



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245-01
FOR OFFICE USE ONLY

RECEIVED
DEC 19 REC'D
BY: _____

Data Relative to Subject Property: _____ Date: _____

Location address: 4637 Meadowood Road Zoning District: R-1ac(A)

Lot No.: 16B & pt 16 Block No.: 5543 Acreage: 3.703 Census Tract: 48113020600

Street Frontage (in Feet): 1) 335.55 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Jody M. O'Donnell and Sterling Deason O'Donnell

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 4' to the fence height regulations to allow an 8' fence in the side yard and a 6' fence along Meadowbrook.

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 6' fence in the front yard has been there for 30 years. We feel that this request is reasonable and will not negatively impact 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

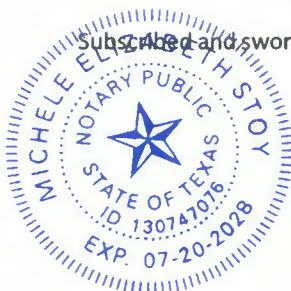
(Affiant/Applicant's name printed)

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 11 day of December, 2024

Michele Joy
Notary Public in and for Dallas County, Texas





AFFIDAVIT

Appeal number: BDA 245-016

I, Jody M. O'Donnell, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4637 Meadowood Road
(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)

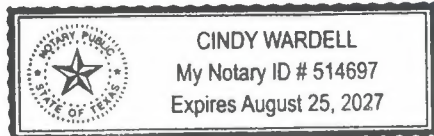
Specify: Special Exception to the fence regulations to allow a fence taller than 4'

Jody M. O'Donnell
Print name of property owner or registered agent
agent Date 11-15-24

[Signature]
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared
Jody M. O'Donnell

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 15th day of
November, 2024



Cindy Wardell
Commission expires on
8-25-2027



AFFIDAVIT

Appeal number: BDA 245-016

I, Sterling Deason O'Donnell, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4637 Meadowood Road
(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 to allow a fence taller than 4'

Sterling D. O'Donnell
Print name of property owner or registered agent

Sterling D. O'Donnell
Signature of property owner or registered agent

agent Date 11-15-24

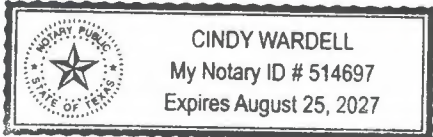
Before me, the undersigned, on this day personally appeared

Sterling D. O'Donnell

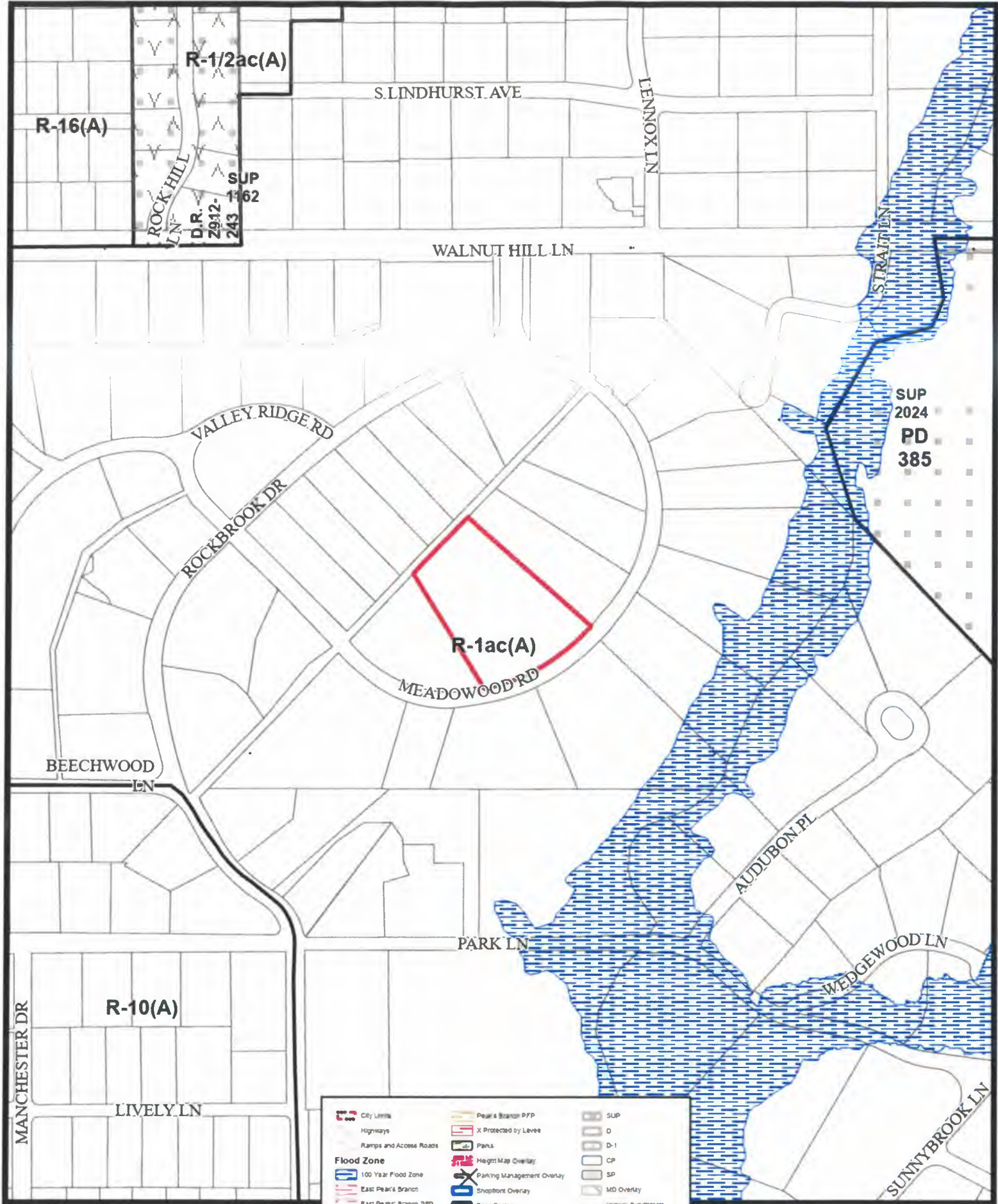
Who on his/her oath certifies that the above statements are true and correct to his/her best

knowledge. Subscribed and sworn to before me this 5th day of

November, 2024



Cindy Wardell
Commission expires on 8-25-2027



R-16(A)

R-1/2ac(A)

S. LINDHURST AVE

LENNOX LN

ROCK HILL LN
D.R. 2912-243

SUP 1162

WALNUT HILL LN

STRAITEN

SUP 2024
PD 385

VALLEY RIDGE RD

ROCKBROOK DR

R-1ac(A)

MEADOWOOD RD

BEECHWOOD LN

AUDUBON PL

PARK LN

WEDGEWOOD LN

R-10(A)

LIVELY LN

SUNNYBROOK LN

Flood Zone		



1:4,800

Case ID: **BD245-016**
Printed: 11/18/2024

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

CITY OF DALLAS PLAT BOOKS

ANNEXED JULY 11, 1945 ORD. NO. 3553

ADDITION MEADOWOOD ESTATES NO. 1 & 2

BLOCKS 5543

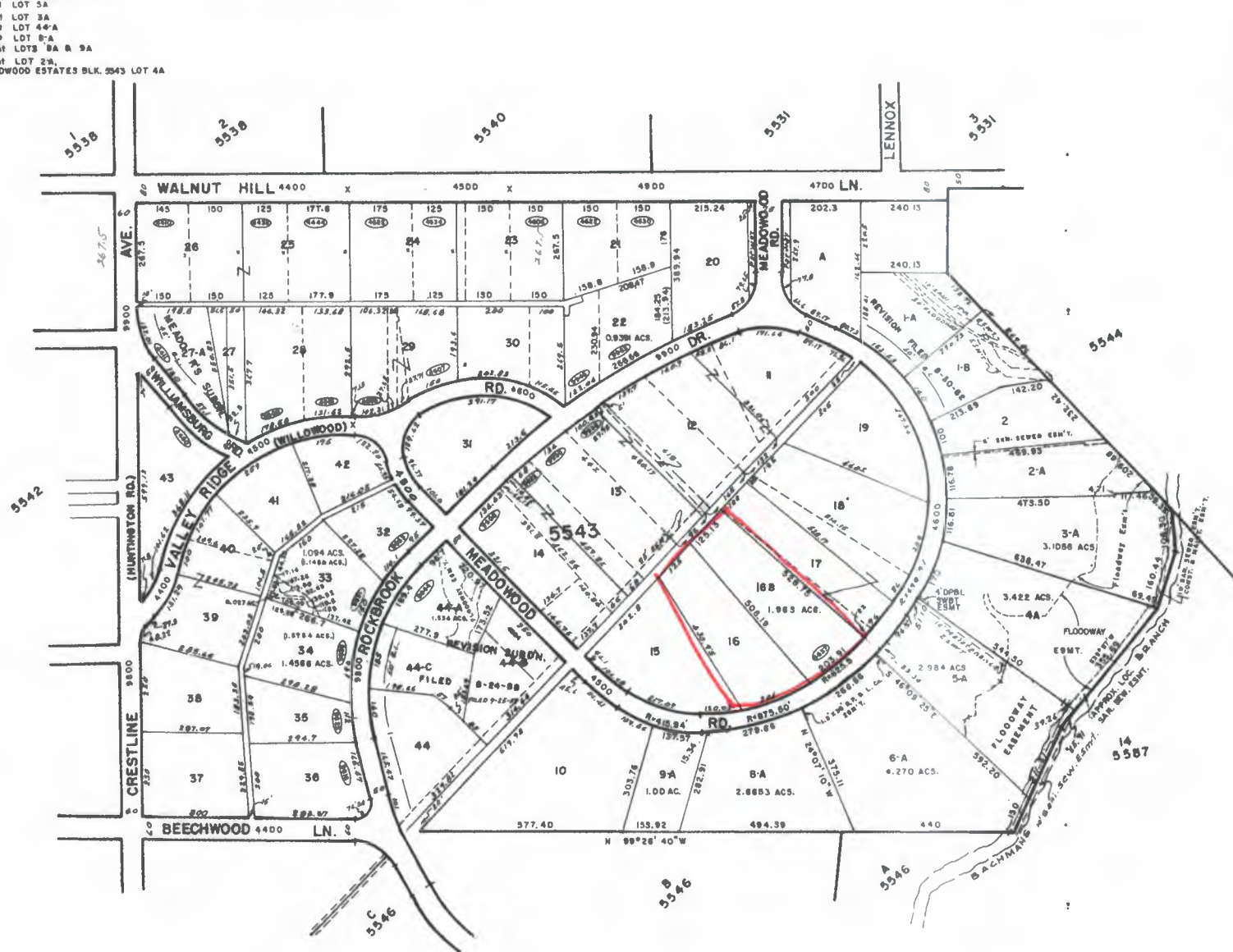
SURVEY JAMES L. FARQUHAR ABST. 455
JESSE MOON 940

SCALE 200 FT. EQUALS 1 INCH

SCHOOL DISTRICT DALLAS

RECORDED: 8-14-80 NO. 1 & 2
MEADOWS SUBDIV. FILED: 7-27-83
REVISION MEADOWS SUBDIV. FILED: 9-21-82
FILED: 2-24-88 Replat LOT 5A
FILED: 8-25-87 Replat LOT 3A
FILED: 3-27-87 Replat LOT 4A-A
FILED: 1-17-88 Replat LOT 6-A
FILED: 3-8-88 Replat LOTS 8A & 9A
FILED: 12-14-88 Replat LOT 2A
FILED: 12-21-82 MEADOWOOD ESTATES BLK. 5543 LOT 4A

FILED: 12-21-82 BLK. 5543 LT. 4A MEADOWOOD ESTATES SECT. 1
FILED: 10-15-84 BLK. 5543 LT. 18 MEADOWOOD ESTATES / SEANOR



BDA245-016



VICINITY MAP

NTS



11/14/2024

PROJECT NUMBER

CASE NUMBER

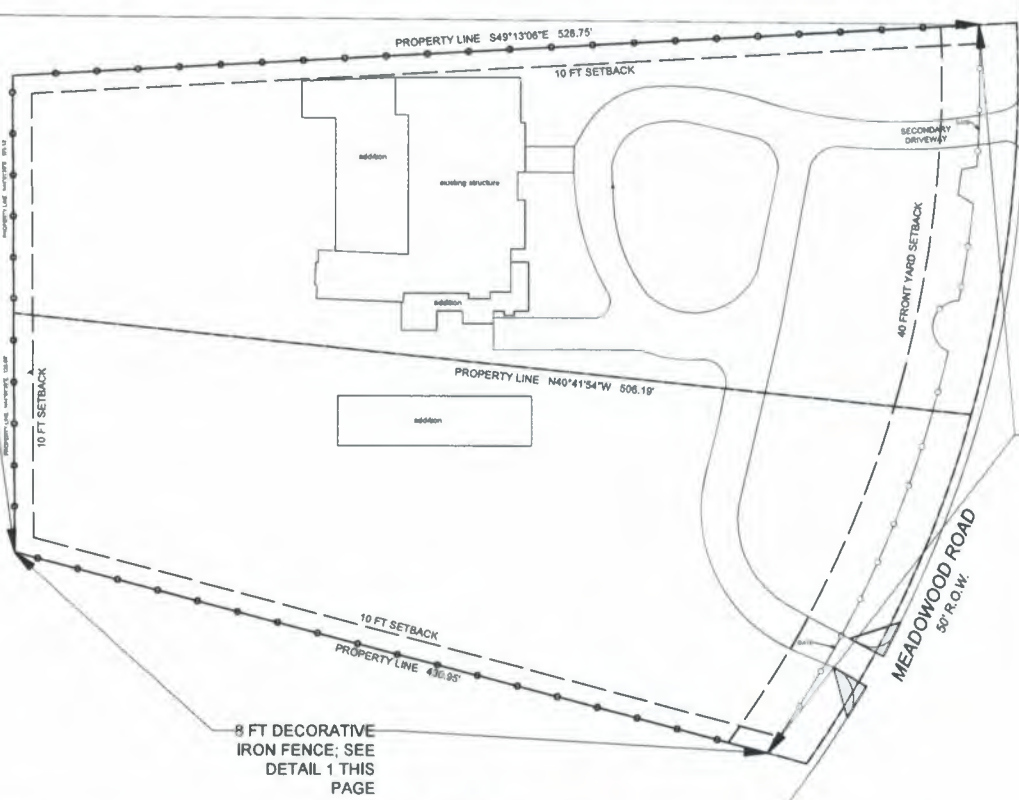
BALDWIN ASSOCIATES

3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.728.7949
OFFICE: 214.874.7949

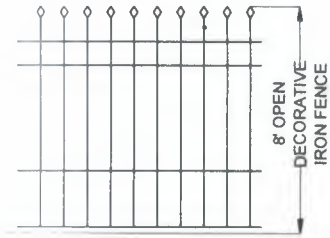
Baldwin
Associates

4637 Meadowood Road
CITY OF DALLAS, TEXAS

8 FT
DECORATIVE
IRON FENCE;
SEE DETAIL 1
THIS PAGE

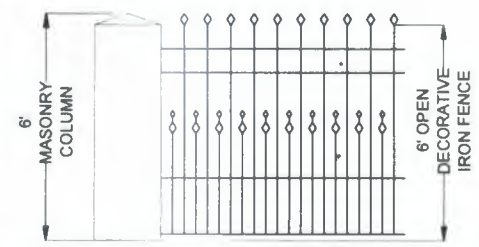


8 FT DECORATIVE
IRON FENCE; SEE
DETAIL 1 THIS
PAGE



1 DECORATIVE IRON FENCE ELEVATION
SCALE: NTS

EXISTING
6 FT DECORATIVE
IRON FENCE; SEE
DETAIL 2 THIS
PAGE



2 EXISTING MEADOWOOD FRONTAGE
DECORATIVE IRON FENCE ELEVATION
SCALE: NTS

SITE PLAN
SCALE: 1" = 30'-0"



BD245-016