

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000109	In Review	12/30/2025
Application Name		
Detailed Description		
Variance to the front yard setback		
Assigned To Department	Assigned to Staff	
Board of Adjustment	Diana Barkume	
Record Type		
Board of Adjustments		

Custom Fields

INTERNAL USE ONLY

Source of Request	Conservation District
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	.40

PDOX INFORMATION

PDox Number	-
-------------	---

PROPERTY INFORMATION

Existing Zoning	CD
Lot Number	3
Lot Size (Acres)	.40
Block Number	3/3821
Lot Size (Sq. Ft)	17587
How many streets abut the property?	2
Land Use	sfd
Is the property platted?	Yes
Status of Project	Proposed
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	-
Case Number	-
Are you applying for a fee waiver?	No

Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	CD

Custom Lists

Board of Adjustment Request

1	Type of Request	Variance
	Request Description	Front-yard
	Application Type	Single Family/Duplex Variance or Special Exception

Case Information

1	Full Request	VARIANCE TO THE FRONT YARD SETBACK ALONG MONTCLAIR AND KENSINGTON
	Brief Request	VARIANCE TO THE FRONT YARD SETBACK ALONG MONTCLAIR AND KENSINGTON
	Zoning Requirements	REQUIRES A 39-FOOT 7-INCH SETBACK DUE TO AVERAGE SETBACK REQUIREMENTS
	Relevant History	N/A
	BOA History	No

Street Frontage Information

1	Street Frontage	Front
	Linear Feet (Sq. Ft)	185
2	Street Frontage	Front
	Linear Feet (Sq. Ft)	134

Contact Information

Name	Organization Name	Contact Type	Phone
Rick P Garza	GarzaHines Properties, Inc	Applicant	2149424233
Email: rickgarza@rpgaarchitects.com			
1530, Rio Grande, TX 76102			

Address

1116 KENSINGTON DR, Dallas, TX 75208

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000029160100000 0							

Status History

Status	Comment	Assigned Name	Status Date
Pending		Diana Barkume	12/30/2025
Payment Due		Diana Barkume	12/30/2025
In Review	Updated By Script	Accela Administrator	12/30/2025