

FILE NUMBER: BOA-26-000048(CC)

BUILDING OFFICIAL'S REPORT: Application of Kevin Lawson to appeal the decision of the administrative official in the denial of CON-DIST-WR-26-000196 at **5443 RIDGEDALE AVENUE**. This property is more fully described as Block J/2178, Lot 19, and is zoned CD-9, which requires compliance with conservation district architectural standards. The applicant proposes to appeal the decision of an administrative official in the denial of a Conservation District Work Certificate No. CON-DIST-WR-26-000196.

LOCATION: 5443 Ridgedale Avenue

APPLICANT: Kevin Lawson

REQUEST:

- (1) A request to appeal the decision of the administrative official in the denial of CON-DIST-WR-26-000196.

STANDARD FOR APPEAL FROM DECISION OF AN ADMINISTRATIVE OFFICIAL:

Dallas Development Code Sections 51A-3.102(d)(1) and 51A-4.703(a)(2) state that any aggrieved person may appeal a decision of an administrative official when that decision concerns issues within the jurisdiction of the Board of Adjustment.

Section 51A-3.102 of the Dallas Development code states the Board of Adjustment has the following powers and duties: to hear and decide, appeals from decisions of administrative officials made in the enforcement of a zoning ordinance of the city; and may "reverse an order, requirement, decision, or determination of an administrative official involving the interpretation or enforcement of the zoning ordinance. For purposes of this section, "administrative official" means that person within a city department having the final decision-making authority within the department relative to the zoning enforcement issue.

Additionally, **Section 51A-4.703** states that "the board shall decide an appeal of a decision of an administrative official at the next meeting for which notice can be provided following the hearing and not later than the 60th day after the appeal date is filed. The board shall have all the powers of the administrative official on the action appealed from. The board may in whole or in part affirm, reverse, or amend the decision of the official. The board may impose reasonable conditions in its order to be complied with by the applicant in order to further the purpose and intent of this chapter.

The Board of Adjustment may hear and decide an appeal that alleges error in a decision made by an administrative official. Tex. Local Gov't Code Section 211.009(a)(1).

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 applicant was sent a denial letter dated June 1, 2026 stating the application to paint the previously unpainted brick was denied. The letter informed the applicant their right to appeal the decision to the Board of Adjustment.
- Lastly, the denial letter stated the applicant had twenty days from the date of the denial to file their appeal request. The appeal was filed on June 17, 2026.
- The board shall have all the powers of the administrative official on the action appealed. The board may in whole or in part affirm, reverse, or amend the decision of the official.

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.

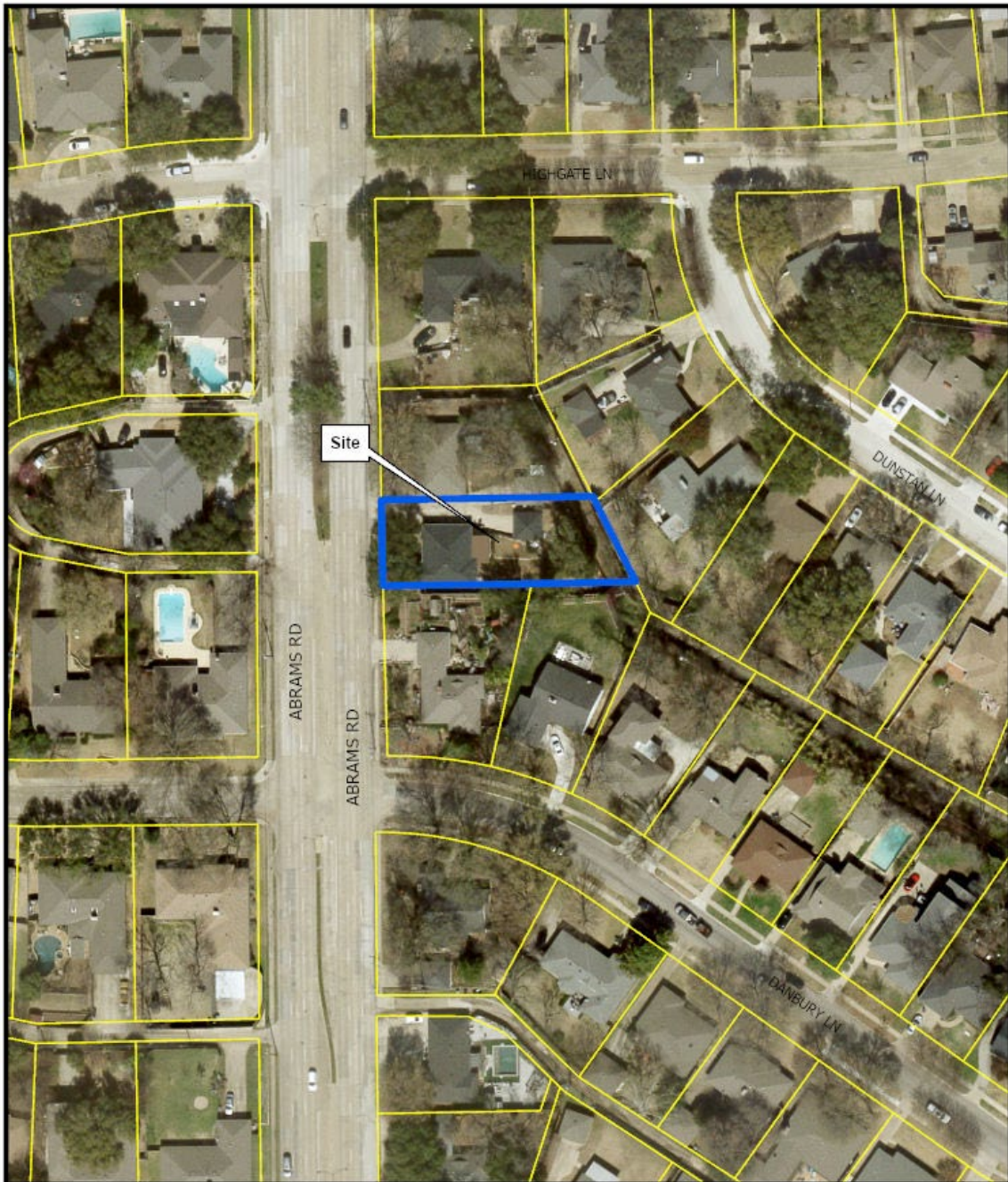
June 30, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel C.

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.

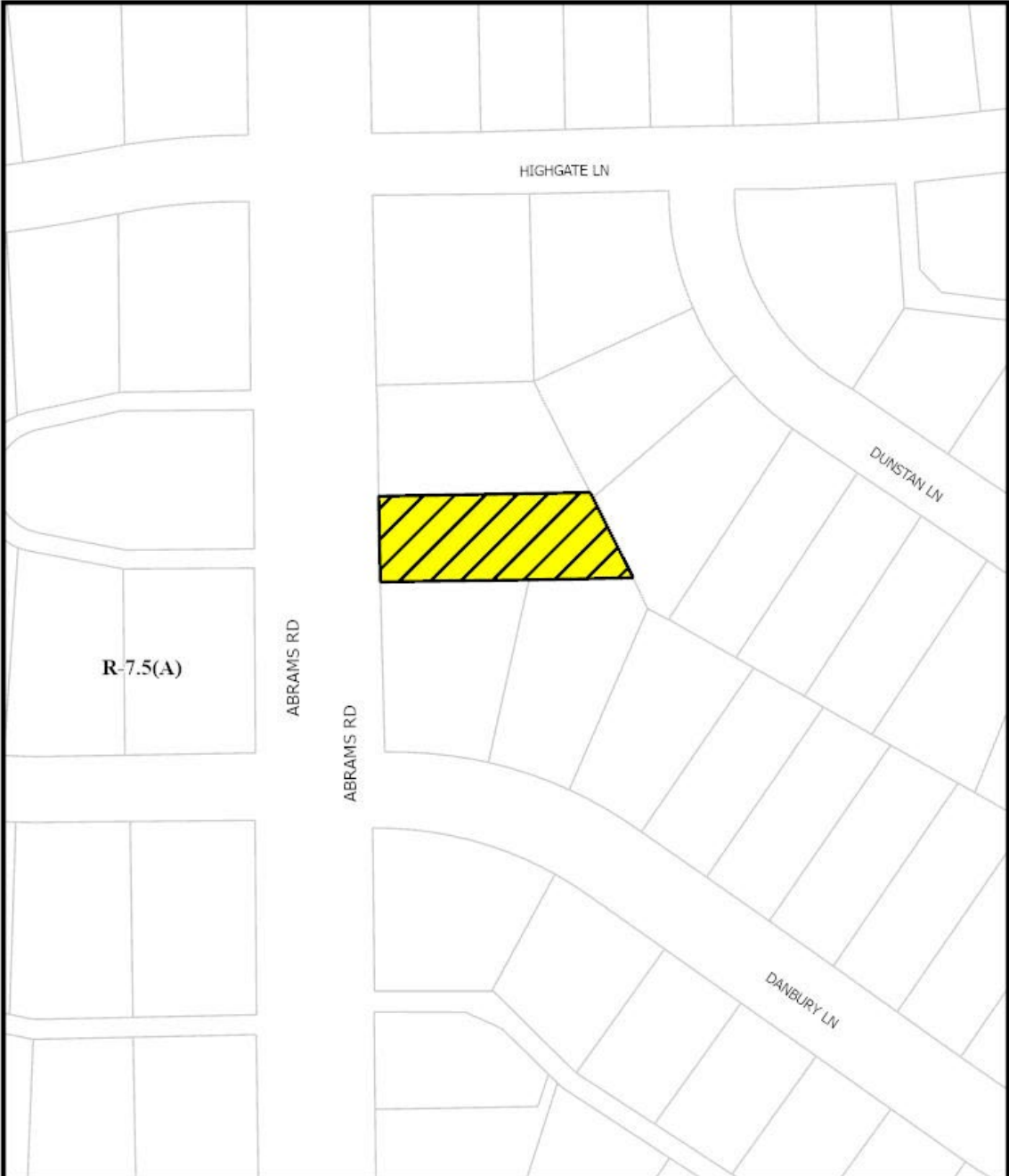


1:1,200

AERIAL MAP

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

Date: **07/16/2026**



1:1,200

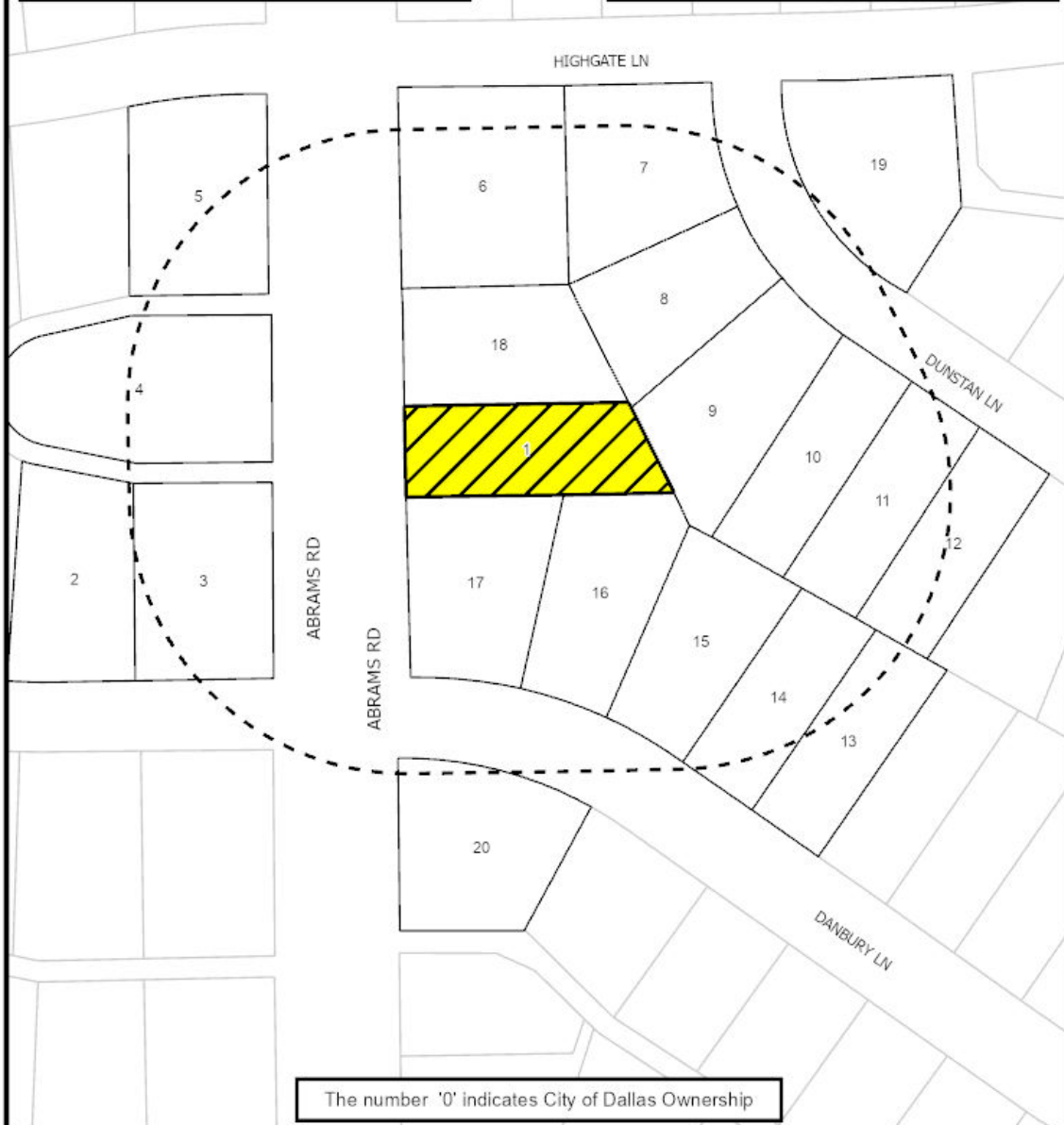
ZONING MAP

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

