

FILE NUMBER: BOA-26-000049(CC)

BUILDING OFFICIAL'S REPORT: Application of Ryan Huston for **(1)** a variance to the floor area for structures accessory to single family use regulations at **5014 ABRAMS ROAD**. This property is more fully described as Block 6/5419, Lot 19, and is zoned R-7.5(A), which states that an accessory structure may not exceed 25 percent of the floor area of the main structure. The applicant proposes to construct and/or maintain a single-family residential accessory structure with 769.55 square feet of floor area (41.8% of the 1,840 square foot floor area of the main structure), which will require **(1)** a 309.55 square foot (17 percent) variance to the floor area for structures accessory to single family use regulations.

LOCATION: 5014 Abrams Road

APPLICANT: Ryan Houston

REQUEST:

(1) A variance to the floor area for structures accessory to single-family use regulations

STANDARD OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front yard, side yard, rear yard, lot width, lot depth, lot coverage, **floor area for structures accessory** to single-family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations, provided that the variance is:

- (A) not contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51A-3.102(d)(10)(B): Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

- (i) The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) The municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance Request (1):

Denial

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

1. Not contrary to the public interest.
2. The proposed variance is not necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning.
3. The proposed development appears to be a self-created or personal hardship, and would permit a person a privilege in developing a parcel of land not permitted by the code of ordinances to other parcels of land with the same zoning.

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A)
North: R-7.5(A)
East: R-7.5(A)
South: R-7.5(A)
West: R-7.5(A)

Land Use:

The subject site is developed and surrounded by similar single family uses.

BDA History:

Zero cases within the past five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Ryan Houston for the property located at 5014 Abrams Road focuses on one request relating to the floor area of an accessory structure exceeding 25 percent of the main structure.
- The applicant proposes to construct and/or maintain a single-family residential accessory structure with 769.55 square feet of floor area (41.8% of the 1,840 square foot floor area of the main structure), which will require a 309.55 square foot (17 percent) variance to the floor area for structures accessory to single-family use regulations.
- Lot is not considered to be restricted in area, shape, or slope and can be developed in a manner commensurate with the development upon other parcels of land with the same zoning.
- The applicant has the burden of proof in establishing the following:
 1. That granting the variance to the floor area for structures accessory to single family use regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
 2. The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
 3. The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51 A-3.102(d)(10)(B)

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

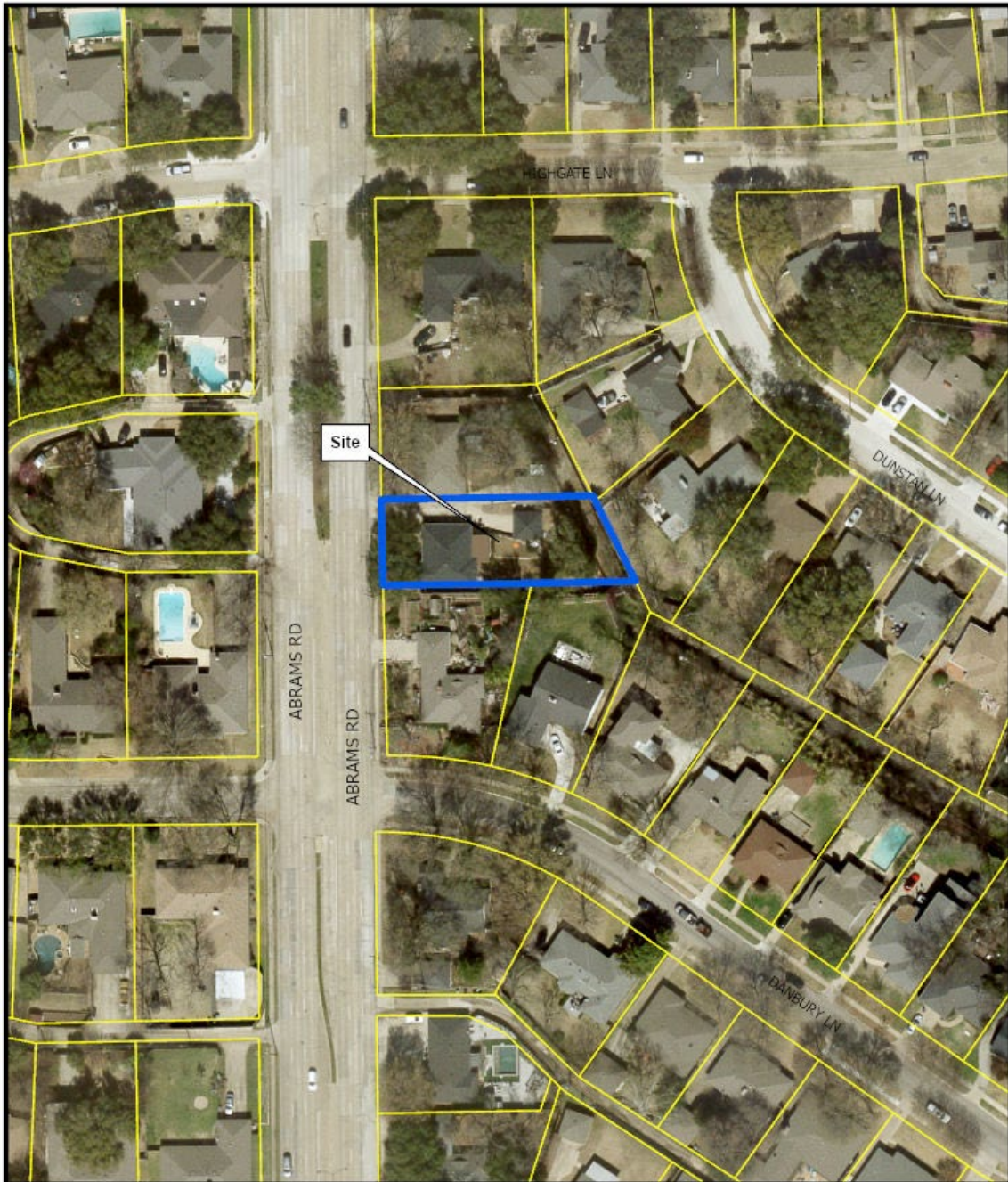
- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
 - (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
 - (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
 - (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
 - (v) the municipality considers the structure to be a nonconforming structure.
- Granting the variance to the floor area for structures accessory to single-family use 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 radius link: [BOA-26-000049 at 5014 Abrams](#)

Timeline:

- July 2, 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 **C**.
- July 13, 2026: The Planning and Development Senior Planner emailed the applicant the following information:
- 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.

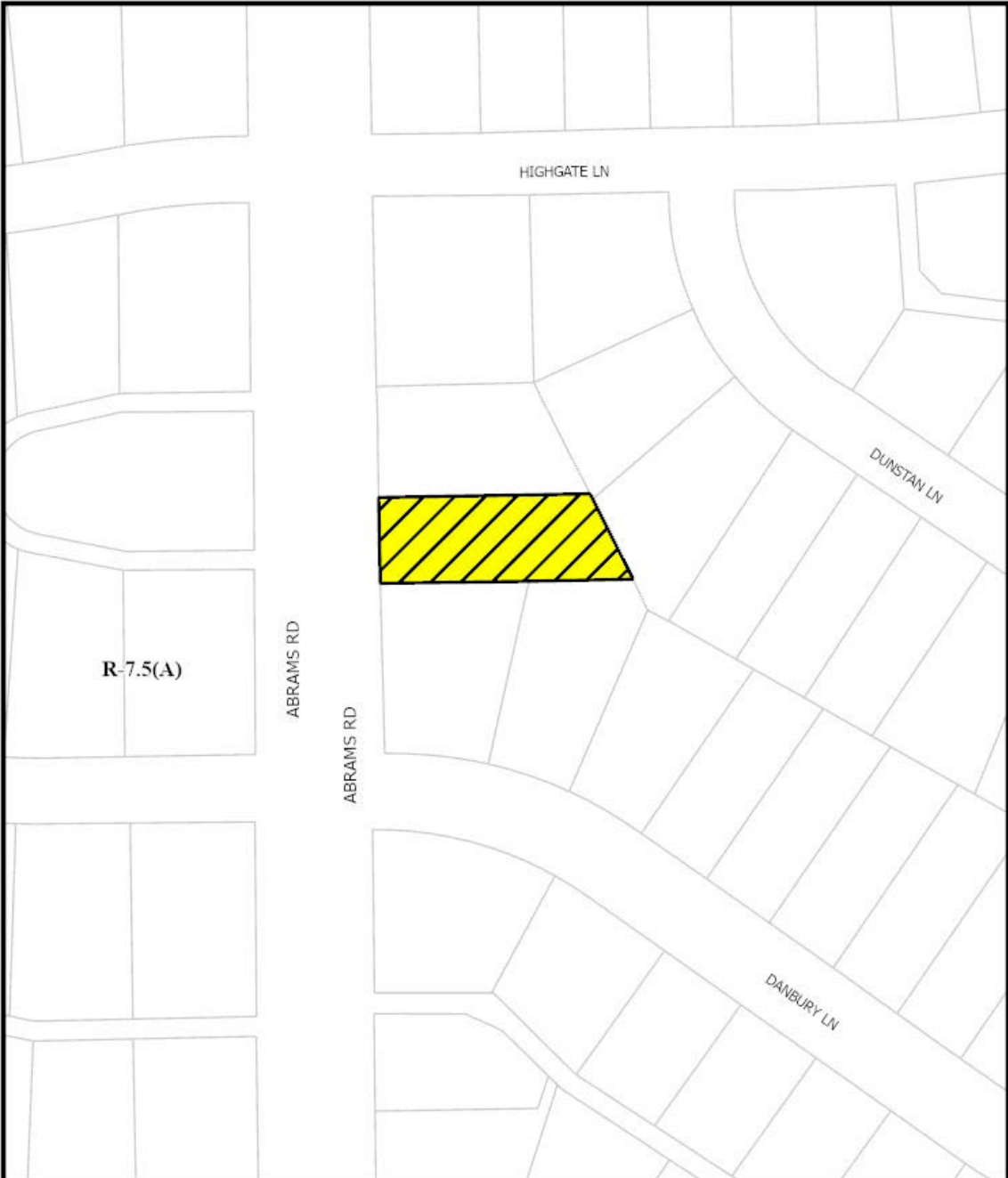


1:1,200

AERIAL MAP

Case no: **BOA-26-000049**

Date: **07/16/2026**



1:1,200

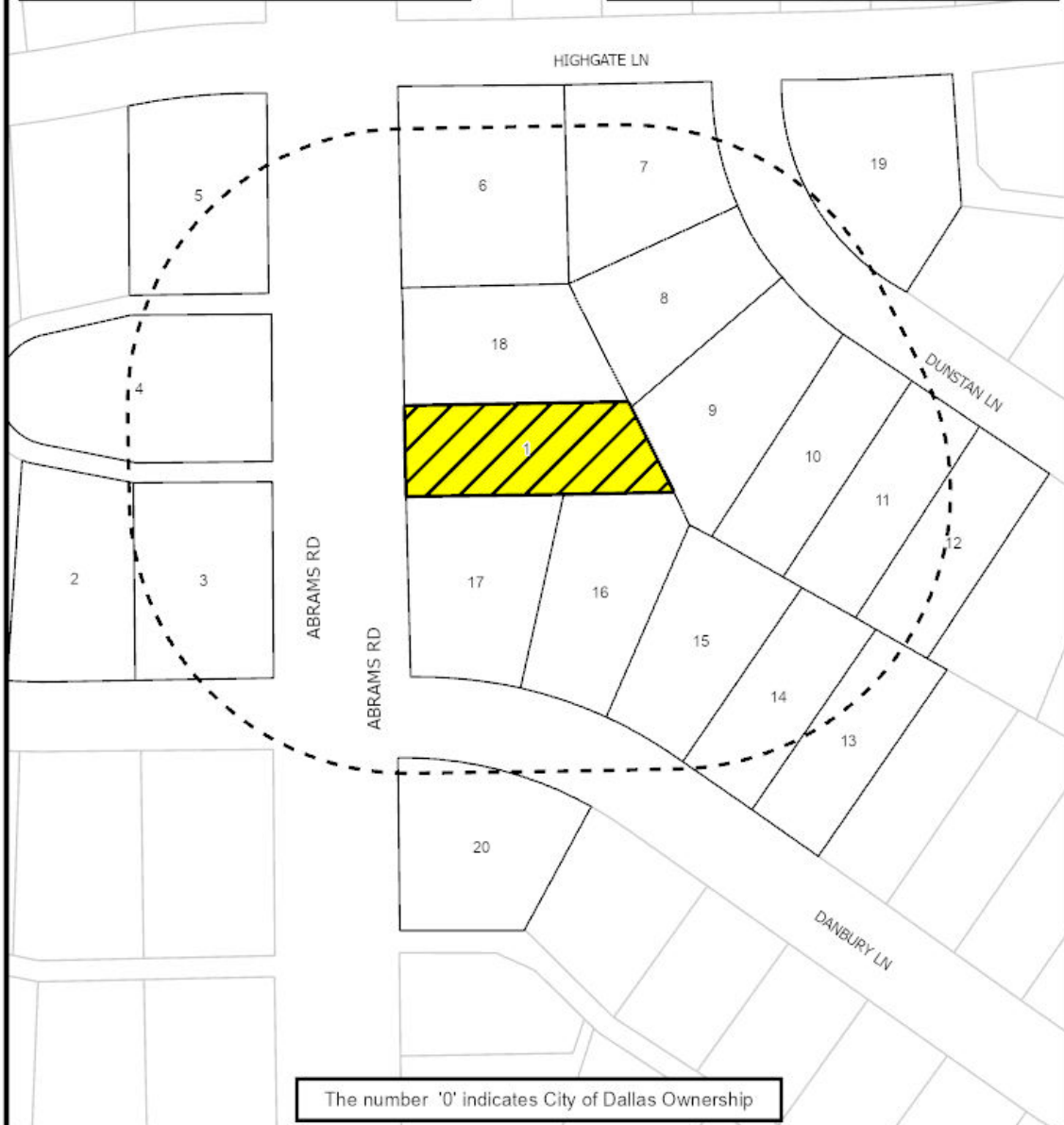
ZONING MAP

Case no: **BOA-26-000049**

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

20

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-26-000049**

Date: **7/16/2026**

07/16/2026

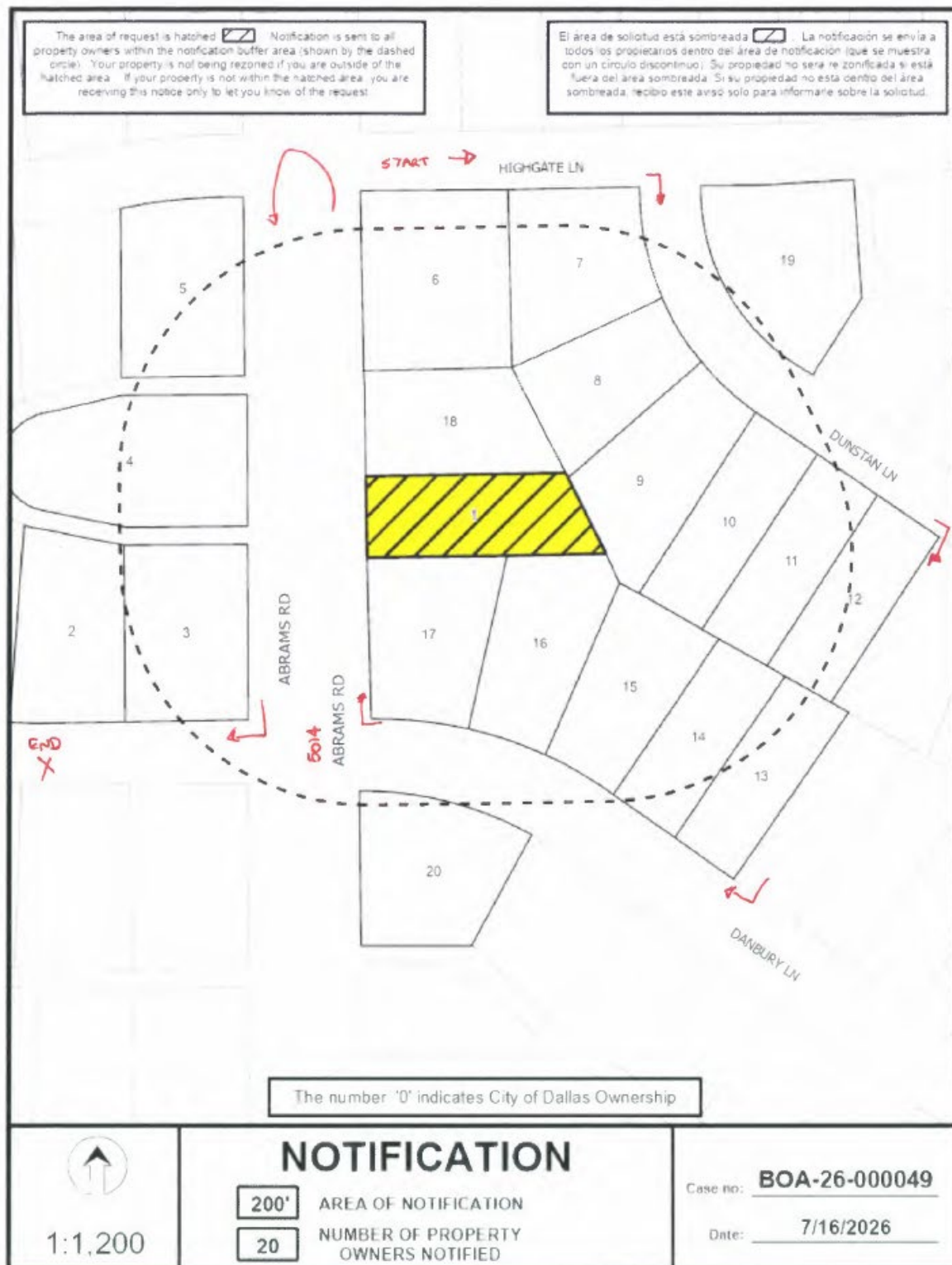
Notification List of Property Owners

BOA-26-000049

20 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5014 ABRAMS RD	TERRY JOSEPH D III &
2	6347 DANBURY LN	DAVIS THOMAS A & JULIE B
3	6355 DANBURY LN	HEATH ALLISON T
4	5017 ABRAMS RD	BALLEW GREGORY E & LISA H
5	6350 HIGHGATE LN	PAPATHANASIOU ELENI
6	6406 HIGHGATE LN	GILLIGAN SEAN F
7	6414 HIGHGATE LN	GIFFORD HUGH W II
8	6410 DUNSTAN LN	SCHLENDER ALLISON J
9	6414 DUNSTAN LN	HAUSMAN ALAN M &
10	6418 DUNSTAN LN	6418 DUNSTAN LLC
11	6422 DUNSTAN LN	LEONARD KRISTINE
12	6428 DUNSTAN LN	MODY PURAV SHREYAS &
13	6427 DANBURY LN	FRIEND RANDOLPH M
14	6423 DANBURY LN	RYAN SPENCER JAY & SHELBY P
15	6417 DANBURY LN	TITO PROPERTIES LLC
16	6411 DANBURY LN	MUNVES STEPHANIE ANN &
17	6407 DANBURY LN	GRISHAM MILTON WAYNE
18	5018 ABRAMS RD	JOHN ELVIN &
19	6430 HIGHGATE LN	GOODWIN GARY &
20	6406 DANBURY LN	GOODNIGHT JAMES MICHAEL

200' Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C)

NOTICE IS HEREBY GIVEN that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)** will hold a hearing as follows:

DATE: MONDAY, AUGUST 17, 2026

BRIEFING: 10:30 a.m. via **Videoconference** and in **6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa081726>

HEARING: 1:00 p.m. **Videoconference** and in **6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa081726>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

BOA-26-000049(KMH) Application of Ryan Huston for (1) a variance to the floor area for structures accessory to single family use regulations at **5014 ABRAMS ROAD**. This property is more fully described as Block 6/5419, Lot 19, and is zoned R-7.5(A), which states that an accessory structure may not exceed 25 percent of the floor area of the main structure. The applicant proposes to construct and/or maintain a single-family residential accessory structure with 769.55 square feet of floor area (41.8% of the 1,840 square foot floor area of the main structure), which will require (1) a 309.55 square foot (17 percent) variance to the floor area for structures accessory to single family use 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 **6ES Council Briefing**. 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-C-Register> by the 5 p.m. on **Sunday, August 16, 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 three minutes to address the Board.

Additional information regarding the application may be obtained by calling Dr. Kameka Miller-Hoskins, Chief Planner at (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 & 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-C-Register>