



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

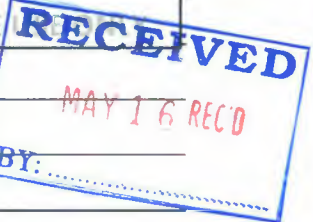
Case No.: BDA

234083
FOR OFFICIAL USE ONLY

Data Relative to Subject Property:

Date:

FOR OFFICE



Location address: 10010 Strait Lane

Zoning District: R-1ac(A)

Lot No.: 1A Block No.: 5530

Acreeage: 2.2180

Census Tract: 48113007601

Street Frontage (in Feet): 1) 431 2) 146 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Hadley & Bess, LLC (Stephen Simpton, registered agent)

Applicant: Rob Baldwin, Baldwin Associates, LLC

Telephone: 214-824-7949

Mailing Address: 3904 Elm Street, Suite B Dallas, Texas

Zip Code: 75226

E-mail Address: rob@baldwinplanning.com ; michele@baldwinplanning.com

Represented by: Rob Baldwin

Telephone: 214-824-7949

Mailing Address: 3904 Elm Street, Suite B Dallas, Texas

Zip Code: 75226

E-mail Address: rob@baldwinplanning.com; michele@baldwinplanning.com

Affirm that an appeal has been made for a Variance or Special Exception of 7'3" to the fence height regulations to allow a 11'3" fence and gates in the front yards of Strait Lane and Walnut Hill. Special Exception to allow a portion of the fence to be constructed of solid materials. Special exception to allow prohibited materials (sheet metal).

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 proposed fence and gate are in keeping with the neighborhood and will not negatively impact 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 19 day of April 2024

Michele Stoy
Notary Public in and for Dallas County, Texas




CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 234-083

I, Stephen Simpton, registered agent of Hadley & Bess, LLC, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

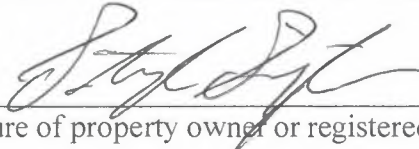
at: 10010 Strait Lane. Dallas. Texas
(Address of property as stated on application)

Authorize: Rob Baldwin, Baldwin Associates, LLC
(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 height regulations, fence opacity requirements, and encroachment into the sight visibility triangles.

Stephen Simpton 
Print name of property owner or registered agent Signature of property owner or registered agent

Date 4/2/24

Before me, the undersigned, on this day personally appeared Stephen Simpton

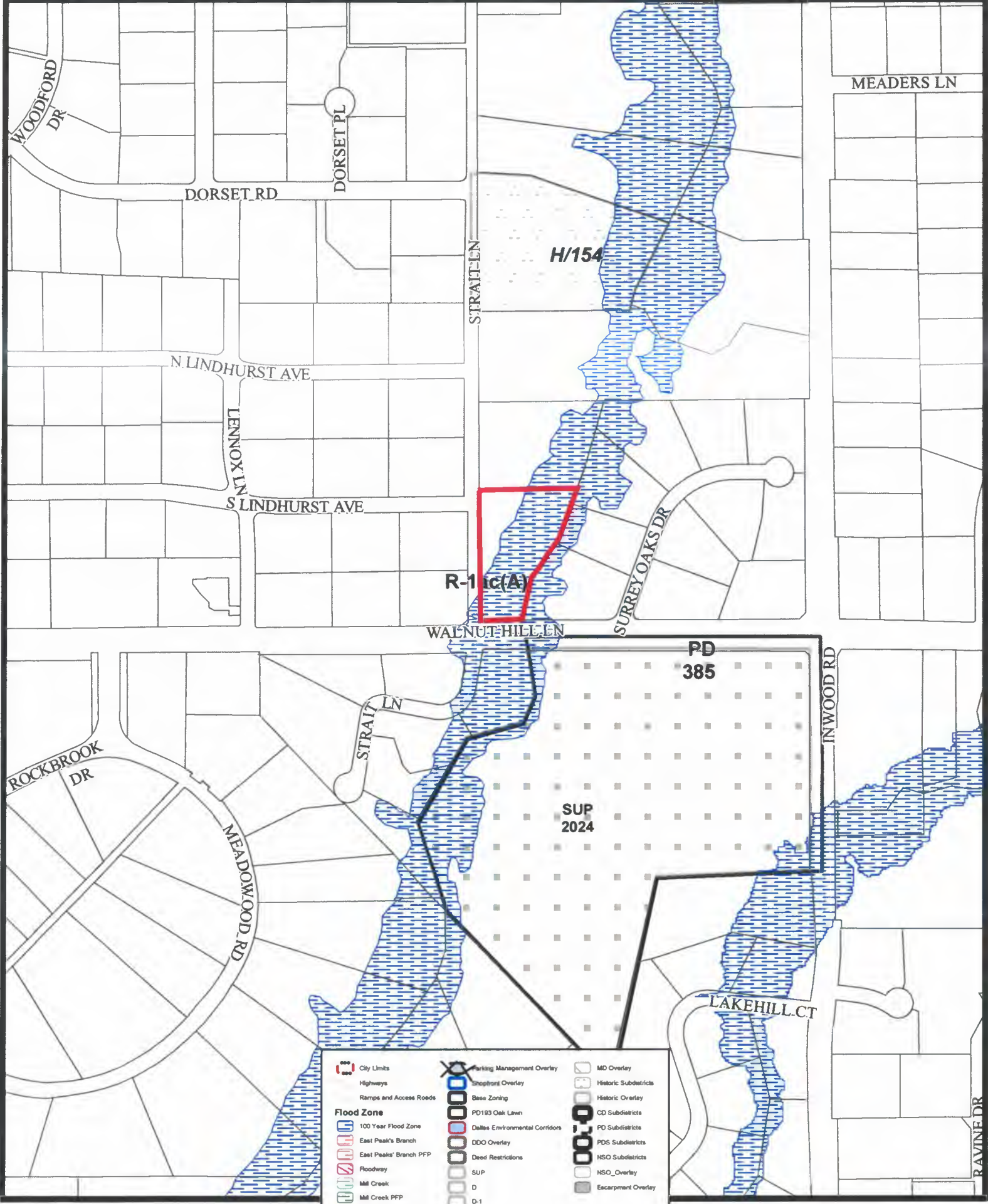
Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 2nd day of April, 2024



Marissa Solano
Notary Public for Dallas County, Texas

Commission expires on 3-6-27



	City Limits		Parking Management Overlay		MD Overlay
	Highways		Shopland 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		PO 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				
	Pierks				
	Height Map Overlay				

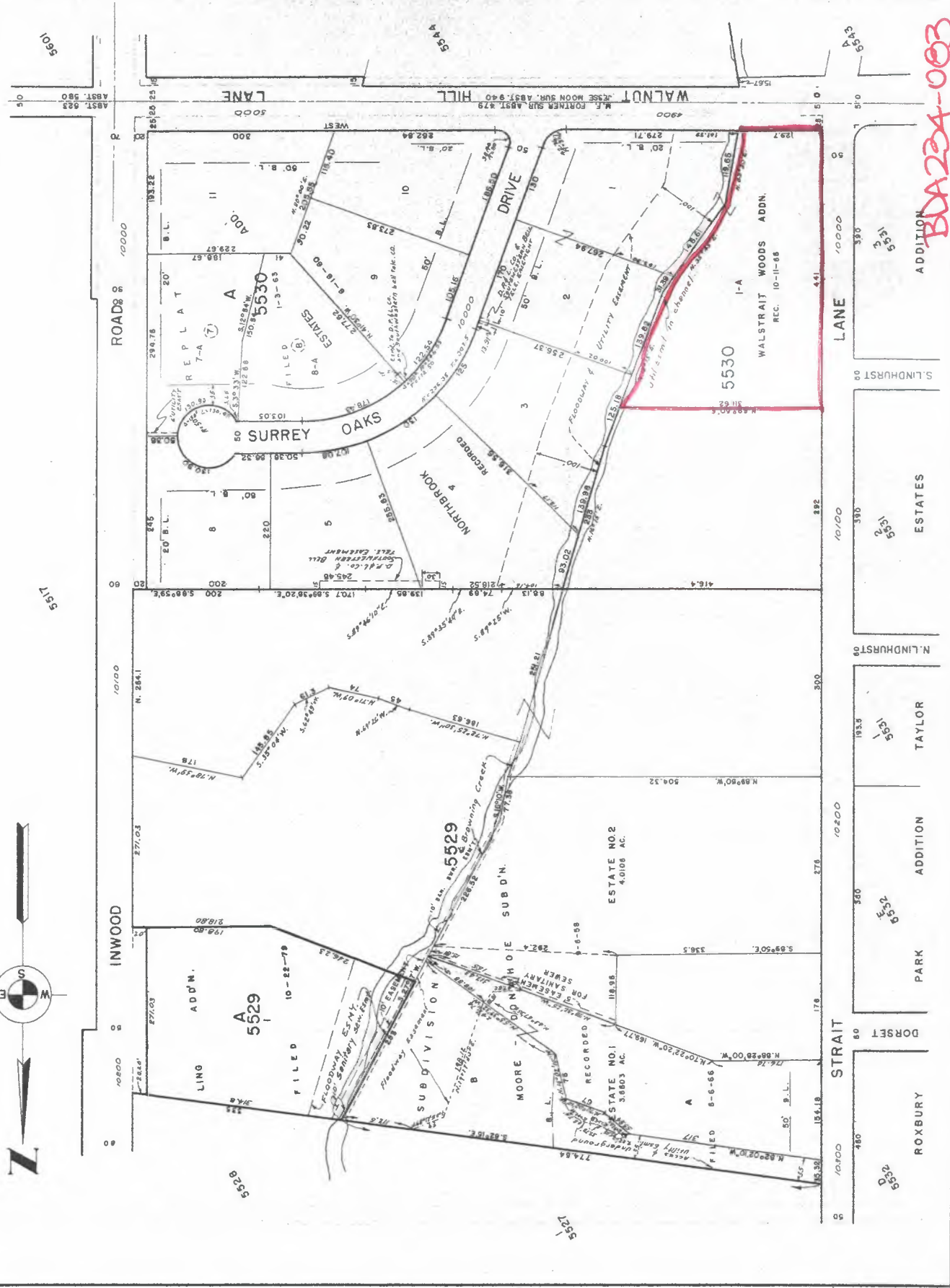
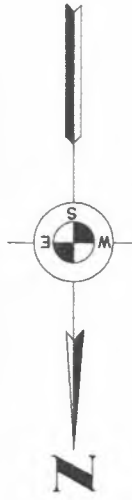
1:4,800

Case ID: **BDA234-083**
 Printed: 11/8/2023

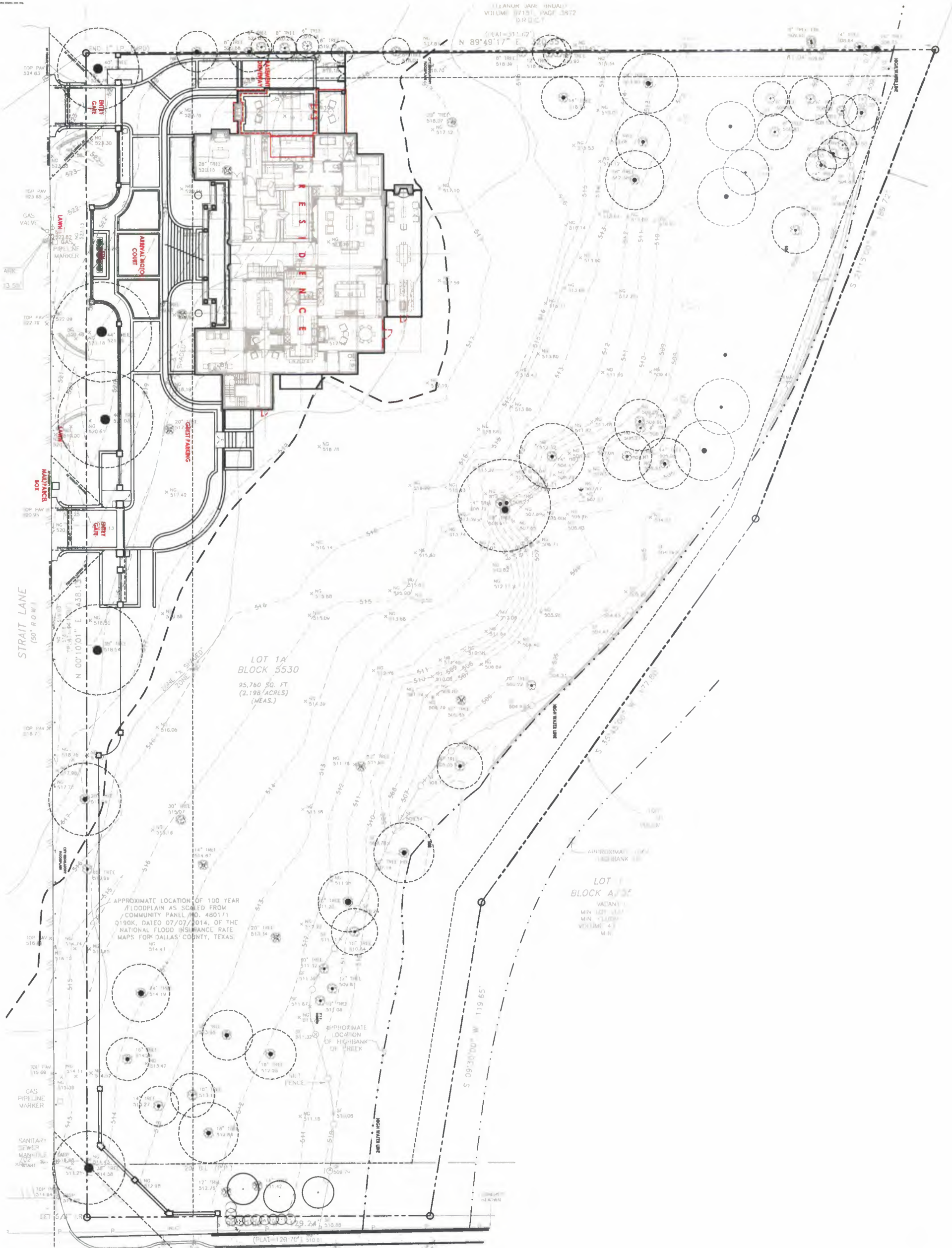
SHIPPED RECEIVED
 RATE: 47.90 DATE: 6-15-95
 ANNEXED JULY 11, 1945 ORD. NO. 3653
 SURVEY MILFORD F. FORTNER ABST. 479

CITY OF DALLAS PLAT BOOKS
 ADDITION
 SCALE 100 FT. EQUALS 1 INCH
 O.C. 12-3-79

BLOCKS 5529, 5529 A, 5530 & 5530 A
 SCHOOL DISTRICT, DALLAS



DA 234-003



LOT 1A
BLOCK 5530
95,760 SQ. FT.
(2.198 ACRES)
(MEAS.)

LOT 1
BLOCK A, 3F
VACANT
MIN. LOT USE
MIN. "CLUB"
VOLUME 43
M.H.

APPROXIMATE LOCATION OF 100 YEAR
FLOODPLAIN AS SCALED FROM
COMMUNITY PANEL NO. 4801 F1
DIAGRAM DATED 07/07/2014, OF THE
NATIONAL FLOOD INSURANCE RATE
MAPS FOR DALLAS COUNTY, TEXAS

APPROXIMATE
LOCATION
OF HIGHBANK
OF CREEK

11.0

BA234-083

SITE PLAN

SCALE: 1/8" = 1'-0"

DATE: 07/15/14

PROJECT: PRIVATE RESIDENCE

LOCATION: 10010 STRAIT LANE, DALLAS, TEXAS

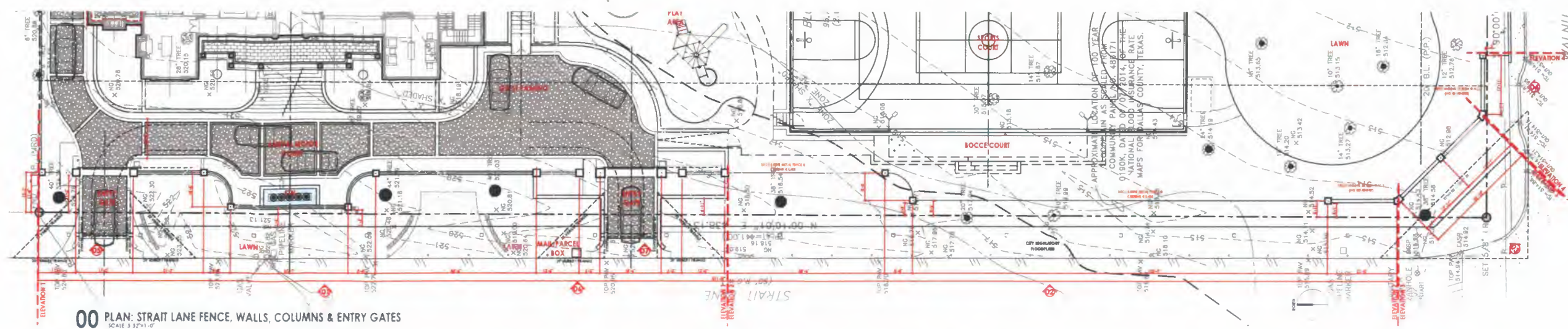
CLIENT: [REDACTED]

DESIGNER: [REDACTED]

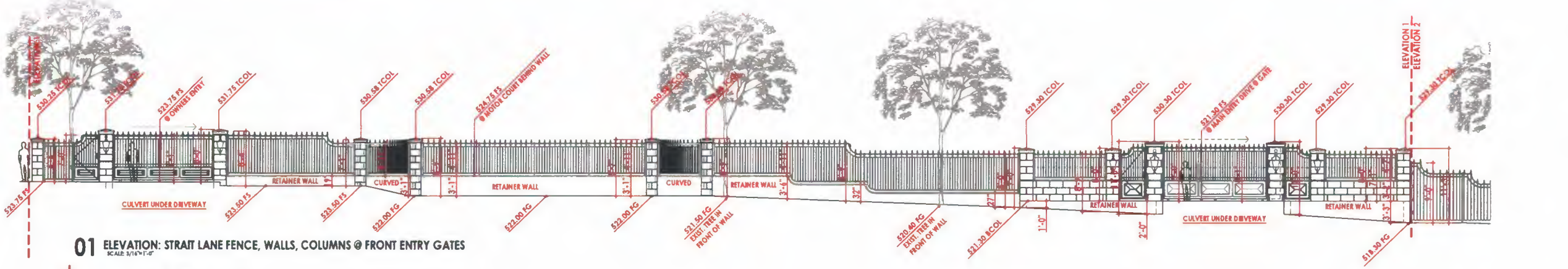
APPROVED: [REDACTED]

PRIVATE RESIDENCE
10010 STRAIT LANE
DALLAS, TEXAS

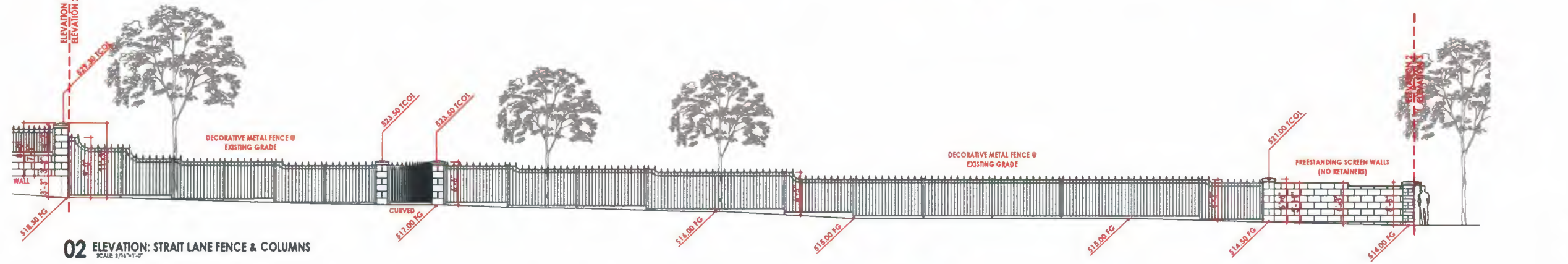




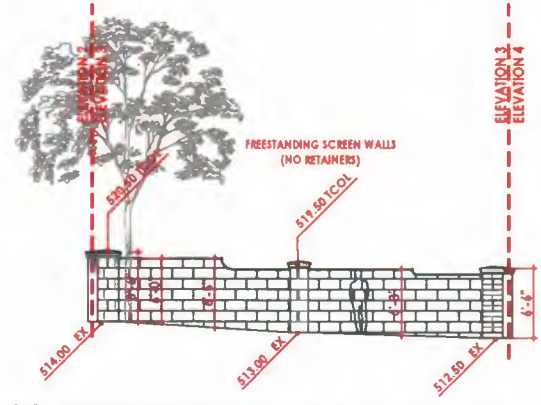
00 PLAN: STRAIT LANE FENCE, WALLS, COLUMNS & ENTRY GATES
SCALE: 3/32"=1'-0"



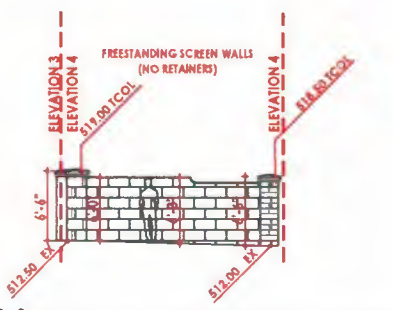
01 ELEVATION: STRAIT LANE FENCE, WALLS, COLUMNS @ FRONT ENTRY GATES
SCALE: 5/16"=1'-0"



02 ELEVATION: STRAIT LANE FENCE & COLUMNS
SCALE: 5/16"=1'-0"



03 ELEVATION: STRAIT LANE/WALNUT HILL FENCE & COLUMNS
SCALE: 5/16"=1'-0"



04 ELEVATION: WALNUT HILL FENCE & COLUMNS
SCALE: 5/16"=1'-0"

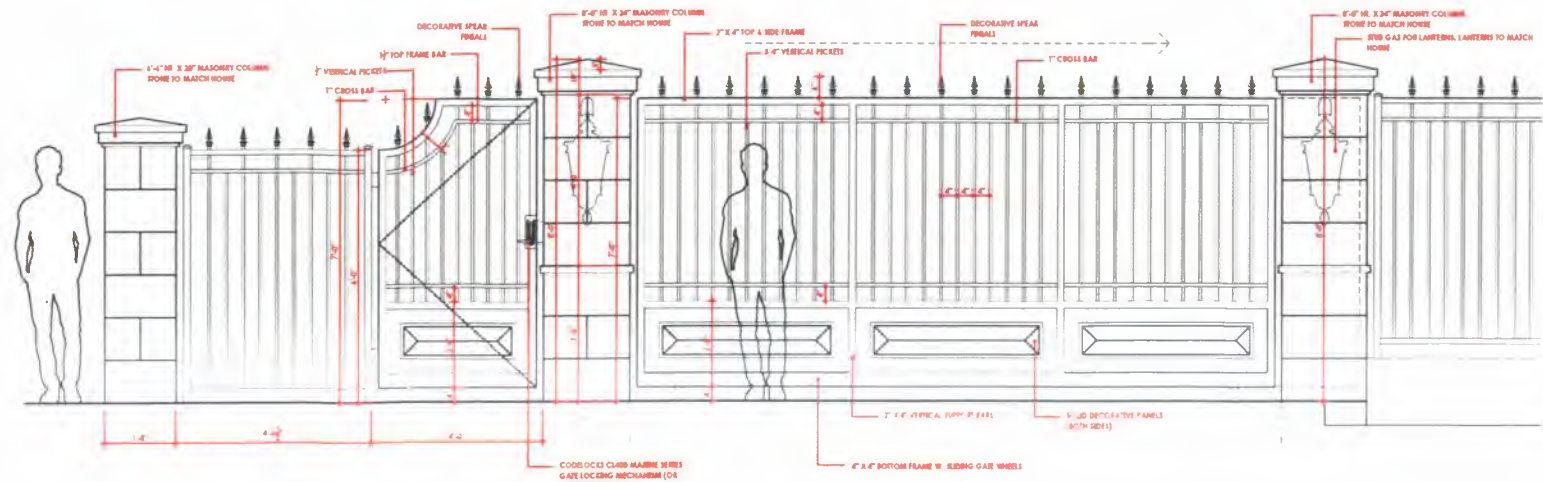
PRIVATE RESIDENCE
10010 STRAIT LANE
DALLAS, TEXAS

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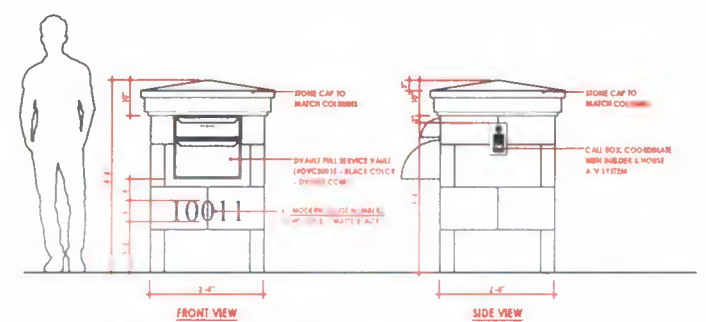
DATE: 04.08.2014
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: SEE PLANS

FRONT WALL &
FENCE STUDY

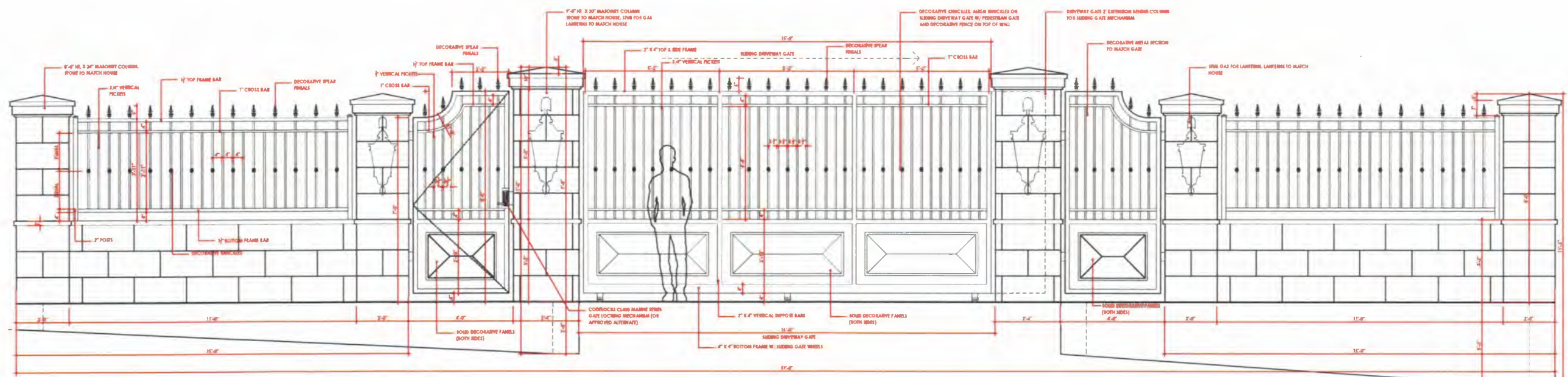
BDA234-083



05 ELEVATION: OWNERS (SECONDARY) ENTRY SLIDING DRIVEWAY GATE & PEDESTRIAN GATE
SCALE: 1/4\"/>



06 MAIL/PARCEL/CALL BOX DETAIL
SCALE: 3/4\"/>



07 ELEVATION: MAIN ENTRY SLIDING DRIVEWAY GATE & PEDESTRIAN GATE
SCALE: 1/4\"/>

PRIVATE RESIDENCE
10010 STRAIT LAKE
DALLAS, TEXAS

* ALL DIMENSIONS SHOWN
IN INCHES UNLESS NOTED OTHERWISE
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SCALE: SEE PLANS

DATE: 06.04.2024
BY: [Signature]
REVISIONS:
DETAILS 2

BDA234-083
L4.1