



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234-0914

Date:

FOR OFFICE USE ONLY

RECEIVED

JUN 21 REC'D

BY:

Data Relative to Subject Property:

Location address: 2706 Turtle Creek Circle

Zoning District:

Lot No.: 1 A Block No.: A/995 Acreage: 0.230

Census Tract: 48113000502

Street Frontage (in Feet): 1) 245' 2) 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Joseph Denis O'Brien III and Thayer Collins O'Brien

Applicant: Rob Baldwin, Baldwin Associates

Telephone: 214-824-7949

Mailing Address: 3904 Elm Street, Suite B - Dallas

Zip Code: 75226

E-mail Address: rob@baldwinplanning.com

Represented by: Rob Baldwin, Baldwin Associates

Telephone: 214-824-7949

Mailing Address: 3904 Elm Street, Suite B - Dallas

Zip Code: 75226

E-mail Address: rob@baldwinplanning.com

Affirm that an appeal has been made for a Variance __, or Special Exception x, of 3' to the fence regulations to allow a 7' solid fence in the front yard and to allow encroachment into the visibility triangle.

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:

This lot is irregularly shaped and at the end of a cul-de-sac. The proposed fence will not negatively affect neighboring properties.

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared

Rob Baldwin

(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted:

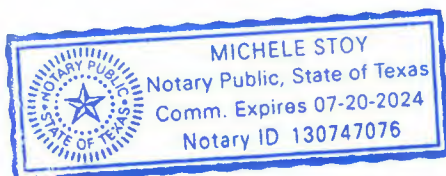
(Affiant/Applicant's signature)

Subscribed and sworn to before me this

17 day of April 2024

Notary Public in and for Dallas County, Texas

3





Appeal number: BDA 234-094

I, Joseph Denis O'Brien, III, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 2706 Turtle Creek Circle
(Address of property as stated on application)

Authorize: Rob Baldwin, Baldwin Associates
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

- Variance (specify below)
- Special Exception (specify below)
- Other Appeal (specify below)

Specify: Special exception to the fence requirements

Joseph Denis O'Brien III
Print name of property owner or registered agent

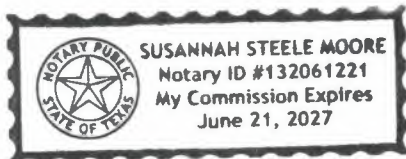
Joseph Denis O'Brien III
Signature of property owner or registered agent

Date 4/10/24

Before me, the undersigned, on this day personally appeared Joseph Denis O'Brien III

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 10 day of April, 2024



Susannah Steele Moore
Notary Public for Dallas County, Texas

Commission expires on 6/21/27


CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 234 094

I, Thayer Collins O'Brien, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 2706 Turtle Creek Circle
(Address of property as stated on application)

Authorize: Rob Baldwin, Baldwin Associates
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

 Variance (specify below)

 Special Exception (specify below)

 Other Appeal (specify below)

Specify: Special exception to the fence requirements

Thayer Collins O'Brien
Print name of property owner or registered agent

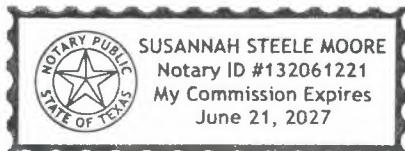
Thayer Collins O'Brien
Signature of property owner or registered agent

Date 4/10/24

Before me, the undersigned, on this day personally appeared Thayer Collins O'Brien

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 10 day of April, 2024



Susannah Steele Moore
Notary Public for Dallas County, Texas

Commission expires on 6/21/27

SHIPPED DATE: 12-8-95 RECEIVED DATE: 3-20-96

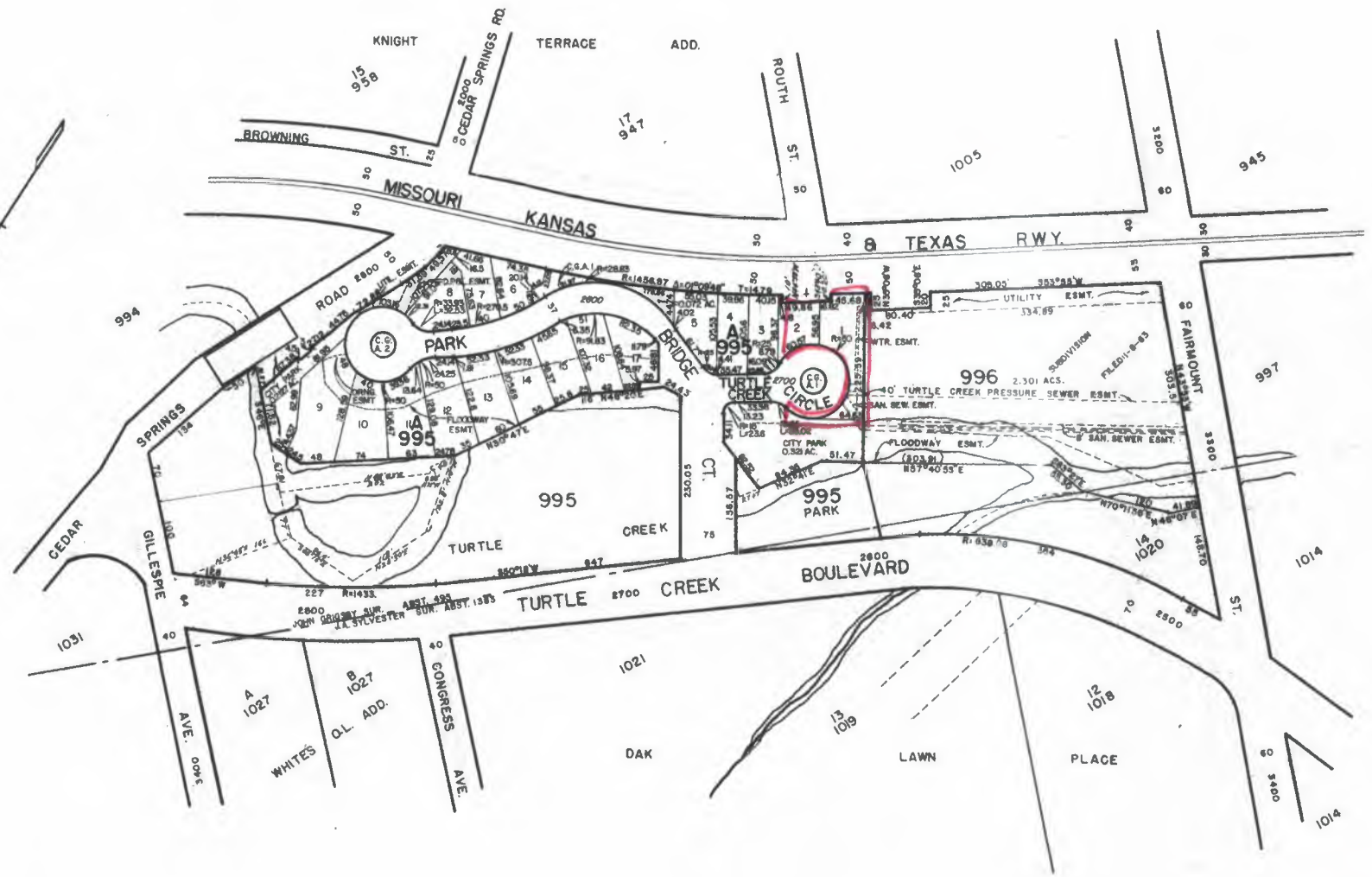
CITY OF DALLAS PLAT BOOKS

ANNEXED SURVEY: JOHN GRIGSBY J. A. SYLVESTER
ORD. NO. ABST. 495 1383

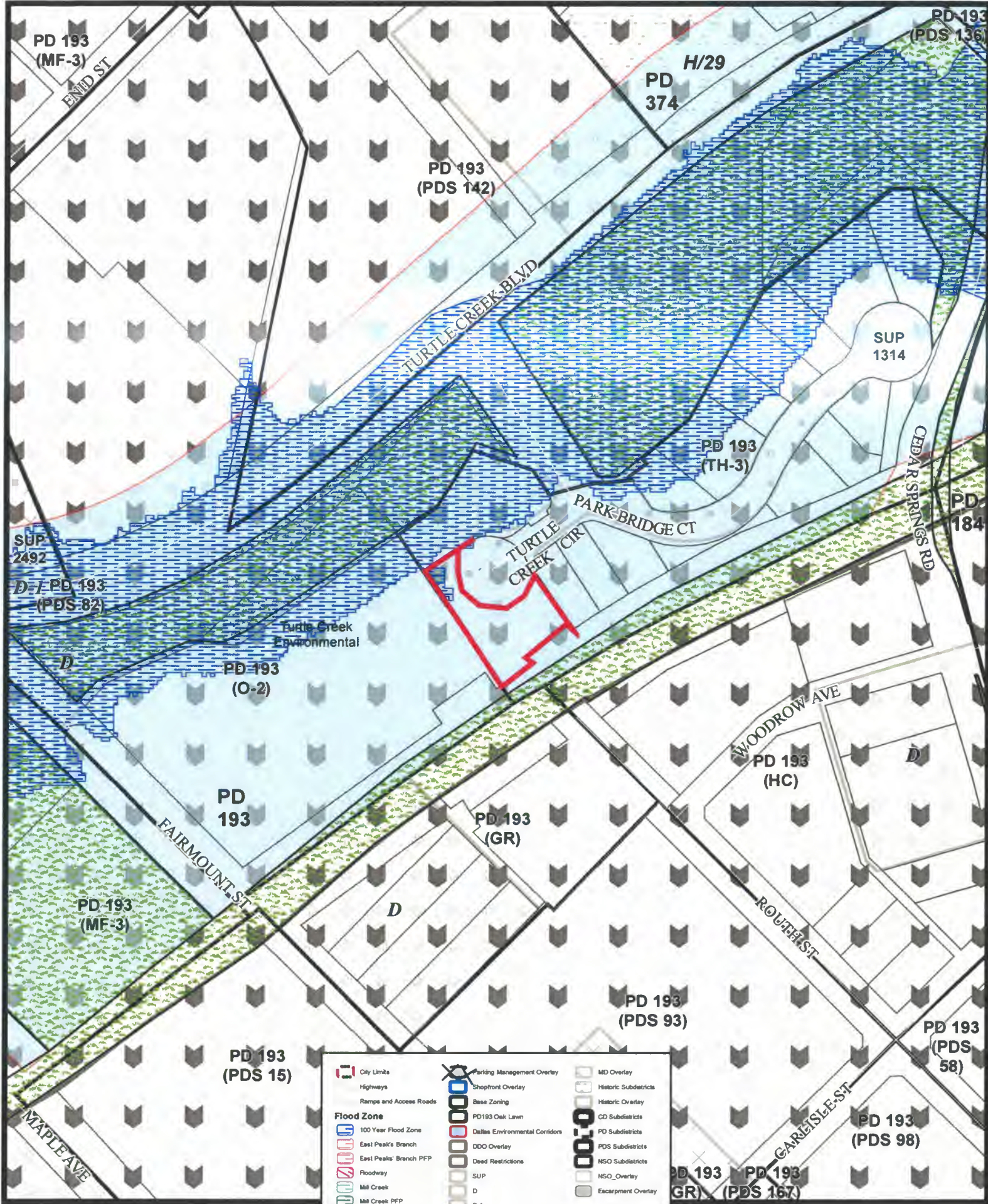
ADDITION: _____
SCALE 100 FT. EQUALS 1 INCH

BLOCKS: 995, 996, 995^A
SCHOOL DISTRICT: DALLAS

FILED: 8-18-79 A/995 TURTLE CREEK CIRCLE ADD



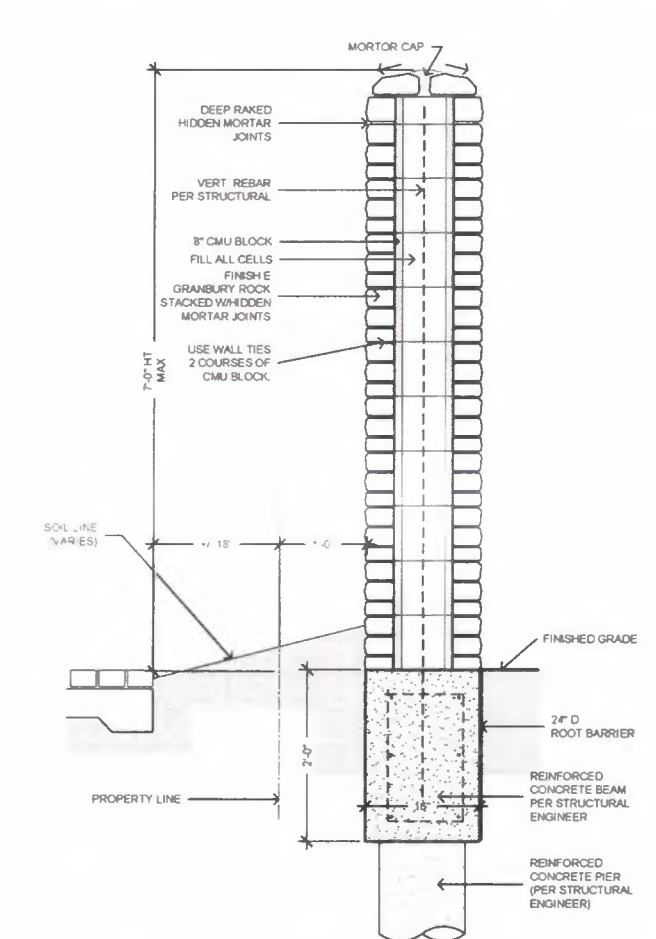
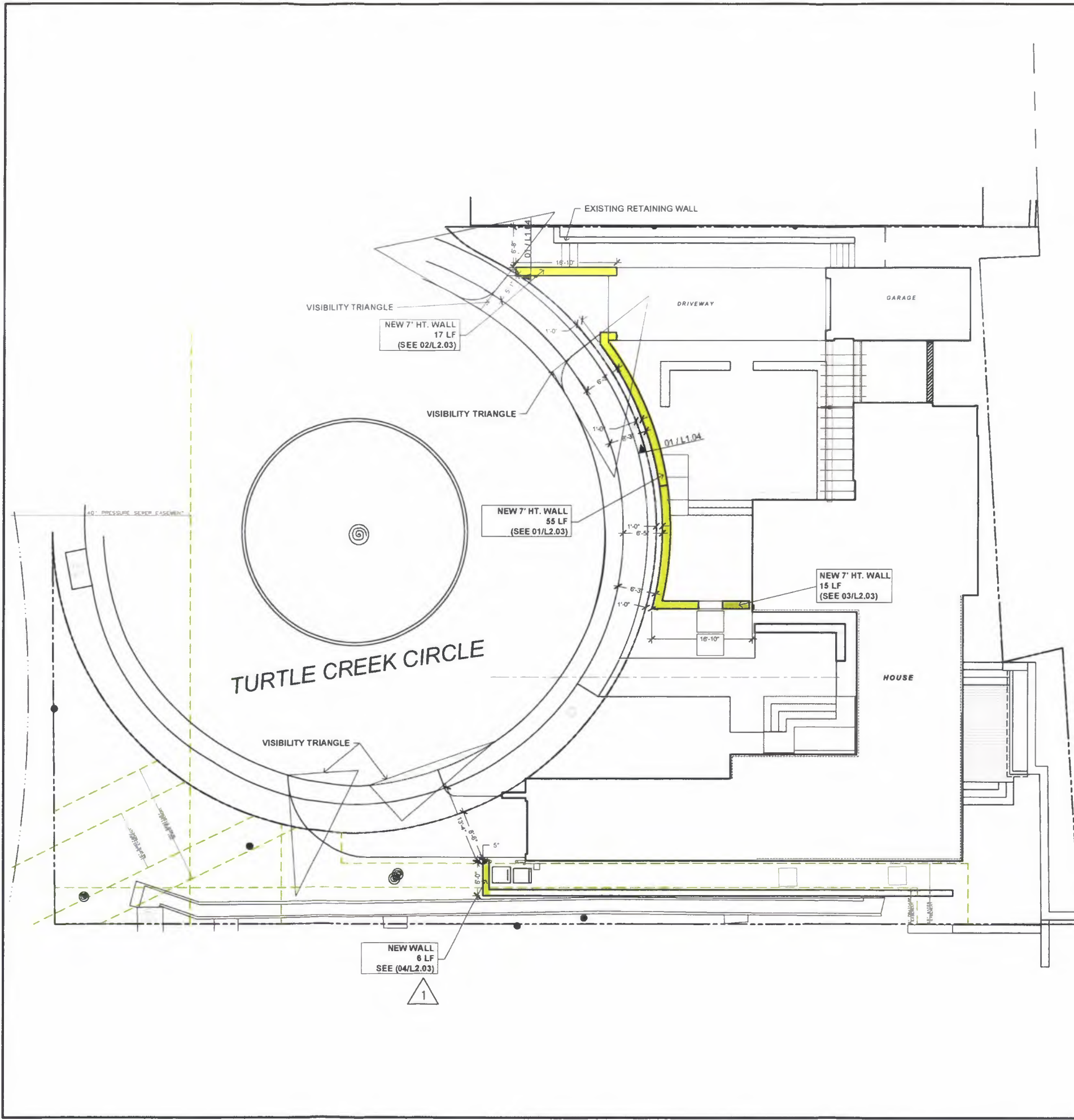
BDA234-094



	City Limits		Parking Management Overlay		MD Overlay
	Highways		Shopfront Overlay		Historic Subdistricts
	Ramps and Access Roads		Base Zoning		Historic Overlay
	Flood Zone		PD193 Oak Lawn		CD Subdistricts
	100 Year Flood Zone		Dallas Environmental Corridors		PD Subdistricts
	East Peak's Branch		DDO Overlay		PDS Subdistricts
	East Peak's Branch PFP		Deed Restrictions		NSO Subdistricts
	Floodway		SUP		NSO_Overlay
	Mill Creek		D		Escarpment Overlay
	Mill Creek PFP		D-1		
	Peak's Branch		CP		
	Peak's Branch PFP		SP		
	X Protected by Levee				
	Parks				
	Height Map Overlay				

↑ 1:1,800

Case ID: **BA23A-094**
 Printed: 4/10/2024



01 FRONT FRESTANDING WALL DETAIL
SCALE: 1"=1'-0"

ARMSTRONG • BERGER
LANDSCAPE ARCHITECTS • PLANNERS
CONSTRUCTION MANAGEMENT

These drawings and/or specifications prepared with this document and are provided for the use of the client only. These documents are not to be used in whole or in part for any other purpose or for any other project other than those under contract or without the specific written permission from Armstrong-Berger. Reproduction is prohibited.

© 2024

CONSTRUCTION SET



JOHN H. ARMSTRONG, ASLA

REVISIONS

▲ May 09, 2024 Site Layout Plan- Front Wall (LF Note Added)
April 29, 2024 Site Layout Plan- Front Wall
April 16, 2024 Site Layout Plan- Front Wall

- NEW FRONT WALL
- PLANTING
- HARDSCAPE

BDA-23A-09A

Armstrong Berger

Landscape Architecture • Planning • Construction Management

2111 Park Row Dallas, TX 75201 214-675-0888
5000 E. Eastman Avenue Dallas, TX 75206 214-675-0888

THIS RESIDENTIAL DEVELOPMENT IS ZONED TOWNHOUSE-3, PER SECTION 51 A-4.100 AND 51A-4.114-4A, THE SETBACK IS 0 FEET.

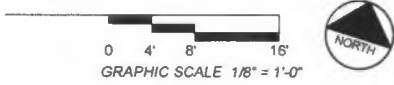
OBIEN RESIDENCE

2706 Turtle Creek Circle
Dallas, Texas

DRAWING TITLE

SITE LAYOUT PLAN FRONT WALL

ISSUE DATE: November 2020
DRAWING SCALE: 1/8"=1'-0"
PROJECT NUMBER: 20060
DRAWN BY: PK
REVIEWED BY: JHA
APPROVED BY: JHA
DRAWING NUMBER

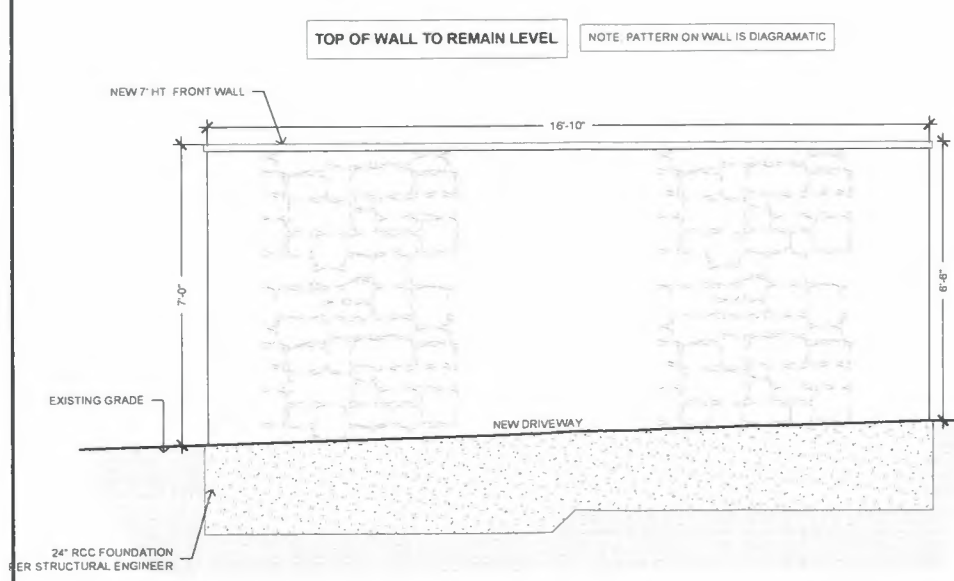


L1.04

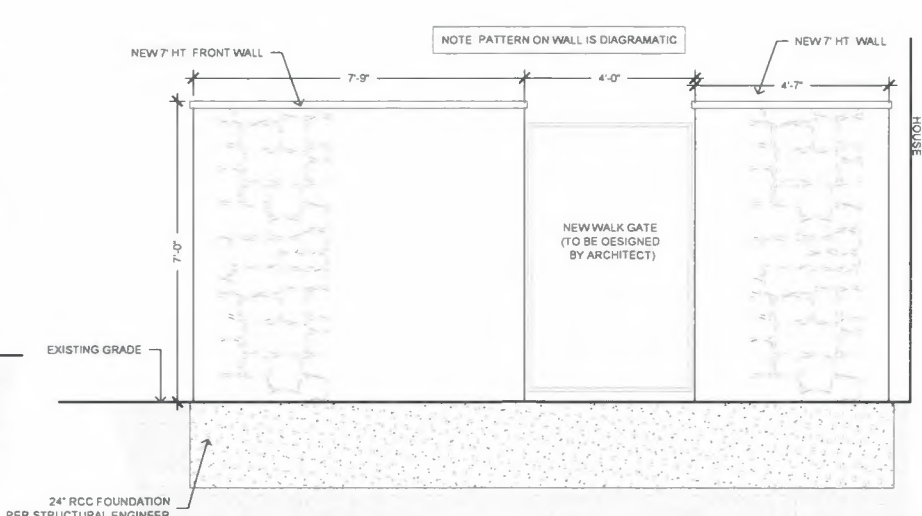
ALL 12"X18" PRINTED DRAWINGS ARE 1/2 THE NOTED WRITTEN SCALE



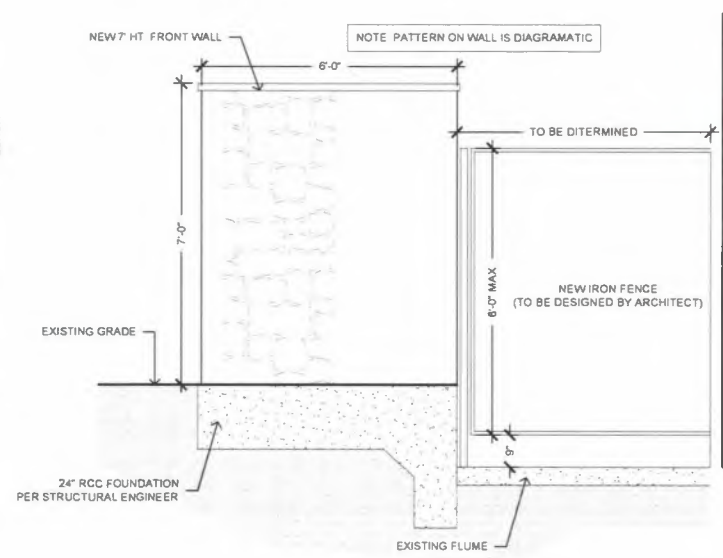
01 FRONT WALL ELEVATION
 SCALE: 1-1/2"=1'-0"



02 FRONT WALL ELEVATION
 SCALE: 1-1/2"=1'-0"



03 FRONT WALL ELEVATION
 SCALE: 1-1/2"=1'-0"



04 FRONT WALL ELEVATION
 SCALE: 1-1/2"=1'-0"

CONSTRUCTION SET

SEAL



JOHN H. ARMSTRONG, ASLA
 REVISIONS
 May 13, 2024 Site Details- Front Wall

BJA23A-09A

Armstrong Berger
 Landscape Architecture • Planning • Construction Management
 5011 Main Street, Suite 1000 Dallas, Texas 75226 Phone: 214.475.4875 Fax: 214.475.4875
 www.armstrongberger.com

OBIEN RESIDENCE
 2706 Turtle Creek Circle
 Dallas, Texas

DRAWING TITLE
SITE HARDSCAPE DETAILS

ISSUE DATE: November 2020
 DRAWING SCALE: 1/8"=1'-0"
 PROJECT NUMBER: 20060
 DRAWN BY: PK
 REVIEWED BY: JHA
 APPROVED BY: JHA
 DRAWING NUMBER

L2.03

REFER TO TYPICAL WALL DETAIL ON 01/L1.04

ALL 12"X18" PRINTED DRAWINGS ARE 1/2 THE NOTED WRITTEN SCALE