



November 25, 2025

The Dallas Board of Adjustment – Panel C  
c/o Nikki Dunn  
Senior Planner – Board of Adjustment  
Department of Development Services  
City of Dallas  
1500 Marilla Street, Room 5BN  
Dallas, Texas 75201

***Re: BOA-25-000081***

Dear Commissioners,

This firm represents the owner of the property located at 4710 Dorset Road in connection with their request for a variance to the maximum size of an accessory structure permitted in the R-1ac(A) zoning district. Approval of this request is essential to allow the subject property to be developed in a manner commensurate with other residences in the district and consistent with the development pattern of the surrounding neighborhood.

**1. The variance is not contrary to the public interest.**

The proposed accessory structure complies with all setback, height, and lot-coverage requirements and is located on a two-acre tract that provides substantial separation from adjacent properties. The structure is subordinate in appearance and massing and will not create adverse visual, traffic, drainage, or operational impacts. The variance will not impair neighboring properties or disrupt established neighborhood character.

**2. The spirit and intent of the Dallas Development Code is observed and substantial justice is done.**

The intent of the 25-percent accessory-structure limitation is to ensure that accessory uses remain secondary and do not dominate the primary use of the property. In this case, the lot is unusually large, and the proposed garage and storage structure remains subordinate to the use and overall scale of the two-acre parcel. Approval will allow reasonable and customary development without undermining the ordinance's purpose. Granting the variance maintains proportionality and consistency with development patterns in the R-1ac(A) district, ensuring substantial justice.

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**3. The special conditions of the property create an unnecessary hardship and are not self-created.**

The property contains an existing 4,267-square-foot casita that functions as the primary structure for zoning purposes but is unusually small relative to the size of the two-acre lot. This disproportion creates a unique condition: the percentage-based limitation on accessory-structure floor area yields an accessory-use allowance significantly smaller than what is typical or functional for a parcel of this acreage. Strict enforcement would prevent the reasonable use of the property for accessory purposes consistent with the district.

**4. The variance is necessary to permit development of the property that cannot otherwise be feasibly achieved.**

Without the variance, the allowable floor area for an accessory structure would be limited to approximately 1,066 square feet—insufficient to accommodate a typical multi-vehicle garage and storage area customary for a two-acre lot in the R-1ac(A) district. The proposed 2,139-square-foot garage with upper-level storage is the minimum size needed to serve the property's established recreational and supportive functions, particularly given the adjacency to the owner's primary residence. No feasible alternative configuration exists that would provide functional utility while complying with the percentage restriction.

**5. The special conditions of the property are unique and do not generally apply to other properties in the same zoning district.**

An analysis of 13 nearby properties demonstrates an average primary-structure size of approximately 10,972 square feet on lots averaging 1.17 acres. When scaled, a typical two-acre lot within the area would be expected to contain roughly 19,828 square feet of primary structure, permitting an accessory structure of up to 2,743 square feet under the 25-percent rule. The subject property's development—featuring a disproportionately small casita on a very large lot—is atypical and creates a unique hardship not shared by adjacent parcels or others generally in the district.

**6. The requested variance is the minimum necessary to afford relief.**

The applicant proposes an accessory structure that remains smaller than what would be allowed on a typical two-acre lot developed in accordance with neighborhood standards—approximately 22 percent smaller than a proportionally permitted structure. The variance is limited strictly to accessory-structure floor area and does not request relief from any other code provision. The request is narrowly tailored and represents the least modification required to enable reasonable use of the property.

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Thank you for your time and attention to this matter.

With kind regards,

A handwritten signature in blue ink, consisting of a stylized 'h' followed by a long, sweeping horizontal line that tapers to the right.