

BOA-26-000034

Menu Reports Help

File Date: [04/24/2026](#)

Application Status: [Plan Review](#)

Assigned To: [Bryant Thompson](#)

Description of Work: [BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000034 BUILDING OFFICIAL'S REPORT: Application of Ben Fogler for \(1\) a special exception to the fence height regulations, \(2\) special exception to the fence opacity regulations, and \(3\) a special exception to the 20-foot visibility obstruction regulation at 5303 BONITA AVENUE. This property is more fully described as Block 22/1942, Part of Lot 28, and is zoned R-7.5\(A\), which limits the height of a fence in the front yard to 4-feet, requires a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line, and requires a 20-foot visibility triangle at the driveway approach. The applicant proposes to construct and/or maintain an 8-foot high fence in a required front-yard along Laneri Avenue, which will require \(1\) a 4-foot special exception to the fence height regulations, to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line along Laneri Avenue, which will require \(2\) a special exception to the fence opacity regulations, and to construct and/or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle at the driveway approach along Laneri Avenue, which will require \(3\) a special exception to the 20-foot visibility obstruction regulation. LOCATION: 5303 BONITA AVENUE](#)
[APPLICANT: Ben Fogler REQUEST: \(1\) a special exception to the fence height regulations \(2\) a special exception to the fence opacity regulations \(3\) a special exception to the 20-foot visibility obstruction regulation](#)

Application Detail: [Detail](#)

Application Name:

Application Type: [Board of Adjustments](#)

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	Certified Warranty Dee...	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	04/24/2026
	Lien Statement 5303 Bo...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	04/24/2026
	Tax Certificate 5303 B...	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	04/24/2026
	Certified Subdivision ...	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	04/24/2026
	5303 Bonita Ave Site P...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	04/24/2026
	5303 Bonita Ave Affada...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	04/24/2026
	Legal Description of P...	BLDG_BDA	Legal Descripti...		application/msword	Uploaded	04/24/2026
	Maps - Block.docx	BLDG_BDA	Maps - Block		application/msword	Uploaded	04/24/2026
	Maps - Zoning Location...	BLDG_BDA	Maps - Zoning L...		application/msword	Uploaded	04/24/2026
	BOA26000034n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	05/07/2026
	BOA26000034a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	05/07/2026
	BOA26000034mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	05/07/2026
	BOA26000034z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	05/07/2026
	BOA-26-000034_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	05/07/2026
	BOA-26-000034_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	05/07/2026
	5303 Bonita Ave Site P...	BLDG_BDA	Plans - Site Plan	Revised site plans	application/pdf	Uploaded	05/11/2026
	BOA-26-000034_panel A ...	BLDG_BDA	Letter - Outcome	Held under adviseme...	application/pdf	Uploaded	06/18/2026

[Show all](#)

Address: [5303 BONITA AVE, Dallas, TX 75206](#)

Owner Name: [CARLOCK CAMERON N &](#)

Owner Address: [5303 BONITA AVE, MCKEE MATTHEW, DALLAS, TEXAS 752066878](#)

Parcel No: [00000187603000000](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Ben Fogler	Stand Strong Fe...	Applicant	Mailing_5022 Thursh S...	Active
	Camie McKee		Property Owner	Mailing_5303 Bonita A...	Active
	Cameron McKee		PublicUserLink		Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: [\\$1,935.00](#)

Total Fee Invoiced: [\\$1,935.00](#)

Balance: [\\$0.00](#)

Custom Fields: **Property Details**

Existing Zoning	Lot Number	Lot Size (Acres)
R-7.5(A)	28	0.158
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?
22/1942	6882	2
Land Use	Is the property platted?	Status of Project
Single-Family Residential	Yes	Proposed
Status of Property	Previous Board of Adjustment case filed on this property	Accommodation for someone with disabilities
Owner Occupied	Yes	No
File Date	Seleccione si necesitara un interprete	Case Number
11/18/2008		BDA078-144
Are you applying for a fee waiver?	Have the standards for variance and or special exception been discussed?	Has the Notification Sign Acknowledgement Form been discussed?
No	Yes	Yes
Referred by		
Self		

Internal Use Only

Source of Request	Fee Waiver Granted	Number of Parking Spaces
Self		-
Lot Acreage		
0.158		

PDox Information

PDox Number
[249812](#)

Board of Adjustment Request

Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the described appeal	Outcome
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception				
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception				
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception				

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	50
Side	138

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to construct and/or maintain a foot inch high fence in a required front yard, which will require a foot inch special exception to the fence regulations	special exception to the fence regulations	A person shall not erect or maintain a fence in a required yard more than four feet above grade.	Request-fence height Previous-front yard-BDA078-144- approved	Yes	front yard-BDA078-144- approved
to construct a fence in a required front yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require a special exception to the fence regulations for a special exception to the fence standards regulations	for a special exception to the fence opacity standards regulations	In single family districts, a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line.	Request-opacity Previous-front yard-BDA078-144- approved	Yes	front yard-BDA078-144- approved
to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle, which will require a special exception to the visibility obstruction regulation	a special exception to the visibility obstruction regulation	A person shall not erect, place, or maintain a structure, berm, plant life, or any other item on a lot if the item in a visibility triangle	Request-VT-20 at drive Previous-front yard-BDA078-144- approved	Yes	front yard-BDA078-144- approved

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes	Outcome	Filing Date
Individual	06/16/2026	13:00	6EN	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	fence height	Held Under Advisement	06/16/2026
			6ES	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	OPACITY	Scheduled	
			6ES	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	VT	Scheduled	

GIS Information

Parcel Number (Number) **Service** **Layer** **Attribute Value** **Census Tract Number** (Number) **Council District** **School District** **Escarpment** **Floodplain**

28.69

14-Paul Ridley

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake	Diana Barkume	Intake Complete	05/02/2026	Accela Administ...
	GIS AOR Review	Elham Elbadawi	Review Complete	05/07/2026	Elham Elbadawi
	Case Assignment	Bryant Thompson	Case Manager...	05/29/2026	Kameka Miller-H...
	Site Inspection		Site Inspect...	05/29/2026	Kameka Miller-H...
	Plans Distribution		Accepted - P...	05/29/2026	Kameka Miller-H...
	Subdivision Review		Not Required	05/29/2026	Kameka Miller-H...
	Q Team Review		Not Required	05/29/2026	Kameka Miller-H...
	Arborist Review		Not Required	05/29/2026	Kameka Miller-H...
	Building Code Review		Not Required	05/29/2026	Kameka Miller-H...
	Zoning Review		Not Required	05/29/2026	Kameka Miller-H...
	Electrical Review		Not Required	05/29/2026	Kameka Miller-H...
	Eng Water and Wastewat...		Not Required	05/29/2026	Kameka Miller-H...
	Historic Preservation ...		Not Required	05/29/2026	Kameka Miller-H...
	Eng Paving and Drainag...		Not Required	05/29/2026	Kameka Miller-H...
	Eng Flood Plain Review		Not Required	05/29/2026	Kameka Miller-H...
	Board of Adjustment Re...		Approved	05/29/2026	Kameka Miller-H...
	Conservation Review		Not Required	05/29/2026	Kameka Miller-H...
	Traffic Review		Not Required	05/29/2026	Kameka Miller-H...
	GIS Review		Not Required	05/29/2026	Kameka Miller-H...
	Residential Team Review		Not Required	05/29/2026	Kameka Miller-H...
	Signs Review		Not Required	05/29/2026	Kameka Miller-H...
	Plans Coordination		Review Complete	05/29/2026	Kameka Miller-H...
	Board of Adjustment He...				
	Two-Year Waiver Period				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	BOA History	This will display in t...	Applied	04/24/2026	Notice	
	General Facts/Staff An...	This will display in t...	Applied	04/24/2026	Notice	
	Land Use	This will display in t...	Applied	04/24/2026	Notice	
	Staff Recommendation	Staff Recommendation	Applied	04/24/2026	Notice	
	Standard of Review	This will display in t...	Applied	04/24/2026	Notice	
	Timeline	This will display in t...	Applied	04/24/2026	Notice	
	Zoning	This will display in t...	Applied	04/24/2026	Notice	

Application Comments:	View ID	Comment	Date
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Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
	Site Visit Inspection	06/12/2026		Scheduled	Scheduled via Script

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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