



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245 033

Date:

FOR OFFICE USE ONLY 7 REC'D

Data Relative to Subject Property:

Location address: 7403 Midbury Drive

Zoning District: R-16(A)

Lot No.: 3A

Block No.: 1/7347

Acreage: 0.843

Census Tract: 48113013101

Street Frontage (in Feet): 1) 204'

2) 49'

3)

4)

5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Marc Robert Stanley and Wendy Ann Hillebrand Stanley, Trustees of the Stanley Family Trust

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 Special exception to the fence regulations to allow a fence and columns up to 6'6" tall 2) to allow a portion of the fence to be solid 3) to allow slight encroachment into the visibility triangles. *ms*

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 two street frontages and therefore has two front yards. The proposed fence is consistent with the surrounding properties and neighborhood as a whole.

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 10 day of January, 2025

Notary Public in and for Dallas County, Texas





AFFIDAVIT

Appeal number: BDA 245 033

I, Marc Robert Stanley, Trustee of the Stanley Family Trust, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 7403 Midbury 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: Special exception to the fence height and opacity requirements

Marc R. Stanley
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

agent Date 11/22/2024

Before me, the undersigned, on this day personally appeared
Marc R. Stanley

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 22nd day of
November, 2024



[Signature]
Sarah E. Devine
Vice Consul

Commission expires on _____ **INDEFINITE**

REPUBLIC OF ARGENTINA)
CITY OF BUENOS AIRES) SS
EMBASSY OF THE UNITED)
STATES OF AMERICA)



AFFIDAVIT

Appeal number: BDA 245-033

I, Wendy Ann Hillebrand Stanley, Trustee of the Stanley Family Trust, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 7403 Midbury 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: Special exception to the fence height and opacity requirements

Wendy H. Stanley
Print name of property owner or registered agent
agent Date 11/22/2024

Wendy H. Stanley
Signature of property owner or registered agent

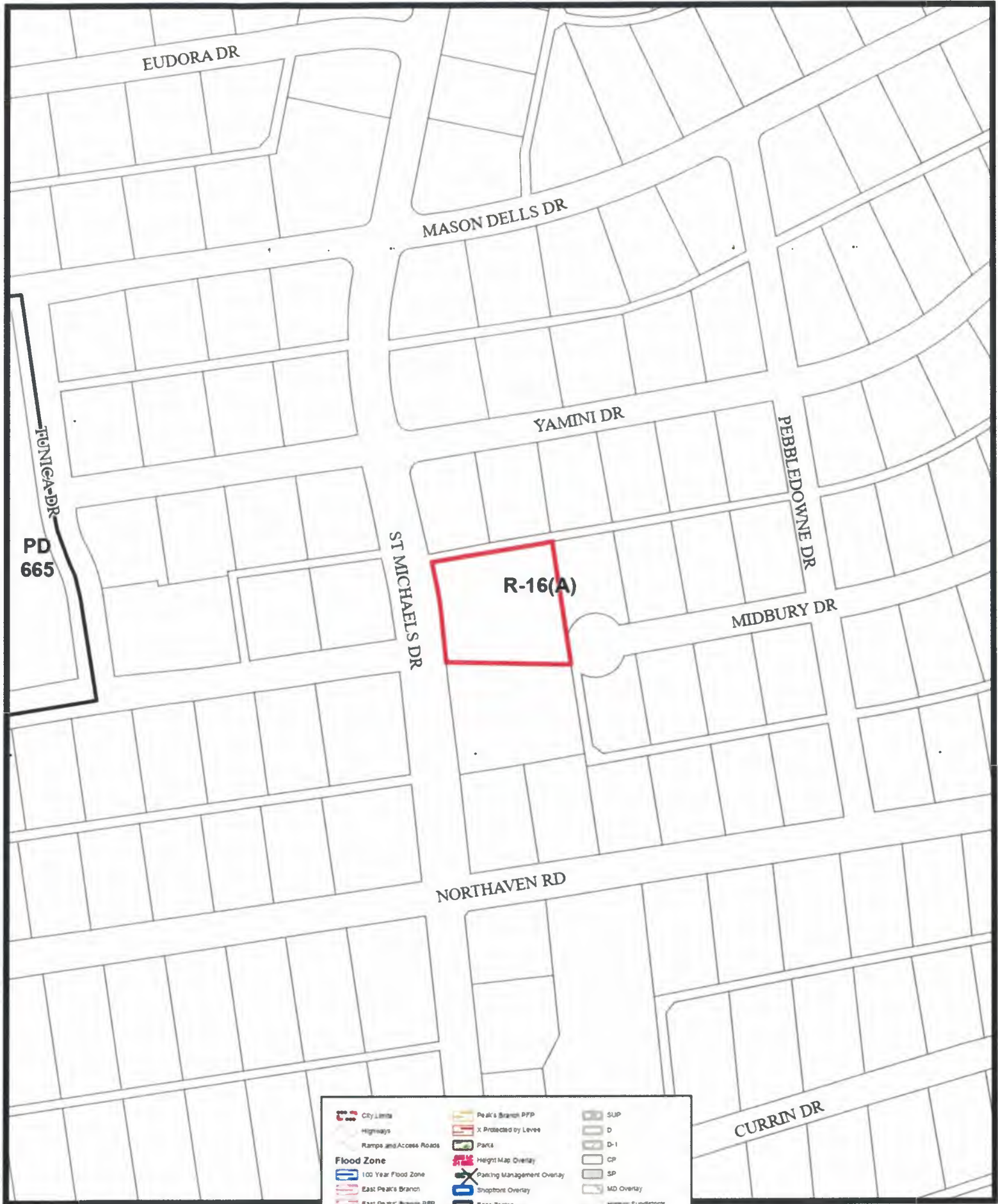
Before me, the undersigned, on this day personally appeared
Wendy H. Stanley

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 22nd day of
November, 2024



Sh Dip
Sarah E. Devine
Vice Consul

Commission expires on _____ **INDEFINITE**



R-16(A)

PD
665

	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		Parking Management Overlay		SP
	East Peak's Branch		Shopfront Overlay		MD Overlay
	East Peak's Branch PPP		Base Zoning		Historic Subdistrict
	Floodway		PO 193 Oak Lane		Historic Overlay
	Mill Creek		Datal Environmental Corridors		CD Subdistricts
	Mill Creek PPP		DOO Overlay		PO Subdistricts
	Peak's Branch		Deed Restrictions		POS Subdistricts
					NSO Subdistricts



1:2,400

Case ID: 245-033

Printed: 11/8/2024

SHIPPED RECEIVED
DATE: 6-22-96 DATE: 10-16-96

CITY OF DALLAS PLAT BOOKS

ANNEXED MAR. 3, 1953 ORD. NO. 5726

ADDITION HIGHLAND ESTATES

A THRU F 1
BLOCKS 7277 7347

SURVEY M.J. SANCHEZ ABST. 1272

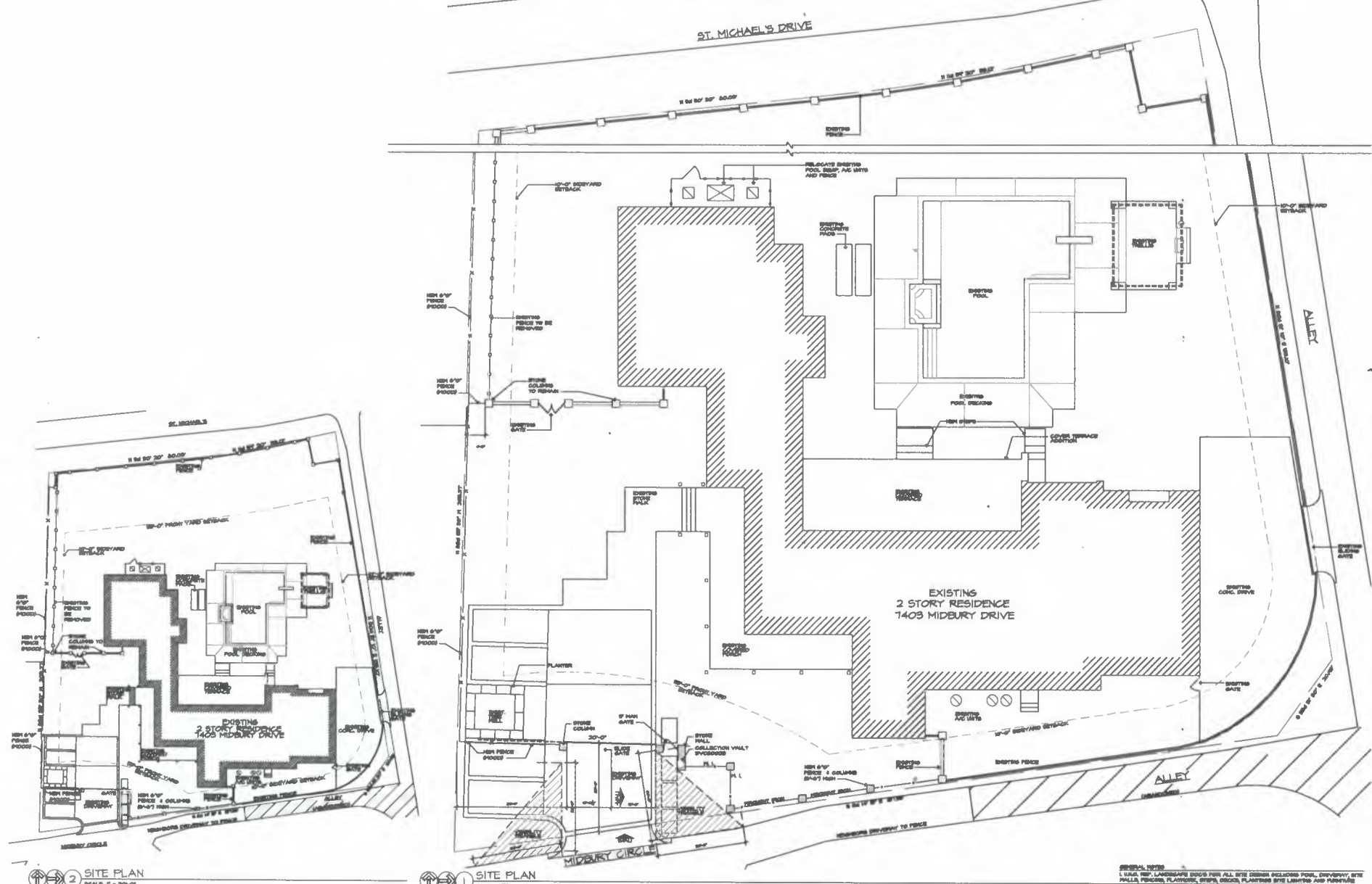
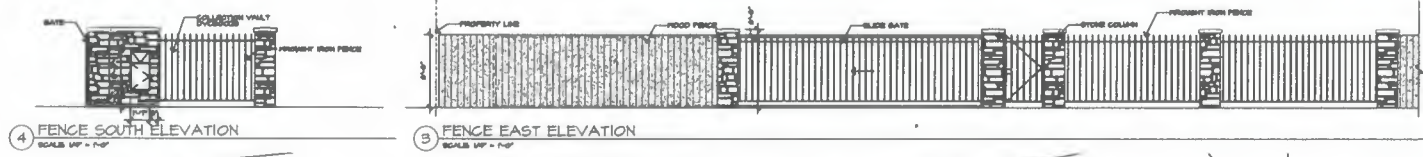
SCALE 100 FT. EQUALS 1 INCH

SCHOOL DIST. DALLAS

RECORDED 2-26-53
HIGHLAND EST. ANNEX RECORDED 3-18-85



BOA 245-033



2 SITE PLAN
SCALE 1" = 30'-0"
PLAN 1/8"

1 SITE PLAN
SCALE 1/4" = 1'-0"
PLAN 1/8"

GENERAL NOTES:
1. LAND, REPAIR, LANDSCAPE SPEC'S FOR ALL SITE DESIGN EXCLUDING POOL, DRIVEWAY, SITE
FALLS, FENCES, PLANTING, STAIRS, DECKS, PLATFORMS, SITE LIGHTING AND FURNITURE.

STANLEY RESIDENCE FENCE PROJECT
 1403 MIDBURY DRIVE
 DALLAS, TEXAS 75260

BENBAUM/MAGADINI
 ARCHITECTS
 1403 MIDBURY DRIVE
 DALLAS, TEXAS 75260

REVISION
100 CHANGED 2007B
DATE 1.8.25
DESIGN NUMBER

A1.1
 BOA

BDA245-033