



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245-034 RECEIVED

Data Relative to Subject Property:

Date:

FOR OFFICE JAN 07 REC'D

Location address: 11322 E Ricks Circle

Zoning District: R-1ac(A)

Lot No.: 4 Block No.: 3/7490

Acreage: 1.97

Census Tract: 48113013300

Street Frontage (in Feet): 1) 246' 2) 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): E. Pierce Marshall, Jr. and Kristen E. Nevils Marshall

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 and gates in the front yard.

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:

We feel this request is reasonable and will not negatively affect 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

6 day of September, 2024

Michele Stoy  
Notary Public in and for Dallas County, Texas





AFFIDAVIT

Appeal number: BDA 245-034

I, E. Pierce Marshall, Jr., Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 11322 E. Ricks Circle, Dallas, Texas  
(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)

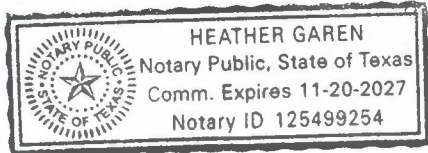
Specify: Special exception to the fence regulations

E. Pierce Marshall, Jr.  
Print name of property owner or registered agent  
agent Date 9/3/2024

[Signature]  
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared  
E. Pierce Marshall, Jr.

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 3rd day of  
September, 2024



Commission expires on 11-20-2027



AFFIDAVIT

Appeal number: BDA 245-034

I, Kristen E. Nevils Marshall, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 11322 E. Ricks Circle, Dallas, Texas  
(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

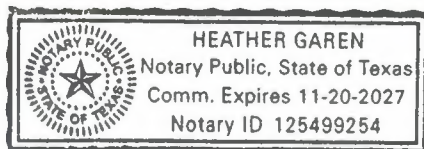
KRISTEN NEVILS MARSHALL  
Print name of property owner or registered agent

Kristen Nevils Marshall  
Signature of property owner or registered agent

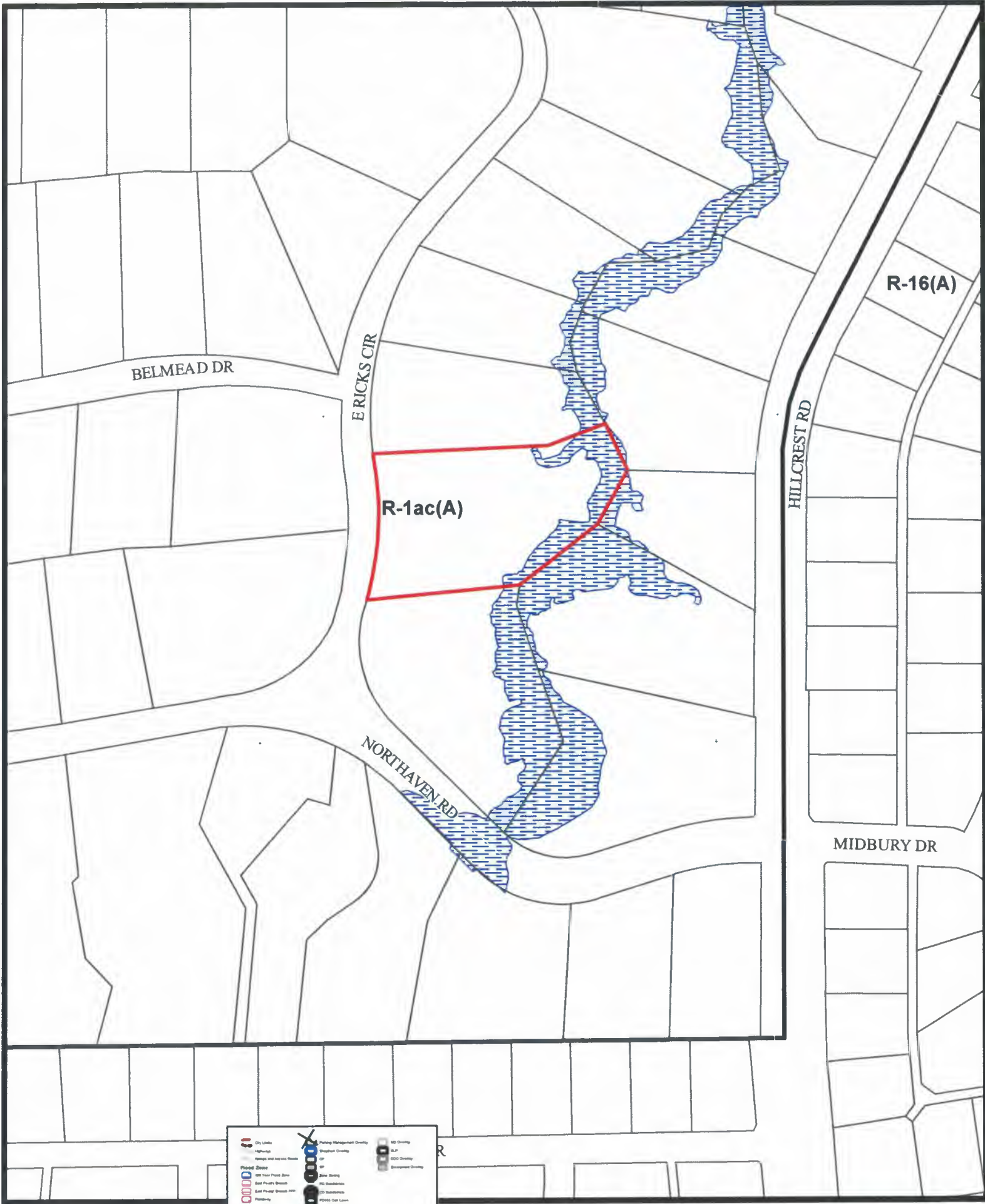
agent Date 9/3/2024

Before me, the undersigned, on this day personally appeared  
Kristen Nevils - Marshall

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 3rd day of  
September, 2024



Commission expires on 11-20-2027



R-16(A)

BELMEAD DR

ERICKS CIR

HILLCREST RD

R-1ac(A)

NORTHAVEN RD

MIDBURY DR



1:2,400


Case ID: 245-03A

Printed: 8/23/2024

SHIPPED DATE: 6-20-96 RECEIVED DATE: 9-16-96

ANNEXED NOV. 15, 1954 ORD. NO. 6378

SURVEY M.J. SANCHEZ ABST. 1272

# CITY OF DALLAS PLAT BOOKS

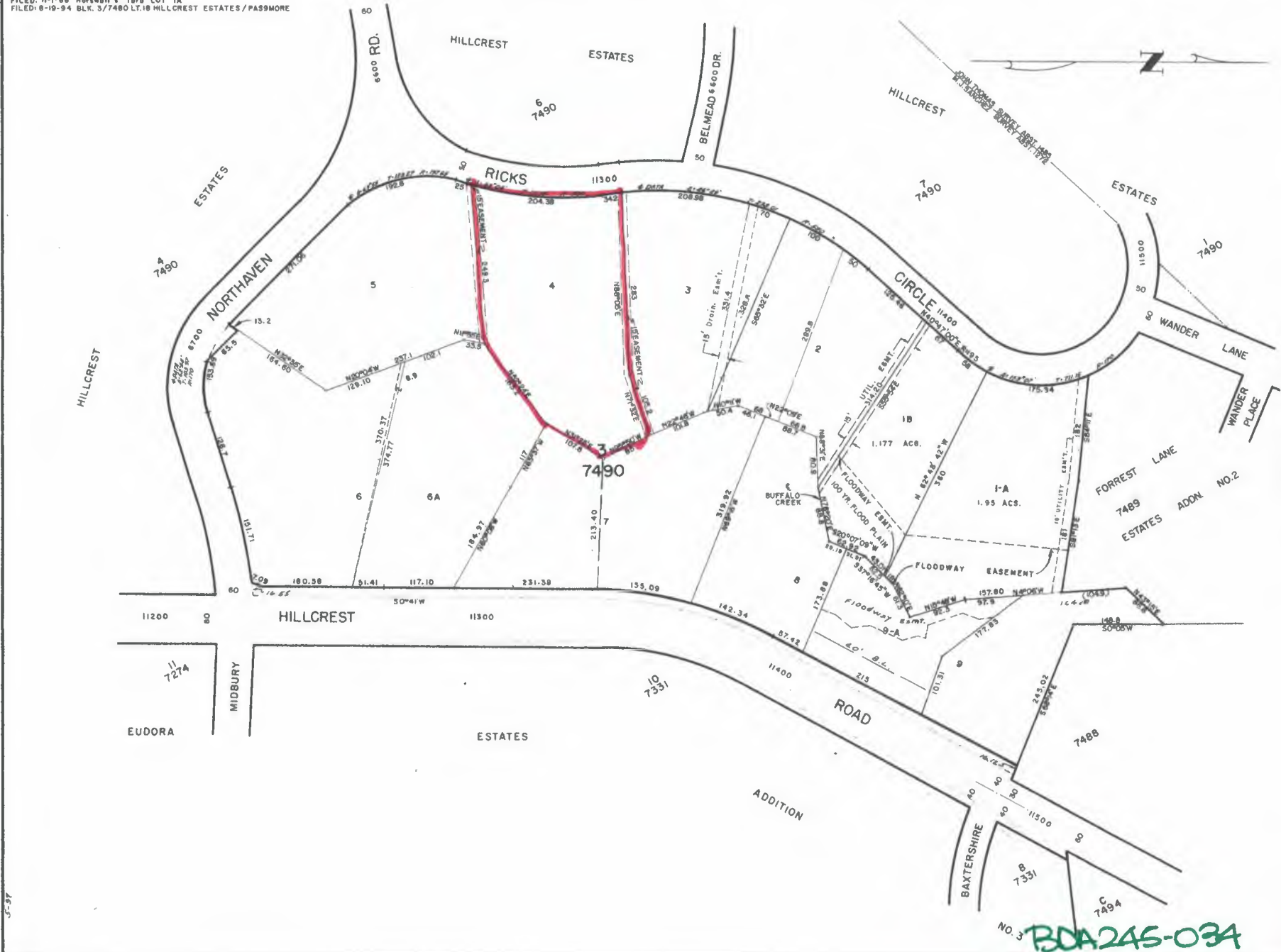
ADDITION HILLCREST ESTATES

BLOCKS 3 7490

SCALE 100 FT. EQUALS 1 INCH

SCHOOL DIST. DALLAS

RECORDED 4-1-47  
HILLCREST ESTATES LOT B-A BLK. 3/7490 FILED: 5-10-84  
FILED: 11-1-88 Horawalt's Tara LOT 1A  
FILED: 8-19-94 BLK. 3/7490 LT. 18 HILLCREST ESTATES/PASSMORE



BOA 245-034



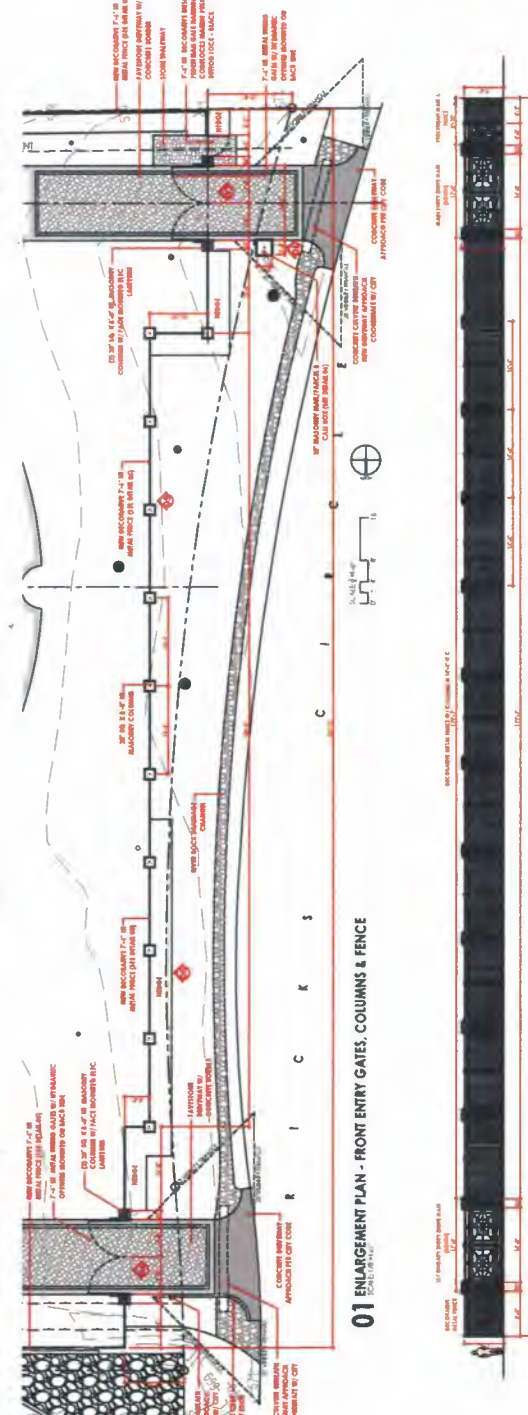
**MARSHALL RESIDENCE**  
 11222 RICKS CIRCLE  
 DALLAS, TEXAS 75230

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

DATE: 10/15/13  
 11:50 AM

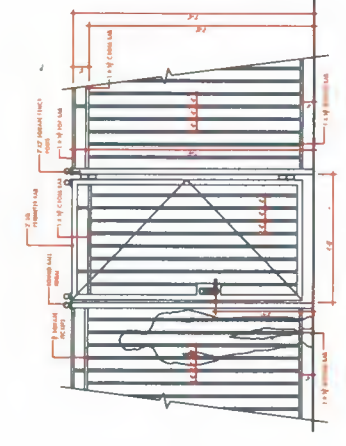
DDLA DESIGN  
 2000 W. BRIDGE ST., SUITE 200  
 DALLAS, TEXAS 75201  
 PHONE: 214.416.8200  
 FAX: 214.416.8201  
 WWW.DDLAD.COM

SITE PLAN  
 FENCE, GATES &  
 COLUMNS  
 LV 6.0

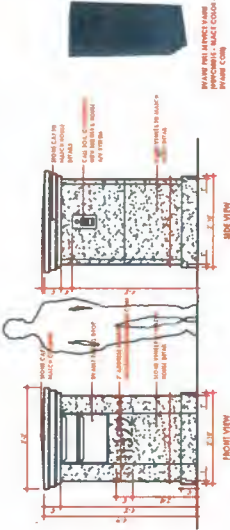


BDA245-03A

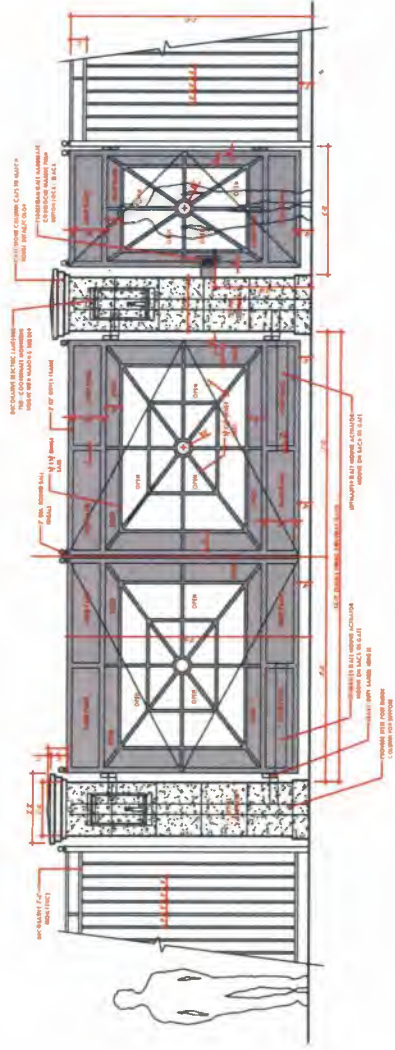
BDA245-03A



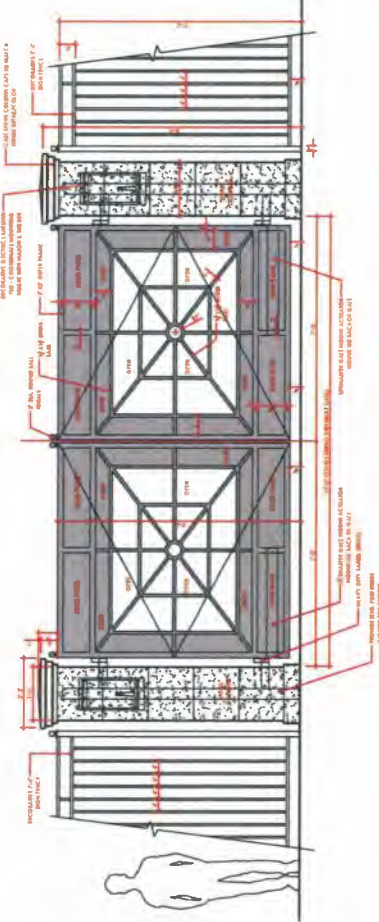
**05 6'-0" IRON FENCE & GATE DETAIL**  
SCALE: 1/4" = 1'-0"



**06 MAILBOX & CALLBOX DETAIL**  
SCALE: 1/4" = 1'-0"



**03 MAIN DRIVEWAY ENTRY GATES (SOUTH)**  
SCALE: 1/4" = 1'-0"



**04 SECONDARY DRIVEWAY ENTRY GATES (NORTH)**  
SCALE: 1/4" = 1'-0"