

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000082	Plan Review	11/04/2025

Application Name

Detailed Description

FILE NUMBER:

BOA-25-000082

BUILDING OFFICIAL'S REPORT: Application of CHAD MILLS for (1) a special exception to the maximum allowed front yard setback to preserve an existing tree at 117 N VAN BUREN AVE. This property is more fully described as Bock 154/3213 Lot, and is zoned PD-830 (Subarea 3), which has a maximum front yard of 10 feet (A minimum of 75 percent of the street-facing facade must be located within the area between the minimum and maximum front yard setback). The applicant proposes to construct and/or maintain a residential structure and provide a 20-foot front-yard setback, which will require (1) a 12-foot special exception to the front-yard setback regulations to preserve an existing tree.

LOCATION:

117 N VAN BUREN AVE

APPLICANT:

CHAD MILLS

REQUEST: (1) A request for a special exception to the maximum allowed front yard setback to preserve an existing tree

Assigned To Department

Board of Adjustment

Assigned to Staff

Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request -

Fee Waiver Granted -

Number of Parking Spaces -

Lot Acreage -

PDOX INFORMATION

PDox Number 243378

PROPERTY INFORMATION

Existing Zoning PD

Lot Number 11

Lot Size (Acres) 0.138

Block Number 154/3213

Lot Size (Sq. Ft) 6000

How many streets abut the property? 1

Land Use	RESIDENTIAL
Is the property platted?	Yes
Status of Project	Proposed
Status of Property	Vacant Land
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	UNCHECKED
Case Number	-
Are you applying for a fee waiver?	No
Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	No
Referred by	LANITA JACQUES

Custom Lists

Board of Adjustment Meeting

1

Hearing Type	Individual
Action Date	01/22/2026
Time	13:00
Room	6ES
Panel	C
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
BOA Code Specialist	Sara Etebari Jirsaraee
Case Assigned to	Bryant Thompson
Outcome	Held Under Advisement
Filing Date	01/22/2026

Board of Adjustment Request

1

Type of Request	Special Exception
Request Description	Front-yard
Application Type	Single Family/Duplex Variance or Special Exception
Other	tree preservation
Affirm that an appeal has been made for	SETBACK FOR 20 FT FRONT YARD
Application is made to BOA to grant the described appeal	REQUESTING A FRONT SETBACK OF 20 FT TO BUILD A STRUCTURE

Case Information

1

Full Request

The applicant proposes to construct and/or maintain a residential structure and provide a 20-foot front-yard setback, which will require (1) a 12-foot special exception to the front-yard setback regulations to preserve an existing tree.

Brief Request

special exception to the maximum allowed front yard setback to preserve an existing tree

Zoning Requirements

maximum front yard is 10 feet. A minimum of 75 percent of the street-facing facade must be located within the area between the minimum and maximum front yard setback.

Relevant History

NA

BOA History

No

BOA History Details

NA

GIS Information

1

Census Tract Number

80.05

Council District

1-Chad West

Street Frontage Information

1

Street Frontage

Front

Linear Feet (Sq. Ft)

60

Contact Information

Name	Organization Name	Contact Type	Phone
CHAD MILLS		Applicant	2143106944
Email: CMILLS@375RESTORATIONS.COM			

Name	Organization Name	Contact Type	Phone
OAKCLIFF COMMUNITY DEVELOPMENT		Property Owner	2143106944
Email: SHEINRICH@375RESTORATIONS.COM			

Address

117 N VAN BUREN AVE, Dallas, TX 75208

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
003213015411A000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	NORTH OAK CLIFF COMMUNITY	PO BOX 1850, COPPELL, TEXAS 750191801	

Status History

Status	Comment	Assigned Name	Status Date
Application About to Expire	Updated via: BATCH_BUILDING_ABOUT_TO_EXPIRE	Accela Administrator	11/19/2025
In Review		Diana Barkume	11/20/2025
Payment Due		Diana Barkume	12/02/2025
In Review	Updated By Script	Accela Administrator	12/04/2025
In Review		Anna Brickey	12/05/2025
In Review		Kameka Miller-Hoskins	12/11/2025
In Review		Kameka Miller-Hoskins	02/09/2026
Plan Review		Kameka Miller-Hoskins	02/09/2026