

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-26-000035	Pending	04/30/2026

Application Name

Detailed Description

I respectfully request approval of a variance allowing a 17-inch height increase for the front cinder block wall being constructed at our duplex property located at 7324–7326 Wellcrest Drive, Dallas, Texas 75230. The wall does not encroach into the public right-of-way or interfere with pedestrian or vehicle visibility. The design also includes 4-inch openings every 16 inches, which maintain visibility and airflow so that the structure does not function as a solid barrier along the street. The primary purpose of the wall is to allow for the reasonable and safe use of the property. Shortly after moving into the property, we experienced an incident where an unknown individual approached the residence and knocked on the living room window while looking inside. This raised understandable safety concerns for the occupants. In addition, one of our tenants suffers from Alzheimer’s disease, and the wall provides an added layer of safety and peace of mind for both the tenant and the surrounding residents. The wall does not obstruct access to the property. The walkways leading to the duplex remain open and provide clear access to each entrance. The structure also does not interfere with pedestrian activity on the street, which is commonly used by residents walking dogs and enjoying the neighborhood. At the moment, the wall is still in the construction phase and may appear somewhat solid or unfinished. Once completed, the wall will be properly finished and painted to complement the existing brick home, creating a cohesive appearance consistent with the character of the property and surrounding homes. The intention is not to create a solid barrier but rather a finished architectural feature that improves the appearance and functionality of the property. While the neighborhood does not contain many walls of this exact height, similar walls and fences do exist on nearby properties, including a neighboring brick wall. Our goal is to complete the wall in a manner that is visually consistent with the home and compatible with the surrounding neighborhood.

Importantly, this request represents a minor variance that does not negatively impact neighboring properties or public safety. Several neighbors, including those across the street and adjacent to the property, have provided letters indicating they have no objection to the wall. We believe this improvement represents a responsible investment in the maintenance and safety of the property while remaining respectful of the neighborhood’s character. For these reasons, we respectfully ask the Board to approve the requested variance so that we may complete the project in a safe and appropriate manner.

Assigned To Department **Assigned to Staff**

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	-
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	-

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	-
Lot Number	4
Lot Size (Acres)	0.24
Block Number	D/7288

Lot Size (Sq. Ft)	10450
How many streets abut the property?	1
Land Use	attached ir 1/2 duplex
Is the property platted?	Yes
Status of Project	Under Construction
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	04/29/2026
Seleccione si necesitara un interprete	UNCHECKED
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	Alexis Gonzalez

Custom Lists

Board of Adjustment Request

1	Type of Request	Variance
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Street Frontage Information

1	Street Frontage	Front
	Linear Feet (Sq. Ft)	95
2	Street Frontage	Side
	Linear Feet (Sq. Ft)	110

Contact Information

Name	Organization Name	Contact Type	Phone
Sara Berman Popek		Applicant	4697747272
Email: sarabpopek@hotmail.com			
7324 Wellcrest Drive, DALLAS, TX 75230			

Name	Organization Name	Contact Type	Phone
Sara Berman Popek Email: sarabpopek@hotmail.com 7326 WELLCREST DR, DALLAS, TEXAS 752304234	POPEK WILLIAM K & SARA B	Property Owner	4697747272

Address

7324 WELLCREST DR, Dallas, TX 75230

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000070642528010 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	POPEK WILLIAM K & SARA B	7326 WELLCREST DR, DALLAS, TEXAS 752304234	