



Planning & Development Department

320 E Jefferson Blvd, Dallas TX 75203
(214) 948-4480

BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: JOHN FORBES

Date: 5-27-2026

Department:

Phone/Email: 214-948-4279/JOHN.FORBES@DALLAS.GOV

Manager signature: Mayra Mcneely

Consulted with:

☒ Applicant

☐ Representative

☐ Owner

Name: Ryan Huston

Phone/Email: (214) 543-4959/Estatebuildersdfw@gmail.com

Property Information

Address: 5014 Abrams3 Dallas, Tx, 75214

Lot: 19

City Block: 6/5419

Zoning Classification: R-7.5(A)

Issues that require Board action accessory structure exceeding 25% of main.

List the City of Dallas Development Code(s) this project is non-compliant with:

Check all that apply: ☒ Variance ☐ Special Exception

☐ Yard setback

☐ Lot Width

☐ Lot Depth

☐ Lot coverage

☒ Floor area for accessory structures for single-family uses

☐ Height

☐ Minimum width of sidewalk

☐ Off-street parking

☐ Off-street loading

☐ Landscape regulations

☐ fence height and/or standards

☐ Visibility triangle obstructions

☐ Parking demand

☐ Additional dwelling unit (not for rent) ☐ Accessory dwelling unit (for rent)

☐ Carport

☐ Non-conforming use or structure

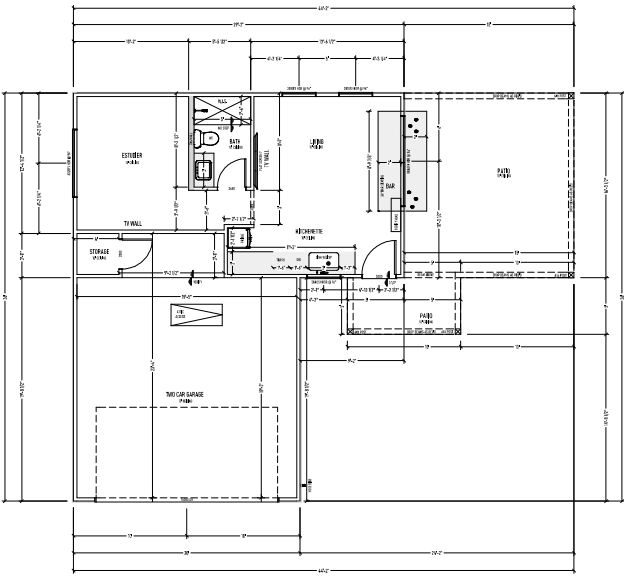
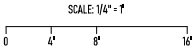
☐ Administrative Official Appeal

☒ Other: Exceeding the main structure of 25%.

Description: Main structure is 1840sf and proposed accessory structure is 769.55sf which exceeds the 25% allowed.
Main- 1840sf w/25% of 460sf
Accessory- 769.55sf excluding the parking area.

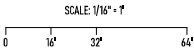
Alternative resolutions discussed/offered:

Reduce accessory size.

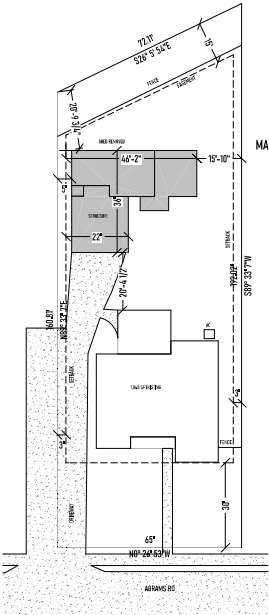


Roofing		
> R1	SHINGLE ROOF AREA	1436.32 sq ft
Windows		
> W1	361875 VIEW 00 96"	2
W2	261450 VIEW 00 96"	1
W3	462395 VIEW 00 96"	1
W4	804575 VIEW 00 96"	1
Doors		
D1	16000 Storage Door	1
D2	2000 L	1
D3	2000 L	1
D4	2000 0 Insulating Fast Sliding Door	1

5014 ABRAMS RD



NOTE: PROPERTY BOUNDARY RECONSTRUCTED FROM SURVEY (VERIFY)



MAIN HOUSE: 1,498 SQFT MAIN HOUSE +345 SQFT OF COVERED PATIO/ PORCHES= 1,840 SQFT

SHEET INDEX		
TOTAL FOOTAGES	SHEET NAME	SHEET NO.
TOTAL LIVING: 423 SF	SITE PLAN	A1.00
PATIO: 294 SF	FLOORPLAN	A2.00
GARAGE: 446 SF	ELECTRICAL LAYOUT	A3.00
TOTAL SLAB: 1,163 SF	ELEVATIONS	A4.00
	ROOF LINES	A5.00
	SLAB LAYOUT	S1.00
	QUANTITIES	Q1.00

5014 ABRAMS RD

SITE PLAN

PROJECT NO:

RAPID
DESIGNS

WWW.RAPIDDESIGNS.CO

SHEET:

A1.00