



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234121 RECEIVED

Date: FOR OFFICE USE ONLY

SEP 18 REC'D

BY: \_\_\_\_\_

Data Relative to Subject Property: \_\_\_\_\_

Location address: 5251 Ravine Drive

Zoning District: R-1ac(A)

Lot No.: 8

Block No.: 5/5595

Acreage: 0.84

Census Tract: 4813020600

Street Frontage (in Feet): 1) 184'

2) \_\_\_\_\_

3) \_\_\_\_\_

4) \_\_\_\_\_

5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): John Matthew Stover and Debra Rogers Stover

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 / michele@baldwinplanning.com

Affirm that an appeal has been made for a Variance  or Special Exception  of 3'6" to the fence regulations to allow a fence up to 7'6" in the front yard. A special exception to allow a portion of the fence to be constructed of solid materials. A special exception to all the fence to encroach into the sight visibility triangles.

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:

There are similar fences in the neighborhood. We feel that this request is reasonable 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

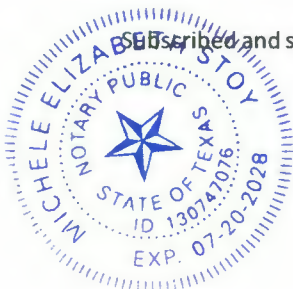
Respectfully submitted: \_\_\_\_\_

(Affiant/Applicant's signature)

Subscribed and sworn to before me this

9 day of September, 2024

Michele Stoy  
Notary Public in and for Dallas County, Texas





AFFIDAVIT

Appeal number: BDA 834-124

I, Debra Rogers Stover, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 5251 Ravine Drive  
(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)

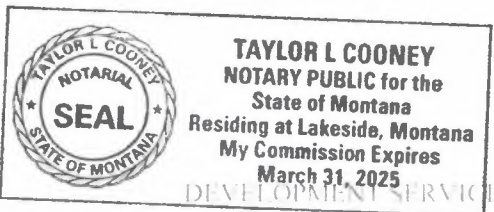
- Variance (specify below)
- Special Exception (specify below)
- Other Appeal (specify below)

Specify: Special exception to the fence regulations 7'6" fence height, opacity, and 20' vis. triangle

Debra Rogers Stover Debra Rogers Stover  
 Print name of property owner or registered agent      Signature of property owner or registered agent  
 agent Date \_\_\_\_\_

Before me, the undersigned, on this day personally appeared Debra Rogers Stover

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 30 day of August, 2024



Commission expires on March 31, 2025



AFFIDAVIT

Appeal number: BDA 234-126

I, John Matthew Stover, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 5251 Ravine Drive  
(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 regulations 7'6" fence height, opacity and 20' vs. triangle

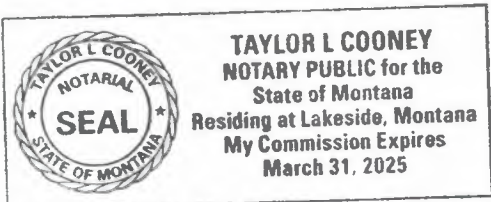
John Matthew Stover  
Print name of property owner or registered agent

[Signature]  
Signature of property owner or registered agent

agent Date 8-30-24

Before me, the undersigned, on this day personally appeared John Matthew Stover

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 30 day of August, 2024



Commission expires on March 31, 2025





R-1ac(A)

H/149

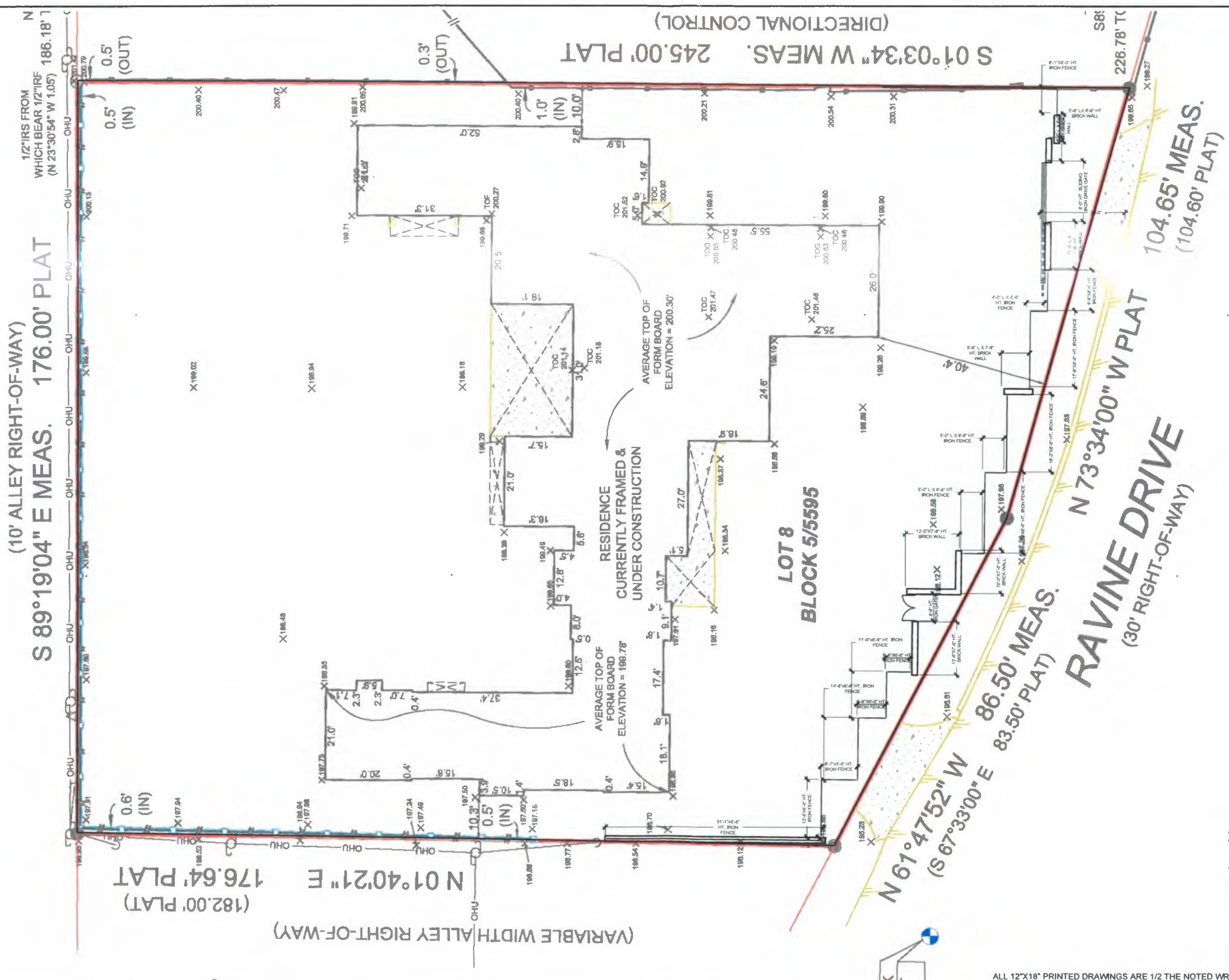
|  |                        |  |                                |  |                       |
|--|------------------------|--|--------------------------------|--|-----------------------|
|  | City Limits            |  | Parking Management Overlay     |  | MD Overlay            |
|  | Highways               |  | 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     |  | DOO Overlay                    |  | PDS Subdistricts      |
|  | East Peak's Branch PFP |  | Deed Restrictions              |  | NSO Subdistricts      |
|  | Roadway                |  | 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     |  |                                |  |                       |



1:3,600

Case ID:  
Printed: 8/28/2024

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DESIGN  
 REVIEW SET



JOHN H. ARMSTRONG, ASLA  
 REVISIONS  
 Sept 11, 2024 Front Fence & Wall Variance



STOVER  
 RESIDENCE  
 5251 Ravine Drive  
 Dallas, Texas

DRAWING TITLE  
 SITE SURVEY PLAT  
 FRONT FENCE  
 VARIANCE

ISSUE DATE: June 2022  
 DRAWING SCALE: AS NOTED  
 PROJECT NUMBER: 22008  
 DRAWN BY: PK / DPV  
 REVIEWED BY: JHA  
 APPROVED BY: JHA  
 DRAWING NUMBER

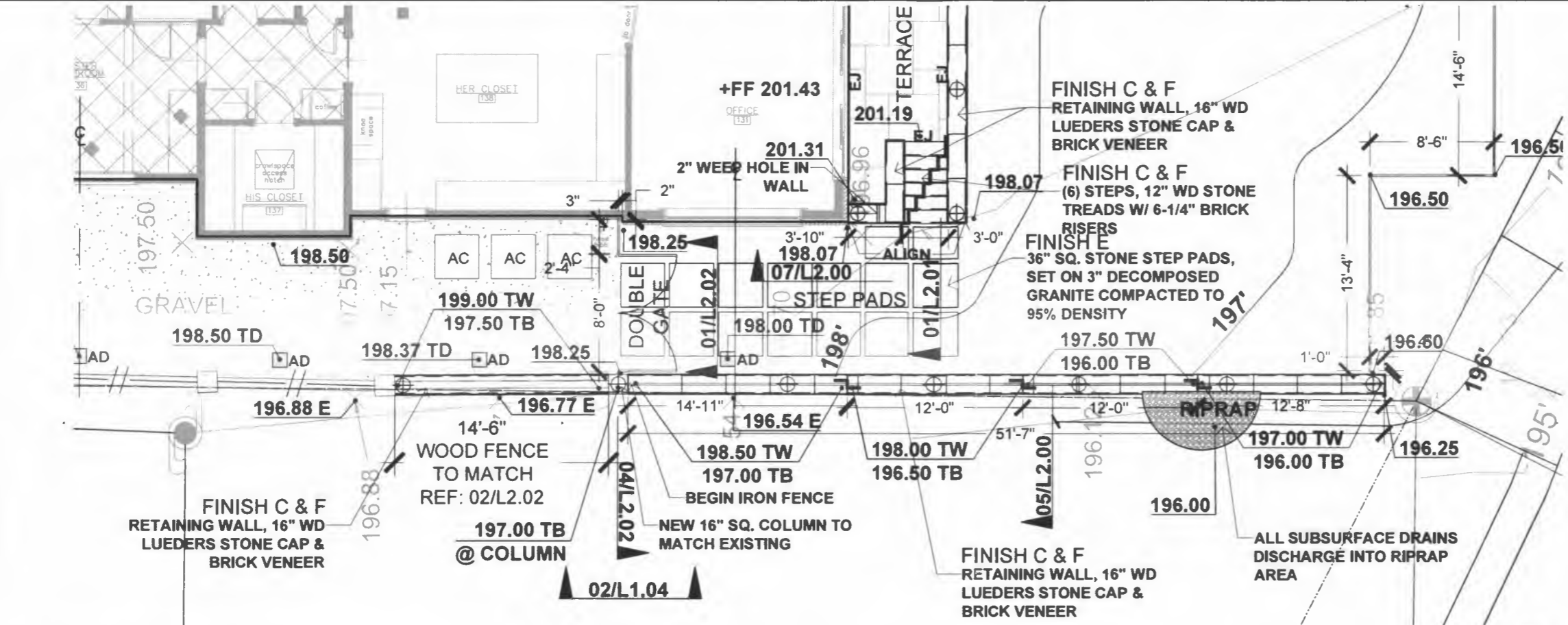
L1.07

ALL 12"x18" PRINTED DRAWINGS ARE 1/2 THE NOTED WRITTEN SCALE

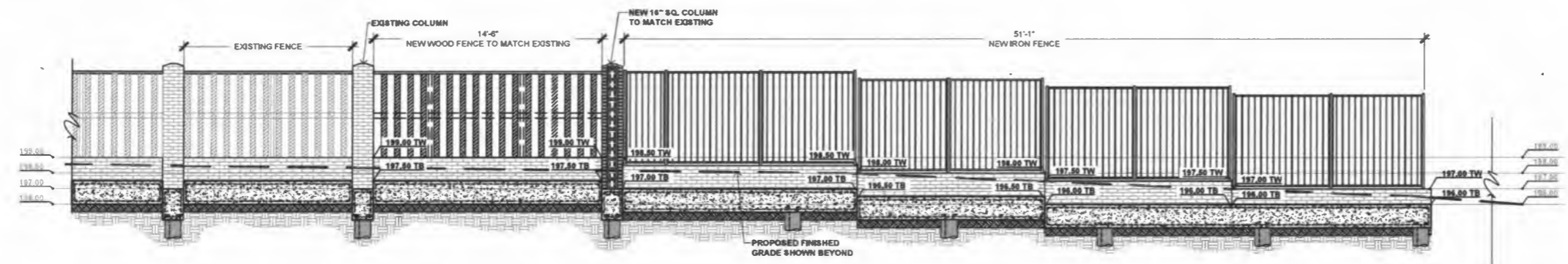
1/2" inch iron rods with



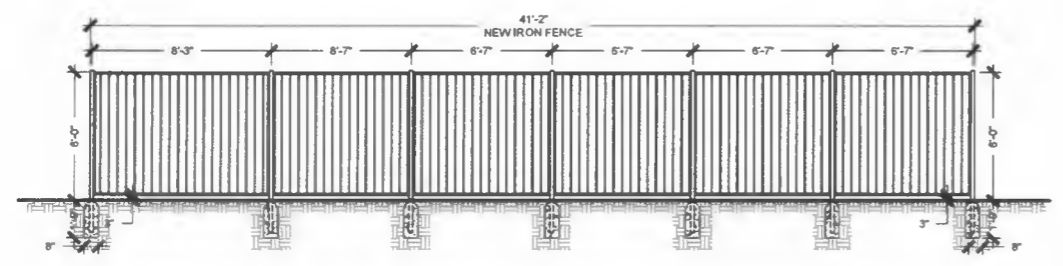
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 CONSTRUCTION MANAGEMENT  
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**01 SITE PLAN - WEST WALL & FENCE**  
 SCALE: 1/4" = 1'-0"



**02 SITE SECTION - FENCE, COLUMN & WALL DETAIL (WEST SIDE)**  
 SCALE: 1/4" = 1'-0"



**03 SITE SECTION - IRON FENCE DETAIL (EAST SIDE)**  
 SCALE: 1/4" = 1'-0"

**DESIGN REVIEW SET**

SEAL



JOHN H. ARMSTRONG, ASLA

REVISIONS  
 Sept 11, 2024 Site Details Side Fence/Wall  
 May 13, 2024 Site Details



**STOVER RESIDENCE**

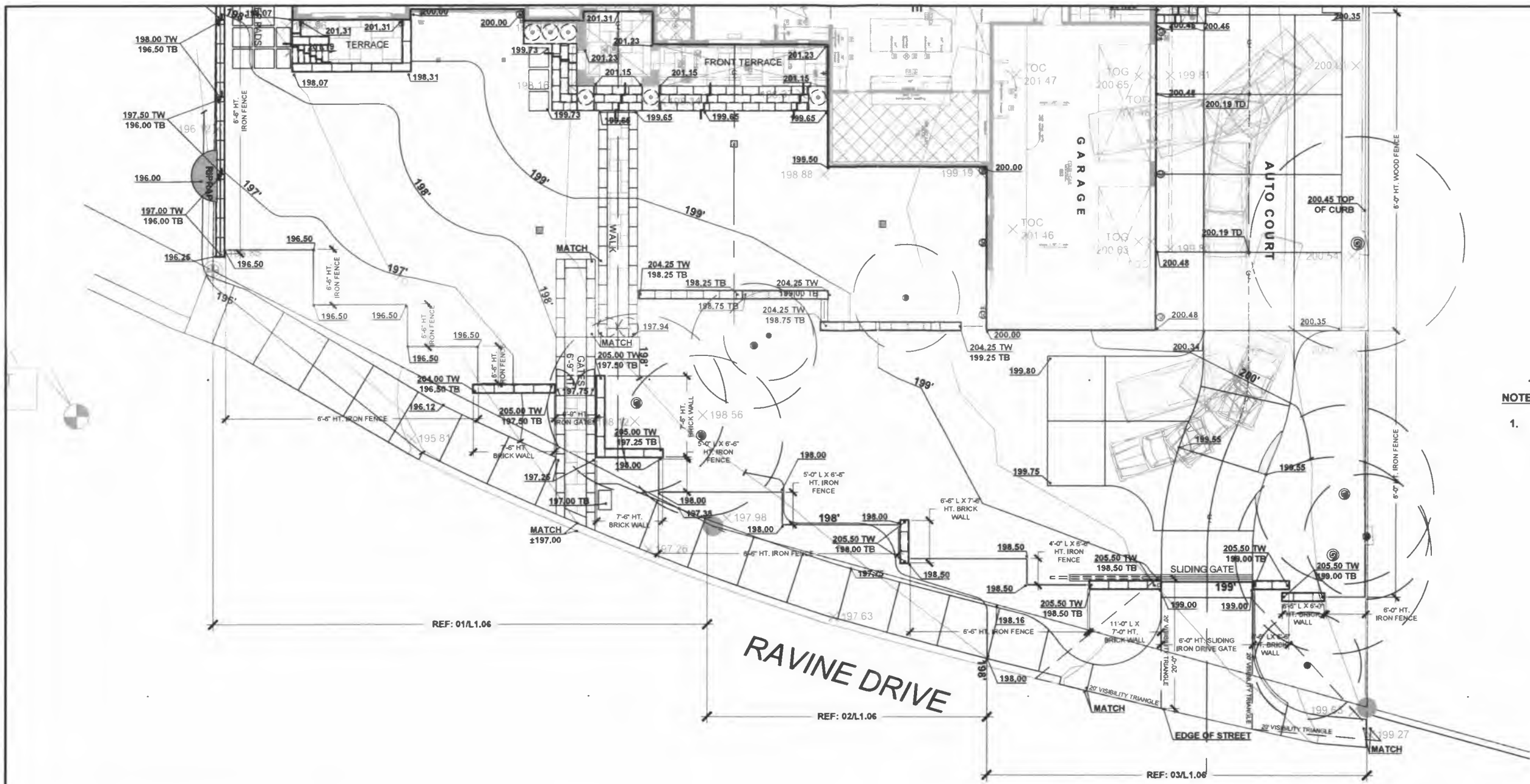
5251 Ravine Drive  
 Dallas, Texas

**FENCE, COLUMN & WALL ELEVATION DETAIL**

ISSUE DATE: June 2022  
 DRAWING SCALE: AS NOTED  
 PROJECT NUMBER: 22008  
 DRAWN BY: PK / DPV  
 REVIEWED BY: JHA  
 APPROVED BY: JHA  
 DRAWING NUMBER

**L1.04**

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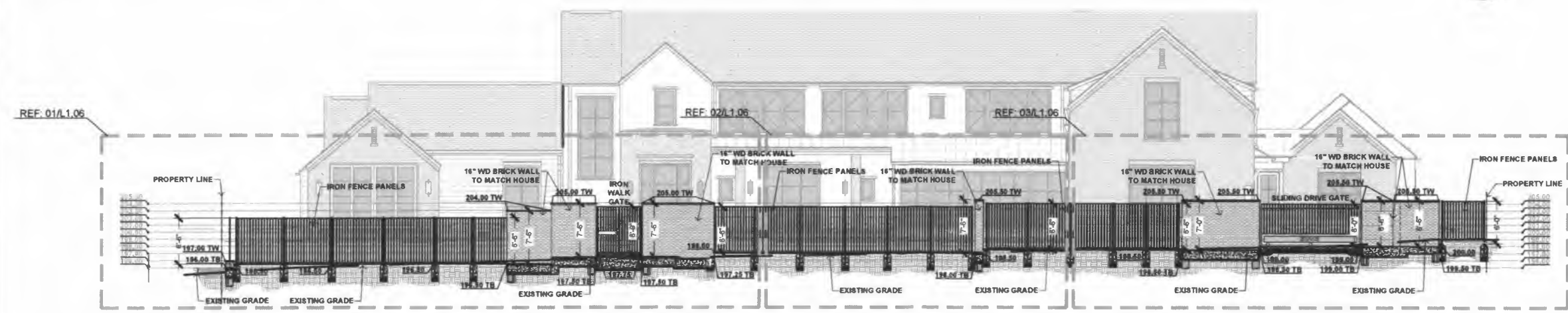
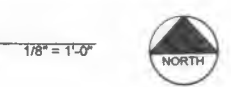
- NOTES:**
1. ALL GRADES NOTED ARE KEYED TO TOPOGRAPHIC SURVEY.

**DESIGN REVIEW SET**

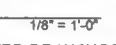


JOHN H. ARMSTRONG, ASLA  
 REVISIONS  
 Sept. 05, 2024 Front Fence & Wall Variance Update  
 Jul. 24, 2024 Front Fence & Wall Variance

**01 SITE GRADING & LAYOUT PLAN**  
 SCALE:



**02 SITE SECTION - FRONT FENCE & WALL DETAIL**  
 SCALE:



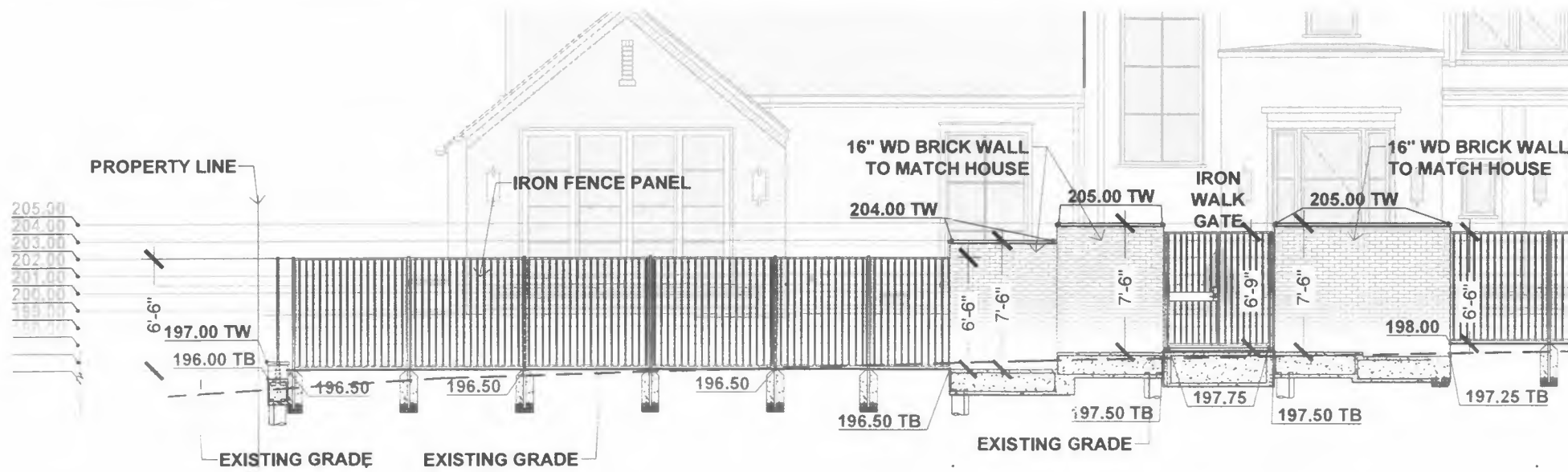
**STOVER RESIDENCE**  
 5251 Ravine Drive  
 Dallas, Texas

**FRONT FENCE & WALL DETAIL VARIANCE**

ISSUE DATE: June 2022  
 DRAWING SCALE: AS NOTED  
 PROJECT NUMBER: 22008  
 DRAWN BY: PK / DPV  
 REVIEWED BY: JHA  
 APPROVED BY: JHA  
 DRAWING NUMBER

**L1.05**

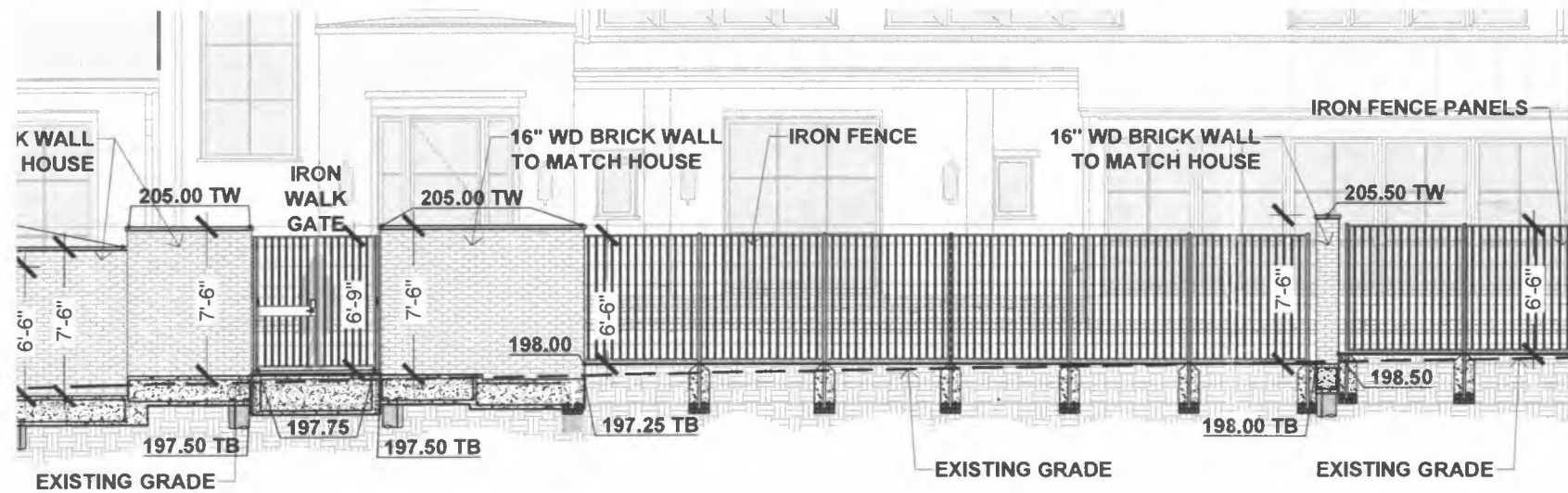
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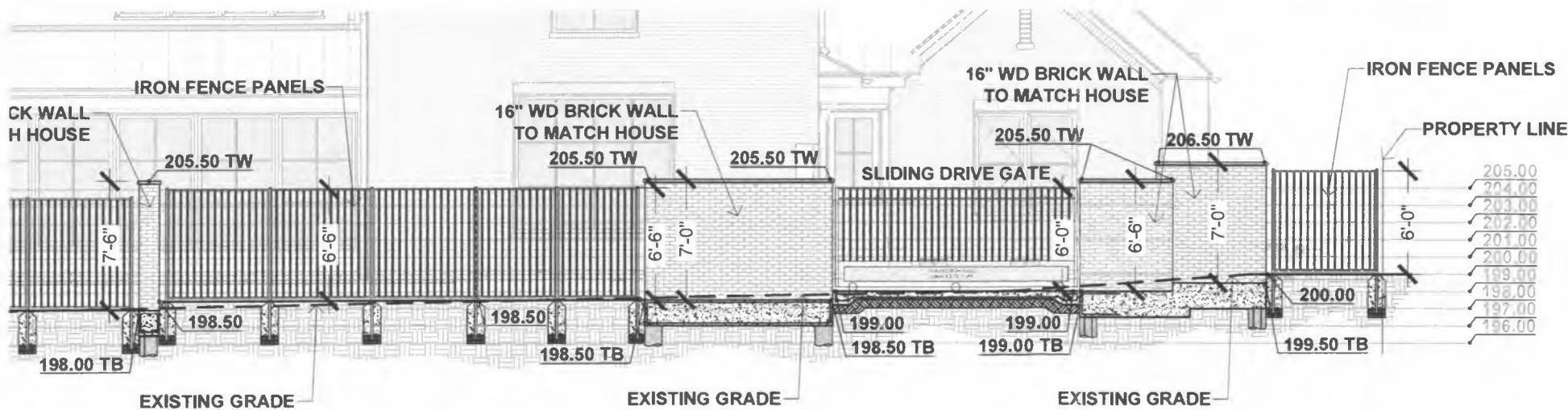
**01** SITE SECTION - FRONT FENCE & WALL DETAIL  
 SCALE: 1/4" = 1'-0"

**NOTES:**

1. ALL GRADES NOTED ARE KEYED TO TOPOGRAPHIC SURVEY.



**02** SITE SECTION - FRONT FENCE & WALL DETAIL  
 SCALE: 1/4" = 1'-0"



**03** SITE SECTION - FRONT FENCE & WALL DETAIL  
 SCALE: 1/4" = 1'-0"

**DESIGN REVIEW SET**

SEAL



JOHN H. ARMSTRONG, ASLA

REVISIONS  
 Jul. 24, 2024 Front Fence & Wall Variance

**Armstrong Berger**

Landscapes Architecture • Planning • Construction Management  
 3011 West Street Dallas, Texas 75201  
 214.427.0888 Phone  
 info@armstrongberger.com Website

**STOVER RESIDENCE**

5251 Ravine Drive  
 Dallas, Texas

**FRONT FENCE & WALL DETAIL VARIANCE**

ISSUE DATE: June 2022  
 DRAWING SCALE: AS NOTED  
 PROJECT NUMBER: 22008  
 DRAWN BY: PK / DPV  
 REVIEWED BY: JHA  
 APPROVED BY: JHA  
 DRAWING NUMBER

**L1.06**