



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 245-017 FOR OFFICE USE ONLY

Data Relative to Subject Property: _____ Date: _____

Location address: 1427 Eastus Drive Zoning District: R-7.5(A)

Lot No.: Tr 3 Block No.: 5920 Acreage: 0.207 Census Tract: 48113004201

Street Frontage (in Feet): 1) 82' 2) 100.21' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Marcer Construction Co., 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 to the front yard setback along W. Greenbriar Lane to allow the construction of a single family residence.

and SE to fence in 20' visibility triangle

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 property is encumbered with 2 front yards which leaves an unreasonable amount of space to build on. The proposed home is commensurate with the 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 12 day of December, 2024

Michele W. Stoy
Notary Public in and for Dallas County, Texas





AFFIDAVIT

Appeal number: BDA 245-017

I, Marcer Construction Co., LLC, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 1427 Eastus Drive
(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 along Eastus and W. Greenbriar

and SE to fence in 20' visibility triangle

Rawl Estrada
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

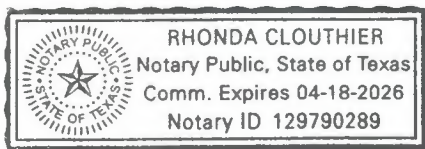
agent Date December 11, 2024

Before me, the undersigned, on this day personally appeared

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 December 11, 2024 day of

December, 2024



[Signature]
Commission expires on 04-18-2026



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Print name of property owner or registered agent

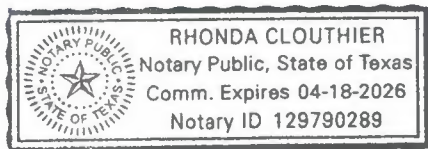
[Signature]
Signature of property owner or registered agent

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EVERGREEN HILL RD

KNOTT PL

OAK KNOLL ST

CD 13
(Subarea 3)

SYLVAN AVE

EASTUS DR

W GREENBRIAR LN

CD
13

R-7.5(A)

LA SENDA PL

SHADY LN

DOMINION ST

YAKIMO DR

SAM DEALEY DR

RAINBOW DR

CLUB CIR

	City Limits		Peak's Branch PPP		SUP
	Highways		X Protected by Levee		D
	Ramps and Access Roads		Parks		D-1
Flood Zone					CP
	100 Year Flood Zone		Planning Management Overlay		SP
	East Peak's Branch		Shopsite Overlay		MD Overlay
	East Peak's Branch PPP		Base Zoning		Historic Subdistrict
	Floodway		PD183 Oak Lot		Historic Overlay
	Mill Creek		Dafas Environmental Corridor		CD Subdistrict
	Mill Creek PPP		DOO Overlay		PD Subdistrict
	Peak's Branch		Deed Restrictions		PDS Subdistrict
					NSO Subdistrict



1:2,400

Case ID: **BDA245-017**
Printed: 12/4/2024

ANNEXED MAY 16, 1945 ORD. NO. 3626
SURVEY AARON OVERTON ABST. 1101
DULLES GRIMM ADDN, LOT B&C, A/5920 FILED: 5-8-94

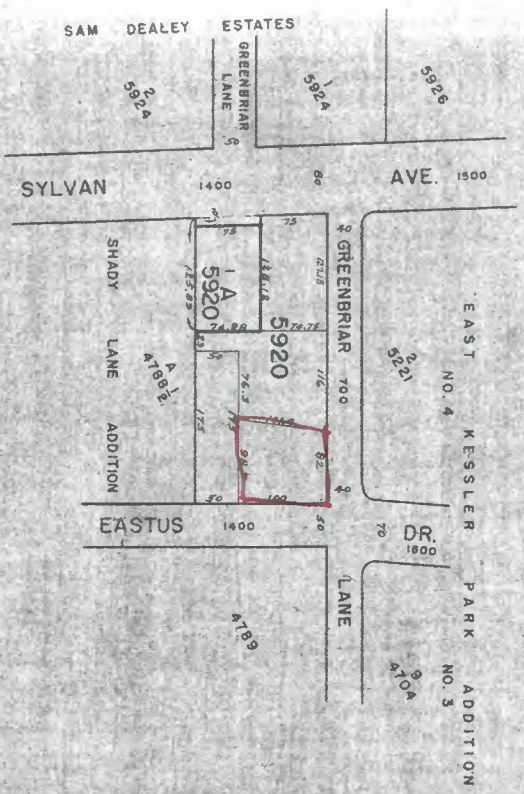
CITY OF DALLAS PLAT BOOKS
ADDITION

SCALE 100 FT. EQUALS 1 INCH

D.C. 12-12-94

SCHOOL DIST. DALLAS

BLOCK 5920, 5920A



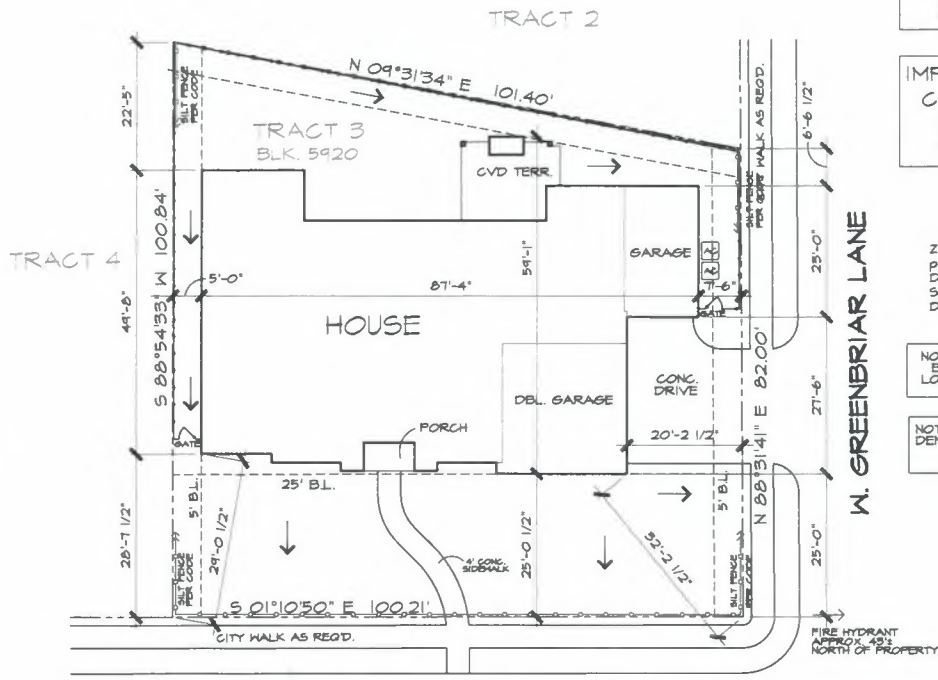
FEB 21 1985

EDN 245-017

This Site Plan is not a survey. It is provided for building and site-work layout only. Prior to the start of construction the general contractor shall verify with the city and/or the appropriate utilities all grades, existing improvements, property lines, required building setbacks, easements, utilities, structures, and any other existing site conditions that could prevent a hazard or interfere with construction. Any discrepancies between the Site Plan and actual on-site conditions shall be the responsibility of the contractor to resolve. Susser Architects LLC shall be responsible only for the re-verification of these documents, and then only as information is provided by the general contractor. These requirements apply from the time these documents are issued and continue throughout the course of construction. Finish grades shall provide positive drainage away from (all) structures on the site, and shall furthermore be sensitive to adjacent sites, and shall meet all local requirements.



- LOT AREA
9,133 S.F.
- SLAB AREA
3,978 S.F.
- COVERAGE
43.5%
- NON-ROOFED
AREA
5,155 S.F.
- IMPERMEABLE
COVERAGE
609 S.F.
OR 11.8%
- ZONING: T5 (A)
per the City of
Dallas Development
Service and Zoning
District.
- NO AIRDUCT OR HVAC
EQUIPMENT WILL BE
LOCATED IN GARAGE.
- NOTE: ARROWS
DENOTE WATER FLOW



1427 EASTUS DRIVE

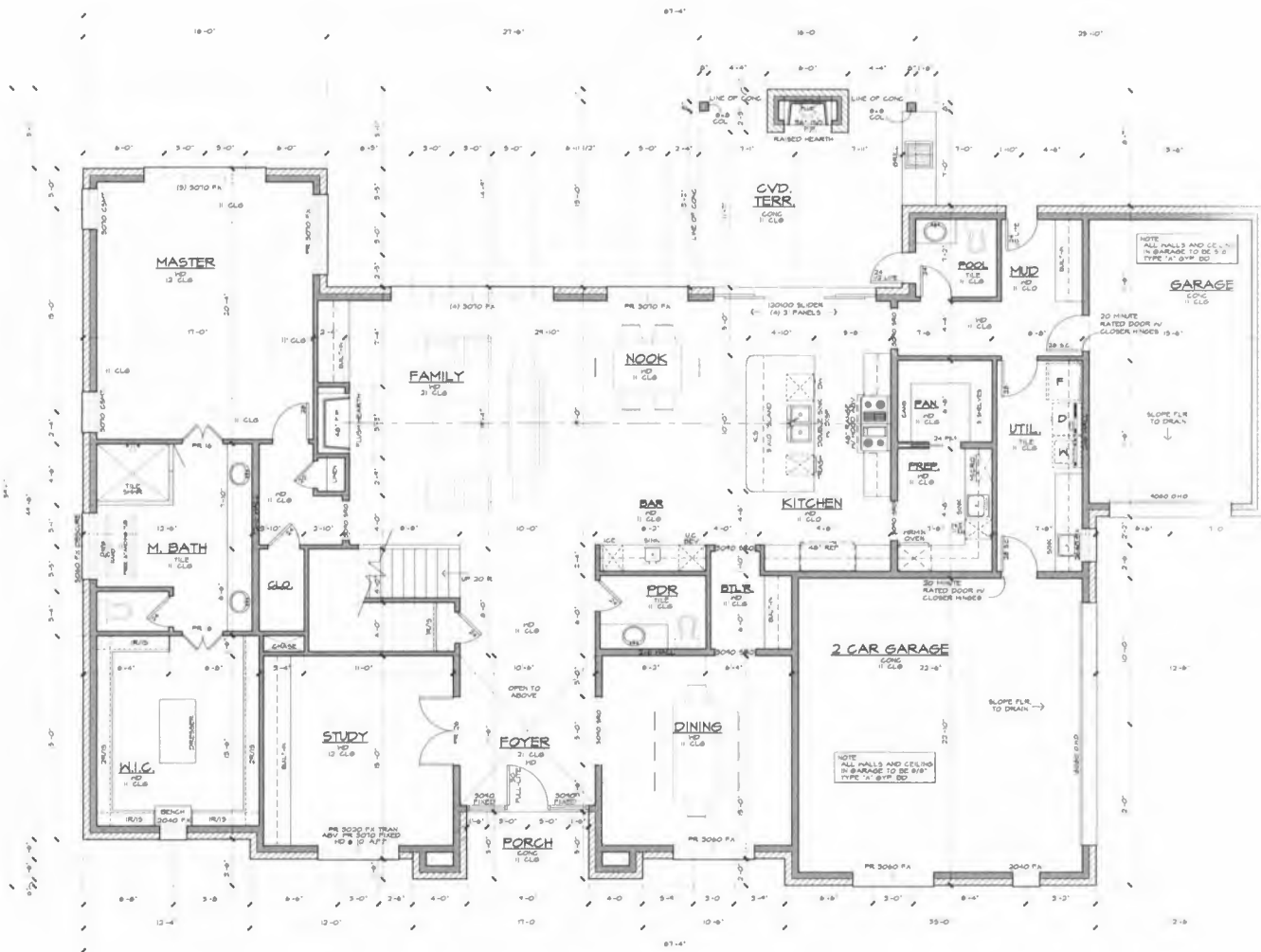


PLOT PLAN

ABST. NO. 1101 - TRACT 3, BLOCK: 5920
1427 Eastus Drive
Dallas, Texas

SCALE: 1"=20'-0"
JOB: 223044
DATE: 3/21/24

BDA245-017



FIRST FLOOR A/C	2,240 S.F.
SECOND FLOOR A/C	1,470 S.F.
TOTAL A/C	4,514 S.F.
GARAGE	804 S.F.
CVD TERR.	235 S.F.
PORCH	57 S.F.
TOTAL UNDER ROOF	5,490 S.F.

- GENERAL 1ST FLR PLAN NOTES:**
1. TYP STUD WALLS ARE 2x4 S DIMENSIONED & OTHERS AS DIMENSIONED BRICK &/OR STONE VENEER 15'-0"
 2. INSTALL ALL 1ST FLR WINDOWS WITH HEADS AT 8'-0" AFF UNLESS NOTED OTHERWISE
 3. ALL DOORS ON 1ST FLR TO BE 8'-0" TALL UNLESS NOTED OTHERWISE
 4. TYP 1ST FF EL = 0'-0" (N.O.)
 5. FLOOR SYSTEM ASSUMED TO BE 1'-2" UNG

- CITY OF DALLAS GREEN ORDINANCE PH. 2**
1. ALL LAVATORY FACETS TO COMPLY WITH CITY OF DALLAS GREEN ORDINANCE. AVERAGE FLOW RATE 2.0 GPM OR LESS PER FIXTURE.
 2. ALL SINKS/HEADS TO COMPLY WITH CITY OF DALLAS GREEN ORDINANCE. AVERAGE FLOW RATE 2.0 GPM OR LESS PER FIXTURE.
 3. BALDUR TO PROVIDE ENERGY STAR QUALIFIED COPPOSITION SHOWER OR ROOF.
 4. ALL PENETRATIONS AND CRACKS ALONG WALL BASE MUST BE SEALED AT INTERIOR CONDITION SPACES ADJACENT TO ATTACHED GARAGES.
 5. BALDUR TO PROVIDE ENERGY STAR DISHWASHER WITH 20 GALLONS OR LESS PER CYCLE.
 6. ALL INTERIOR DOORS AT CONDITION SPACES ADJACENT TO ATTIC AND ATTACHED GARAGES MUST HAVE WEATHER STRIPPING INSTALLED ALONG HEADER, JAMB AND SILL.
 7. ALL SURFACES BETWEEN CONDITIONED SPACE AND ATTACHED GARAGE MUST BE TIGHTLY SEALED.
 8. 10% OF "HOT ROOF" AREA TO BE COVERED WITH VEGETATIVE LANDSCAPE SURFACING. TREES ETC. ON PERMISSIBLE PLANTING.
 9. HVAC UNIT TO BE LOCATED IN THE ATTIC SPACE.
 10. BALDUR MUST INSTALL DRAIN ILLUSTRATION ENTITLED "FOR ALL RECEIVING AREAS OF AN APPROVED LANDSCAPE PLAN."
 11. AIR SUMP FOR DISHWASHER.
 12. AIR FILTERS MUST BE VERY B OR GREATER.
 13. AIR HANDLERS MUST BE SIZED TO MAINTAIN AIR PRESSURE AND AIR FLOW.
 14. AIR FILTER HOUSING MUST BE AIR-TIGHT.
 15. SEE ROOF PLAN SHEET FOR ALL NOTES PERTAINING TO THE DRAINAGE STRAIGHT ROOFING REQUIREMENTS.
 16. SEE ELECTRICAL PLAN SHEETS FOR ALL NOTES PERTAINING TO ALL REQUIREMENTS.

EXT HALL LEGEND

	BRICK
	CUT STONE

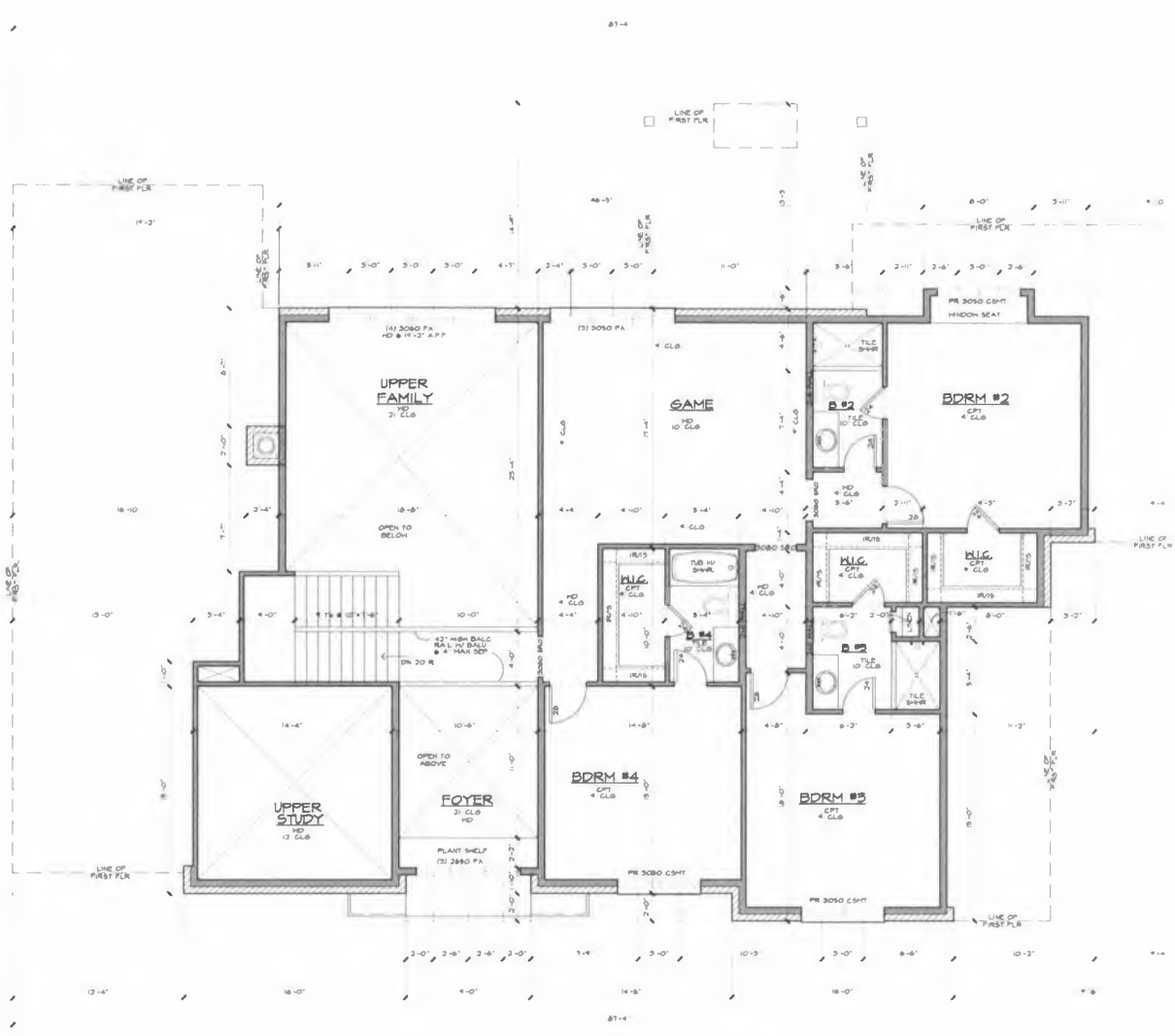


DATE: 9/21/24
 REG. LINE NAME: IKEMIRE ARCHITECTS L.L.C.
 427 EASTUS DRIVE
 A1

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

BDA245-017



- GENERAL 2ND FLOOR PLAN NOTES**
1. TYP STUD WALLS ARE 2x4'S DIMENSIONED 4" OTHERS AS DIMENSIONED BRICK 4" OR STONE VENEER 1.5 6"
 2. INSTALL ALL 2ND FLR WINDOWS WITH HEADS AT 7'-0" AFF UNLESS NOTED OTHERWISE
 3. ALL DOORS ON 2ND FLR TO BE 6'-8" TALL UNLESS NOTED OTHERWISE
 4. FLOOR SYSTEM ASSUMED TO BE 1'-2" U.N.O

DATE: 3/21/24
 REVISIONS
 NAME: [blank]
 REVISIONS: [blank]

Estrada Residence
 427 EASTUS DRIVE

IKEMIRE ARCHITECTS L.L.C.

EXT HALL LEGEND

	BRICK
	CUT STONE



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

A2
 2 of 7

BDA245-017

BOARD # 246-017

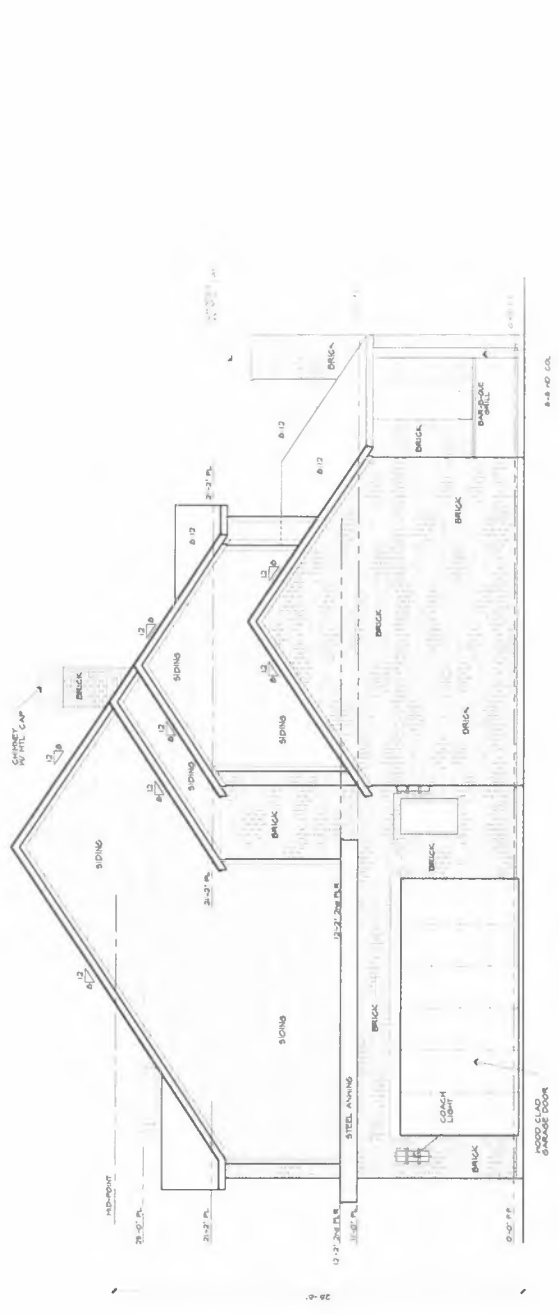


A3
SHEET

IKEMIRE ARCHITECTS L.L.C.

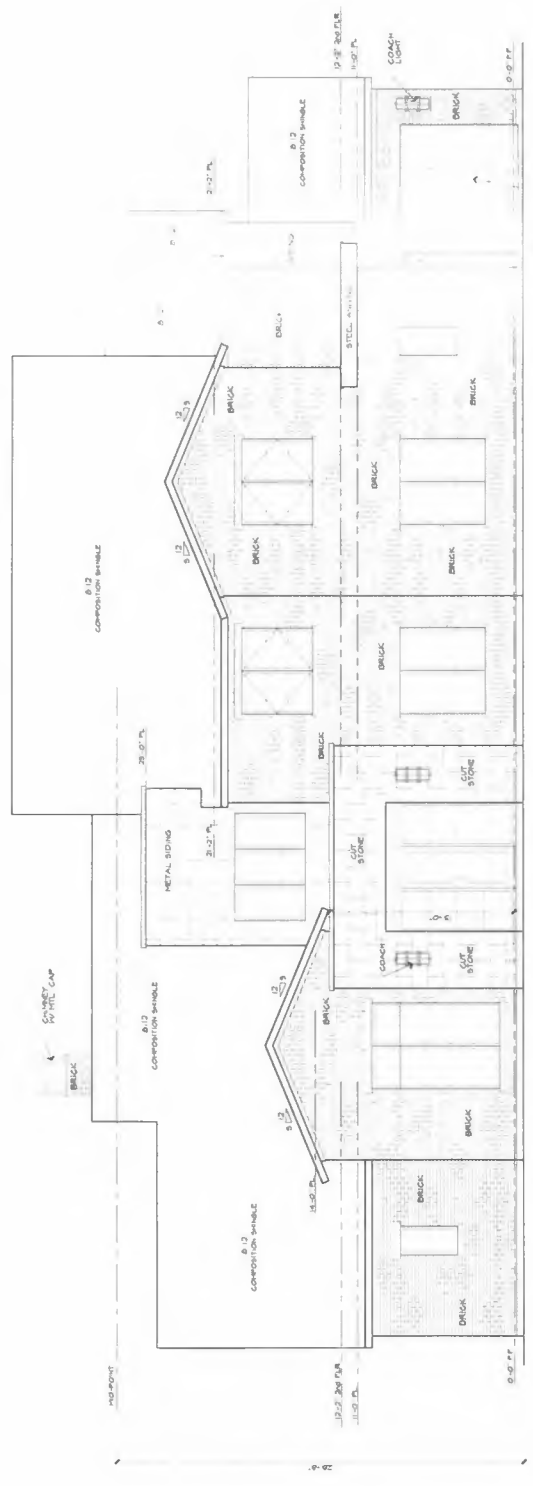
Estrada Residence

DATE: 3/21/24
DRAWN BY: [Name]
CHECKED BY: [Name]
REVISIONS:



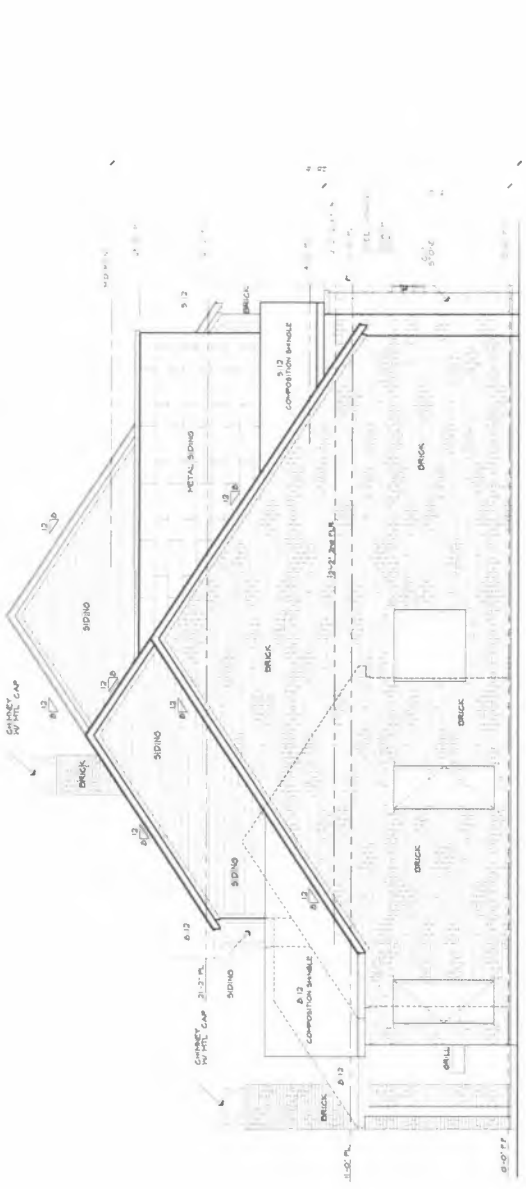
RIGHT ELEVATION

SCALE 1/4" = 1'-0"



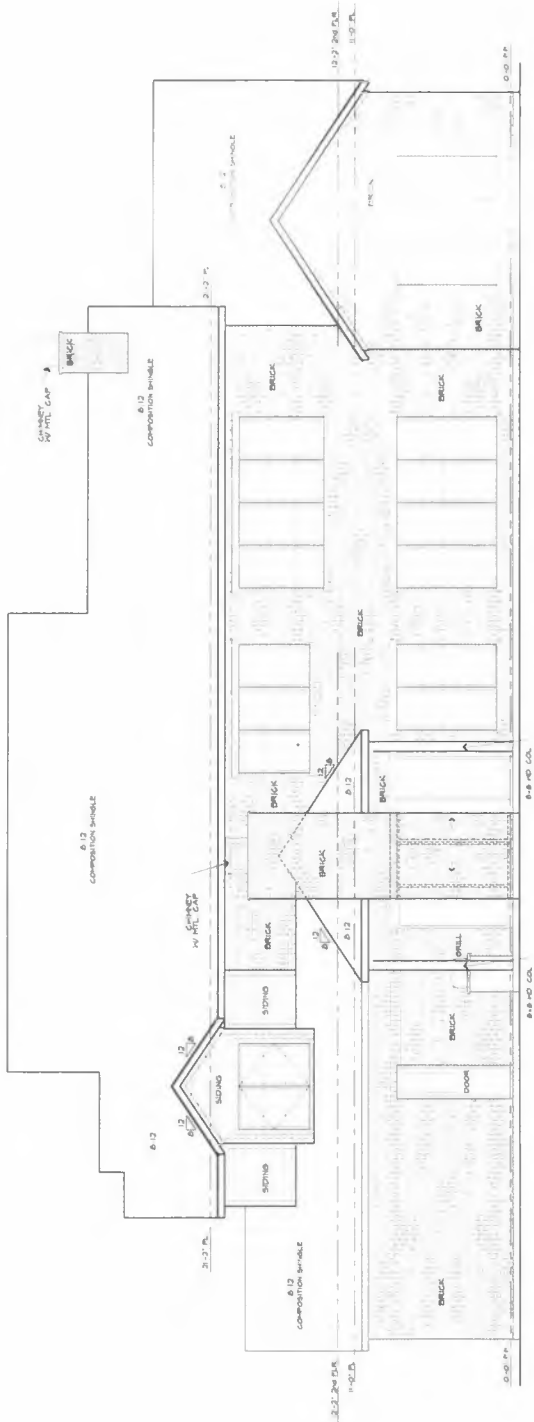
FRONT ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

DATE: 9/21/14
 NAME: [illegible]
 NUMBER OF REVISIONS: [illegible]

ESTRADA RESIDENCE
 427 E. AGUSTO DRIVE



IKEMIRE ARCHITECTS L.L.C.

A4
 4 of 7

BD245-017