



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234-150

Data Relative to Subject Property:

Date:

FOR OFFICE USE ONLY

Location address: 5631 Alta Avenue

Zoning District: PD 842/MD-1 Tr 3

Lot No.: 16

Block No.: C/1983

Acreage: 8,975 sf

Census Tract: 48113001002

Street Frontage (in Feet): 1) 147' 50" 2) 58' 3) 4) 5)

MAS

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Lowgreen PS, Ltd.

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 15' variance to the front yard setback to allow for the continued use of an outdoor patio.

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 has had a patio in this location for several years. During the covid pandemic, the patio was covered to offer a "safe" place for outdoor dining. The owner would like to continue use of the patio.

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

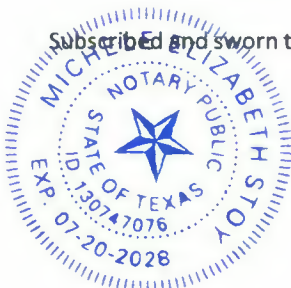
Respectfully submitted:

(Affiant/Applicant's signature)

Subscribed and sworn to before me this

1 day of October, 2024

Notary Public in and for Dallas County, Texas





AFFIDAVIT

Appeal number: BDA 234-150

I, Lowgreen PS, Ltd., Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 5631 Alta 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 to allow for an outdoor patio

\_\_\_\_\_

Marc Andros member  
Print name of property owner or registered agent

Marc  
Signature of property owner or registered agent

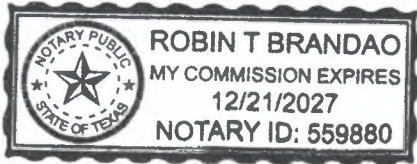
agent Date 9/25/24

Before me, the undersigned, on this day personally appeared  
Marc Andros

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



Robin T Brandao  
Commission expires on 12/21/27



AFFIDAVIT

Appeal number: BDA 234-150

I, Lowgreen PS, Ltd., Owner of the subject property  
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at: 5631 Alta Avenue  
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Authorize: Rob Baldwin, Baldwin Associates  
(Applicant's name as stated on application)

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- Other Appeal (specify below)

Specify: Variance to the front yard setback to allow for an outdoor patio

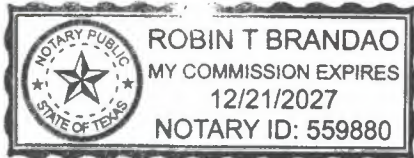
Marc Andres member  
Print name of property owner or registered agent

[Signature]  
Signature of property owner or registered agent

agent Date 9/25/24

Before me, the undersigned, on this day personally appeared Marc Andres

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



[Signature]  
Commission expires on 12/21/27



# ROSS AVE ANNEX No 2

AN ADDITION TO THE CITY OF DALLAS, TEXAS, OUT OF J. M. PATTERSON SURVEY.

THE STATE OF TEXAS  
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

That we, Seay-Robinson-Cranfill Land & Loan Company, of the County of Dallas, State of Texas, do hereby adopt the within map as a true and correct plat of Ross Avenue Annex No. 2, an Addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate for the use and benefit of the Public forever, the streets and alleys shown therein.

4th day of May, A.D. 1911.

Witness our hands this the

SEAY-ROBINSON-CRANFILL LAND & LOAN CO.

ATTEST: Tom E. Cranfill

BY Ben T. Seay, President,

(SEAL) Secretary.

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Ben T. Seay, President of the Seay-Robinson-Cranfill Land & Loan Co., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act of said corporation, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 4th day of May A.D. 1911.

J. D. Bowles,

Notary Public in and for Dallas County, Texas.

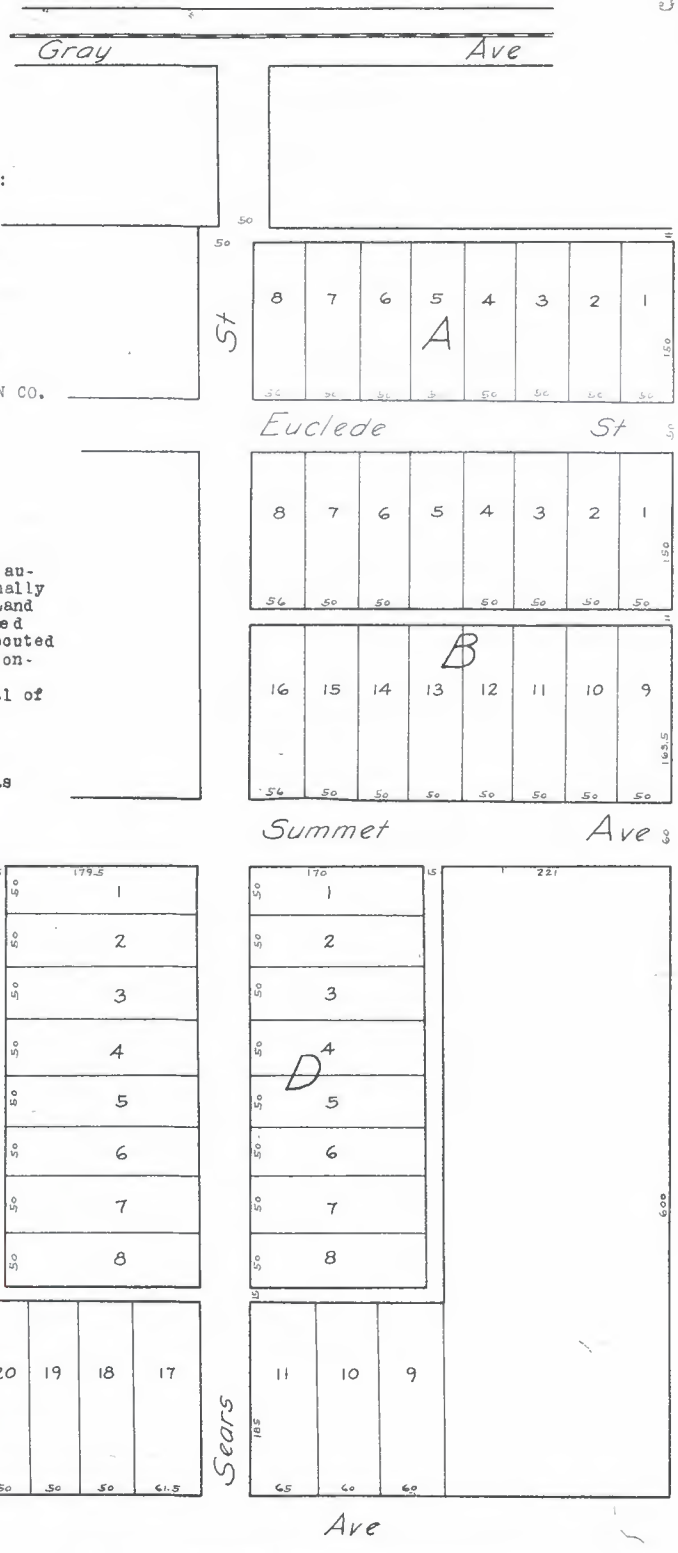
(SEAL)

Filed May 4th, 1911 at 2:15 P.M.

Recorded May 4th, 1911, at 10 o'clock P.M.

J. E. Record, County Clerk

By Sam Barnett, Dy.



179.5	15	179.5				
9		1				
10		2				
11		3				
12		4				
13		5				
14		6				
15		7				
16		8				
23	22	21	20	19	18	17
61.5	50	50	50	50	50	61.5

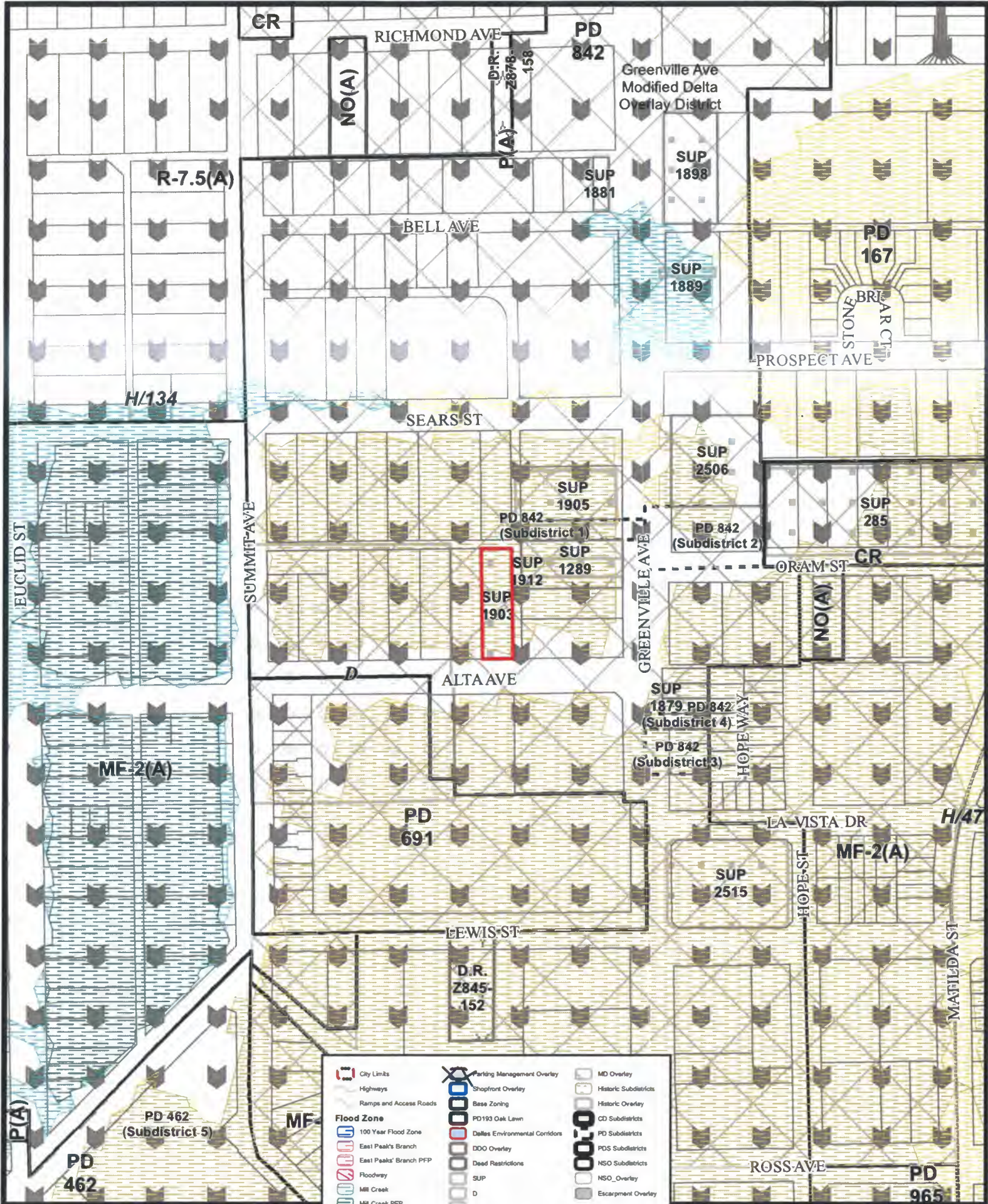
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8	7	6	5	4	3	2	1
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16	15	14	13	12	11	10	9
50	50	50	50	50	50	50	50

170	15	221
1		
2		
3		
4		
5		
6		
7		
8		
11	10	9
65	60	60





	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		DDO Overlay		PDS Subdistricts
	East Peak's Branch PFP		Dead 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				

1:2,400

Case ID:  
Printed: 8/28/2024



SHIPPED DATE: 5-2-94 RECEIVED DATE: 7-11-96

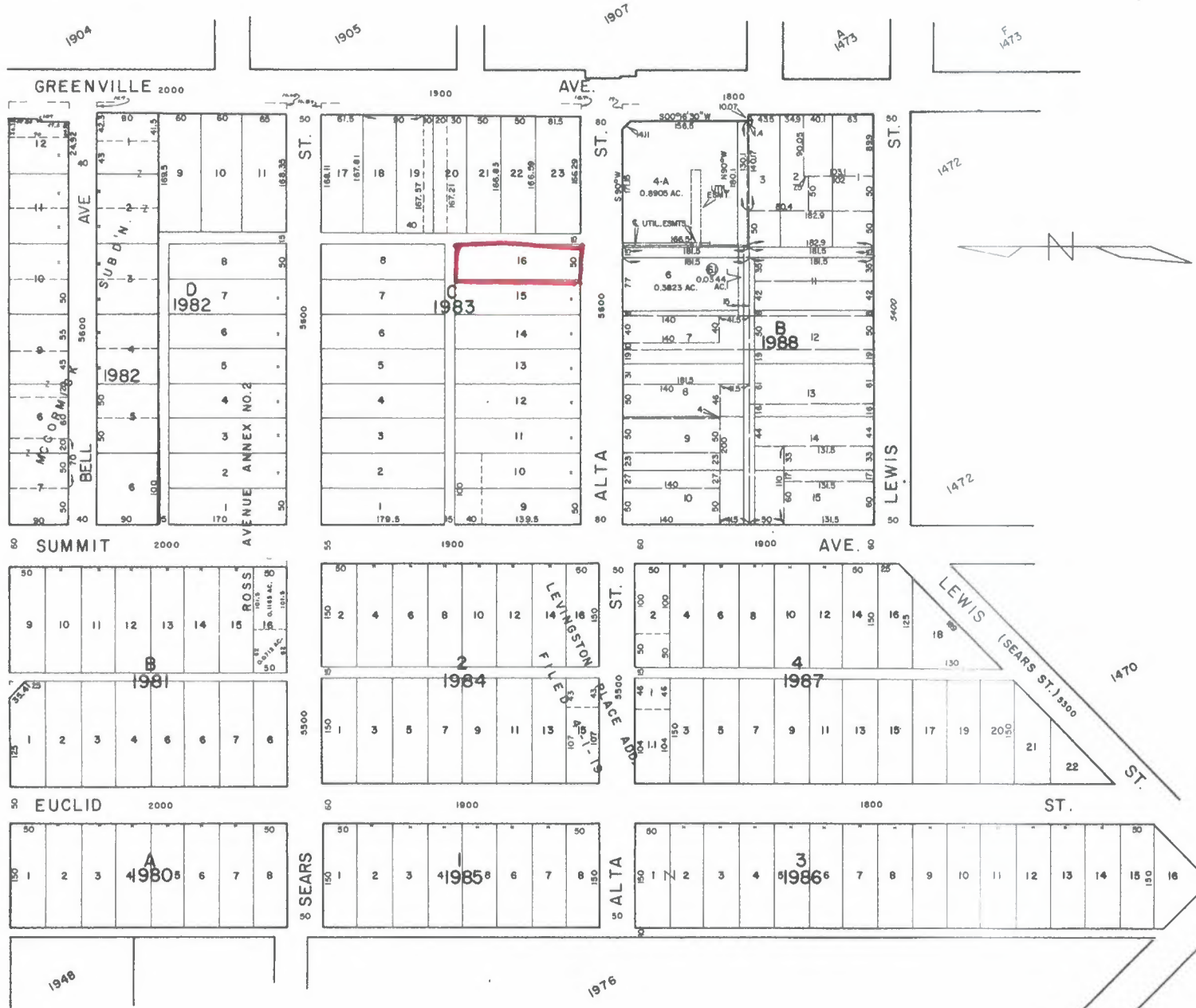
# CITY OF DALLAS PLAT BOOKS

ANNEXED SURVEY J. HART  
ORD. NO. ABST. 578

ADDITION  
SCALE 100 FT. EQUALS 1 INCH  
PHA 8-11-87

BLOCKS 1980 THRU 1987, 1988  
SCHOOL DISTRICT DALLAS

Filed 8-28-87 BLK. B/1988 TWO PESOS

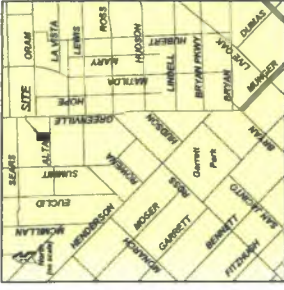


CITY OF DALLAS, TEXAS  
5631 ALTA AVENUE

**Baldwin**  
Associates

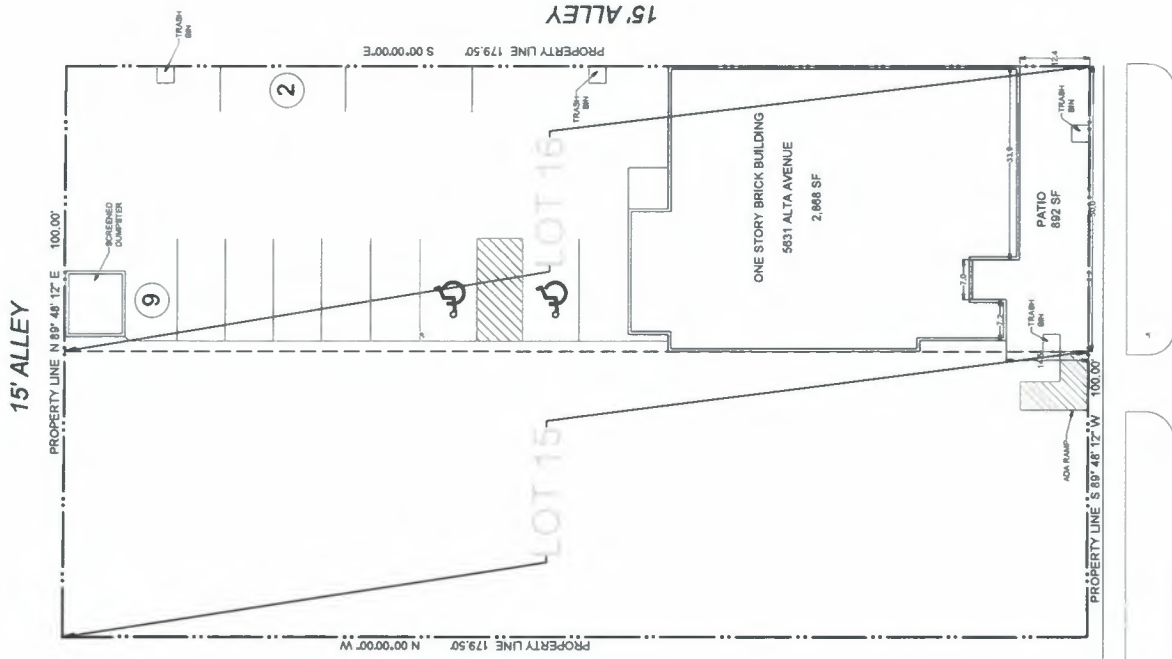
BALDWIN  
ASSOCIATES  
3904 Elm Street, Suite B  
Dallas, Texas 75226  
MOBILE: 214.729.7949  
OFFICE: 214.824.7949  
rob@baldwinplanning.com

PROJECT NUMBER  
07/06/2023  
CASE NUMBER



VICINITY MAP

NTS

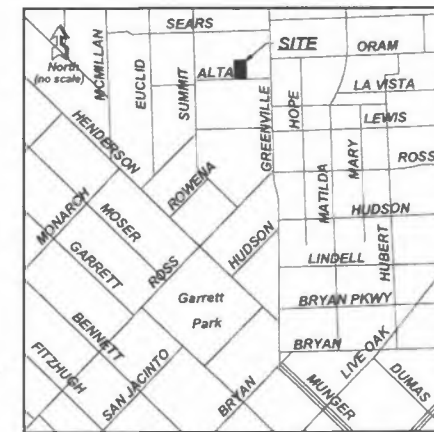
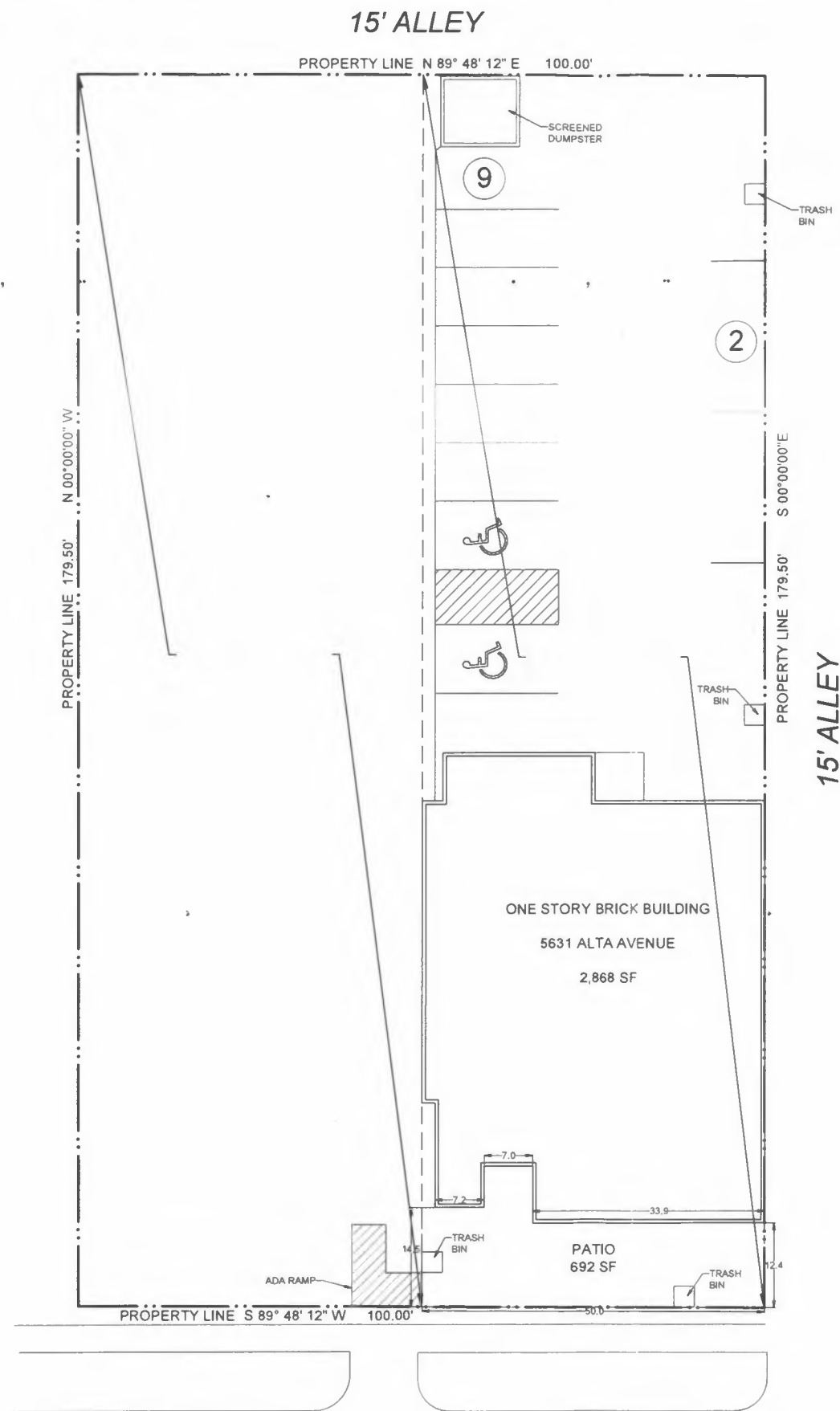


ALTA AVENUE

BDA SITE PLAN

SCALE: 1" = 10'-0"





07/06/2023  
PROJECT NUMBER  
CASE NUMBER

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

**Baldwin**  
Associates

5631 ALTA AVENUE  
CITY OF DALLAS, TEXAS



BDA SITE PLAN

SCALE: 1" = 10'-0"

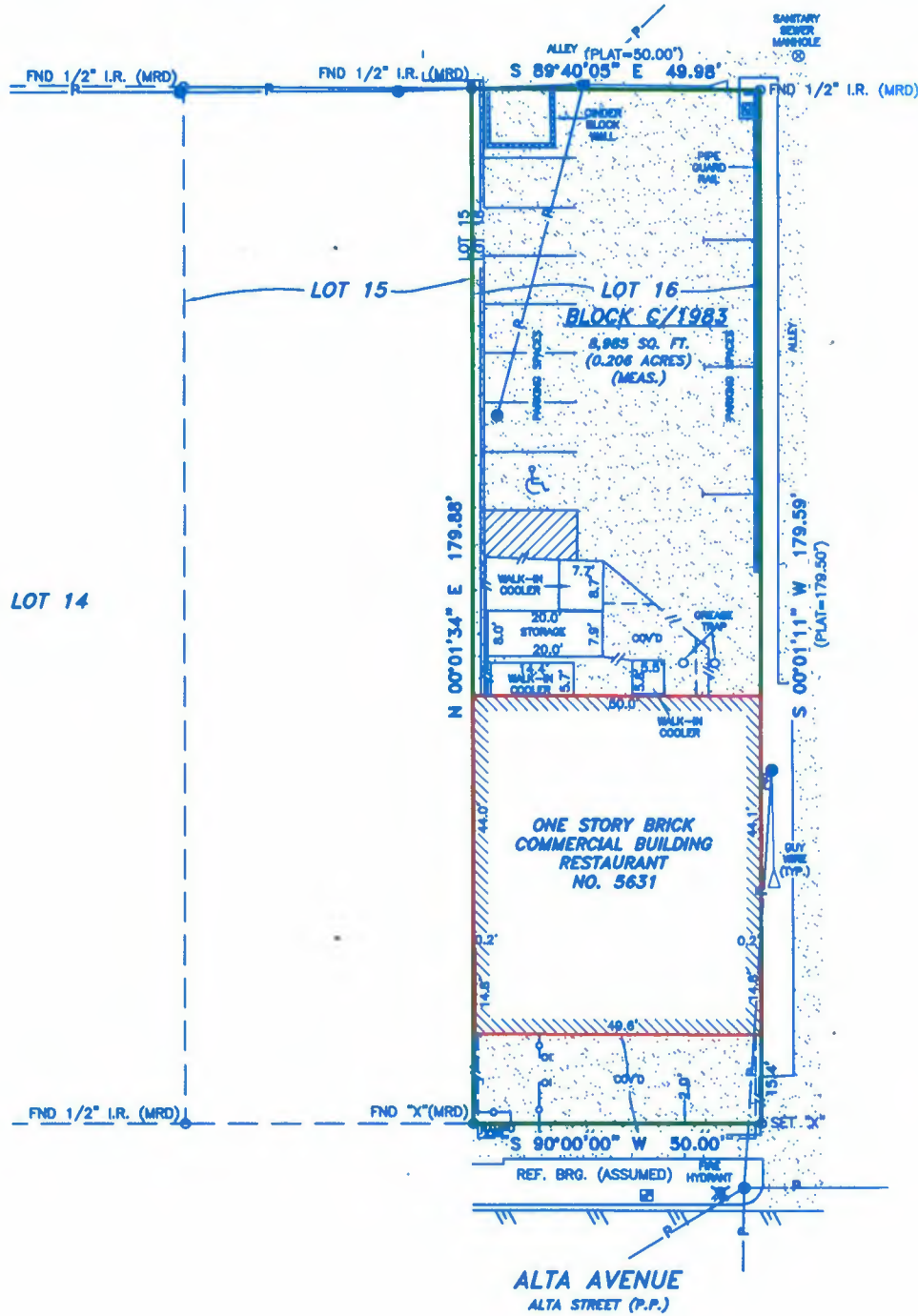
ALTA AVENUE





**'SURVEY PLAT'**

LOT 16, BLOCK C/1983, OF ROSS AVENUE ANNEX ADDITION NO. 2, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 315, MAP RECORDS, DALLAS COUNTY, TEXAS.



ADDRESS: 5631 ALTA AVENUE

**NOTES:**

- 1) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.
- 2) (MRD) INDICATES MONUMENTS OF RECORD DIGNITY THAT REPRESENT ORIGINAL CORNERS SET BY THE SURVEYOR OR A SURVEYOR FOLLOWING IN THE FOOTSTEPS OF THE ORIGINAL SURVEYOR OF THE SUBDIVISION OR TRACT REFERENCED IN LEGAL DESCRIPTION ABOVE UNLESS OTHERWISE NOTED.

**FLOOD STATEMENT:**

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480171 0339K, DATED 7/7/2014, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CERTIFIED TO: ANDRES PROPERTIES

DATE: 10/08/2024 JOB NO:24-10-074

SYMBOL LEGEND	FND=FOUND I.R.= IRON ROD I.P.=IRON PIPE ESMT.= EASEMENT B.L.=BUILDING LINE (MRD)=MONUMENT OF RECORD DIGNITY
	I, JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT.  THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT. THEREFORE, NO SEARCH OF RECORD EASEMENTS WAS PERFORMED ON THE SUBJECT PROPERTY. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.   JASON L. MORGAN      TIRPLES 5687



**Global Land Surveying, Inc.**  
SERVING COLLIN, DALLAS AND DENTON COUNTIES SINCE 2002

GLOBAL LAND SURVEYING, INC.  
P.O. BOX 280308  
PLANO, TEXAS 75028  
PHONE (972) 881-1700  
JMORGAN@GLS-INC.COM  
TIRPLES FIRM NO. 10018300