

BOA-26-000029

A notice was added to this record on 2026-04-23.
 Condition: Severity: Notice
 Total conditions: 2 (Notice: 2)

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File Date: [04/23/2026](#)

Application Status: [In Review](#)

Assigned To: [Diana Barkume](#)

Description of Work: [BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000029 BUILDING OFFICIAL'S REPORT: Application of Franchesca Jennings for \(1\) a \(2\) a special exception to the fence height regulations, and for \(3\) a special exception to the fence opacity regulations at 4300 ROSELAND AVENUE. This property is mor 13 & 14, and is zoned PD-298 \(Subarea 4\), which requires a side yard setback of 10-feet if a side yard setback is provided, limits the height of a fence in the front yard to surface area that is less than 50 percent open may not be located less than five feet from the front lot line. The applicant proposes to construct and/or maintain a resident yard setback, which will require a \(1\) 4-foot-2-inch variance to the side yard setback regulations, to construct and/or maintain an 8-foot-high fence in a required front-yard exception to the fence height regulations, and to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface ar line, which will require \(3\) a special exception to the fence opacity regulations LOCATION: 4300 ROSELAND AVENUE APPLICANT: Franchesca Jennings REQUEST: \(1\) regulations \(2\) a special exception to the fence height regulations \(3\) a special exception to the fence opacity regulations](#)

Application Detail: [Detail](#)

Application Name:

Application Type: [Board of Adjustments](#)

Documents:	File Name	Document Group	Category	Description	Type	Docurr
	Applicationappealtothe...	BLDG_BDA	Affidavit - Pro...		application/pdf	Upload
	TAX CERTIFICATE-4300 R...	BLDG_BDA	Certificate - Tax		application/pdf	Upload
	POL-Recorded Documents...	BLDG_BDA	Certificate - W...		application/pdf	Upload
	Site plan - roseland.pdf	BLDG_BDA	Plans - Site Plan		application/pdf	Upload
	4300 Roseland - lien S...	BLDG_BDA	Statement - Lien		application/pdf	Upload
	4300 Roseland ave Plat...	BLDG_BDA	Plat - Certifie...		application/pdf	Upload
	BDAApplication - Rose...	BLDG_BDA	Legal Descripti...		application/pdf	Upload
	AMJH LLC Operating Agr...	BLDG_BDA	Maps - Block		application/pdf	Upload
	Elevations - Roseland.pdf	BLDG_BDA	Maps - Zoning L...		application/pdf	Upload
	4300 Rosaland Avenue, Z...	BLDG_BDA	Maps - Zoning L...		application/pdf	Upload
	4300 Rosaland Avenue, Z...	BLDG_BDA	Maps - Zoning L...	Revised	application/pdf	Upload
	4300 Roseland - Site P...	BLDG_BDA	Other Support D...		application/pdf	Upload
	BOA26000029a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Upload
	BOA26000029n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Upload
	BOA-26-000029_labels.docx	BLDG_BDA	Other Support D...		application/msword	Upload
	BOA26000029z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Upload
	BOA-26-000029_report.docx	BLDG_BDA	Other Support D...		application/msword	Upload
	BOA26000029mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Upload

[Show all](#)

Address: [4300 ROSELAND AVE, Dallas, TX 75204](#)

Owner Name: [SALAS JUAN & FELIPA SALAS](#)

Owner Address: [5502 BONITA AVE, DALLAS, TEXAS 752066732](#)

Parcel No: [00000118393000000](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Franchesca Jennings		Applicant	Mailing_1108 summit A...	Active
	Jide Hassan	AMJH LLC	Property Owner	Mailing_855 EMPORIO D...	Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: [\\$1,945.00](#)

Total Fee Invoiced: [\\$1,945.00](#)

Balance: [\\$0.00](#)

Custom Fields: **Property Details**

Existing Zoning	Lot Number	Lot Size (Acres)
PD	13 and 14	0.173
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?
2/650	7535.88	2
Land Use	Is the property platted?	Status of Project
residential	Yes	Proposed
Status of Property	Previous Board of Adjustment case filed on this property	Accommodation for someone with disabilities
Vacant Land		No
File Date	Seleccione si necesitara un interprete	Case Number
Are you applying for a fee waiver?	Have the standards for variance and or special exception been discussed?	Has the Notification Sign Acknowledgement F
No	Yes	Yes
Referred by		
Self		

Internal Use Only

Source of Request

[Self](#)
 Lot Acreage
[0.173](#)

Fee Waiver Granted

Number of Parking Spaces

-

PDox Information

PDox Number

-

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
Variance	Side-yard	Single Family/Duplex Variance or Special Exception	Front yard	front of house to face Roseland	front of house to face Roseland
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception	Fence Height		
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception	Fence Opacity		

Street Frontage Information

Street Frontage Linear Feet (Sq. Ft) (Number)

Front	116
Front	50

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History
to construct and/or maintain a residential structure and provide a 6-foot 2-inch side yard setback, which will require a 4-foot-2-inch variance to the side yard setback regulations	variance to the side yard setback regulations	which requires a side yard setback of 10-feet if a side yard setback is provided	None-PD298 Sub 4 (b) Side yard. (1) Except as provided in this paragraph, no side yard setback required in Subareas 1, 1A, 1B, 1C, 1D, 3, 5, 5A, 7, 8, 10, 10C, 11, 12, and however, if a side yard setback is provided, it must be a minimum of 10 feet.
to construct and/or maintain an 8-foot-high fence in a required front-yard, which will require (2) a 4-foot special exception to the fence height regulations.	a special exception to the fence height regulations	limits the height of a fence in the front yard to 4-feet	NA
and 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, which will require (3) a special exception to the fence opacity regulations	a special exception to the fence opacity regulations	requires a fence panel with a surface	NA

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes
			6ES	C	Robert F. Agnich	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	Variance 1 setback

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				37.78	2-Jesse Moreno			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Diana Barkume	Intake Complete	04/28/2026	Accela Administ...
GIS AOR Review	Elham Elbadawi	Review Complete	05/05/2026	Elham Elbadawi
Case Assignment		Case Manager...		
Site Inspection				
Plans Distribution			04/28/2026	
Subdivision Review				
Q Team Review				
Arborist Review				
Building Code Review				
Zoning Review				
Electrical Review				
Eng Water and Wastewat...				
Historic Preservation ...				
Eng Paving and Drainag...				
Eng Flood Plain Review				
Board of Adjustment Re...				
Conservation Review				
Traffic Review				
GIS Review				
Residential Team Review				
Signs Review				

Task	Assigned To	Status	Status Date	Action By
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Plans Coordination
 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	04/23/2026	Notice	
	Flood Zone	Flood Zone	Applied	04/23/2026	Notice	Accela Administr...
	Flood Zone	Flood Zone	Applied	04/23/2026	Notice	Accela Administr...
	General Facts/Staff An...	This will display in t...	Applied	04/23/2026	Notice	
	Land Use	This will display in t...	Applied	04/23/2026	Notice	
	Staff Recommendation	Staff Recommendation	Applied	04/23/2026	Notice	
	Standard of Review	This will display in t...	Applied	04/23/2026	Notice	
	Timeline	This will display in t...	Applied	04/23/2026	Notice	
	Zoning	This will display in t...	Applied	04/23/2026	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
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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