

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000105	In Review	12/26/2025

Application Name

Detailed Description

Application is made to the Board of Adjustment in accordance with Ordinance No. 25984 and the provisions of the Dallas Development Code Section 51A-4.112(f) to grant a Special Exception for an Accessory Dwelling Unit (ADU) for rent, as such use is not permitted by right within the zoning district.

The Applicant and Property Owner proposes the conversion of an existing attached pool house/garage located at the rear of the property into an Accessory Dwelling Unit. The proposed project maintains the existing building footprint, with no expansion of the building envelope and no increase in lot coverage.

The proposed ADU is 459 square feet, representing approximately 23.26% of the primary dwelling, ensuring the unit remains clearly subordinate in size, scale, and use to the main residence. The property provides sufficient on-site parking to serve both the primary residence and the ADU, and no changes to existing access points or traffic patterns are proposed.

The proposed use will not adversely affect adjacent properties with respect to traffic, parking, noise, privacy, light, or air, and will not alter the residential character of the neighborhood, as it utilizes an existing structure and remains visually unobtrusive from the public right-of-way.

The requested Special Exception represents the minimum relief necessary to allow reasonable use of the property consistent with the intent of the zoning ordinance and supports adaptive reuse of an existing structure while complying with all other applicable development standards.

Assigned To Department

Board of Adjustment

Assigned to Staff

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	0.26

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	CD
Lot Number	4
Lot Size (Acres)	0.26
Block Number	2/5924
Lot Size (Sq. Ft)	11560.00
How many streets abut the property?	2
Land Use	Single-Family Residential
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	12/24/2025
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	Self (Property Owner)

Custom Lists

Board of Adjustment Request

1

Type of Request	Special Exception
Request Description	Accessory dwelling unit-for rent
Application Type	Single Family/Duplex Variance or Special Exception
Affirm that an appeal has been made for	Additional Dwelling Unit (For Rent)
Application is made to BOA to grant the described appeal	Ord. 25984 and City Code 51A-4.112(1) allow only for single family and handicap group dwelling, do not allow for ADU without special exception.

Case Information

1

Full Request	ADU-for rent
Brief Request	ADU-for rent
Zoning Requirements	ADU-for rent
Relevant History	NA
BOA History	No

GIS Information

1

Census Tract Number	22
Council District	1

Street Frontage Information

1

Street Frontage	Front
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Linear Feet (Sq. Ft) 75

2

Street Frontage Side
Linear Feet (Sq. Ft) 147

Contact Information

Name	Organization Name	Contact Type	Phone
Kiara Marie Medina Email: kiarammedina@gmail.com 802 W Greenbriar Ln, Dallas, TX 75208		Applicant	9175823347

Name	Organization Name	Contact Type	Phone
Kiara Marie Medina Email: kiarammedina@gmail.com 802 W GREENBRIAR LN, DALLAS, TEXAS 752082620		Property Owner	9175823347

Address

802 W GREENBRIAR LN, Dallas, TX 75208

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000045907600000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	MEDINA KIARA MARIE	802 W GREENBRIAR LN, DALLAS, TEXAS 752082620	

Status History

Status	Comment	Assigned Name	Status Date
Payment Due		Diana Barkume	12/30/2025
In Review	Updated By Script	Accela Administrator	12/31/2025
In Review		Anna Brickey	12/31/2025