



Planning & Development Department

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

Board of Adjustment:
1500 Marilla Street, 5CN
Dallas Tx75201
(214) 948-4480

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY

Case no. _____

Date _____

Data Relative to Subject Property: _____

Location address: 4525 Isabella Lane

Zoning District: R-1ac(A)

Lot No.: 7 Block No.: E/5534 Acreage: 1.16 Census Tract: 48113007601

Street Frontage (in Ft.): 1) 183.77 2) _____ 3) _____ 4) _____ (5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Isabella 16, LLC

Applicant: Rob Baldwin, Baldwin Associates Telephone: 2 _____

Mailing Address: 3904 Elm Street, Ste B Zip Code: 75226

E-mail Address: _____

Represented by: Rob Baldwin, Baldwin Associates Telephone: _____

Mailing Address: 3904 Elm Street, Ste. B Zip Code: 75226

E-mail Address: _____

Affirm that an appeal has been made for a ☐ Variance or ☒ Special Exception, of:

1.) S.E. of 4' to allow an 8' fence with gate and columns 2) S.E. to allow the fence to be less than 50% open, 3.) S.E. to allow the fence to encroach into the front yard setback

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:

The fence will provide privacy and security to the homeowners and will not negatively impact the surrounding 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)

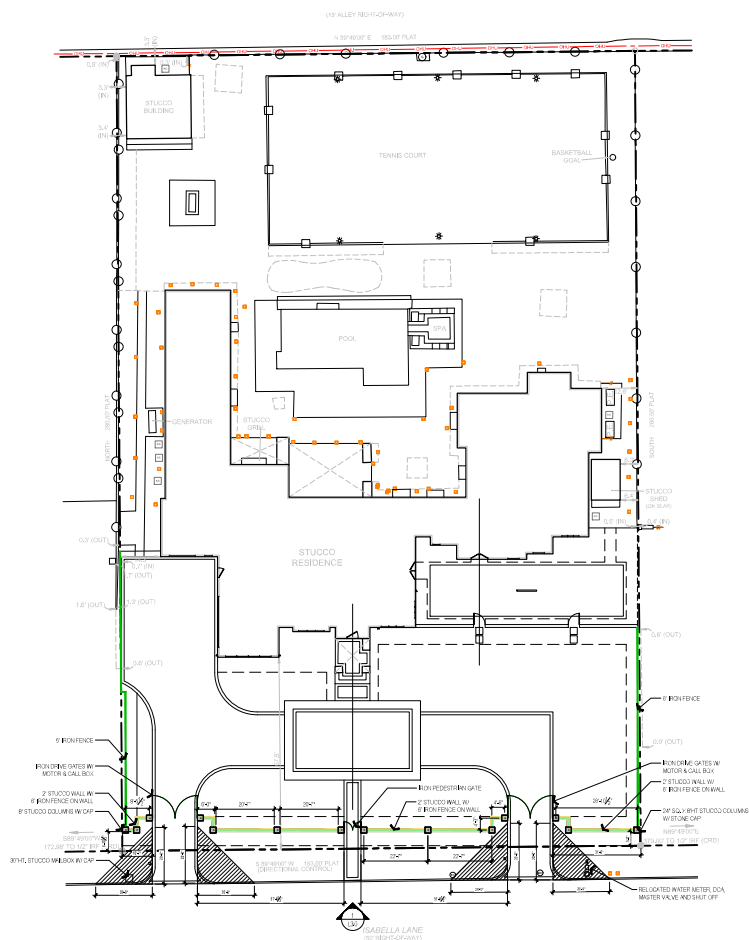
Subscribed and sworn to before me this 14 day of July, 2026

Notary Public in and for Dallas County, Texas

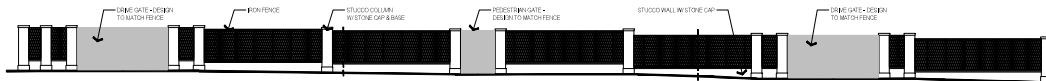
Together we are planning and building a better Dallas for all!

4/30/2025

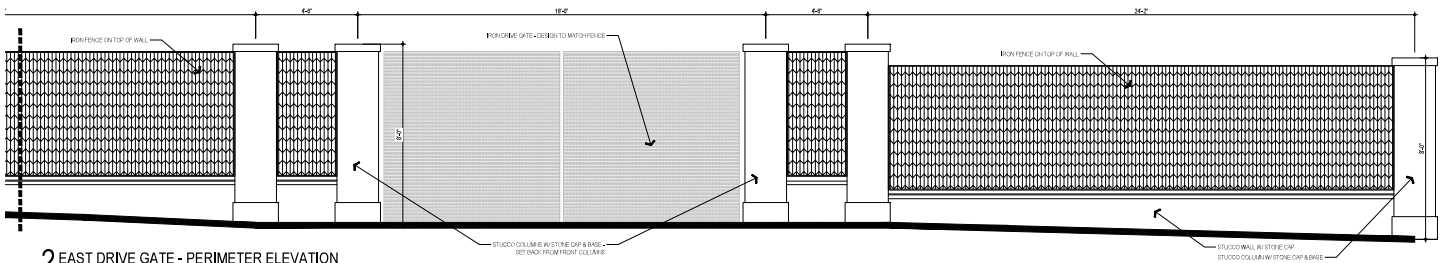




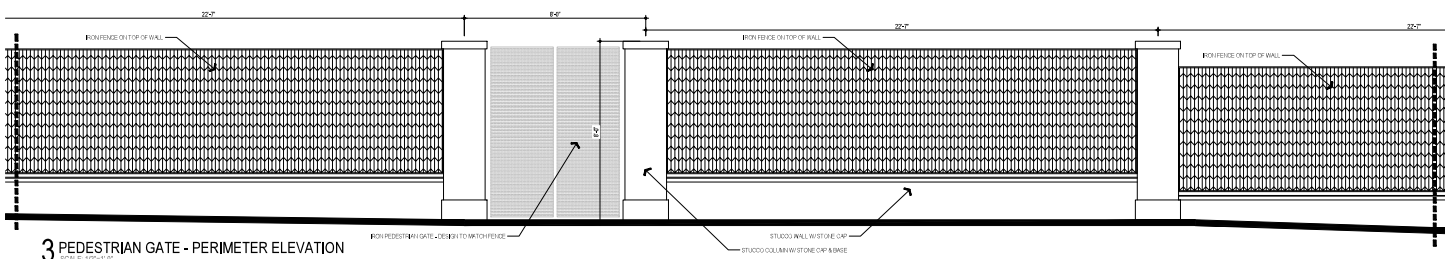
OPENNESS PERCENTAGE = 40%
NOTE: PER CITY CODE, SINCE FRONT FENCE IS 5'-4" BEHIND
FRONT PROPERTY LINE, OPENNESS CAN BE LESS THAN 50%



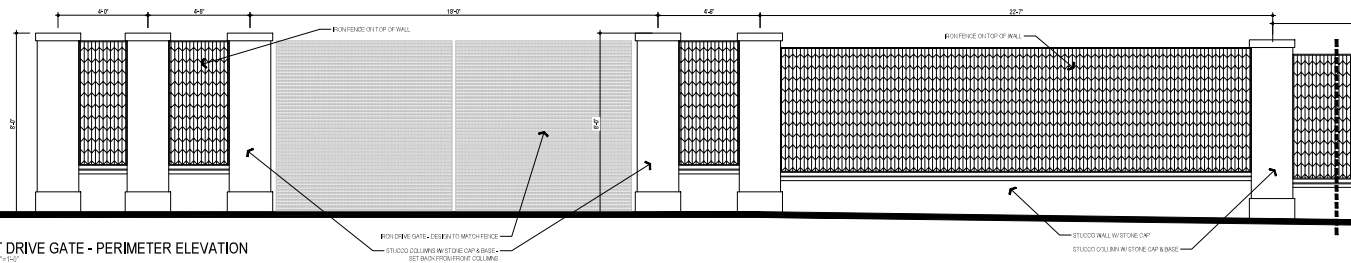
1 FRONT PERIMETER ELEVATION
SCALE: 1/8"=1'-0"



2 EAST DRIVE GATE - PERIMETER ELEVATION
SCALE: 1/8"=1'-0"



3 PEDESTRIAN GATE - PERIMETER ELEVATION
SCALE: 1/8"=1'-0"



4 WEST DRIVE GATE - PERIMETER ELEVATION
SCALE: 1/8"=1'-0"

HAROLD LEIDNER
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**NOT FOR
CONSTRUCTION**

MCGRAW JAY & ERICA RESIDENCE
4525 ISABELLA LANE
DALLAS, TX

SCALE VARIES
NORTH

1. SITE
2. DESIGN - REVISIONS
3. DESIGN - PLANT SCHEDULE
4. DESIGN - CITY COMMENTS

DATE: AUGUST 12, 2009
BY: J.E.L.
CONSTRUCTION
DETAILS

SHEET:
L3.0