.
Brief Request	(2) a 95 square foot variance to the floor area for structures to single family use regulations.
Zoning Requirements	an accessory structure may not exceed 25% of the floor area of the main structure
Relevant History	na
BOA History	No

GIS Information

Census Tract Number	90.43
Council District	5-Jaime Resendez

Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	49

Contact Information

Name	Organization Name	Contact Type	Phone
Abril Renteria		Applicant	9728141017
Email: AbrilSoto22@yahoo.com			

Name	Organization Name	Contact Type	Phone
Ashley Renteria	SOTO ASHLEY ADILENE RENTERIA	Property Owner	4696717220
Email: Ashleyrenteria78@yahoo.com			
1151 RIDGEWOOD DR, DALLAS, TEXAS 752174928			

Address

1151 RIDGEWOOD DR, Dallas, TX 75217

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000054981700000							
0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	SOTO ASHLEY ADILENE RENTERIA	1151 RIDGEWOOD DR, DALLAS, TEXAS 752174928	

Status History

Status	Comment	Assigned Name	Status Date
Payment Due		Diana Barkume	12/03/2025
Payment Due	Fee waiver was granted on 1/22/2026 by Panel C	Diana Barkume	01/26/2026
In Review		Diana Barkume	02/11/2026
In Review		Anna Brickey	02/11/2026
In Review		Kameka Miller-Hoskins	02/19/2026

