

Case Number: BOA-26-000006

Property Address: 3520 Meadow St.

Dear Members of the Board of Adjustment,

My name is Mustafa Jawadwala, and I am the owner of the property located at 3520 Meadow St. I respectfully submit this statement in support of my request for a variance and a special exception to allow the conversion of an existing one car garage into an in-law suite.

Prior to submitting this application, both options were explored and my team obtained contractor input and pricing. The cost of demolition and reconstruction, or structural reduction and redesign, exceeds the value versus if we just converted it by over 50%. In this case, strict enforcement would impose a disproportionate financial burden relative to the value of the structure itself.

Regarding the exemption, the existing garage already contains a bathroom that was previously permitted and approved. As a result, no significant underground plumbing work or major exterior construction will be required. The majority of the work will be interior improvements only, which minimizes construction disruption to neighboring properties. In addition, there is ample driveway space available on site, we have two more parking spaces available above what is required therefore providing sufficient off street parking without requiring any additional paving. Therefore the conversion will not create traffic congestion or parking overflow in the neighborhood. The exterior appearance of the structure will remain consistent with the surrounding residential character. The in-law suite will remain subordinate to the primary dwelling.

In conclusion, approving this request allows adaptive reuse of an existing structure in a manner that reduces construction impact, minimizes neighborhood disruption, and supports multigenerational living, without changing the overall character of the property. Thank you for your time and consideration.

Sincerely,

Mustafa Jawadwala

Neighborhood Support Letter - Proposed Garage Conversion to In-Law Suite

Case Number: BOA-26-000006

Date: February 6th, 2026

Dear Neighbor,

My name is **Mustafa Jawadwala**, and I am the owner of the property located at **3520 Meadow St.** I am writing to personally inform you of a small project we are proposing at our home and to ask for your support.

We are requesting approval from the City of Dallas Board of Adjustment to convert our existing garage into an in-law suite. No new buildings are being added, and the exterior footprint of the structure will remain exactly as it is today.

- The in-law suite will be used only for private family purposes and will not be rented out to the public.
- No additional utility meter will be added. The property will remain a single meter, single household residence.
- The project does not increase building size, height, or lot coverage, and will not change the overall appearance or character of the neighborhood.
- Parking, access, and privacy conditions will remain consistent with the current use of the property.

We explored alternative options to fully comply with current zoning requirements, including demolishing the garage to then build a new addition or modifying the structure to reduce the square feet in order to meet current dimensional standards. However, those options would require significantly more construction, be more disruptive to the surrounding area, and cost substantially more than converting the existing garage and keeping its current footprint. By reusing an existing structure, this approach minimizes construction impacts, avoids unnecessary expansion, and preserves the established layout of the property and neighborhood.

The Board of Adjustment's primary consideration is whether a project would negatively affect nearby properties. We truly believe this proposal is a low-impact, reasonable solution that meets our household's needs while respecting our neighbors and the character of the community.

If you feel comfortable supporting this request, we kindly ask that you sign below. Your signature simply indicates that you understand the proposal and do not believe it will adversely affect the neighborhood. Thank you for taking the time to read this and for being a valued neighbor. Please feel free to reach out to me directly if you have any questions.

Sincerely,

Mustafa Jawadwala

contact@muraihomes.com | (817) 360-4474

Neighbor Acknowledgment & Support

I have reviewed the proposed garage-to-in-law-suite conversion at **3520 Meadow St.** and understand the scope of the project. Based on the information provided, I do not believe the proposal will negatively impact neighboring properties and support the request before the Board of Adjustment.

Name: Quanetra Andrews Date: 2-24-26
Property Address: 3518 meadow ln Dallas TX 75115
Signature: [Signature]

I have reviewed the proposed garage-to-in-law-suite conversion at **3520 Meadow St.** and understand the scope of the project. Based on the information provided, I do not believe the proposal will negatively impact neighboring properties and support the request before the Board of Adjustment.

Name: Walter Stewart Date: 2-24-25
Property Address: 3516 meadow street Dallas TX 75215
Signature: [Signature]

I have reviewed the proposed garage-to-in-law-suite conversion at **3520 Meadow St.** and understand the scope of the project. Based on the information provided, I do not believe the proposal will negatively impact neighboring properties and support the request before the Board of Adjustment.

Name: [Signature] Date: 2-24-21
Property Address: 309 Lennox
Signature: [Signature]

I have reviewed the proposed garage-to-in-law-suite conversion at **3520 Meadow St.** and understand the scope of the project. Based on the information provided, I do not believe the proposal will negatively impact neighboring properties and support the request before the Board of Adjustment.

Name: David Smith Date: 2-24-2026
Property Address: 3528 meadow
Signature: [Signature]

I have reviewed the proposed garage-to-in-law-suite conversion at **3520 Meadow St.** and understand the scope of the project. Based on the information provided, I do not believe the proposal will negatively impact neighboring properties and support the request before the Board of Adjustment.

Name: Maurice Rowe Date: 2-24-2026
Property Address: 3527 meadow st Dallas TX 75215
Signature: [Signature]

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Case Number: BOA-26-000006
Property Address: 3520 Meadow St, Dallas, TX 75215

Dear Members of the Board of Adjustment,

On behalf of the owner of this property, please find the justification for our request for a special exemption to allow the current garage structure be converted into an in-law suite, considering that it does not adversely affect neighboring properties. **Section 51A-4.209(b)(6)(E)(i) and (ii)** of the Dallas Development Code.

Request for Special Exception: No Adverse Impact

Chapter 51A of the Dallas Development Code states that the board may grant a special exception for an additional dwelling unit if it will not adversely affect neighboring properties. We are seeking approval of a special exception to allow the multigenerational suite. The proposed conversion will not adversely affect neighboring properties for the following reasons:

- No expansion of the existing structure is proposed.
- No additional building footprint is being added.
- No height increase is requested.
- No additional utility meter is proposed.
- No new curb cuts or driveway modifications are required.

The existing garage already contains a bathroom that was previously permitted and approved. As a result, no significant underground plumbing work or major exterior construction will be required. The majority of the work will be interior improvements only, which minimizes construction disruption to neighboring properties. In addition, there is ample driveway space available on site that allows us to provide two more parking spaces than what is required by code therefore, providing sufficient off street parking without requiring any additional paving. This forethought ensures that the conversion will not create traffic congestion or parking overflow in the neighborhood. The exterior appearance of the structure will remain consistent with the surrounding residential character. The in-law suite will remain subordinate to the primary dwelling. Approving this request allows adaptive reuse of an existing structure in a manner that reduces construction impact, minimizes neighborhood disruption, and supports multigenerational living, without changing the overall character of the property.

In conclusion our request for a special exception should be approved under the Dallas Development Code based on the fact that we have received community support by the neighbors, as the proposal will not adversely affect neighboring properties, this promotes multigenerational dwellings, and aids the current housing crisis while maintaining alignment with a growing trend in dense major cities for the adoption of ADUs. For these reasons, I respectfully request approval of this application.

Thank you for your time and consideration.

Sincerely,
Luis Perez

Innova Design Group, LLC

Innova Design Group, LLC
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Case Number: BOA-26-000006
Property Address: 3520 Meadow St, Dallas, TX 75215

Dear Members of the Board of Adjustment,

On behalf of the owner of this property, please find the justification for our request for a variance to allow an exception to the 25% rule which states that the floor area of any individual accessory structure on a lot, excluding floor area used for parking, may not exceed 25 percent of the floor area of the main building.. **Section 51A-4.209(b)(6)(E)(vii)(dd).**

Justification for Variance: Unnecessary Hardship

Chapter 51A of Dallas Development Code states that the maximum floor area is 25% of the main structure. The existing detached one car garage on the property exceeds the allowable square footage for an accessory dwelling under the current standard by 49.69 SF or 4.37%.

In order to comply strictly with the code, two options are available:

- Demolish the entire garage and reconstruct a smaller structure, or
- Partially demolish and significantly reconfigure the existing structure to reduce its size.

Prior to submitting this application, both options were explored and our team obtained contractor input and pricing. The cost of demolition and reconstruction, or structural reduction and redesign, exceeds the value versus if we just converted it by over 50%. The appraised value for the garage as-is would be an estimated \$20,040.00. The reconstruction value for a new structure would be \$34,273.00 with design and permitting. The structural reduction would cost an estimated \$15,495.00 with design and permitting. Section 51A-3.102(d)(10)(B)(i) permits the Board to consider unnecessary hardship where the financial cost of compliance exceeds 50% of the structure's appraised value. In this case, strict enforcement would impose a disproportionate financial burden relative to the value of the structure itself. The hardship is not self created. The garage is an existing, legally constructed structure. This request does not involve expanding the footprint or intensifying development beyond what already exists. It simply seeks to repurpose an existing building in a reasonable and responsible manner. Requiring demolition or structural downsizing would not advance a meaningful public purpose and would instead create unnecessary financial hardship.

In conclusion, we believe our request for a variance should be approvable under the Dallas Development Code based on the fact that the enforcement of the current code would create unnecessary hardship due to excessive cost of compliance, the hardship is tied to the existing structure and not self-created, and the request is not contrary to the public interest and we have already received approval from the conservation district since this is in a historical zoning. For these reasons, we respectfully request approval of this application.

Thank you for your time and consideration.

Sincerely,

Luis Perez

Innova Design Group, LLC