



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234-118

RECEIVED

Date:

FOR OFFICE USE ONLY

OCT 25 REC'D

Data Relative to Subject Property:

Location address: 7038 Greenville Avenue

Zoning District: MU-3

Lot No.: 27 Block No.: 6/5199 Acreage: 0.52

Census Tract: 48113007815

Street Frontage (in Feet): 1) 112' 2) 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Hogan Equities, LLC

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  of The required parking for a retail printing facility. The request to provide 20 spaces instead of the required 48 spaces for a reduction of 28 spaces or a reduction of 41%.

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 buildign was built in 1965 for a furniture store and has a large footprint on a small lot.

The propsoed printing facility has a lot of large equipment, but few employees and little retail traffic.

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

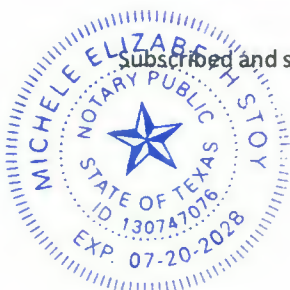
(Affiant/Applicant's name printed)

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: [Signature]  
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 10 day of October, 2024

[Signature]  
Notary Public in and for Dallas County, Texas





CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234/148

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

at: 7038 Greenville Avenue  
(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: Off-Street Parking Requirements

[Signature]  
Print name of property owner or registered agent

Brian Hogan  
Signature of property owner or registered agent

Date 9-16-24

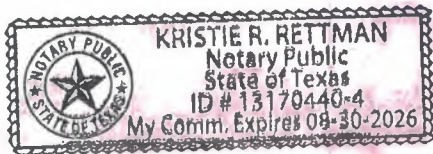
Before me, the undersigned, on this day personally appeared Brian Hogan

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 16<sup>th</sup> day of Sept, 2024

[Signature]  
Notary Public for Dallas County, Texas

Commission expires on 8/30/26





CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234-148

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

at: 7038 Greenville Avenue  
(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: Off-Street Parking Requirements

Brian Hogan  
Print name of property owner or registered agent

[Signature]  
Signature of property owner or registered agent

Date 9-25-2024

Before me, the undersigned, on this day personally appeared Brian Hogan

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 25<sup>th</sup> day of September, 2024



Paige Megyesi  
Notary Public for Dallas County, Texas

Commission expires on February 24, 2025





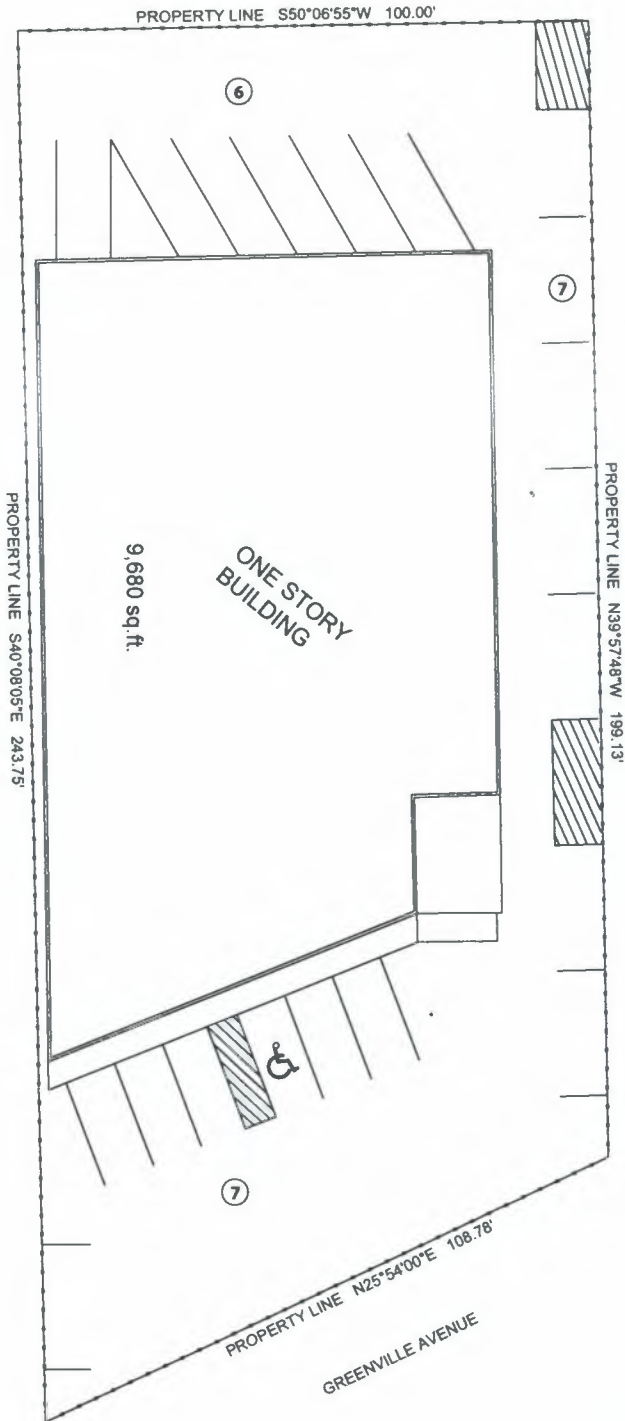






# SITE PLAN

SCALE: 1" = 10'-0"



VICINITY MAP  
NTS



Address	7038 Greenville Ave.	Building Sq. Ft.	9,680	Prior Use	Furniture Store	Proposed Use	Retail/Printing	Variance	41% reduction

Parking Ratio	Required Parking	Provided Parking
1:500	20	20
1:200	48	20

7038 Greenville  
CITY OF DALLAS, TEXAS

**Baldwin**  
**Associates**

BALDWIN ASSOCIATES  
3904 Elm Street, Suite B  
Dallas, Texas 75226  
MOBILE: 214.729.7949  
OFFICE: 214.824.7949  
rob@baldwinplanning.com

09/19/2024  
PROJECT NUMBER  
CASE NUMBER



**7038 Greenville Avenue**

Being Lot 27, Block 6/5199, of Lakeview Addition, on Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 219, of the Map Records of Dallas County, Texas.



**CHICAGO TITLE**



**SURVEYOR'S CERTIFICATE**

This survey is made relying on information provided by Chicago Title Company in connection with the transaction described in GF# CTDAL36-800361800985-A-NS. The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to Guaranty Bank & Trust, N.A., Hogan Equities, LLC, Chicago Title Company and Chicago Title Insurance Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 7038 Greenville Avenue described in Inst. No. 201100317113, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is located in Zone X (N.F.H.A.) and is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48113C0335K, with a date of 07/07/2014) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Guaranty Bank & Trust, N.A., Hogan Equities, LLC, Chicago Title Company and Chicago Title Insurance Company are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

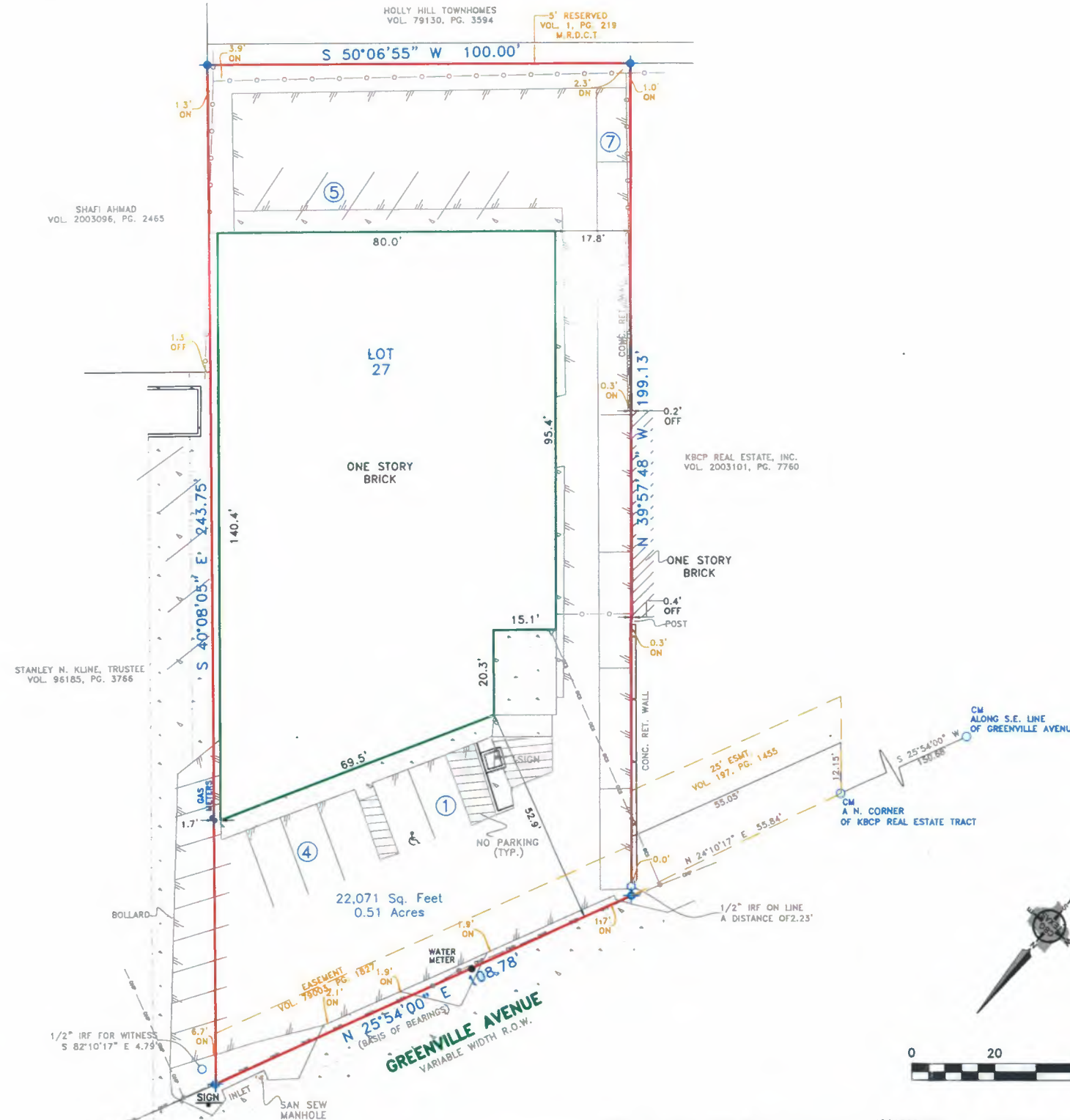
Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 10th day of December, 2018.

*Bryan Connally*  
Bryan Connally  
Registered Professional Land Surveyor No. 5513



ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



NOTE: According to the F.I.R.M. in Map No. 48113C0335K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 458, PG. 579

NOTES: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
1/2" IRON ROD FOUND	PE - POOL EQUIPMENT
1/2" IRON ROD SET	COLUMN
1" IRON PIPE FOUND	AC - AIR CONDITIONING
FENCE POST CORNER	FIRE HYDRANT
"X" FOUND / SET	COVERED PORCH, DECK OR CARPORT
5/8" ROD FOUND	OES - OES OVERHEAD ELECTRIC SERVICE
UNDERGROUND ELECTRIC	ONP - ONP OVERHEAD POWER LINE
OVERHEAD ELECTRIC	CONCRETE PAVING
POWER POLE	DOUBLE SIDED WOOD FENCE
GRAVEL/ROCK ROAD OR DRIVE	

**CBG**  
SURVEYING TEXAS LLC  
2025 Shiloh Road, Ste. 240  
Dallas, TX 75228  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbginctx.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 20'	12/10/18	1825361	N/A	BG

**TEXAS LAND TITLE SURVEY**

LOT 27, BLOCK 6/5199 OF LAKEVIEW ADDITION

CITY OF DALLAS, DALLAS COUNTY, TEXAS

7038 GREENVILLE AVENUE