

FILE NUMBER: BOA-26-000056(CC)

BUILDING OFFICIAL'S REPORT: Application of Eleni Papaioannou for **(1)** a special exception to the front yard setback regulations at **1204 REVEREND CBT SMITH STREET**. This property is more fully described as Block 49/3030, part of Lot 5, and is zoned PD-571 (Subdistrict 2), which requires all main buildings to have a front yard setback within five percent of the average front yard setback of the other main buildings on the same blockface, resulting in a minimum allowable setback of 24 feet and a maximum allowable setback of 26 feet 6 inches. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 20-foot front yard setback, which will require **(1)** a 4-foot special exception to the front yard setback regulations.

LOCATION: 1204 Reverend CBT Smith Street

APPLICANT: Eleni Papaioannou

REQUEST:

(1) a special exception to the front yard setback regulations

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO THE FRONT YARD SETBACK REGULATIONS IN PD 571:

Section 51P-571.109(c) provides that the board of adjustment may grant a special exception to the front, side, and rear yard setback requirements if the board finds, after a public hearing, that the special exception will not adversely affect the neighboring properties, the improvement is within the general building patterns of the neighborhood, and the special exception will preserve the character of the neighborhood. In granting a special exception to the setback requirements, the board may impose any other reasonable condition that would further the purpose and intent of the setback requirements of PD 571.

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on these requests.

BACKGROUND INFORMATION:

Zoning:

Site: PD-571 Subdistrict 2 (R-5(A))
North: PD-571 Subdistrict 2
East: PD-571 Subdistrict 2
South: PD-571 Subdistrict 2
West: PD-571 Subdistrict 2

Land Use:

The subject site is undeveloped; north of the subject site is Eloise Lundy Park; to the east and south are residential structures; to the west is Golden Gate Baptist Church.

BDA History:

No BDA history found on this property within the past five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Eleni Papaioannou for the property located at 1204 Reverend CBT Smith focuses on one request relating to the 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 a 4-foot special exception to the front yard setback regulations.
- The property is zoned Planned Development District No. 571 (Subdistrict 2). Section 51-P-571.109(a) states: *All main buildings must have a front yard setback that is within five percent of the average front yard setback of other main buildings in the same blockface. In the event the blockface consists of all vacant lots, the lot must be developed in accordance with the front yard setback regulations for an R-5(A) Single Family District.*
- The front yard setback regulation for R-5(A) Single Family District is a minimum setback of 20 feet.
- The average front setback of the existing structures on the blockface is **25.25 feet**. Applying the $\pm 5\%$ standard results in an allowable front setback range of approximately **24.0 feet to 26.5 feet**. The applicant is requesting a **20-foot front setback**, which is below the minimum calculated range.
- The applicant has the burden of proof in establishing the following:
 1. The special exception will not adversely affect the neighboring properties;
 2. The improvement is within the general building patterns of the neighborhood; and
 3. The special exception will preserve the character of the neighborhood.
- Granting the special exception to the front yard setback regulations with the 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-foot radius link : [BOA-26-000056 at 1204 Rev CBT Smith](#)

Timeline:

- | | |
|----------------|--|
| July 3, 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. |
| June 30, 2026: | The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A . |
| July 13, 2026: | The Planning and Development Senior Planner emailed the applicant the following information: <ul style="list-style-type: none">• an attachment that provided the public hearing date and panel that will consider the application; the July 24, 2026, deadline to |

submit additional evidence for staff to factor into their analysis; and **August 7, 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.

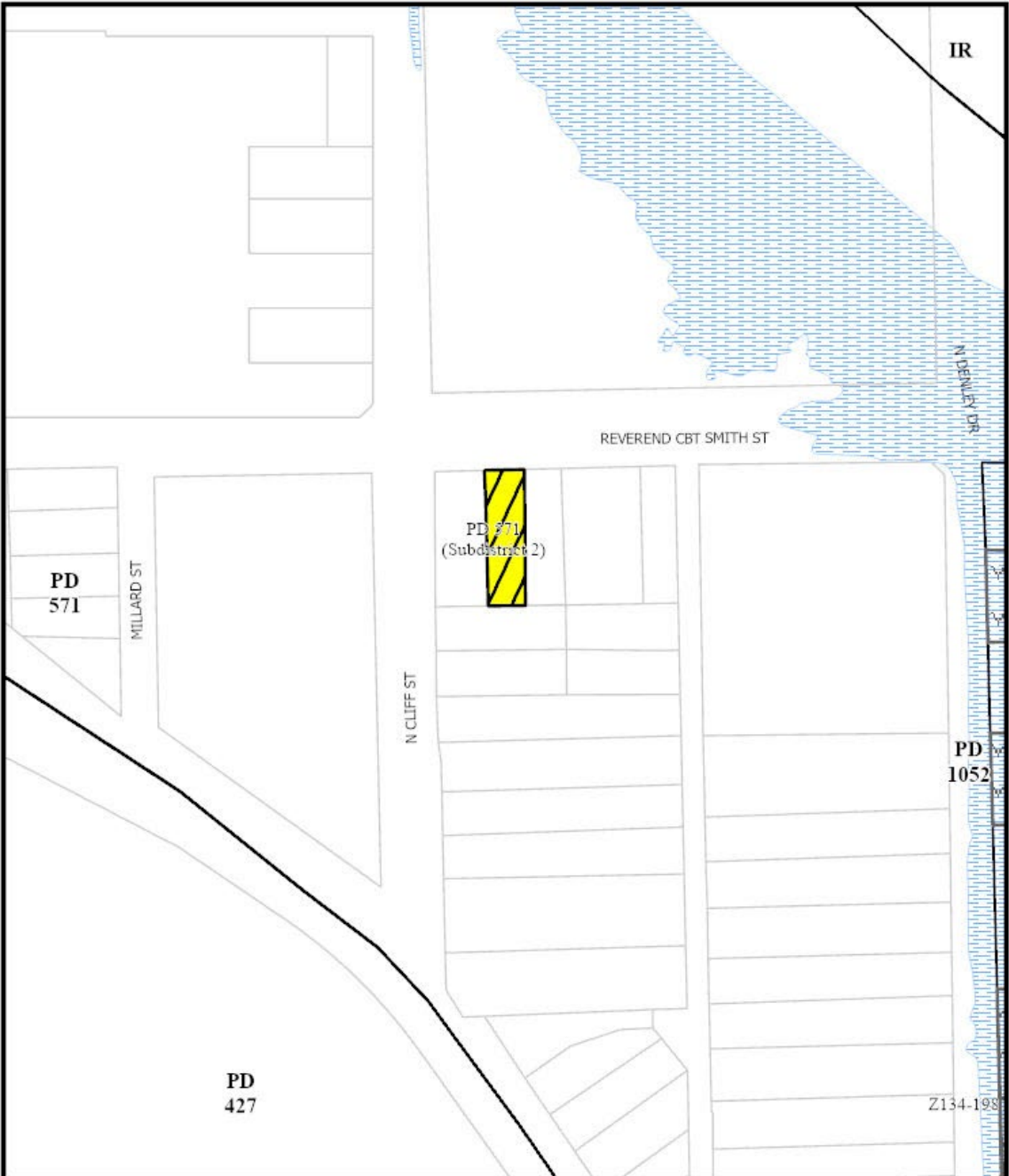


1:1,200

AERIAL MAP

Case no: **BOA-26-000056**

Date: **07/16/2026**



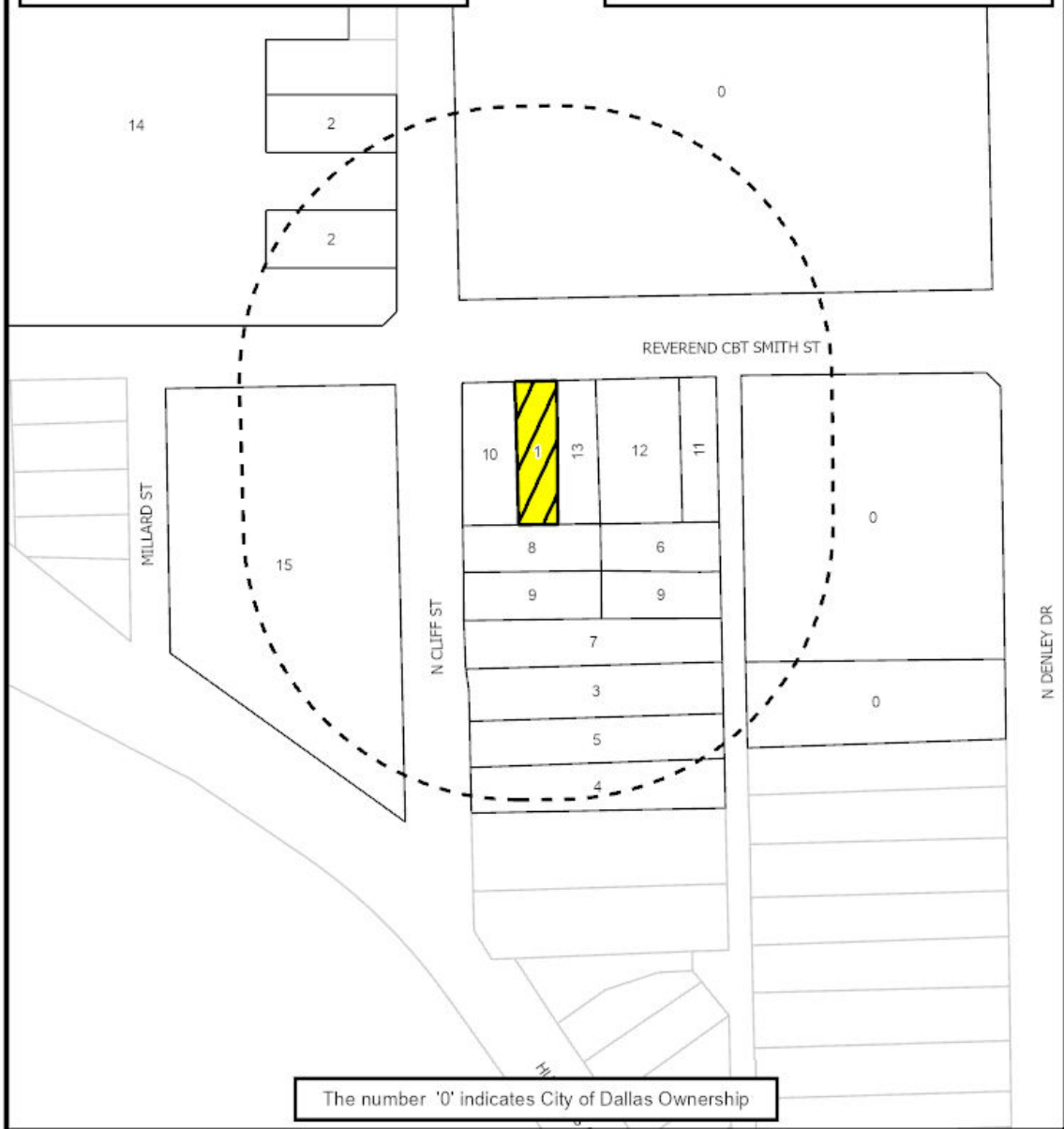
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ZONING MAP

Case no: **BOA-26-000056**
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
15 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-26-000056**
Date: **7/16/2026**

07/16/2026

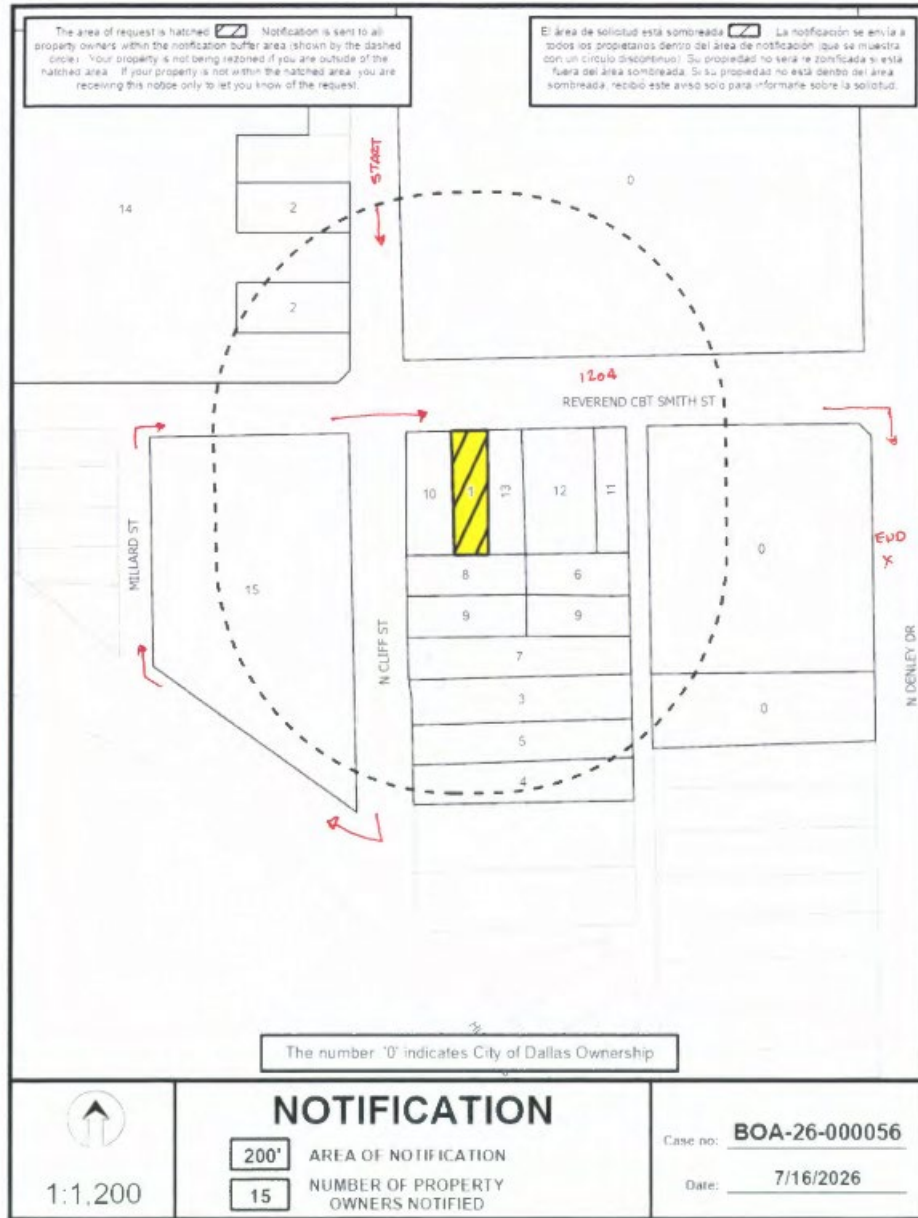
Notification List of Property Owners

BOA-26-000056

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1204 REVEREND CBT SMITH ST	DALLAS HOUSING ACQUISITION & DEV
CORP		
2	711 N CLIFF ST	GOLDEN GATE MISSIONARY
3	608 N CLIFF ST	Taxpayer at
4	604 N CLIFF ST	WILLIAMS ADRIAN D
5	606 N CLIFF ST	GOLDEN GATE ADULT REHABILITATION
MINISTRY INC		
6	616 N CLIFF ST	Taxpayer at
7	612 N CLIFF ST	HERRING DOLLIE
8	618 N CLIFF ST	PINEBROOK DESIGN BUILD LLC
9	616 N CLIFF ST	KEMP FREDDIE JR & SHARON
10	1202 REVEREND CBT SMITH ST	GOLDEN GATE MISSIONARY
11	1212 REVEREND CBT SMITH ST	MERCADO FRANCISCA
12	1210 REVEREND CBT SMITH ST	MCLODA DAVID WILLIAM &
13	1206 REVEREND CBT SMITH ST	DAVIS JAMILAH
14	1101 REVEREND CBT SMITH ST	GOLDEN GATE MISSIONARY
15	1128 REVEREND CBT SMITH ST	GOLDEN GATE BAPT CHURCH

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-26-000056(KMH) Application of Eleni Papaioannou for (1) a special exception to the front yard setback regulations at **1204 REVEREND CBT SMITH STREET**. This property is more fully described as Block 49/3030, part of Lot 5, and is zoned PD-571 (Subdistrict 2), which requires all main buildings to have a front yard setback within five percent of the average front yard setback of the other main buildings on the same blockface, resulting in a minimum allowable setback of 24 feet and a maximum allowable setback of 26 feet 6 inches. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 20-foot front yard setback, which will require (1) a 4-foot special exception 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 Dr. Kameka Miller-Hoskins, Chief Planner (214) 948-4478, 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>

AVISO DE AUDIENCIA PÚBLICA

JUNTA DE AJUSTE DE LA CIUDAD DE DALLAS (PANEL A)

SE NOTIFICA POR LA PRESENTE que la JUNTA DE AJUSTE DE LA CIUDAD DE DALLAS (PANEL A) celebrará una audiencia de la siguiente manera.

FECHA: MARTES, 18 DE AGOSTO DE 2026

INFORME: 10:30 A.M. vía Videoconferencia y en las cámaras del consejo de 6EN en el Ayuntamiento de Dallas, 1500 Marilla Street

AUDIENCIA: 1:00 P.M. Videoconferencia y en las cámaras del consejo de 6EN en Ayuntamiento de Dallas, 1500 Marilla Street

El propósito de la audiencia es considerar la(s) siguiente(s) apelación(es) actualmente pendiente(s) ante la Junta de Ajustes:

BOA-26-000056(KMH) Solicitud de Eleni Papaioannou para (1) una excepción especial a las regulaciones de retraso del jardín delantero en **1204 REVEREND CBT SMITH STREET**. Esta propiedad se describe más detalladamente como Bloque 49/3030, parte del Lote 5, y está zonificada como PD-571 (Subdistrito 2), lo que exige que todos los edificios principales tengan un retroceso en el jardín delantero dentro del cinco por ciento del retroceso medio del jardín delantero respecto a los otros edificios principales en la misma cara de bloque, resultando en un retroceso mínimo permitido de 24 pies y un retroceso máximo permitido de 26 pies y 6 pulgadas. El solicitante propone construir y/o mantener una estructura residencial unifamiliar y proporcionar un retraso en el jardín delantero de 20 pies, lo que requerirá (1) una excepción especial de 4 pies a las normativas sobre retroceso del jardín delantero.

Ha recibido este aviso porque posee una propiedad a menos de 200 pies de la propiedad mencionada. Puede que te interese asistir a la audiencia de la Junta de Ajuste para expresar tu apoyo u oposición a la solicitud. También puede contactar con la Junta de Ajuste por correo electrónico a BDAreply@dallas.gov. Las cartas serán aceptadas hasta las 9:00 del día de la audiencia. Si no puedes asistir a la audiencia. Si decides responder, es importante que expliques a la Junta tus motivos para estar a favor o en contra de la solicitud. Los miembros de la Junta están muy interesados en tu opinión.

Nota: Cualquier material (como planos, elevaciones, etc.) incluido en este aviso puede estar sujeto a cambios.

La audiencia de la Junta de Ajuste se celebrará por videoconferencia y en la **Sala del Consejo 6EN**. Las personas que deseen hablar conforme al Reglamento de Procedimiento de la Junta de Ajustes, **asistiendo a la reunión de forma virtual**, deben registrarse en línea a <https://bit.ly/BDA-A-Register> **antes de las 17:00 horas, el lunes 17 de agosto de 2026. Todos los oradores virtuales deberán mostrar su video para dirigirse a la junta. Los ponentes presenciales pueden registrarse en la audiencia.** Asuntos Públicos y Divulgación también transmitirán la audiencia pública en Spectrum Cable Canal 96 o 99; y bit.ly/cityofdallastv o [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall).

Los oradores en la reunión disponen de un máximo de cinco (5) minutos para dirigirse a la Junta.

Se puede obtener información adicional sobre la solicitud llamando a la Dra. Kameka Miller-Hoskins, Jefa de Planificación (214) 948-4478, o a Mary Williams, Secretaria de la Junta, al (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Junta de Ajuste
Departamento de Planificación y Desarrollo
1500 Marilla Street 5CN, Dallas TX 75201

POR FAVOR, ENVÍA RESPUESTAS A:

BDAreply@dallas.gov

Las cartas se recibirán hasta las 9:00 a.m. del día de la audiencia.

POR FAVOR, REGÍSTRATE EN:

<https://bit.ly/BDA-A-Register>

