



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

FOR OFFICE USE ONLY

Data Relative to Subject Property: prior BDA 223-047 (fka 304 S. Beacon) Date:

FOR OFFICE USE ONLY

Location address: 5601 Santa Fe

Zoning District: D(A)

Lot No.: 36A Block No.: B/698 Acreage: 0.1613 Census Tract: 48113001301

Street Frontage (in Feet): 1) 56.31' 2) 125.22' 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Gracie Jo, LLC (Lee Lamont)

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 / michele@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 / michele@baldwinplanning.com

Affirm that an appeal has been made for a Variance , or Special Exception X, of of 4' to allow an 8' fence in the front yard along S. Beacon 2.) S.E. to opacity requirements

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 property is encumbered with 2 front yards. The proposed privacy fence will prevent traffic and onlookers from being able to see inside the home. We feel the fence is necessary for the privacy and security of the homeowners.

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 13 day of June, 25


Notary Public in and for Dallas County, Texas



**BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS**

FILE NUMBER: BOA-25-000027

BUILDING OFFICIAL'S REPORT: Application of Robert Baldwin for a special exception to the fence height regulations, and for a special exception to the fence opacity regulations at 5601 SANTA FE AVE. This property is more fully described as Block B/698, Lot 36A, and is zoned D(A), which limits the height of a fence in the front-yard to 4-feet and requires a fence panel with a surface area that is less than 50-percent open may not be located less than 5-feet from the front lot line. The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front-yard, which will require a 4-foot special exception to the fence height regulations, and to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50- percent open surface area located less than 5-feet from the front lot line, which will require a special exception to the fence opacity regulations.

LOCATION: 5601 SANTA FE AVE

APPLICANT: Robert Baldwin

REQUEST: A request special exception to the fence height regulations, special exception to the fence opacity regulations



AFFIDAVIT

Appeal number: BDA _____

I, Gracie Jo, LLC, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 5601 Santa Fe (formerly 304 S. Beacon)
(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 front yard setback to allow a fence to be located in the setback.

Special exception to the fence regulations to allow an 8' solid fence to be located in the front yard.

LEE S. LAMONT
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

Date June 12, 2025

Before me, the undersigned, on this day personally appeared Lee Lamont

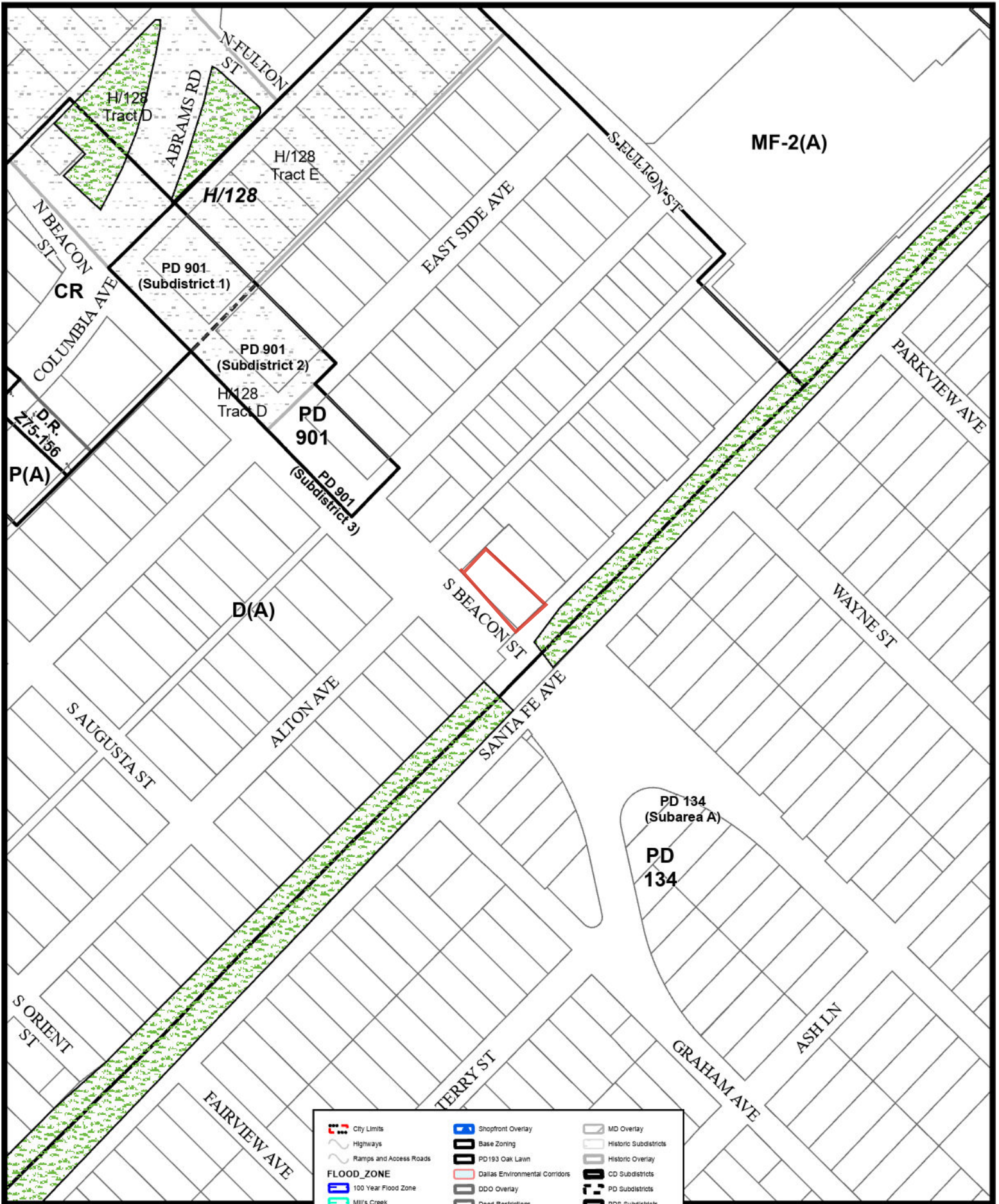
Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 12 day of June, 2025



[Signature]
Notary Public for Dallas County, Texas

Commission expires on 7-20-2028



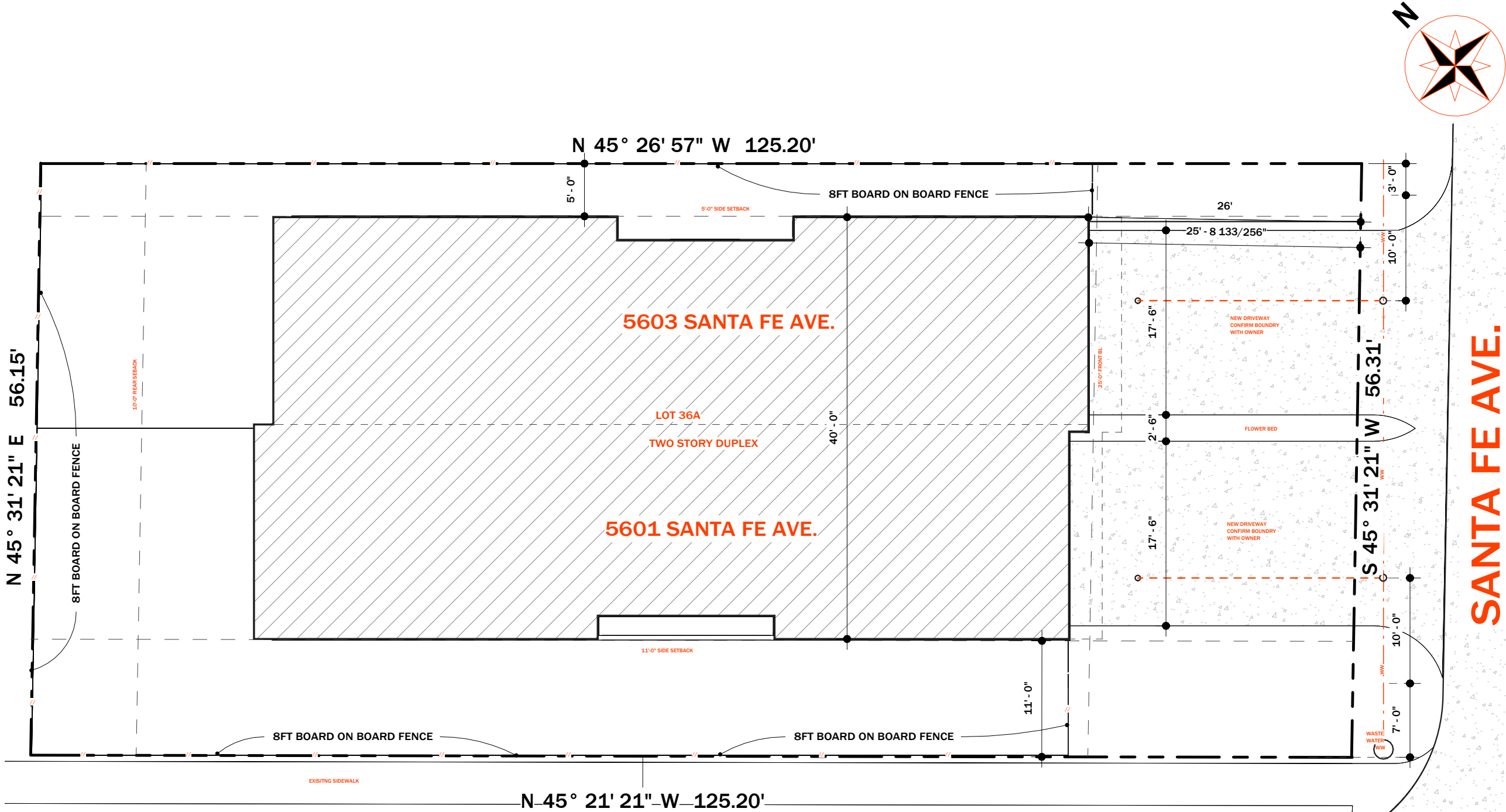
City Limits	Shopfront Overlay	MD Overlay
Highways	Base Zoning	Historic Subdistricts
Ramps and Access Roads	PD193 Oak Lawn	Historic Overlay
FLOOD_ZONE	Dallas Environmental Corridors	CD Subdistricts
100 Year Flood Zone	DDO Overlay	PD Subdistricts
Mill's Creek	Deed Restrictions	PDS Subdistricts
Peak's Branch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



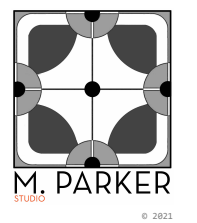
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Case ID:

Printed: 6/12/2025



1 SITE PLAN - FENCE
SCALE: 3/32" = 1'-0"



MATT PARKER
P.O. Box 101015
Fort Worth, TX 76185
972.345.7025
matt@mparkerdesign.com

PROJECT
SANTA FE
AVE. LOT-36A
- FENCE
DATE: 9.12.22
PROJECT 2039 - A

REVISIONS	NO.	DATE

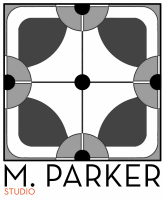
NOTES:
1. ALL DIMENSIONS SHOWN
ARE TO FACE OF STUD UNLESS
OTHERWISE NOTED.
2. HOUSE DATUM: X, Y = 0'-0"
3. CONTRACTOR TO VERIFY ALL
DIMENSIONS ON SITE

5601 & 5603 SANTA FE AVE.
DALLAS, TX 75214

SITE PLAN
- FENCE

SCALE: 3/32" = 1'-0"

B1.1



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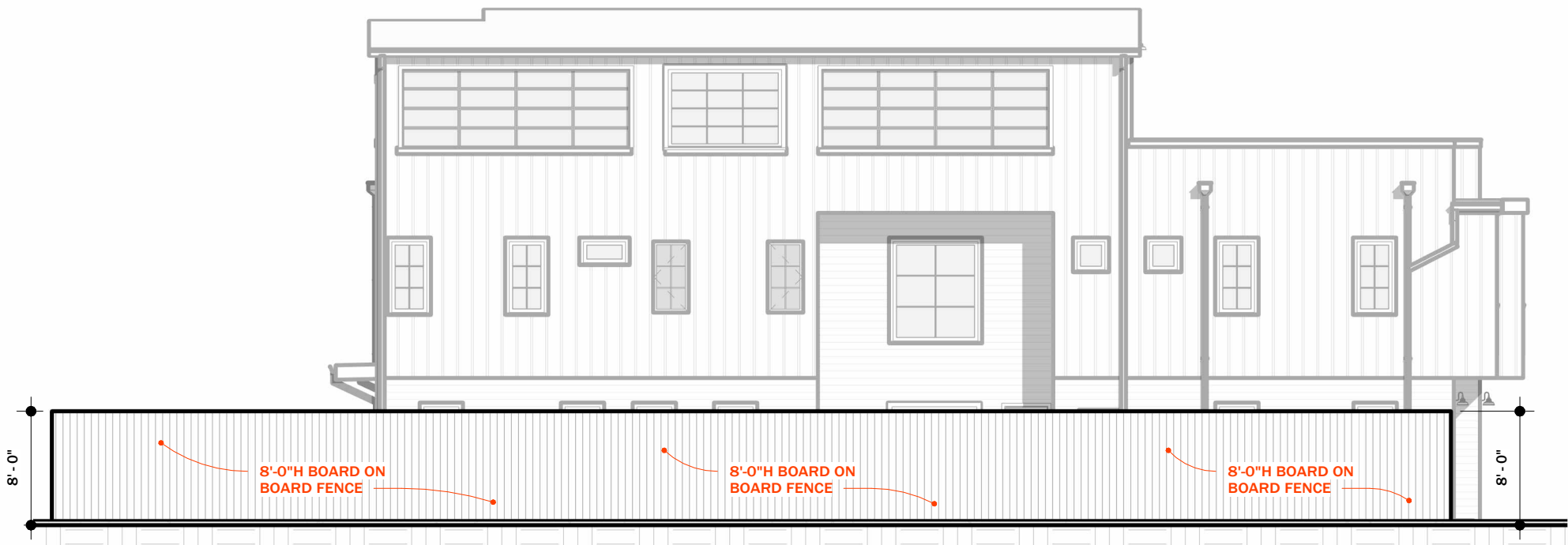
FENCE -
ELEVATIONS

SCALE: 3/32" = 1'-0"

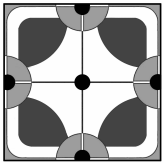
B1.2



11 South-Fence
SCALE: 3/32" = 1'-0"



2 West-Fence Permit
SCALE: 3/32" = 1'-0"



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DATE: 9.12.22

PROJECT 2039 - A

REVISIONS
NO. DATE

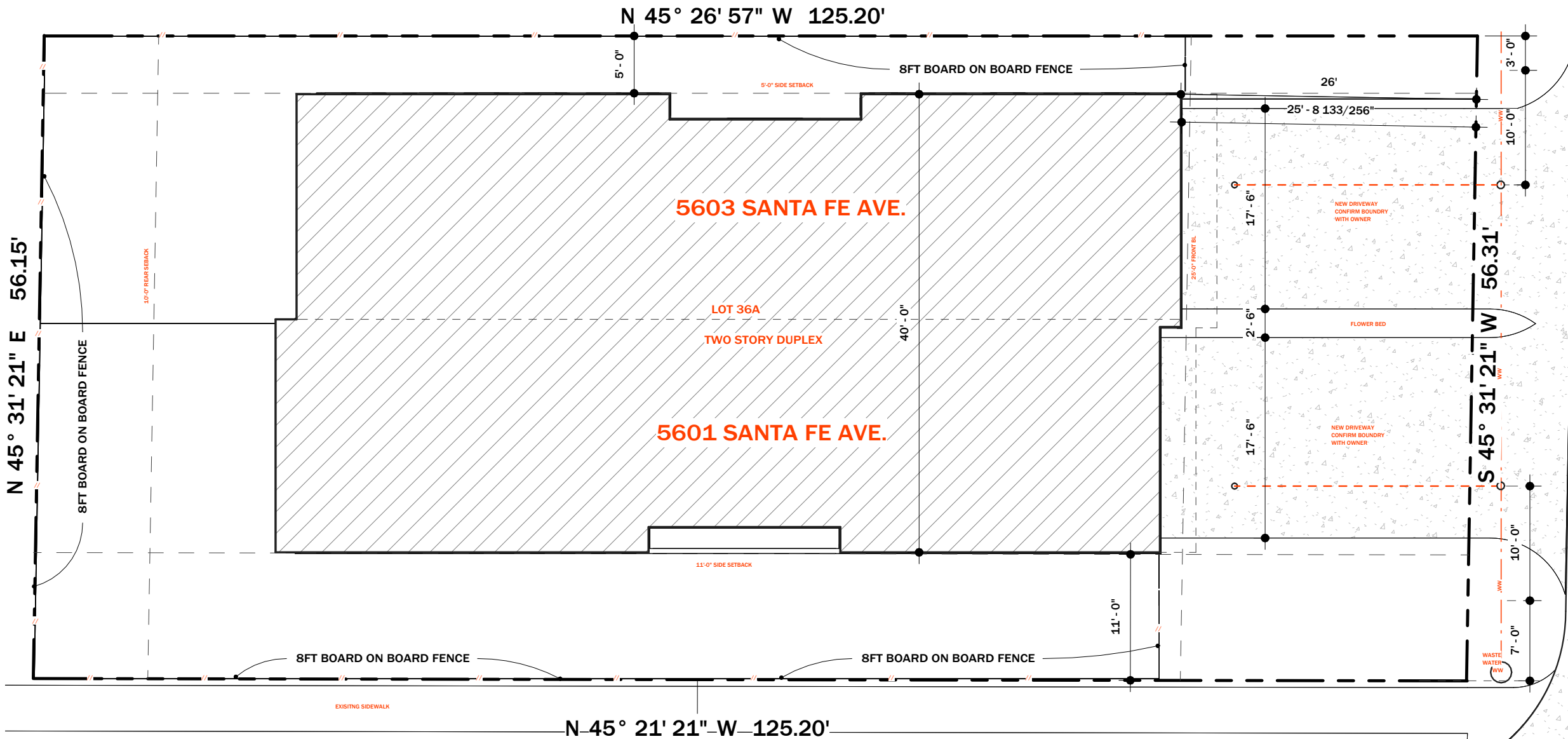
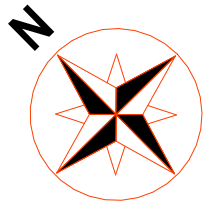
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SITE PLAN
- FENCE

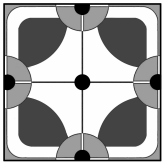
SCALE: 3/32" = 1'-0"

B1.1



1 SITE PLAN - FENCE

SCALE: 3/32" = 1'-0"



M. PARKER

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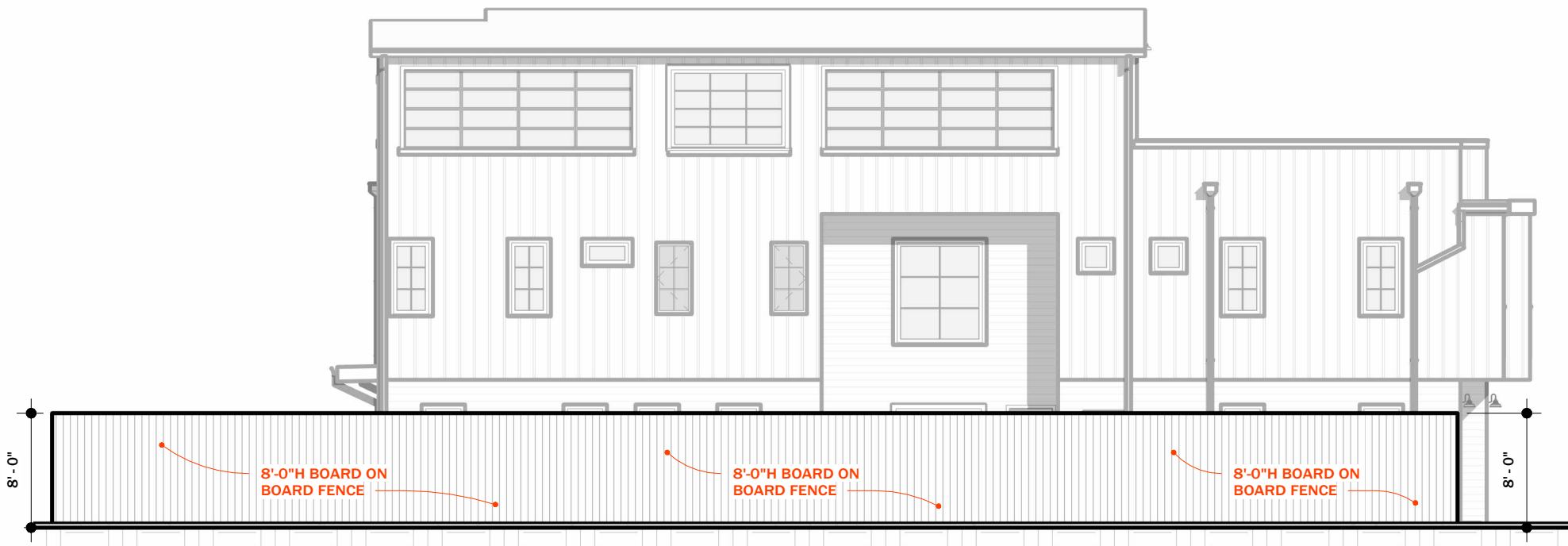
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ELEVATIONS

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