

BOA-26-000038

A notice was added to this record on 2026-05-05.
Condition: Severity: Notice
Total conditions: 2 (Notice: 2)

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File Date: [05/05/2026](#)

Application Status: [Plan Review](#)

Assigned To: [Diana Barkume](#)

Description of Work: [BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000038 BUILDING OFFICIAL'S REPORT: Application of Jorge Maliachi for \(1\) a variance to the front yard setback regulations, \(2\) a variance to the side yard setback regulations, \(3\) a variance to the side yard setback regulations, and \(4\) a variance to the maximum lot coverage regulations at 5418 MELROSE AVENUE. This property is more fully described as Block C/1978, Lots 8, 9, and 10, and is zoned R-7.5\(A\), which requires a front yard setback of 25-feet, a side yard setback of 5-feet, and limits the lot coverage to 45 percent for residential structures. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 7-foot 2-inch front yard setback, which will require \(1\) a 17-foot 10-inch variance to the front yard setback regulations, to construct and/or maintain a single-family residential structure and provide a 3-foot 5-inch side yard setback at the west side of the property, which will require \(2\) a 1-foot 7-inch variance to the side yard setback regulations, to construct and/or maintain a single-family residential structure and provide a 3-foot 6-inch side yard setback at the east side of the property, which will require \(3\) a 1-foot 6-inch variance to the side yard setback regulations, and to construct and/or maintain a single-family residential structure with 53 percent lot coverage \(2,302 square feet\), which will require \(4\) an 8 percent \(368.35 square foot\) variance to the maximum lot coverage regulations. LOCATION: 5418 Melrose Avenue APPLICANT: Jorge Maliachi REQUEST: \(1\) a variance to the front yard setback regulations, \(2\) a variance to the side yard setback regulations, \(3\) a variance to the side yard setback regulations, \(4\) a variance to the maximum lot coverage regulations](#)

Application Detail: [Detail](#)

Application Name:

Application Type: [Board of Adjustments](#)

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	5418 Melrose Ave Affid...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	05/05/2026
	Warranty Deed.pdf	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	05/05/2026
	CITY OF DALLAS Lien St...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	05/05/2026
	Legal Description.pdf	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	05/05/2026
	Map Block 5418 Melrose...	BLDG_BDA	Maps - Block		application/pdf	Uploaded	05/05/2026
	5418 Melrose Certified...	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	05/05/2026
	Tax Certificate.pdf	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	05/05/2026
	Siteplan - 5418 MELROS...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	05/05/2026
	BOA-26-000038_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	05/06/2026
	BOA-26-000038_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	05/06/2026
	BOA-26-000038_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	05/06/2026
	BOA26000038n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	05/06/2026
	BOA26000038z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	05/06/2026
	BOA26000038a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	05/06/2026
	BOA26000038mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	05/06/2026
	Melrose Plans.pdf	BLDG_BDA	Plans - Site Plan	Prescreened plans	application/pdf	Uploaded	05/11/2026
	Neighborhood Petition ...	BLDG_BDA	Other Support D...	Support Petition by...	application/pdf	Uploaded	06/05/2026
	BOA-26-000038_Panel C ...	BLDG_BDA	Letter - Outcome	Held under adviseme...	application/pdf	Uploaded	06/18/2026
	5418 Melrose Ave-A1.00...	BLDG_BDA	Plans - Floor	First Floor Plan	application/pdf	Uploaded	06/27/2026
	5418 Melrose Ave-A1.01...	BLDG_BDA	Plans - Floor	Second Floor Plan	application/pdf	Uploaded	06/27/2026
	5418 Melrose Ave-A1.02...	BLDG_BDA	Plans - Other	Roof Plan	application/pdf	Uploaded	06/27/2026
	5418 Melrose Ave-A2.00...	BLDG_BDA	Plans - Elevation	Front Elevations	application/pdf	Uploaded	06/27/2026
	5418 Melrose Ave-A2.01...	BLDG_BDA	Plans - Elevation	Rear Elevation	application/pdf	Uploaded	06/27/2026
	5418 Melrose Ave-C1.00...	BLDG_BDA	Plans - Site Plan	Site Plan	application/pdf	Uploaded	06/27/2026
	5418 Melrose Ave-Full ...	BLDG_BDA	Plans - Other	Full Plans	application/pdf	Uploaded	06/27/2026
	Show all						

Address: [5418 MELROSE AVE, Dallas, TX 75206](#)

Owner Name: [GASCA GILBERT JR &](#)

Owner Address: [5418 MELROSE AVE, DALLAS, TEXAS 752067148](#)

Parcel No: [00000191311000000](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Jorge Maliachi	Nova Linea	Applicant	Mailing, 6119 Greenvil...	Active
	Hadi Daneshy		Property Owner	Mailing, 6119 Greenvil...	Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: [\\$2,525.00](#)

Total Fee Invoiced: [\\$2,525.00](#)

Balance: [\\$0.00](#)

Custom Fields: Property Details

Existing Zoning	Lot Number	Lot Size (Acres)
R-7.5(A)	8.9.10	0.1044
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?
c/1978	4547	1
Land Use	Is the property platted?	Status of Project
Single Family	Yes	Proposed
Status of Property	Previous Board of Adjustment case filed on this property	Accommodation for someone with disabilities
Non-Owner Occupied	No	No
File Date	Seleccione si necesitara un interprete	Case Number
05/05/2026		-
Are you applying for a fee waiver?	Have the standards for variance and or special exception been discussed?	Has the Notification Sign Acknowledgement Form been discussed?
No	Yes	Yes
Referred by		
Self		

Internal Use Only

Source of Request	Fee Waiver Granted	Number of Parking Spaces
Self		-
Lot Acreage		
0.1044		

PDox Information

PDox Number
249818

Board of Adjustment Request

Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the described appeal	Outcome
Variance	Front-yard	Single Family/Duplex Variance or Special Exception		Variance to reduce the required minimum side yard setback from 5 feet to 3 feet on both the right and left sides of the property, per Section 51A-4.402 and Section 51A-4.410 of the Dallas Development Code (R-7.5(A) Single Family District).	The subject lot contains only 4,547 square feet — approximately 60% of the 7,500 sq ft minimum lot area required in the R-7.5(A) district — and is narrow in width. Strict application of the 5-foot side yard setback would render the lot incapable of reasonable development. The same side yard variance was granted on the immediately adjacent property at 5414 Melrose Avenue under BOA Case No. BDA123-064, approved April 30, 2013.	
Variance	Side-yard	Single Family/Duplex Variance or Special Exception		Variance to increase the maximum permitted lot coverage from 45% to 55%, per Section 51A-4.407 and Section 51A-4.410 of the Dallas Development Code (R-7.5(A) Single Family District).	Due to the substandard lot size of 4,547 sq ft (well below the 7,500 sq ft district minimum) and the lot's narrow, shallow proportions, the standard 45% lot coverage limit prevents construction of a reasonably sized single-family home consistent with neighboring properties. The same lot coverage variance was granted on the immediately adjacent property at 5414 Melrose Avenue under BOA Case No. BDA123-064, approved April 30, 2013.	
Variance	Side-yard	Single Family/Duplex Variance or Special Exception		Variance to reduce the required minimum front yard setback from 25 feet to 7 feet, per Section 51A-4.401 and Section 51A-4.410 of the Dallas Development Code (R-7.5(A) Single Family District).	The shallow depth of the lot, combined with its substandard 4,547 sq ft area and adjacency to a public alley, makes compliance with the 25-foot front yard setback impossible without rendering the property undevelopable. The same front yard variance was granted on the immediately adjacent property at 5414 Melrose Avenue under BOA Case No. BDA123-064, approved April 30, 2013.	
Variance	Lot coverage	Single Family/Duplex Variance or Special Exception		Variance to reduce the required minimum side yard setback from 5 feet to 3 feet on both the right and left sides of the property, per Section 51A-4.402 and Section 51A-4.410 of the Dallas Development Code (R-7.5(A) Single Family District).	The subject lot contains only 4,547 square feet — approximately 60% of the 7,500 sq ft minimum lot area required in the R-7.5(A) district — and is narrow in width. Strict application of the 5-foot side yard setback would render the lot incapable of reasonable development. The same side yard variance was granted on the immediately adjacent property at 5414 Melrose Avenue under BOA Case No. BDA123-064, approved April 30, 2013.	

Street Frontage Information

Street Frontage Linear Feet (Sq. Ft) (Number)

Front	44.39
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Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to construct and/or maintain a single-family residential structure and provide a foot front yard setback, which will require a foot variance to the front yard setback regulations.	variance to the front yard setback regulations.	requires a foot setback to be provided	N/A	No	
to construct and/or maintain a single-family residential structure and provide a foot side yard setback, which will require a foot variance to the side yard setback regulations.	variance to the side yard setback regulations.	requires a foot setback to be provided	N/A	No	
to construct and/or maintain a single-family residential structure and provide a foot side yard setback, which will require a foot variance to the side yard setback regulations.	variance to the side yard setback regulations.	requires a foot setback to be provided	N/A	No	
to construct a single-family residential structure with X square feet of floor area, which will require a X square foot variance to the maximum allowed lot coverage of X.	variance to the maximum allowed lot coverage of X	cannot exceed 45% lot coverage	N/A	No	

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes	Outcome	Filing Date
Individual	06/15/2026	13:00	6ES	C	Robert F. Agnich	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	Held under advisement until August 17	Held Under Advisement	06/15/2026
			6ES	C	Robert F. Agnich	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins		Scheduled	
			6ES	C	Robert F. Agnich	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins		Scheduled	
			6ES	C	Robert F. Agnich	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins		Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				28.69				

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake	Diana Barkume	Intake Complete	05/05/2026	Accela Administ...
	GIS AOR Review	Anna Brickey	Review Complete	05/06/2026	Anna Brickey
	Case Assignment	Kameka Miller-H...	Case Manager...	05/29/2026	Kameka Miller-H...

Task	Assigned To	Status	Status Date	Action By
Site Inspection		Site Inspect...	05/29/2026	Kameka Miller-H...
Plans Distribution		Accepted - P...	06/16/2026	Kameka Miller-H...
Subdivision Review		Not Required	06/16/2026	Kameka Miller-H...
Q Team Review		Not Required	06/16/2026	Kameka Miller-H...
Arborist Review		Not Required	06/16/2026	Kameka Miller-H...
Building Code Review		Not Required	06/16/2026	Kameka Miller-H...
Zoning Review		Not Required	06/16/2026	Kameka Miller-H...
Electrical Review		Not Required	06/16/2026	Kameka Miller-H...
Eng Water and Wastewat...		Not Required	06/16/2026	Kameka Miller-H...
Historic Preservation ...		Not Required	06/16/2026	Kameka Miller-H...
Eng Paving and Drainag...		Not Required	06/16/2026	Kameka Miller-H...
Eng Flood Plain Review		Not Required	06/16/2026	Kameka Miller-H...
Board of Adjustment Re...		Approved	06/16/2026	Kameka Miller-H...
Conservation Review		Not Required	06/16/2026	Kameka Miller-H...
Traffic Review		Not Required	06/16/2026	Kameka Miller-H...
GIS Review		Not Required	06/16/2026	Kameka Miller-H...
Residential Team Review		Not Required	06/16/2026	Kameka Miller-H...
Signs Review		Not Required	06/16/2026	Kameka Miller-H...
Plans Coordination		Review Complete	06/16/2026	Kameka Miller-H...
Board of Adjustment He...		Held Under A...	06/16/2026	Kameka Miller-H...
Two-Year Waiver Period				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	BOA History	This will display in t...	Applied	05/05/2026	Notice	
	Flood Zone	Flood Zone	Applied	05/05/2026	Notice	Accela Administ...
	Flood Zone	Flood Zone	Applied	05/05/2026	Notice	Accela Administ...
	General Facts/Staff An...	This will display in t...	Applied	05/05/2026	Notice	
	Land Use	This will display in t...	Applied	05/05/2026	Notice	
	Staff Recommendation	Staff Recommendation	Applied	05/05/2026	Notice	
	Standard of Review	This will display in t...	Applied	05/05/2026	Notice	
	Timeline	This will display in t...	Applied	05/05/2026	Notice	
	Zoning	This will display in t...	Applied	05/05/2026	Notice	

Application Comments:	View ID	Comment	Date
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Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
	Site Visit Inspection	06/12/2026		Scheduled	Scheduled via Script

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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