

FILE NUMBER: BOA-26-000053(BT)

BUILDING OFFICIAL'S REPORT: Application of JoJo Anaya for **(1)** a variance to the front yard setback regulations at **2919 MAPLE SPRINGS BOULEVARD**. This property is more fully described as Block F/2332, Lot 31, and is zoned PD-193 (R-7.5 Subdistrict), which requires a front yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 10-foot front yard setback along Bradford Drive, which will require **(1)** a 15-foot variance to the front yard setback regulations.

LOCATION: 2919 Maple Springs Boulevard

APPLICANT: JoJo Anaya

REQUEST:

- (1) A request for a variance to the front yard setback 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 front yard setback regulations:

Approval

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 restrictive in buildable area but not shape and slope. Taking into consideration, the subject site is a corner lot with front-yard setbacks facing both Maple Springs Boulevard and Bradford Drive, reducing the buildable area due to the continuity of the established setback along both street frontage. The subject site has a lot size of 7,953 square feet with a buildable area of 2,865 square feet without variance (5,157 square feet with variance request); therefore, it cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning district.
- C. Not self-created nor is it a personal hardship.

BACKGROUND INFORMATION:

Zoning:

Site: PD-193 (R-7.5)
North: PD-193 (R-7.5)
East: PD-193 (R-7.5)
South: PD-193 (R-7.5)
West: PD-193 (R-7.5)

Land Use:

The subject site and surrounding properties are developed with single-family uses.

BDA History:

No BDA history was found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of JoJo Anaya for the property located at 2919 Maple Springs Boulevard focuses on one request relating to the front-yard setback regulations.

- The applicant is proposing to construct and maintain a single-family residential structure and provide a 10-foot front-yard setback, which will require a 15-foot variance to the front-yard setback regulations.
- The subject site's front yard setback along Maple Springs Boulevard and Bradford Drive is 25 feet.
- **SECTION. 51P-193.118(b)(1) MINIMUM FRONT YARD.**
 - Front yard provisions for residential subdistricts.
 - If a corner lot in a single-family, duplex, multiple-family, or agricultural subdistrict has two street frontages of equal distance, one frontage is governed by the front yard regulations of this section, and the other frontage is governed by the side yard regulations in Section 51P193.119. If the corner lot has two street frontages of unequal distance, the shorter frontage is governed by this section, and the longer frontage is governed by the side yard regulations in Section 51P-193.119. Notwithstanding this provision, the continuity of the established setback along street frontage must be maintained.
- Due to continuity of the blockface along Bradford Drive, the subject site would be reduced significantly when compared with development upon other parcels of land in the same zoning district.
- The subject site lot information:
 - Lot size: 7,953 square feet
 - Buildable area without variance: 2,865 square feet
 - Buildable area with variance: 5,157 square feet
 - Lot coverage: 39 percent proposed
 - Lot Coverage 45 percent max allowed
- The applicant has the burden of proof in establishing the following:
 - 1) That granting the variance to the front-yard setback 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 variance is 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 variance 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:

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(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 front-yard setback 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-26-000053 at 2919 Maple Springs Blvd](#)

Timeline:

July 2, 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.

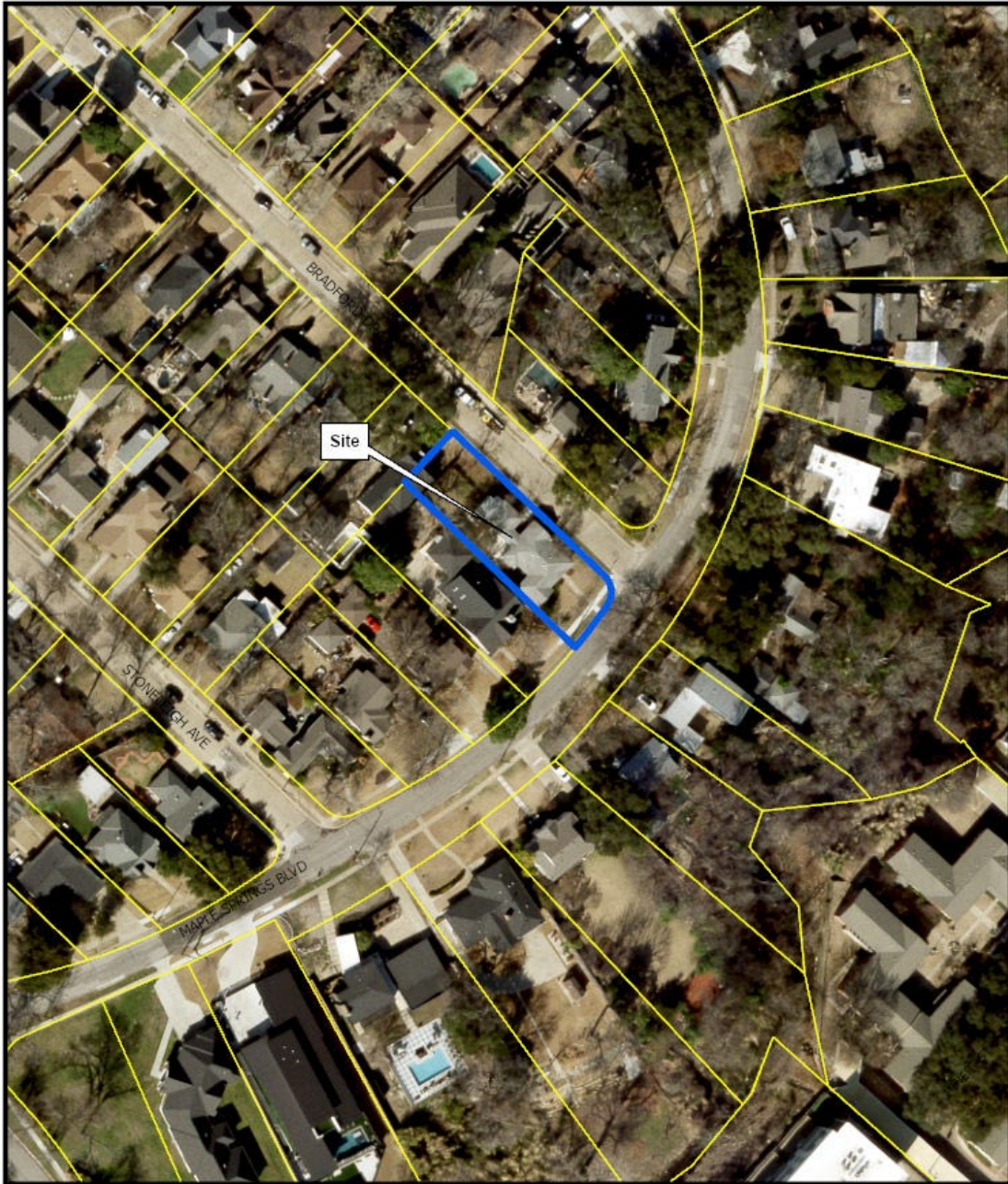
July 8, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

July 13, 2026: The Planning and Development Senior Project Coordinator on behalf of the Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **1:00 pm, July 24, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **1:00 pm, August 5, 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.

July 28, 2026:

The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **August** 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.

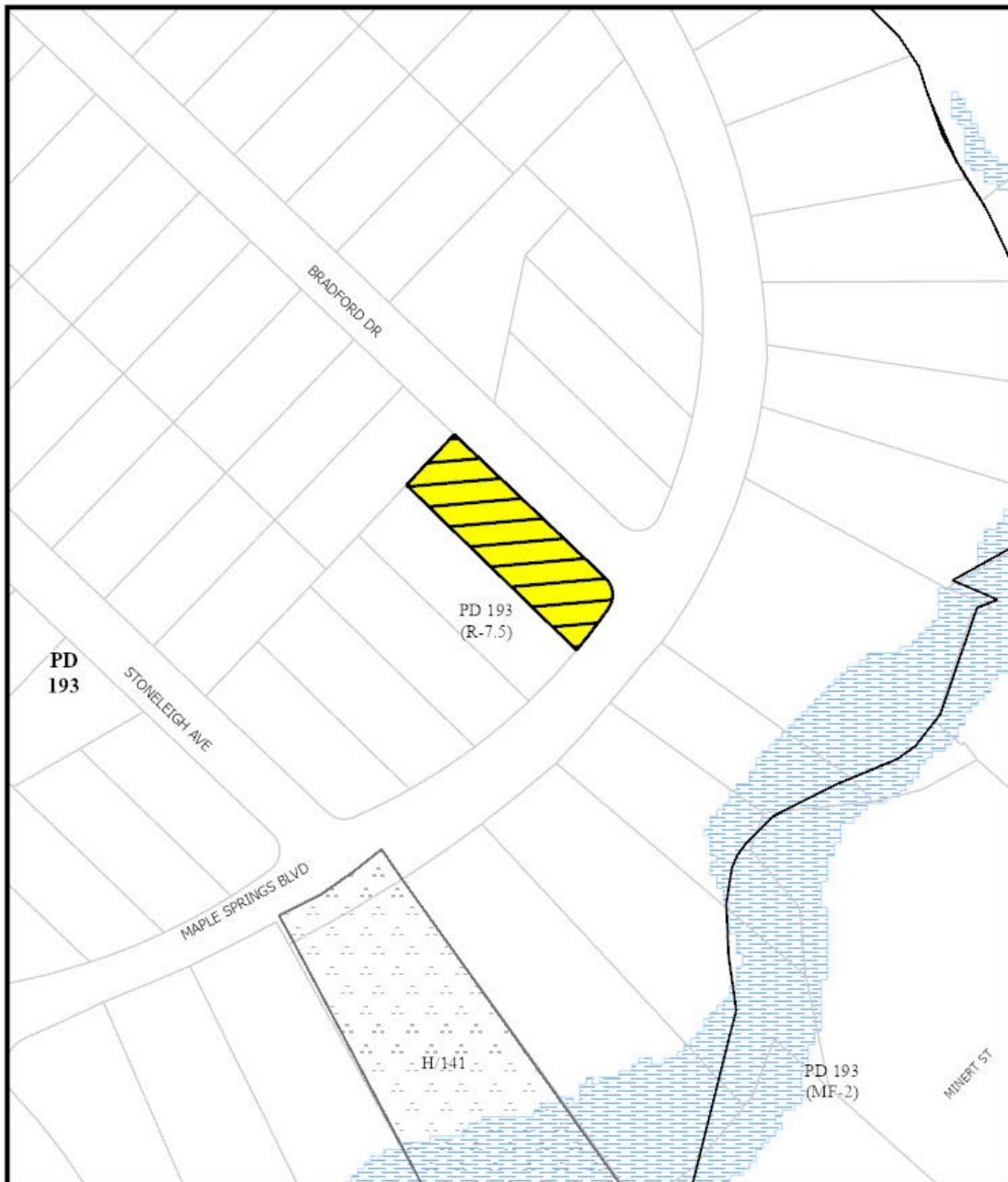


1:1,200

AERIAL MAP

Case no: **BOA-26-000053**

Date: **07/16/2026**



1:1,200

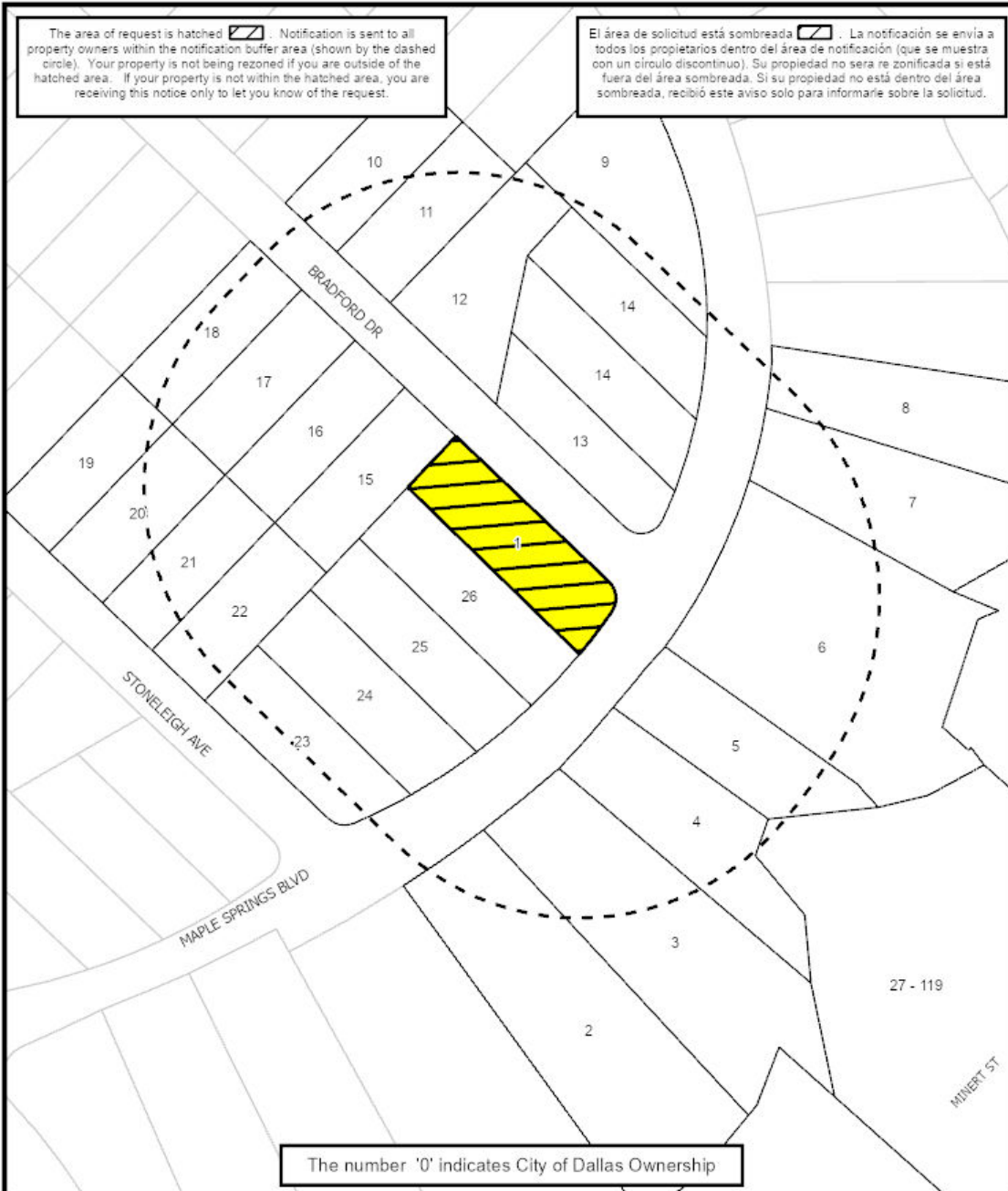
ZONING MAP

Case no: **BOA-26-000053**

Date: **07/16/2026**

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

119

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-26-000053**

Date: **7/16/2026**

Notification List of Property Owners

BOA-26-000053

119 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2919	MAPLE SPRINGS BLVD MITLYNG REVOCABLE TRUST
2	2902	MAPLE SPRINGS BLVD REAVIS DICK J &
3	2910	MAPLE SPRINGS BLVD GAGEN TUCKER & VALERIA
4	2914	MAPLE SPRINGS BLVD Taxpayer at
5	2918	MAPLE SPRINGS BLVD HENDON MARK D &
6	2926	MAPLE SPRINGS BLVD FANNIN MICHAEL PAT
7	2934	MAPLE SPRINGS BLVD BURNS DAVID H
8	2938	MAPLE SPRINGS BLVD COULLIAS ELAINE H
9	5011	MAPLE SPRINGS BLVD MONACO ROBIN G LOGAN III &
10	5026	BRADFORD DR RAINES WILLIAM G JR
11	5022	BRADFORD DR ELLIS KEVIN
12	5018	BRADFORD DR HAWPE JEREMY W
13	2927	MAPLE SPRINGS BLVD Taxpayer at
14	2931	MAPLE SPRINGS BLVD VETSUYPENS MICHEL R
15	5007	BRADFORD DR HOPPER ALAN RAY
16	5019	BRADFORD DR BOYCE ROBERT
17	5023	BRADFORD DR MONSOUR MICHAEL W
18	5027	BRADFORD DR EWING ELIZABETH
19	5024	STONELEIGH AVE BARNES D DENISE
20	5020	STONELEIGH AVE KOENIG JORDAN T &
21	5016	STONELEIGH AVE ALANIZ HERMILO GALVAN
22	5012	STONELEIGH AVE THOMAS TIMOTHY D
23	2901	MAPLE SPRINGS BLVD CORTEZ ROBERT &
24	2907	MAPLE SPRINGS BLVD JAMES JANET ELAINE
25	2911	MAPLE SPRINGS BLVD LANE LARRY E
26	2917	MAPLE SPRINGS BLVD Taxpayer at

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4707 BRADFORD DR	NORTON THOMAS A
28	4703 BRADFORD DR	VALADEZ ALISA INEZ &
29	4703 BRADFORD DR	DONNELLY DAVID WAYNE
30	4705 BRADFORD DR	MYUNG AHRIM & ROE
31	4709 BRADFORD DR	PINKERTON MELISSA M
32	4709 BRADFORD DR	GONZALEZ ANGEL & MARY
33	4711 BRADFORD DR	PENNARTZ SUSAN
34	4711 BRADFORD DR	SORI INVESTMENTS LLC
35	4719 BRADFORD DR	MENEFIELD DIONNE
36	4715 BRADFORD DR	CHAN FLORIA CHEKHANG
37	4715 BRADFORD DR	WILSON KATHLYN B
38	4717 BRADFORD DR	ABBOTT MATTHEW T
39	4721 BRADFORD DR	MURRAY COLLEEN N
40	4721 BRADFORD DR	BATES CASEY A
41	4731 BRADFORD DR	CABALQUINTO VICTORIA LIVING
42	4727 BRADFORD DR	PHILLIPS JOHN D & THERESA K
43	4727 BRADFORD DR	COONEY MAGGIE
44	4729 BRADFORD DR	BRADBURY ALEX K &
45	4729 BRADFORD DR	PEREZ JULIO C
46	4733 BRADFORD DR	MUNSON PAULETTE
47	4733 BRADFORD DR	HEROLD TERRY E
48	4735 BRADFORD DR	BROWN KURT
49	2812 MINERT ST	GARCIA VICTOR MANUEL &
50	4743 BRADFORD DR	LANKA CHANDRASEKHARA S &
51	4739 BRADFORD DR	OVERHOLT SELENA
52	4741 BRADFORD DR	GUTIERREZ CARLOS
53	4741 BRADFORD DR	ROZENBERG ROMAN &
54	4745 BRADFORD DR	MELINOSKY KELSEY R
55	4747 BRADFORD DR	SANDERS DARIN B
56	4747 BRADFORD DR	MARTIN ERIC
57	4749 BRADFORD DR	VASQUEZ KRISTOPHER

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4749 BRADFORD DR	SOORI MOHAMMADAMIN
59	4751 BRADFORD DR	BIRENBAUM CHARLES A LF ES
60	4706 BRADFORD DR	ZAPOTE MAYRA
61	4702 BRADFORD DR	HORINE TANNER
62	4702 BRADFORD DR	MA QINYI &
63	4702 BRADFORD DR	HESLEP CHRISTOPHER &
64	4704 BRADFORD DR	DOBIE CONNOR R &
65	4704 BRADFORD DR	FULTON DARREN L
66	4708 BRADFORD DR	KENNEDY KARA N
67	4710 BRADFORD DR	DURSTINE GEORGE H JR
68	4710 BRADFORD DR	TILLMANN MATTHEW &
69	2787 BRADFORD DR	ROCHA RICHARD JR
70	4714 BRADFORD DR	MCGRAW MICHAEL
71	4714 BRADFORD DR	BAILLARGEON DAVID JOHN
72	4714 BRADFORD DR	BURTON STEPHEN SCOTT
73	4716 BRADFORD DR	STEWART STEVEN WAYNE
74	4720 BRADFORD DR	MASTON KATHRYN L
75	4720 BRADFORD DR	COX DIANE
76	4722 BRADFORD DR	SMILEY TYRONE
77	4722 BRADFORD DR	WHITE LYDIA ANN
78	4732 BRADFORD DR	PALMER GRAYSON A
79	4728 BRADFORD DR	AMICK KEVIN M
80	4728 BRADFORD DR	JONES HUNTER DWANE
81	4728 BRADFORD DR	NGUYEN TUANH
82	4730 BRADFORD DR	ED & KATHY RENTAL PROPERTY LLC
83	4734 BRADFORD DR	WAGNER YVONNE C
84	4734 BRADFORD DR	DARWIN ROBERT CHAD
85	4736 BRADFORD DR	GLORIA MARIA PATRICIA
86	4736 BRADFORD DR	WISNIESKI LLOYD RICHARD JR &
87	2822 MINERT ST	BAIRD TAYLOR DIANE
88	2824 MINERT ST	SIPPERLEY RACHEL

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2826 MINERT ST	STOVER DARREN L
90	4740 BRADFORD DR	MACHANIC DORIS NICOLE &
91	4746 BRADFORD DR	MORROW MARK
92	2787 BRADFORD DR	NIETOREYNOSO ADRIANA
93	4744 BRADFORD DR	SANZ ERICK
94	4744 BRADFORD DR	BENBROOKS HOLDINGS LLC
95	4750 BRADFORD DR	ASSOCIATION OF MONTEBELLA
96	4750 BRADFORD DR	DIAZ EDDY
97	4754 BRADFORD DR	BIEDIGER JOSEPH DUSTIN
98	4754 BRADFORD DR	GAMBLE JEREMY GUY
99	4756 BRADFORD DR	TINGLE MYRON
100	4756 BRADFORD DR	SHASTRY MADHAVI &
101	2809 MINERT ST	CAMPBELL MARK &
102	4807 BRADFORD DR	NELSON SAMUEL
103	4803 BRADFORD DR	BUESA IGNACIO BETRAN &
104	4803 BRADFORD DR	WOODBIDGE JESSICA L
105	2787 BRADFORD DR	PERMENTER JASON
106	4805 BRADFORD DR	HALE SARAH CELENA
107	2787 BRADFORD DR	ALLAWIRDI GRACE
108	4811 BRADFORD DR	MASTIN KELSEY ALAINE
109	4815 BRADFORD DR	ED & KATHY RENTAL
110	4815 BRADFORD DR	ZAMARRIPA OLGA
111	4806 BRADFORD DR	AHMADI KAMBIZ
112	4802 BRADFORD DR	RODRIGUEZ MARK GABRIEL
113	4804 BRADFORD DR	STARKOVA VALENTINA
114	4804 BRADFORD DR	ANGSADT NICHOLAS PAUL
115	4808 BRADFORD DR	LE TOAN HUY
116	4808 BRADFORD DR	CABALLERO DANIEL A
117	4810 BRADFORD DR	VOOR THOMAS & IONE &
118	4810 BRADFORD DR	SIVATHARMAN NATHAN & GOWRY
119	4814 BRADFORD DR	MOLINA JENNIFER

 1:1,200	NOTIFICATION		Case no: BOA-26-000053
	200' AREA OF NOTIFICATION	119 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 7/16/2026

Route Directions:

Start on Stoneleigh Ave.

Left on Maple Springs Blvd.

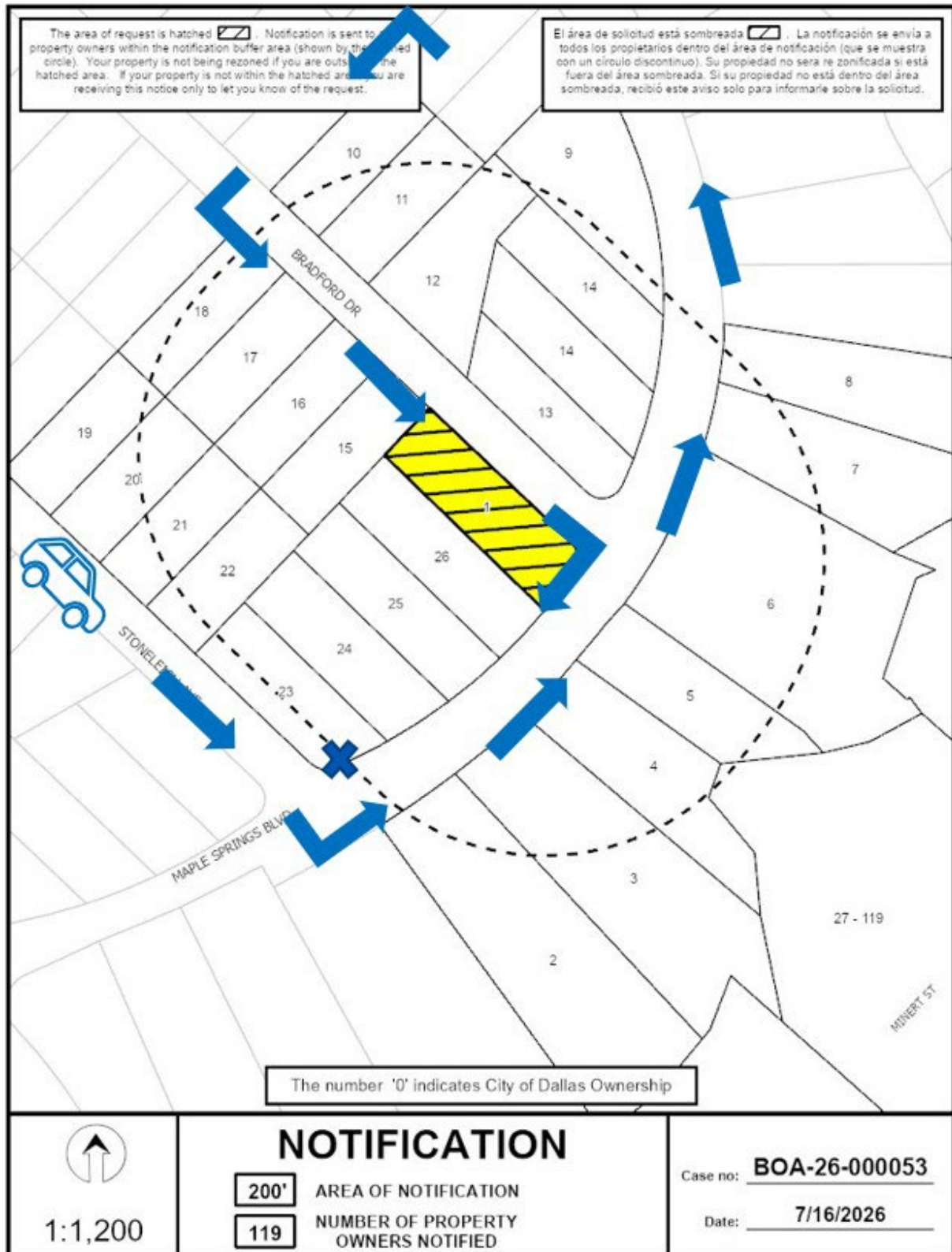
Left on Crestview Dr.

Left on Bradford Dr.

Right on Maple Springs Blvd.

***Subject Site at 0:48 and 2:30**

200' Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

NOTICE IS HEREBY GIVEN that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)** will hold a hearing as follows.

DATE: **TUESDAY, AUGUST 18, 2026**

BRIEFING: **10:30 a.m.** via **Videoconference** and in **6EN COUNCIL CHAMBERS** at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa081826>

HEARING: **1:00 p.m.** **Videoconference** and in **6EN COUNCIL CHAMBERS** at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa081826>

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

BOA-26-000053(BT) Application of Jojo Anaya for **(1)** a variance to the front yard setback regulations at **2919 MAPLE SPRINGS BOULEVARD**. This property is more fully described as Block F/2332, Lot 31, and is zoned PD-193 (R-7.5 Subdistrict), which requires a front yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 10-foot front yard setback along Bradford Drive, which will require **(1)** a 15-foot variance to the front yard setback 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 at **6EN Council Chambers**. 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-A-Register> by the **5 p.m. on Monday, August 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 five (5) 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 and 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-A-Register>