



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

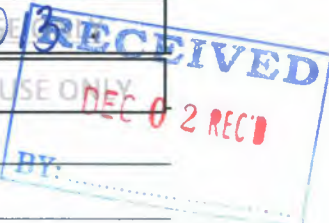
## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245-013

Date:

FOR OFFICE USE ONLY



Data Relative to Subject Property:

Location address: 3877 Walnut Hill Lane

Zoning District: R-16(A)

Lot No.: Tr 9 Block No.: 6223

Acreage: 5.997

Census Tract: 48113009500

Street Frontage (in Feet): 1) 341.97' 2) 672.8' 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Northway Church

Applicant: Rob Baldwin, Baldwin Associates

Telephone: 214-824-7949

Mailing Address: 3904 Elm Street, Suite B - Dallas

Zip Code: 75126

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 To allow for off-street parking to be placed and maintained in a required front yard setback.

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:

This is an existing church that has had parking in a front yard since 1970. A portion of the church was destroyed in the 2019 tomado. In going through the permitting process to rebuild and expand the sanctuary, city staff noticed the parking in the front yard. The purpose of this request is to allow the existing parking to remain and to add additional parking in a projected front yard setback along Hedgeway Street. *No additional spaces along Walnut Hill*

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

Rob Baldwin

Before me the undersigned on this day personally appeared \_\_\_\_\_

(Affiant/Applicant's name printed)

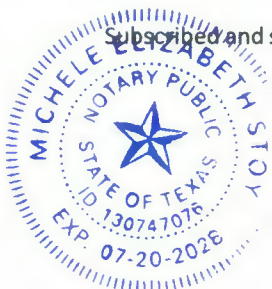
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

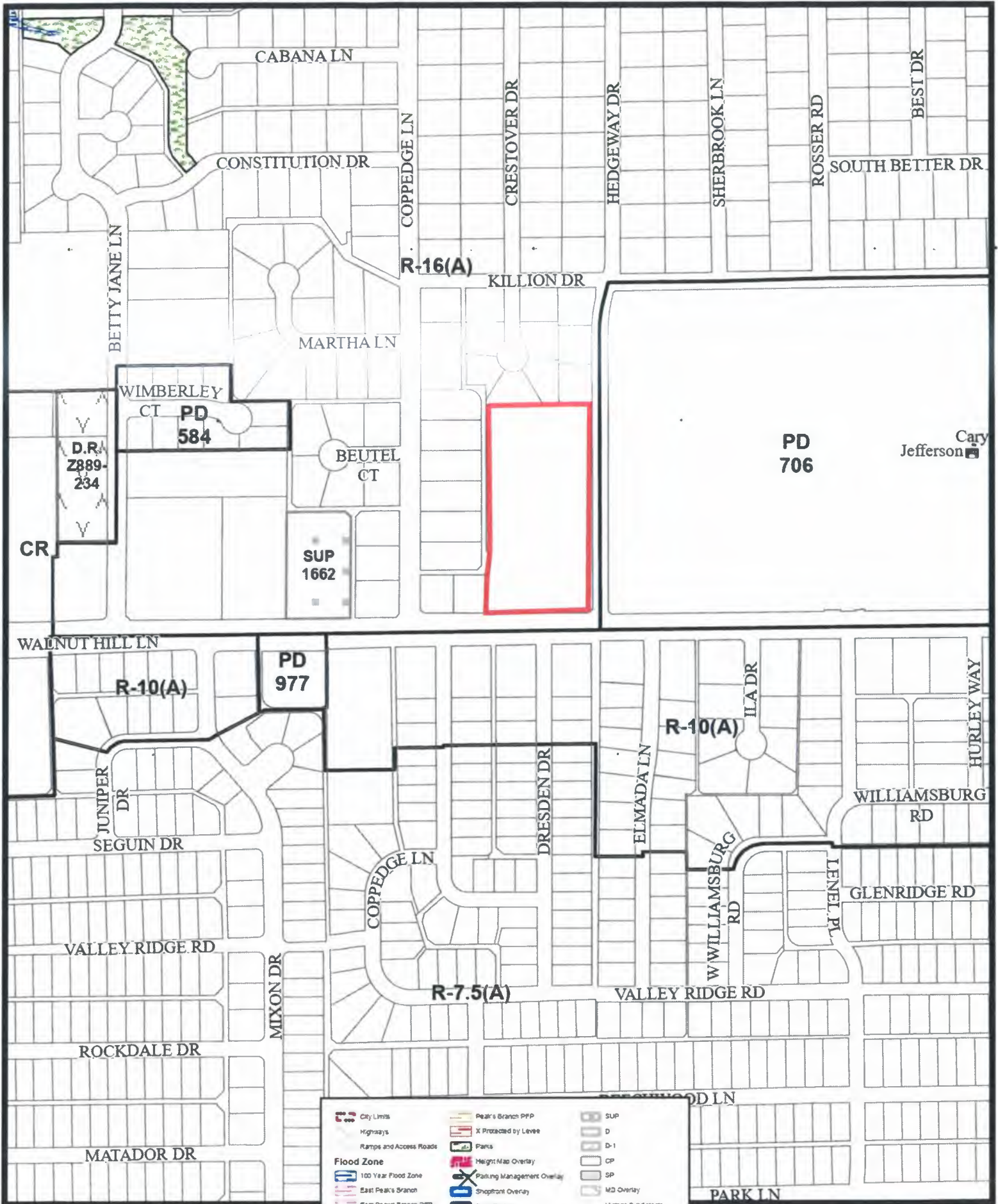
Respectfully submitted: \_\_\_\_\_

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 6 day of November, 2024

Michele Stog  
Notary Public in and for Dallas County, Texas





1:4,800

	City Limits		Peak's Branch PPP		SUP
	Highways		X Protected by Levee		D
	Ramps and Access Roads		Pans		D-1
	Flood Zone		Height Map Overlay		CP
	100 Year Flood Zone		Parking Management Overlay		SP
	East Peak's Branch		Shopfront Overlay		M2 Overlay
	East Peak's Branch PPP		Base Zoning		Historic Subdistricts
	Floodway		PD183 Oak Lian		Historic Overlay
	Mill Creek		Dallas Environmental Corridor		CO Subdistricts
	Mill Creek PPP		DDO Overlay		PD Subdistricts
	Peak's Branch		Deed Restrictions		PDS Subdistricts
					NSO Subdistricts

Case ID: **BOA245-013**

Printed: 11/5/2024

SHIPPED DATE: 3-28-96 RECEIVED DATE: 6-13-96

# CITY OF DALLAS PLAT BOOKS

ANNEXED DEC. 30, 1949 ORD. NO. 4662

ADDITION TOWN NORTH TERRACE NO. 2 & WALNUT HILL MANOR NO. 2.

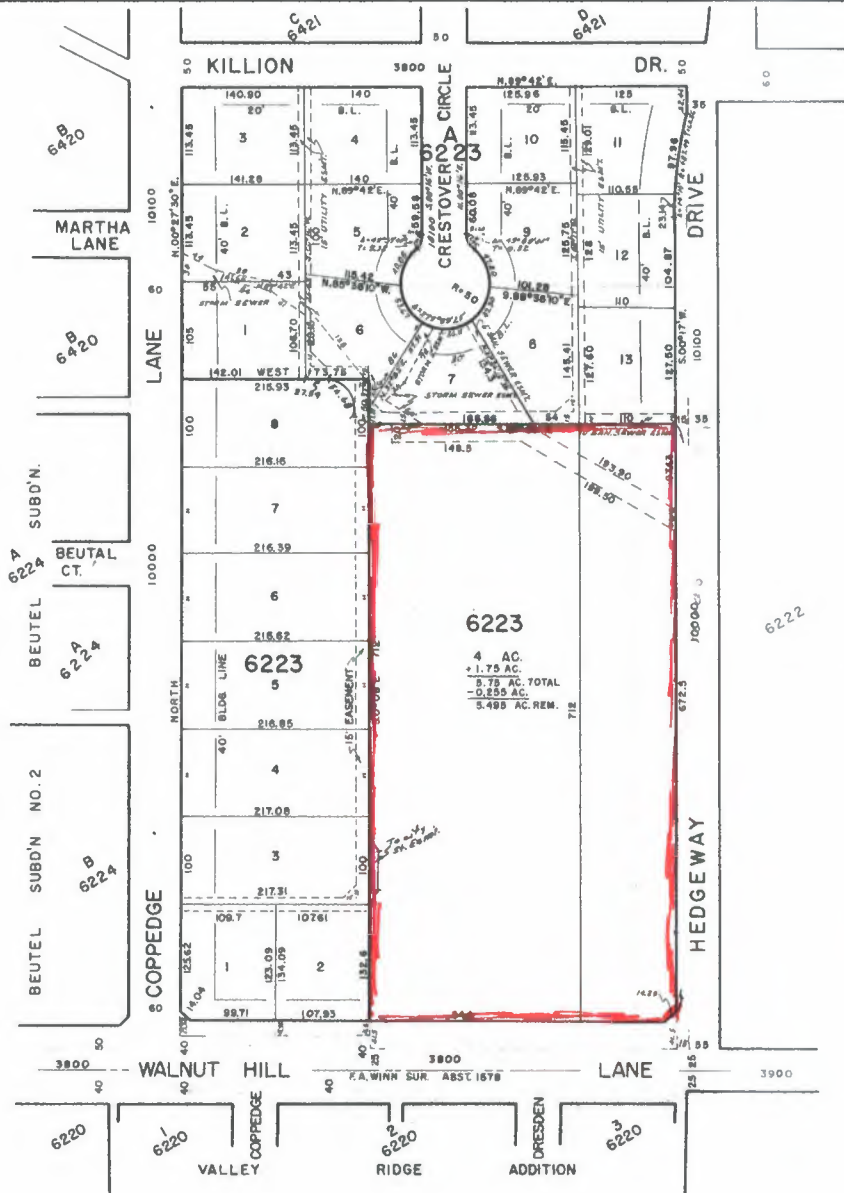
BLOCKS 6223 & 6223 A

SURVEY BENJAMIN MERRELL ABST. 933

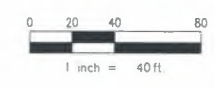
SCALE 100 FT. EQUALS 1 INCH

SCHOOL DIST. DALLAS

TOWN NORTH TERRACE NO. 2 LOTS 1-9 REC'D 9-22-93  
WALNUT HILL MANOR NO. 2 BLK. A/6223 REC'D 9-24-96



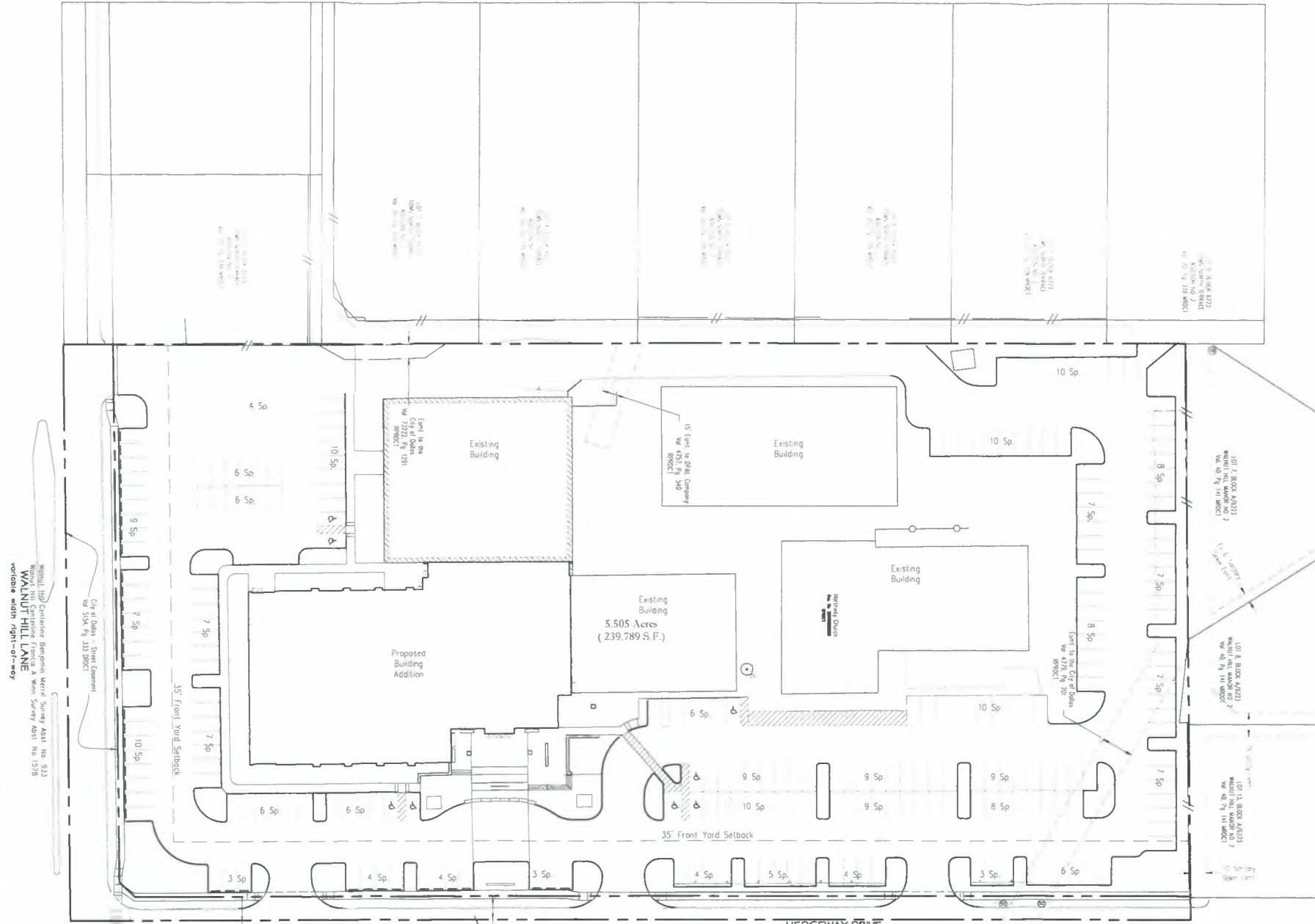
BDA245-013



THIS SPACE RESERVED FOR BLDG. INSPECTION

THIS SPACE RESERVED FOR ENGINEERING

**General Notes**



SPECIAL 100' Setback Ordinance, Walnut Hill, Survey #2011 No. 933  
 WALNUT HILL LANE  
 variable width right-of-way

**CAUTION !!!**  
**EXISTING UTILITIES**

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

CALL TEXAS ONE-CALL (811) OR OTHER UTILITY LOCATION SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. SPIARS ENGINEERING, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

**Note:**  
The contractor shall perform all earthwork and compaction operations, including but not limited to, placement of fill during earthwork operations, backfilling, trench backfilling, utility backfilling, liming, and subgrade placement according to the geotechnical recommendations and City standards. The contractor shall use the most stringent requirement if there is a conflict on any fill or backfill operations. The contractor shall inquire in written format with the Engineer of Record should there be any questions regarding fill and backfill requirements.

**#1. DMU BENCHMARK**

City of Dallas Benchmark 24-N-25 (Count #412) - a standard water department bench found at midpoint on concrete curb on the southwest corner of the intersection of Walnut Hill Lane and Coppell Lane, not shown.  
Dev = 532.86' (April 2014)

**#2. DMU BENCHMARK**

City of Dallas Benchmark 24-J-9 (Count #400) - a square cut found on top of concrete curb on the northwest corner of the intersection of Kilian Drive and Sharbrook Drive, not shown.  
Dev = 564.44' (April 2014)



CONTRACT INFORMATION	
CONTRACT NO.	DATE
CONTRACTOR	

REVISIONS			
REV NO.	DATE	DESCRIPTION	BY

PLAT NO. BLDG PERMIT NO. DEV ENGINEERING TRACKING NOS.  
S234-077 - WW24-093 DP24-033

**SITE PLAN EXHIBIT**  
**NORTHWAY CHURCH SANCTUARY**  
**LOT 1, BLOCK A/6223**  
**DEVELOPMENT SERVICES**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

REVIEW BY	DRAWN BY	DATE	FILE	NUMBER	SHEET
MTM	C.J.F.	November 5, 2024	411Q	23-152	1

BDA245-013