



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-137 **RECEIVED**
 Date: **FOR OFFICE USE** **SEP 30 2024**
 District: **89** (A), TH-1(A)

Data Relative to Subject Property: _____ Date: _____
 Location address: 12464 Breckenridge Drive Zoning District: PD 381 R-1/2
 Lot No.: 9 Block No.: A/7463 Acreage: 0.87 Census Tract: 48113013202
 Street Frontage (in Feet): 1) 127' 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Xuzhong Wang (aka Richard Wang) and Yajuan Qiao, Trustees, Orion U.S. Trust

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 4' to the fence regulations to allow a 6' fence and 8' gate in the front yard.

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 property is located across the street from a public park and pickleball courts. This request is to provide additional security and privacy for the homeowners.

We feel this request is reasonable and will not negatively affect 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, Baldwin Associates

(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 12 day of September, 2024

Michele Stoy
 Notary Public in and for Dallas County, Texas





Appeal number: BDA 239-137

I, Yajuan Qiao Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warrant Deed)

at: 12464 Breckenridge 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

YAJUAN QIAO
Print name of property owner or registered agent

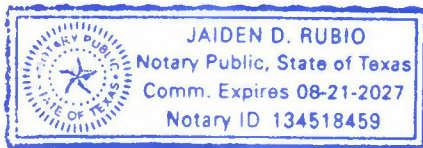
[Signature]
Signature of property owner or registered agent

Date 9/6/2024

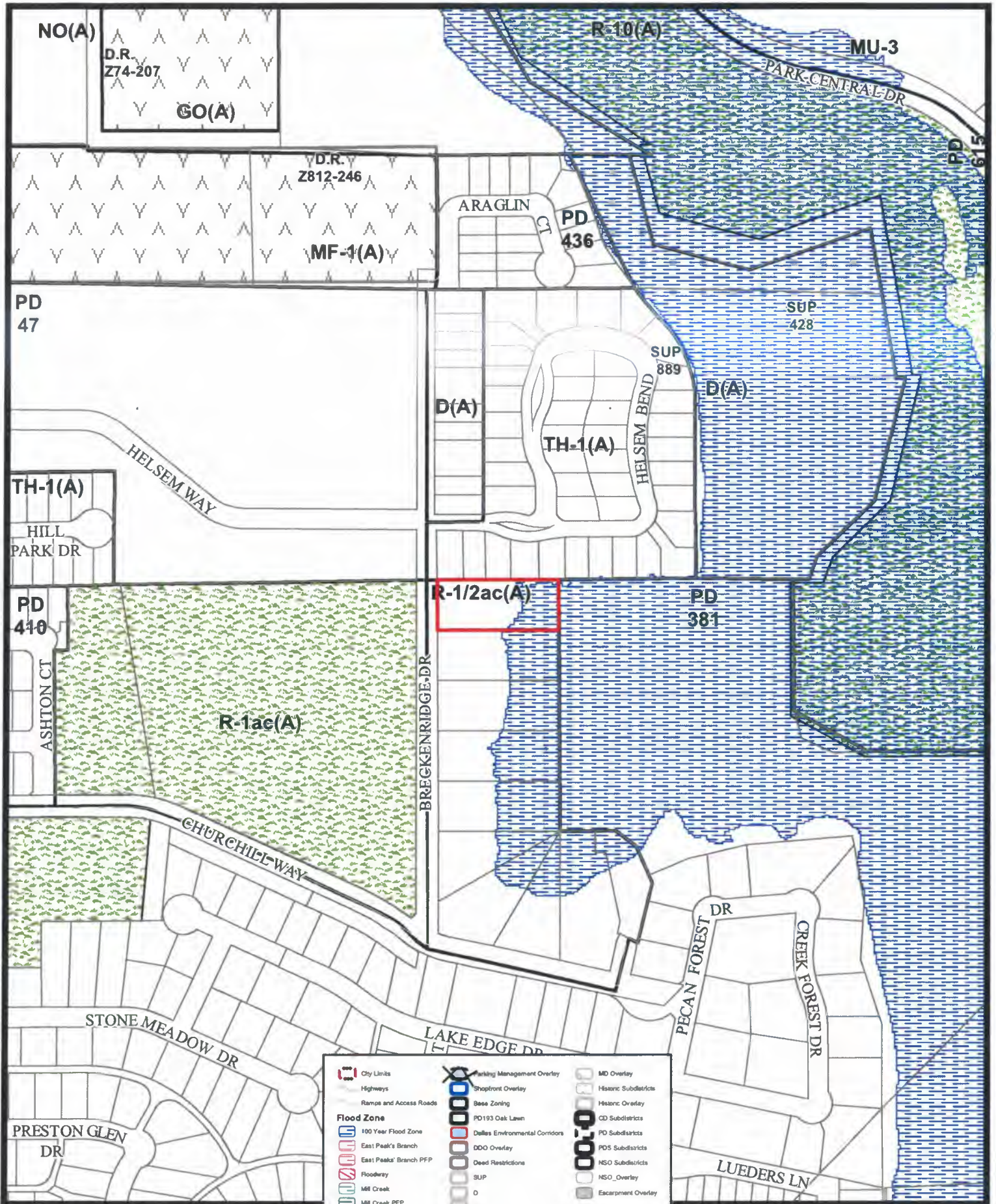
Before me, the undersigned, on this day personally appeared YAJUAN QIAO

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 6th day of September, 2024



[Signature]
Notary Public for Dallas County, Texas
Commission expires on 08-21-2027




 1:3,600

	City Limits		Parking Management Overlay		MD Overlay
	Highways		Shoptfront 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				

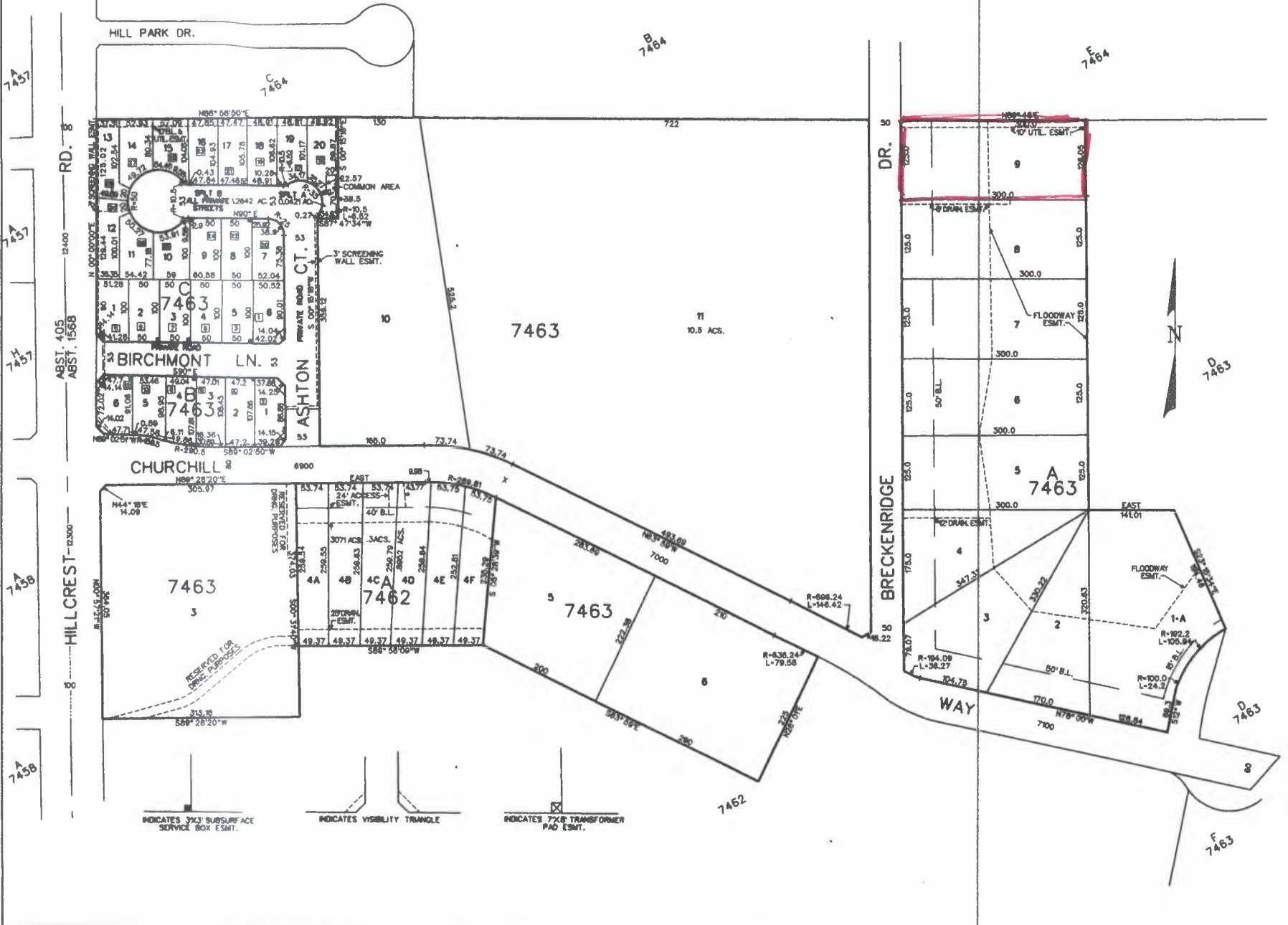
Case ID:
Printed: 8/9/2024

ANNEXED APRIL 26, 1954 ORD NO. 6183
SURVEY HIRAM WILBURN ABST. 1568

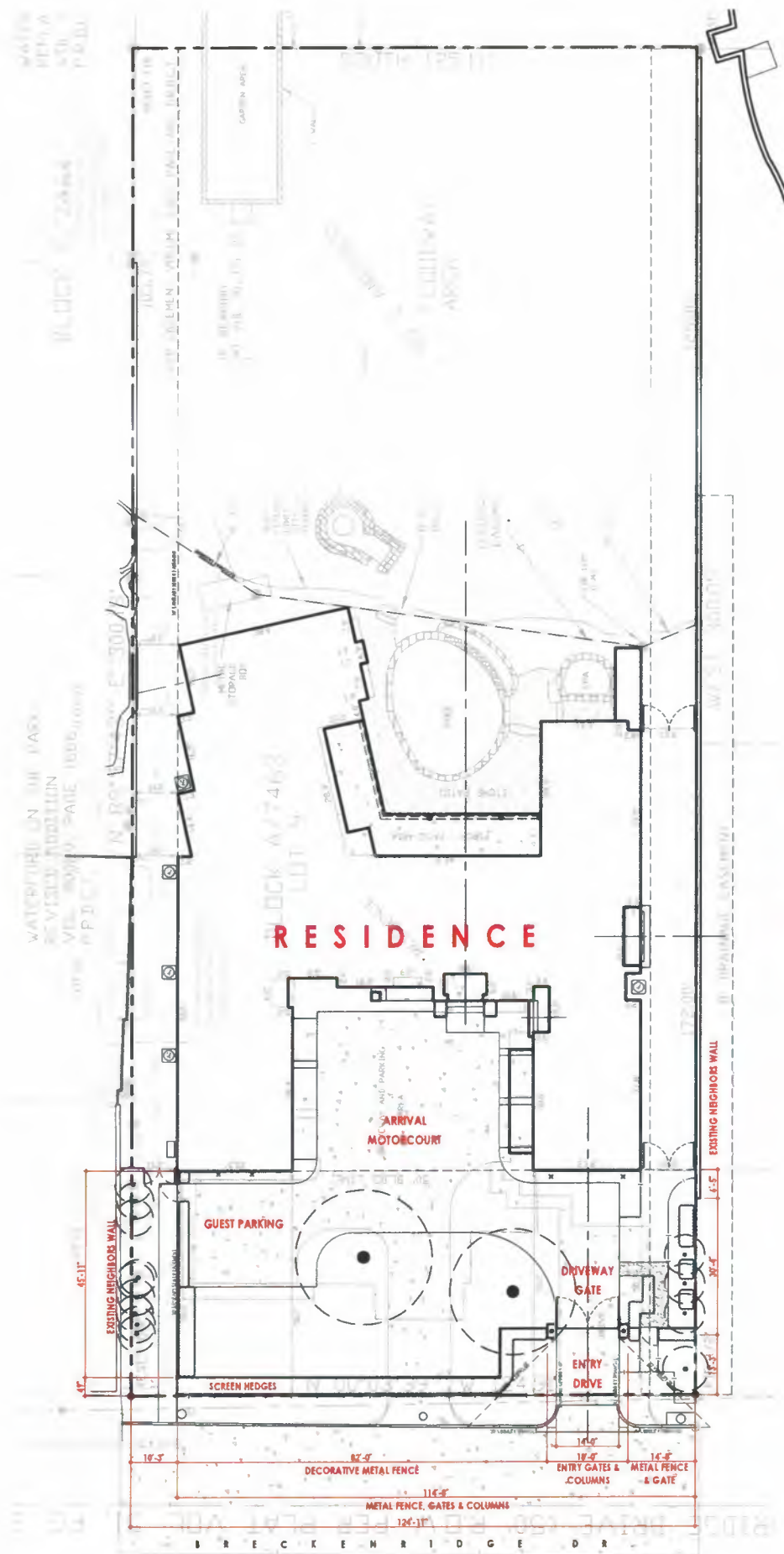
CITY OF DALLAS PLAT BOOKS
ADDITION _____
SCALE 100 FT. EQUALS 1 INCH

BLOCKS A, B, C
7462, 7463, 7463
SCHOOL DISTRICT DALLAS

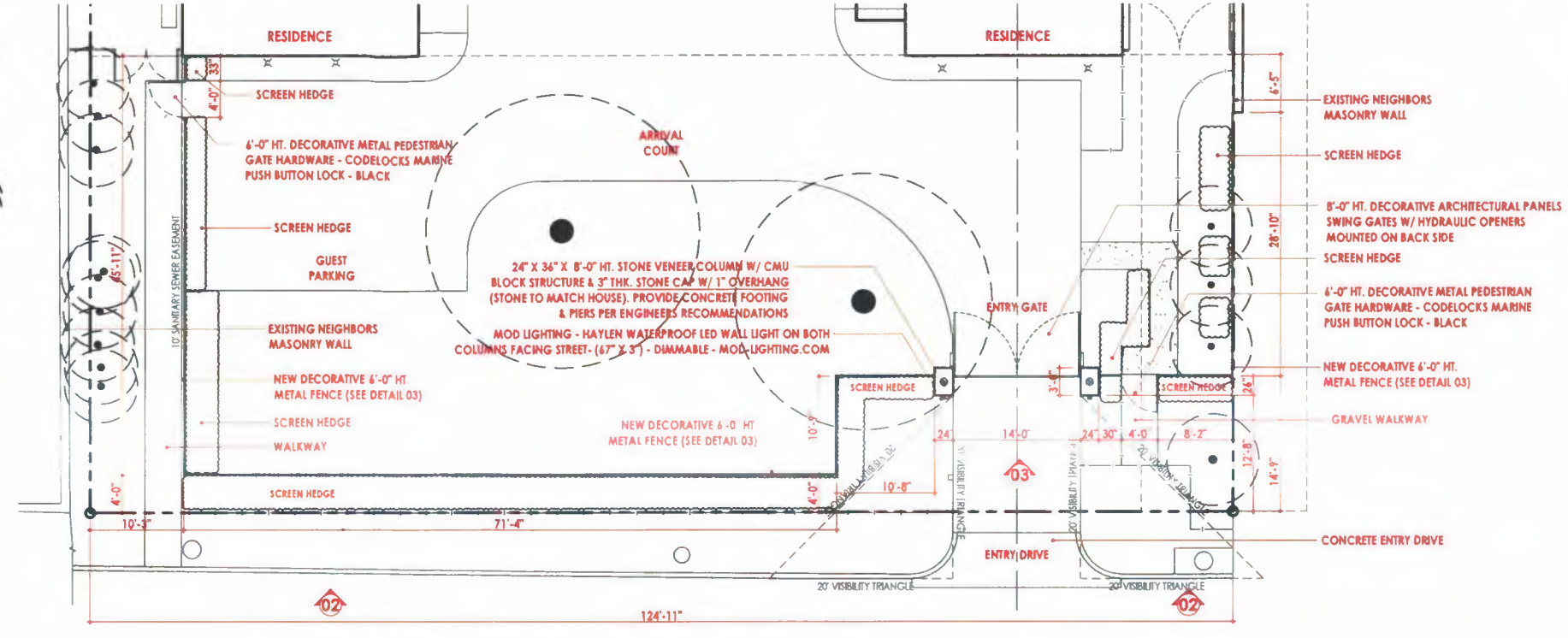
FILED 9-27-48 BLK. 7463 RIVERSIDE ESTATES 1 & 2
FILED 11-30-42 BLK. A/7463 RIVERSIDE ESTATES No. 2
FILED 9-25-70 BLK. A/7463 RIVERSIDE ESTATES REV.
FILED 11-9-87 BLK. A/7462 LT. 4A-4F DAVID D. BULLER ESTATES
FILED 3-24-90 BLK. B,C/7463 CHURCHILL PONTE
FILED 5-5-90 BLK. B,C/7463 CHURCHILL PONTE Corr. Plat
FILED 11-6-97 BLK. 7463 LOT 3 CHURCHILL RECREATION CENTER



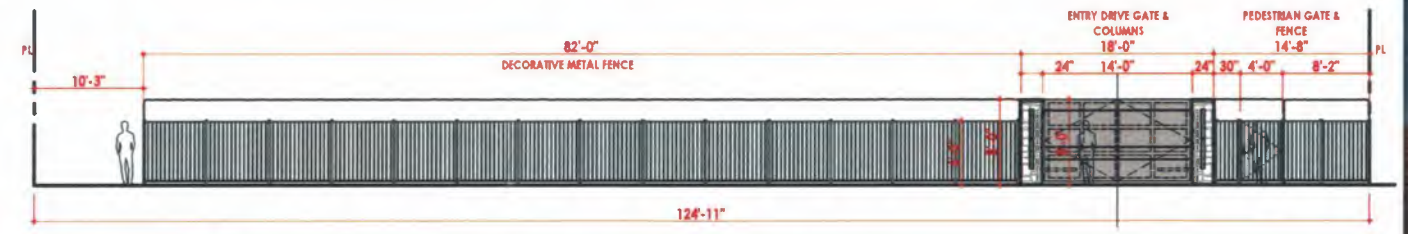
INDICATES 3X3 SUBSURFACE SERVICE BOX ESMT.
INDICATES VISIBILITY TRIANGLE
INDICATES 7X8 TRANSFORMER PAD ESMT.



00 SITE PLAN
SCALE: 1/16"=1'-0"



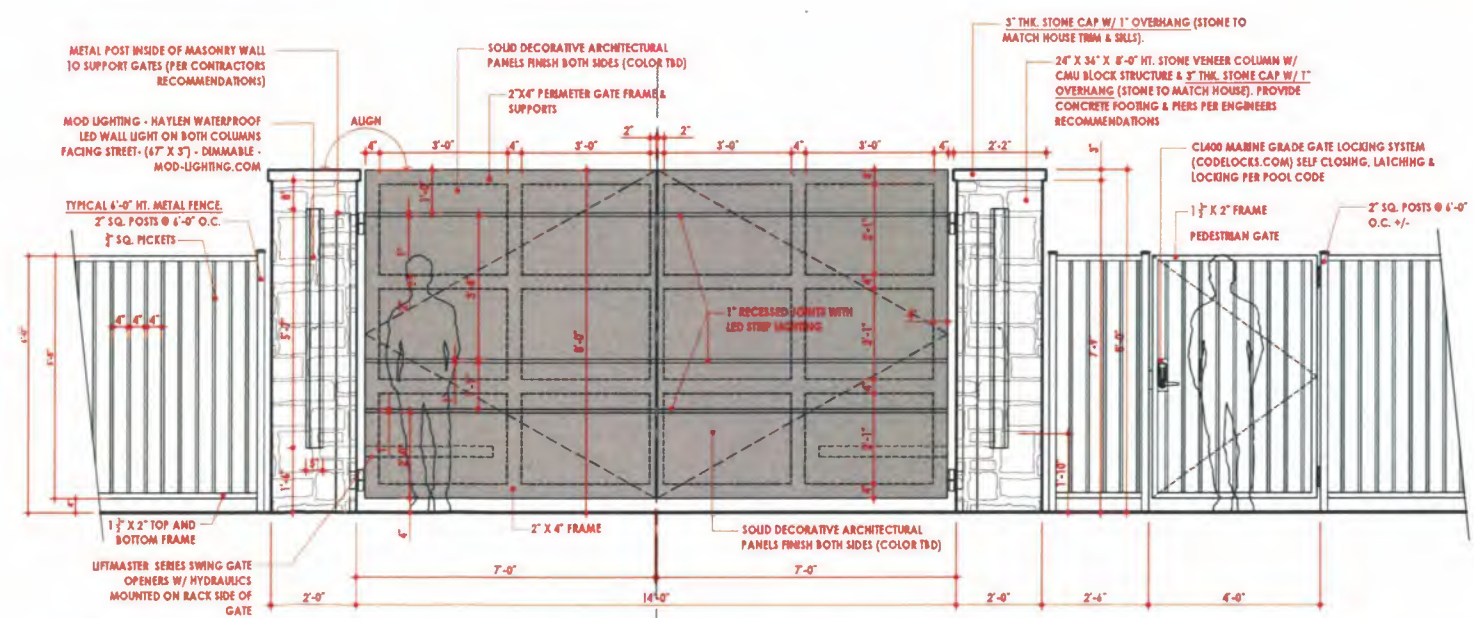
01 ENLARGEMENT PLAN - FRONT ENTRY GATES, COLUMNS & FENCE
SCALE: 1/8"=1'-0"



02 ELEVATION - FRONT ENTRY GATES, COLUMNS & FENCE
SCALE: 1/8"=1'-0"



GATE INSPIRATION IDEA



03 ELEVATION - ENLARGEMENT DECORATIVE 8'-0" HT. ARCHITECTURAL PANEL FRONT ENTRY GATE W/ STONE COLUMNS
SCALE: 1/2"=1'-0"

FOR REVIEW ONLY

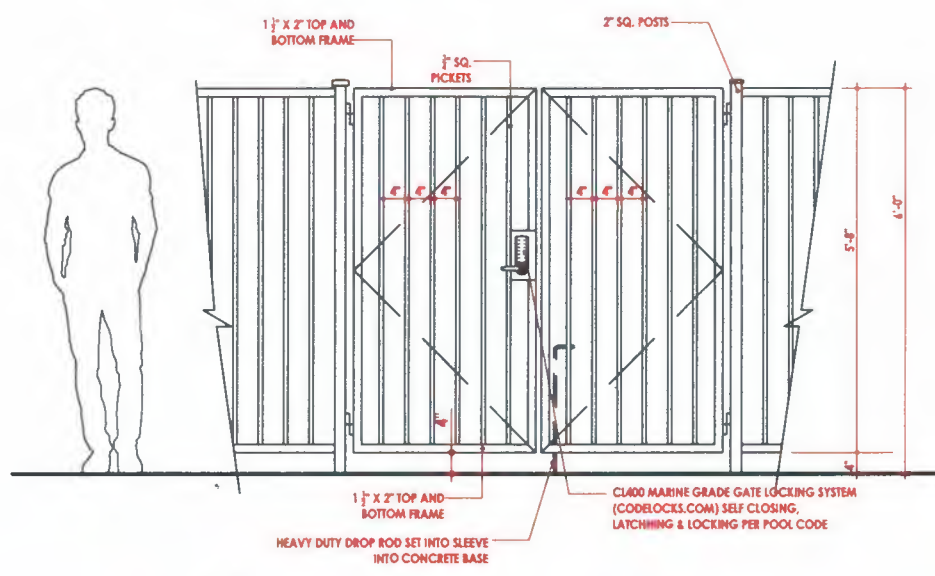
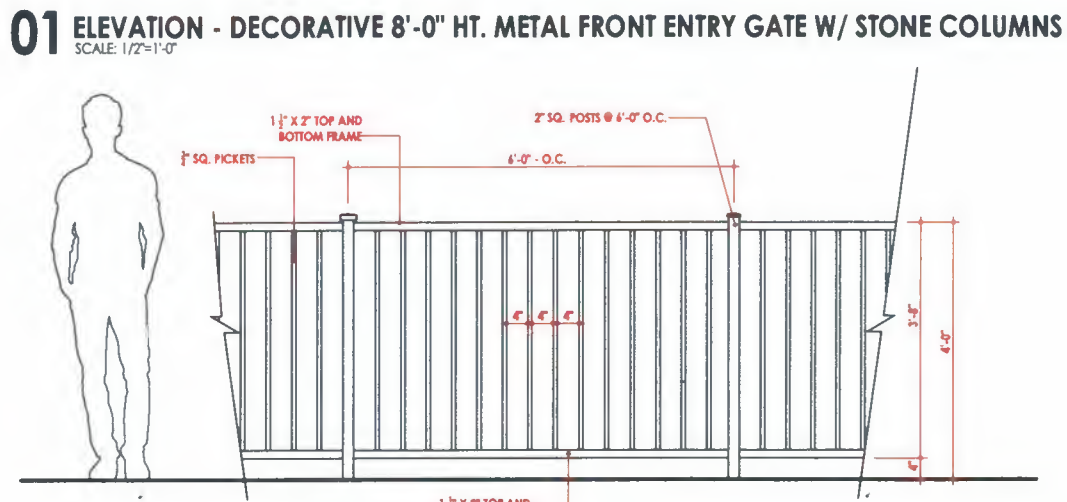
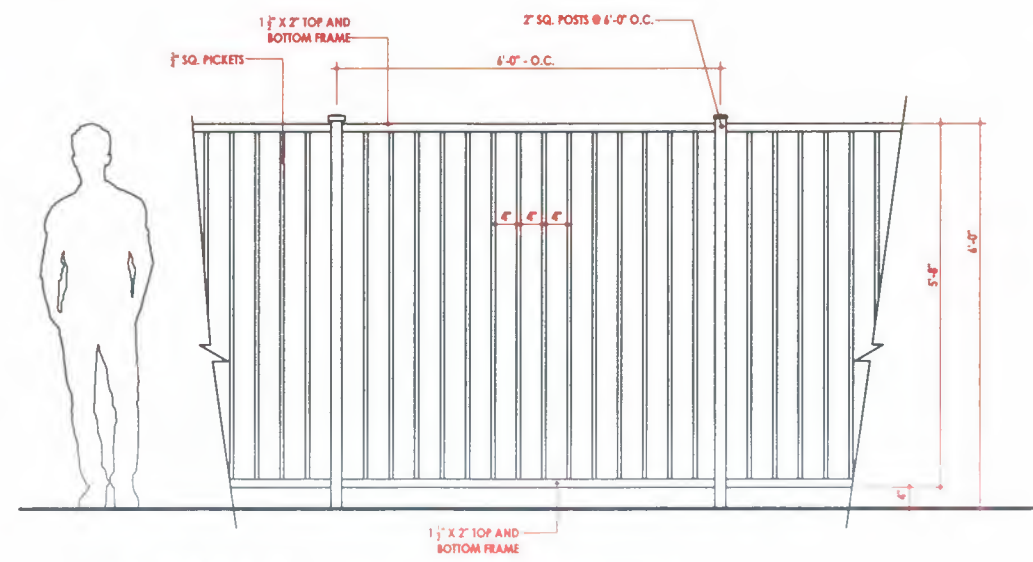
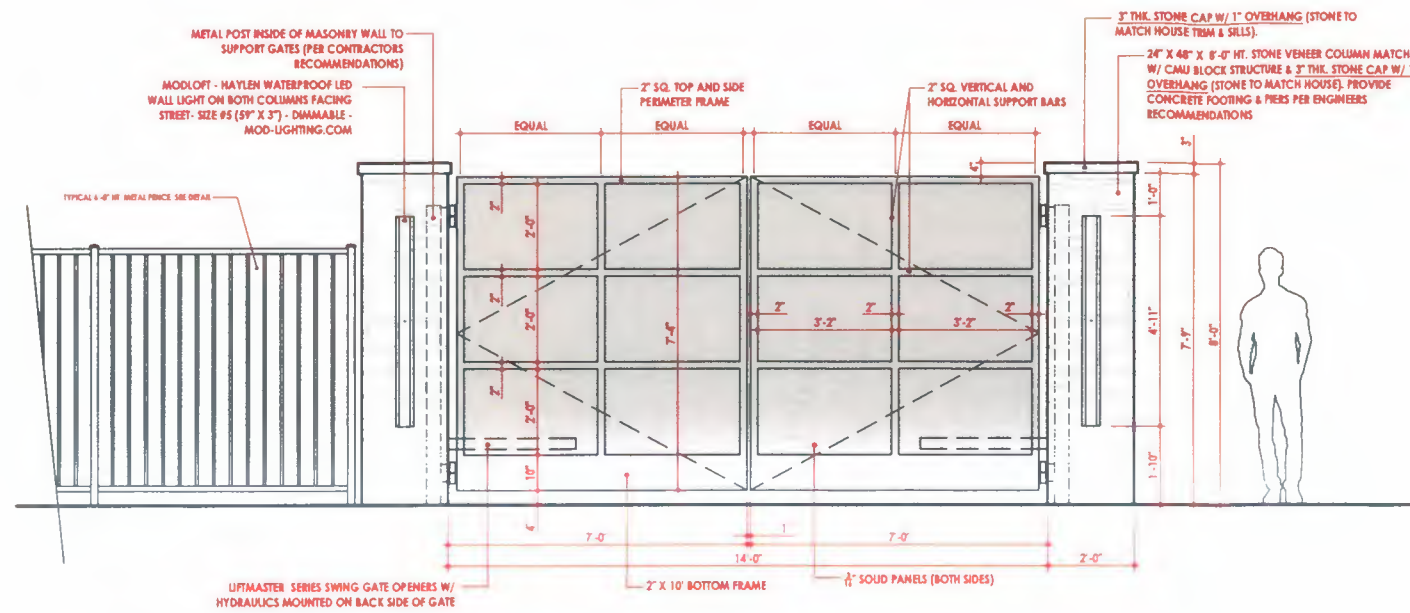
QIAO RESIDENCE
12464 BRECKENRIDGE DRIVE
DALLAS, TEXAS

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SCALE: SEE PLANS

DATE:
8.23.2024
REVISIONS:

FRONT ENTRY GATES, FENCE & COLUMNS VARIANCE PLANS

L1.3



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12464 BRECKENRIDGE DRIVE
DALLAS, TEXAS

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REVISIONS: _____

DETAILS 01