



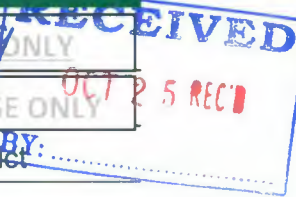
Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234 149 FOR OFFICE USE ONLY



Data Relative to Subject Property:

Date:

FOR OFFICE USE ONLY

Location address: 5000 East Side

Zoning District: D - Duplex District

Lot No.: Lt 1 less ROW Block No.: 4/1418

Acreage: 0.07

Census Tract: 48113002400

Street Frontage (in Feet): 1) 135' 2) 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Jeff Baron omes, 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 A 20' encroachment to the 25' front setback along Munger Boulevard providing a 5' setback along Munger Boulevard.

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 irregular lot shape creates an undue hardship which prevents developing the property commensurate with other developments in the area.

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.

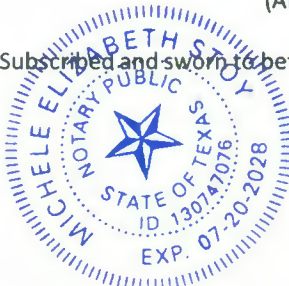
Affidavit

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



AFFIDAVIT

Appeal number: BDA 234149

I, Jeff Baron Homes, LLC, Owner of the subject property
(Owner or "Grantce" of property as it appears on the Warranty Deed)

at: 5000 East Side 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: Variance to the front yard setback / encroachment of 20' into the 25' front yard
along Munger Blvd. providing a 5' setback along Munger Blvd.

Jeff Baron
Print name of property owner or registered agent

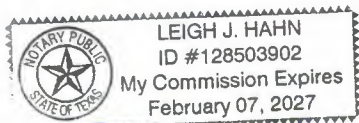
[Signature]
Signature of property owner or registered agent

agent Date 10/9/24

Before me, the undersigned, on this day personally appeared
Leigh Hahn

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 9 day of
October, 2024



Commission expires on 2/7/2027

Leigh J. Hahn
DEVELOPMENT SERVICES • BOARD OF ADJUSTMENT | REV 05.24.2024



AFFIDAVIT

Appeal number: BDA 234-149

I, Jeff Baron Homes, LLC, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 5000 East Side Avenue
(Address of property as stated on application)

Authorize: Rob Baidwin, 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: Variance to the front yard setback / encroachment of 20' into the 25' front yard
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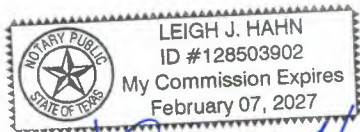
Jeff Baron
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

agent Date 10/9/24

Before me, the undersigned, on this day personally appeared
Leigh Hahn

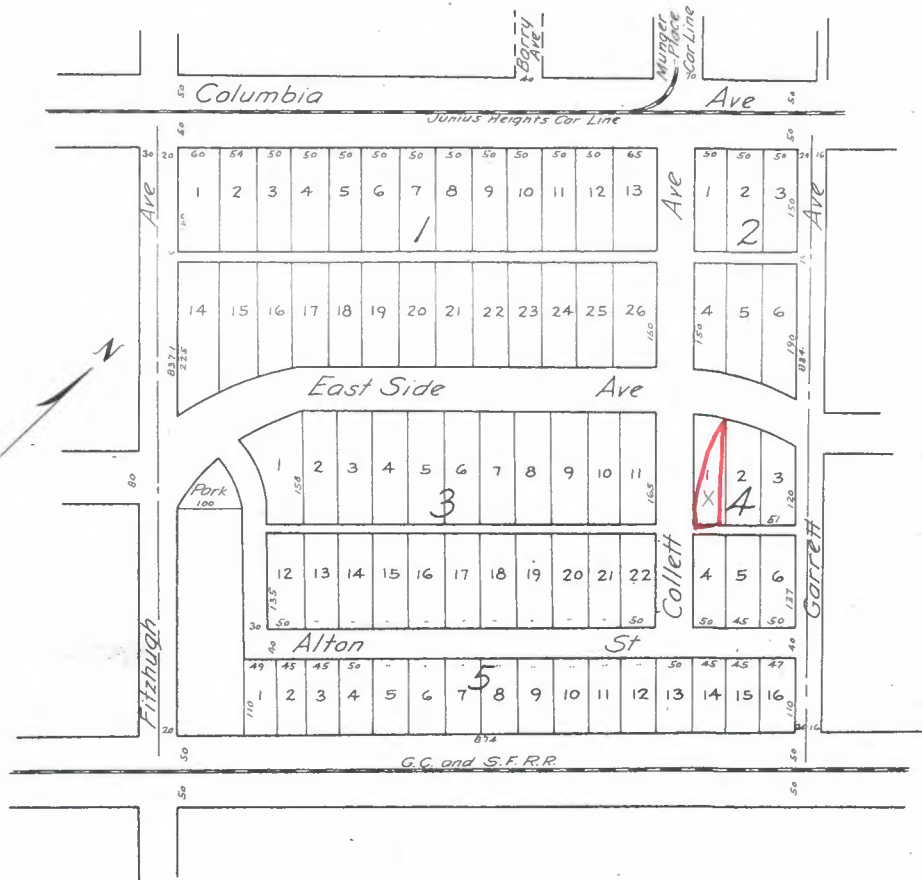
Who on his/her oath certifies that the above statements are true and correct to his/her best
knowledge. Subscribed and sworn to before me this 9 day of
October, 2024



Leigh Hahn
DEVELOPMENT SERVICES • BOARD OF ADJUSTMENT | REV 05.24.2024

Commission expires on 2/7/2027

J. D. ALDREDGE'S REVISED MAP of Commerce Park Addition to Dallas, Texas. Scale 150'



STATE OF TEXAS |
COUNTY OF DALLAS |

KNOW ALL MEN BY THESE PRESENTS:-

That I, J. D. Aldredge do hereby adopt the above and foregoing map as a true and correct representation of the Revised Map of Commerce Park Addition to the City of Dallas, Texas; and being the sole owner of the land shown in said map of said addition, do hereby dedicate for the use and benefit of the Public forever, the streets and alleys as shown therein; and do also dedicate to the use of the Public forever, for park purposes only, that certain strip of land outlined on the said plat in red ink and marked "Park" situated at the Southeast corner of Fitzhugh and East Side Avenues. And there is also expressly reserved to the City of Dallas a right-of way under and across Lots 1 to 11 in Block 3, and Lots 1 to 3, in Block 4 of said addition, for the purpose of maintaining and operating the 8 inch sanitary sewer now maintained by the City of Dallas across said lots, and the City of Dallas shall have the right to go in and upon said property for the purpose of repairing said sanitary sewer. The foregoing dedications are made in lieu of and substitution for the streets and alleys shown in the former map of said Commerce Park Addition, filed in Plat Book 1 page 11, Records of Plats for Dallas County, Texas.

Witness my hand this 9th day of June, 1911.

STATE OF TEXAS |
COUNTY OF DALLAS |

J. D. Aldredge

Before me, C. H. Read, a Notary Public in and for the County of Dallas, Texas, on this day personally appeared J. D. Aldredge known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this June 9th, 1911.

(SEAL)


C. H. Read, Notary Public, Dallas County, Texas.

Filed June 21st, 1911 at 11:15 A.M.

Recorded June 22nd, 1911, at 10:30 P. M. J. E. Record, County Clerk

By T. B. Kendall, Deputy.




 1:2,400

	City Limits		Peak's Branch PFP		SUP
	Highways		X Protected by Levee		D
	Ramps and Access Roads		PANS		D-1
	Flood Zone		Height Max Overlay		CR
	100 Year Flood Zone		Parking Management Overlay		SP
	East Peak's Branch		Signation Overlay		MD Overlay
	East Peak's Branch PFP		Base Zoning		Historic Subdistricts
	Floodway		PD 193 Oak Lawn		Historic Overlay
	Mill Creek		DAPs Environmental Corridors		CD Subdistricts
	Mill Creek PFP		DOO Overlay		PD Subdistricts
	Peak's Branch		Deed Restrictions		PDS Subdistricts
					NSO Subdistricts

Case ID:
 Printed: 9/27/2024

SHIPPED DATE: 5-2-96 RECEIVED DATE: 5-11-96

CITY OF DALLAS PLAT BOOKS

ANNEXED _____ ORD. NO. _____
SURVEY JOHN GRIGSBY ABST. 495

ADDITION _____

BLOCKS 1416 THRU 1427
SCHOOL DISTRICT DALLAS

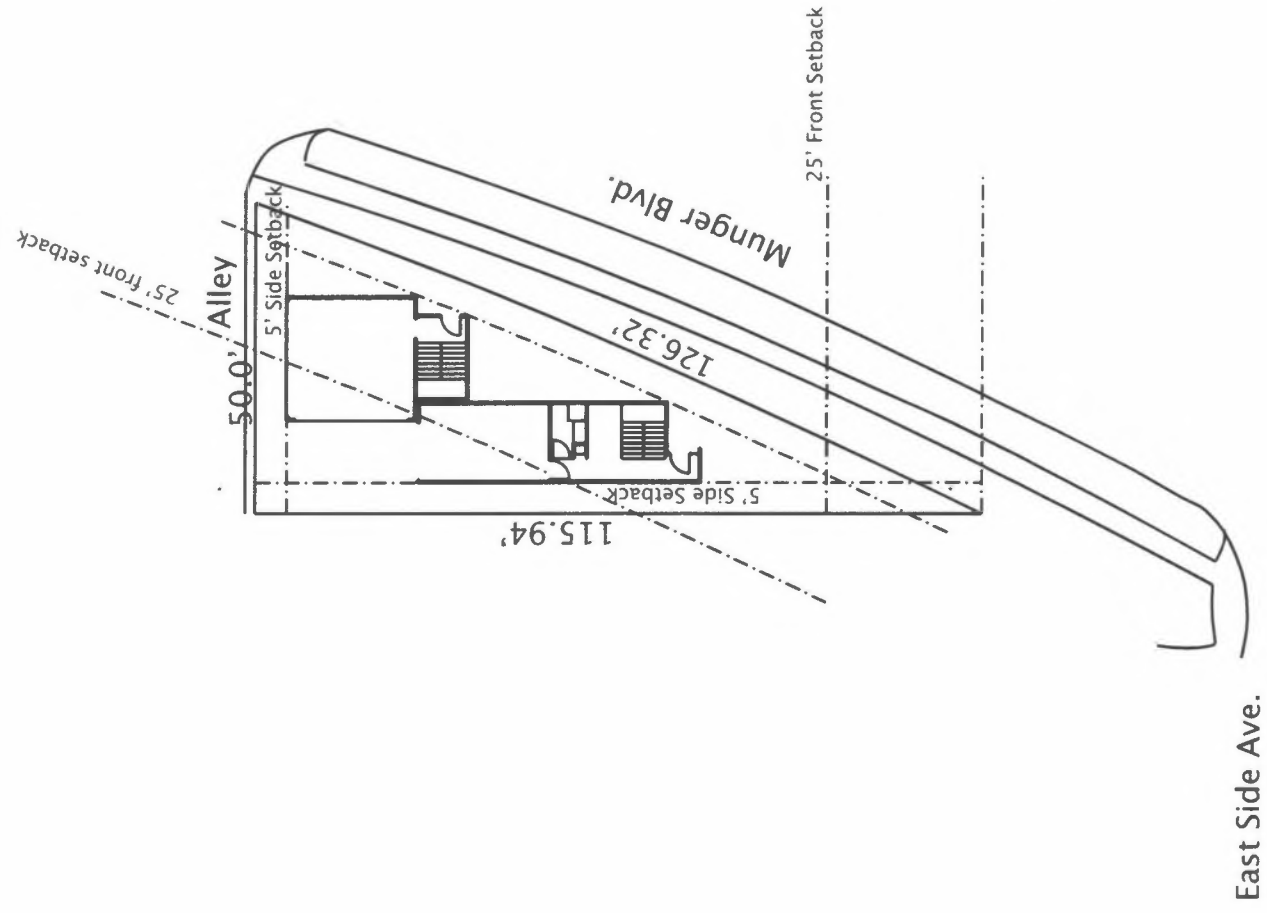
SCALE 100 FT. EQUALS 1 INCH

545 B 3-95

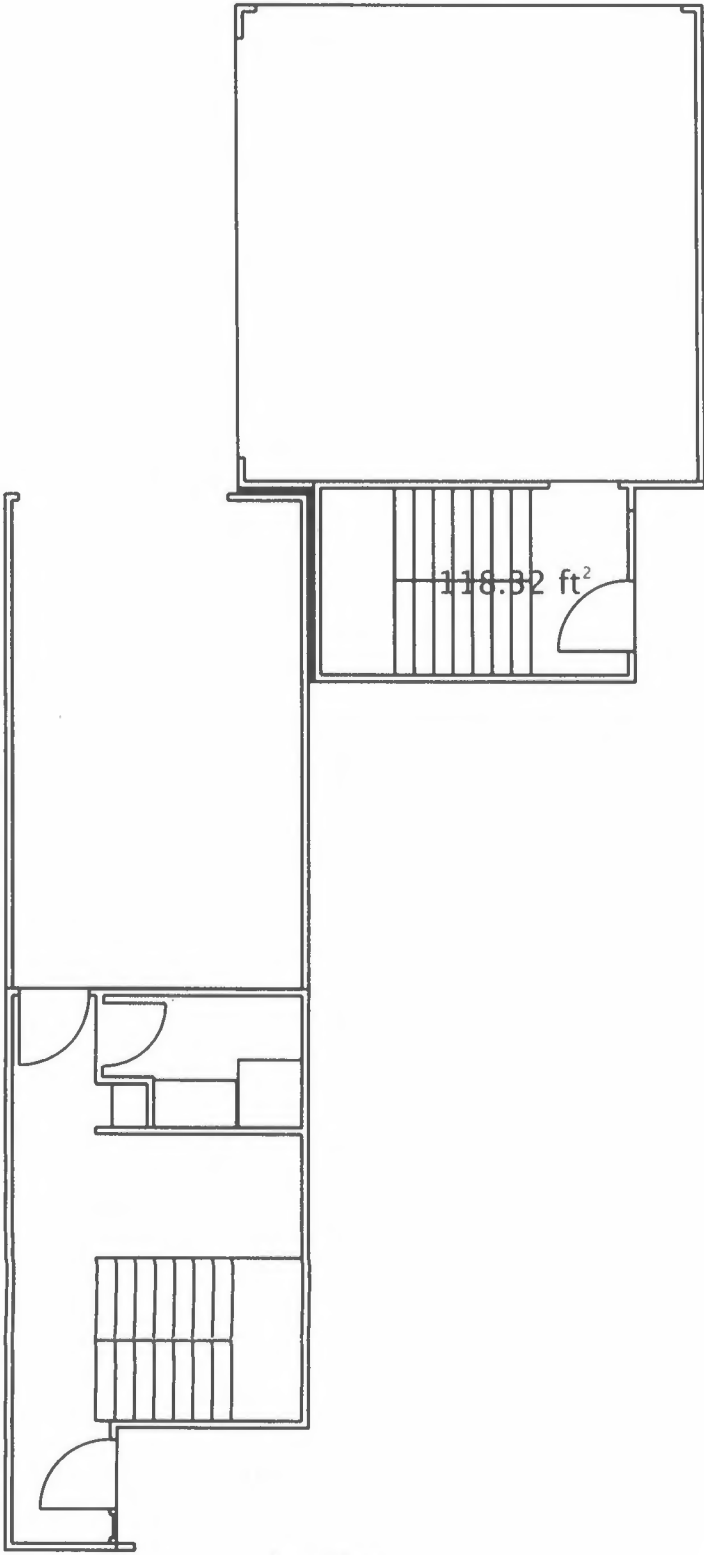
FREEMAN'S COLUMBIA AV BLK. C/1422 LOTS 1, 10 FILED: 1-19-83
FILED: 6-23-95 BLK. V/1420 LT. 4A ANNIS RESTAURANT

D.C.

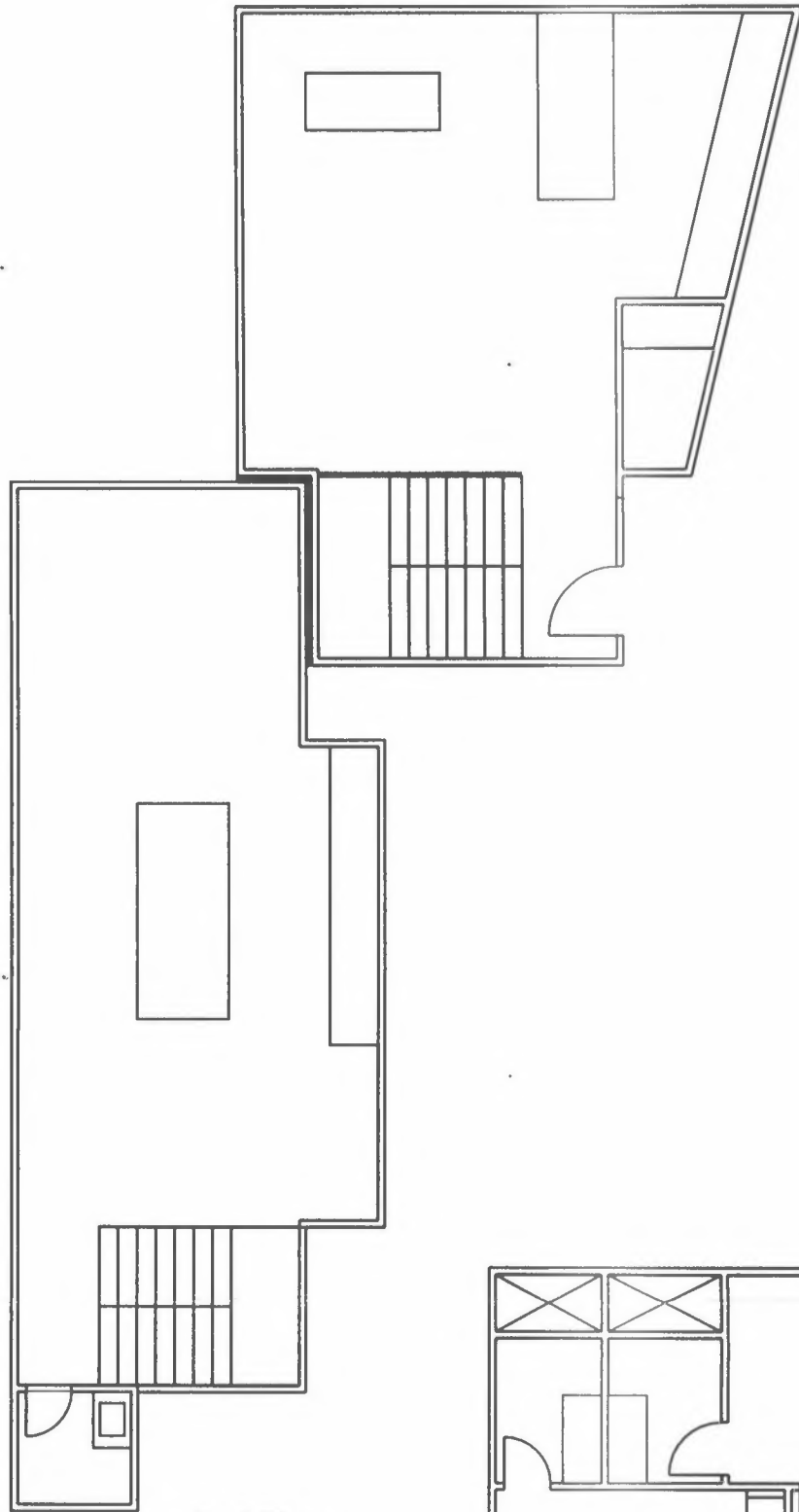




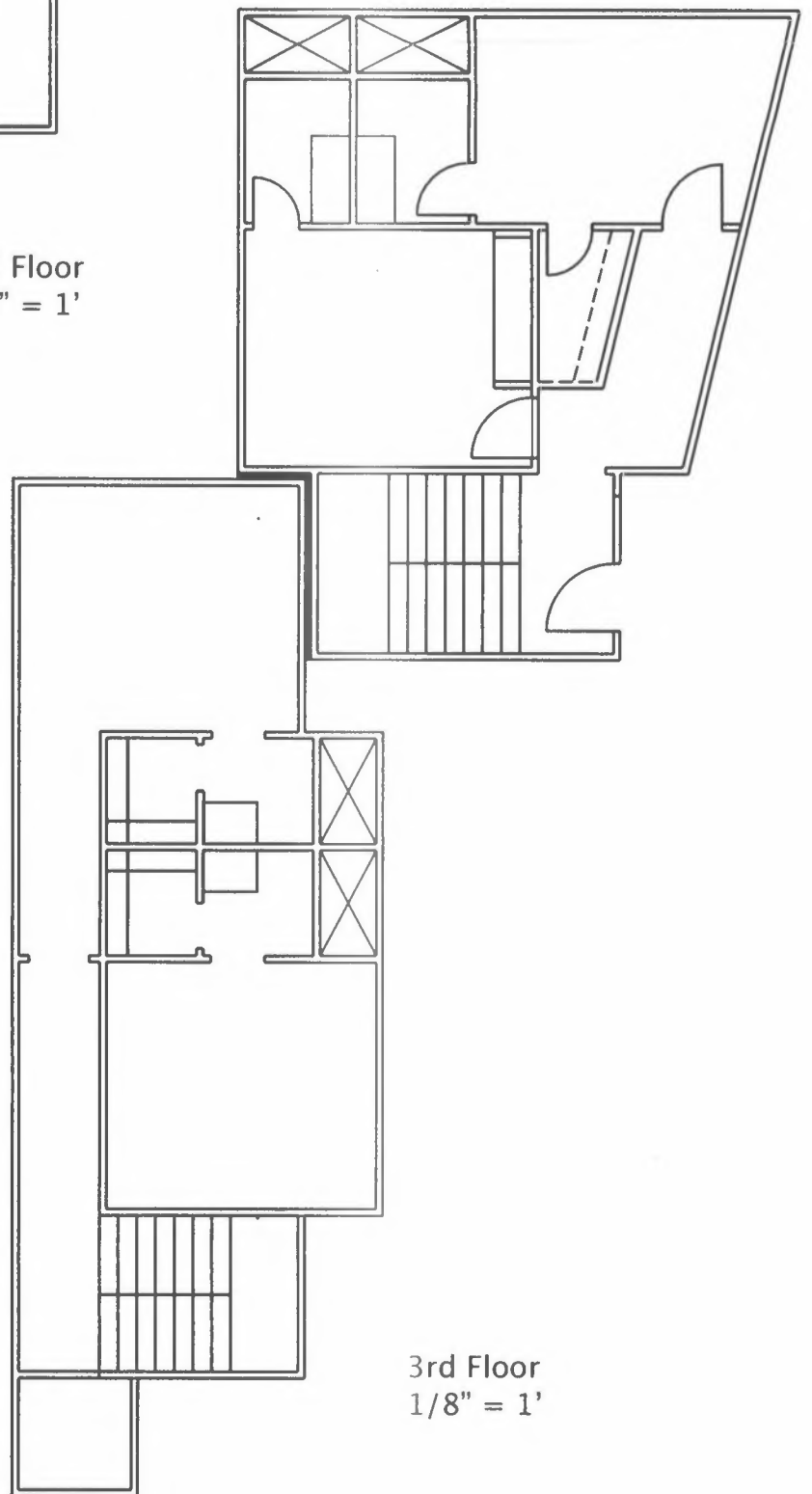
5000 East Side Ave.
Site Plan
1" = 30'



1st Floor
1/8" = 1'

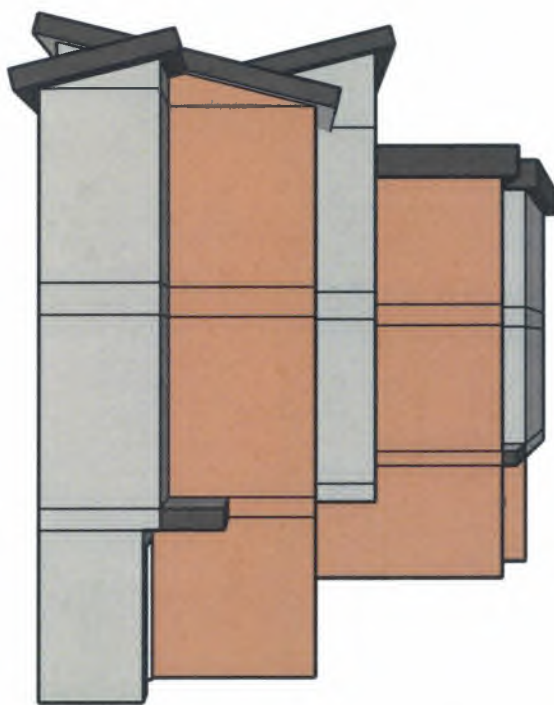


2nd Floor
1/8" = 1'



3rd Floor
1/8" = 1'

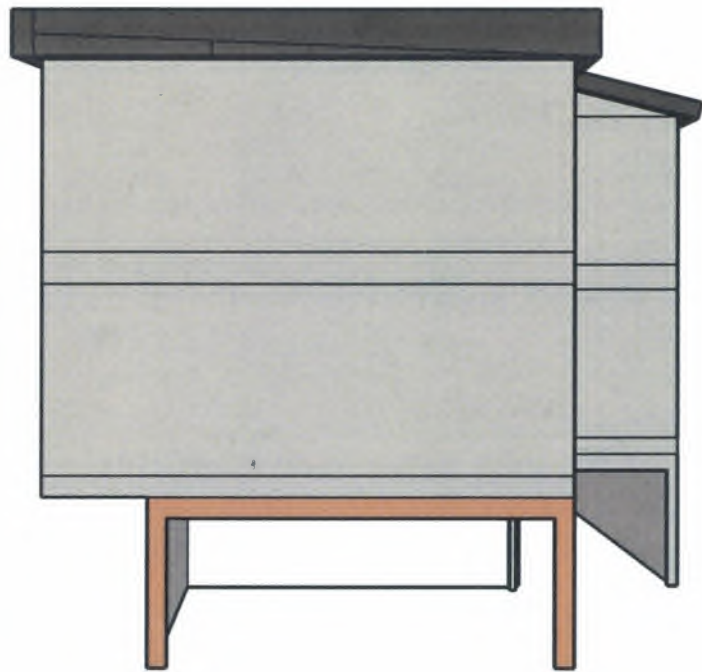
***Elevations not finalized Not all windows and materials selected**



North Elevation

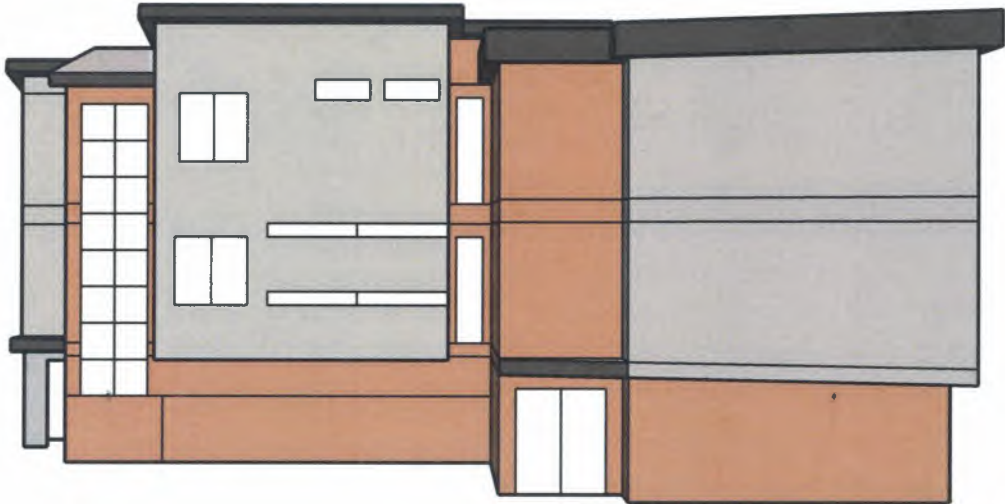


***Elevations not finalized Not all windows and materials selected**



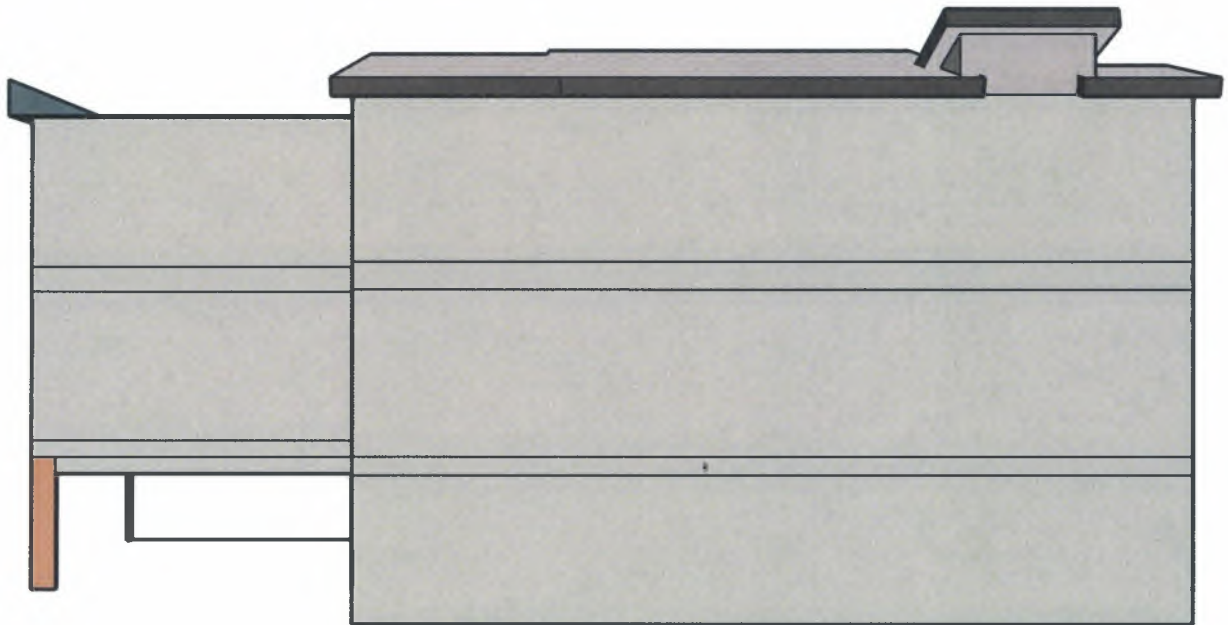
South Elevation

***Elevations not finalized Not all windows and materials selected**



West Elevation

***Elevations not finalized Not all windows and materials selected**



East Elevation