



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245-038

USE ONLY

JAN 29 2025

Date:

FOR OFFICE USE ONLY

BY:

Data Relative to Subject Property:

Location address: 4463 Brookview Drive Zoning District: R-10(A)

Lot No.: 6 Block No.: B/5551 Acreage: 38,076 sf Census Tract: 48113020600

Street Frontage (in Feet): 1) 174 2) 0.85 ac 3) 0.85 ac 4) 0.85 ac 5) 0.85 ac

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Jerry and Tiana Klein 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 fence height and opacity requirements. Requesting a two-foot exception to the fence height for a maximum height of six feet and to allow solid fence.

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 proposed fence is in keeping with other fences in the immediate area.

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

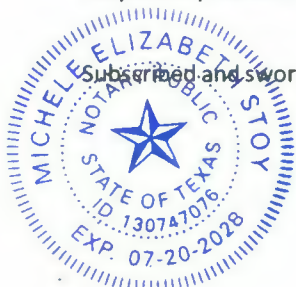
(Affiant/Applicant's name printed)

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: [Signature]  
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 9 day of December, 2024

[Signature]  
Notary Public in and for Dallas County, Texas





AFFIDAVIT

Appeal number: BDA 245-038

I, Jerome S. Klein, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

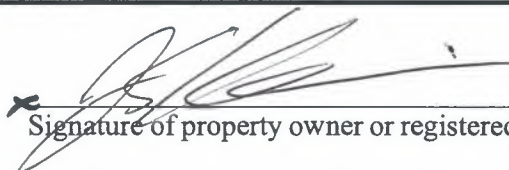
at: 4463 Brookview Drive  
(Address of property as stated on application)

Authorize: Baldwin Associates, LLC Rob Baldwin  
(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 fence height and opacity requirements

Jerome S. Klein Print name of property owner or registered agent  
  Signature of property owner or registered agent  
 agent Date Jan. 17, 2025

Before me, the undersigned, on this day personally appeared Jerome Klein

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 17 day of January, 2025



Michele Stoy

Commission expires on 7-20-2028



AFFIDAVIT

Appeal number: BDA 245 038

I, Tiana G. Klein (aka Tiana Gayling Hong), Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4463 Brookview Drive  
(Address of property as stated on application)

Authorize: Baldwin Associates, LLC Rob Baldwin  
(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 fence height and opacity requirements

Tiana G. Klein  
 Print name of property owner or registered agent  
 agent Date Jan. 17, 2025

[Signature]  
 Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared Tiana Klein

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 17 day of January, 2025



Michele Stoy

Commission expires on 7-20-2028



D.R.  
Z73-218

	City Limits		Peak's Branch PFP		SUP
	Highways		X Protected by Levee		D
	Ramps and Access Roads		Parks		D-1
<b>Flood Zone</b>					CP
	100 Year Flood Zone		Parking Management Overlay		CP
	East Peak's Branch		Snapfront Overlay		MD Overlay
	East Peak's Branch PFP		Base Zoning		Historic Subdistricts
	Roadway		PD 193 Oak Lawn		Historic Overlay
	Mill Creek		Dallas Environmental Corridor		CD Subdistricts
	Mill Creek PFP		DDO Overlay		PD Subdistricts
	Peak's Branch		Deed Restrictions		PDS Subdistricts
					MCO Subdistricts



1:3,600

Case ID: 245-038  
Printed: 12/4/2024

# CITY OF DALLAS PLAT BOOKS

MAY 23, 1945      3629  
 ANNEXED      JULY 11, 1945      ORD. NO.      3653  
 SURVEY      JESSE MOON      ABST.      940  
 "      JAMES L. FARQUHAR      "      455

ADDITION

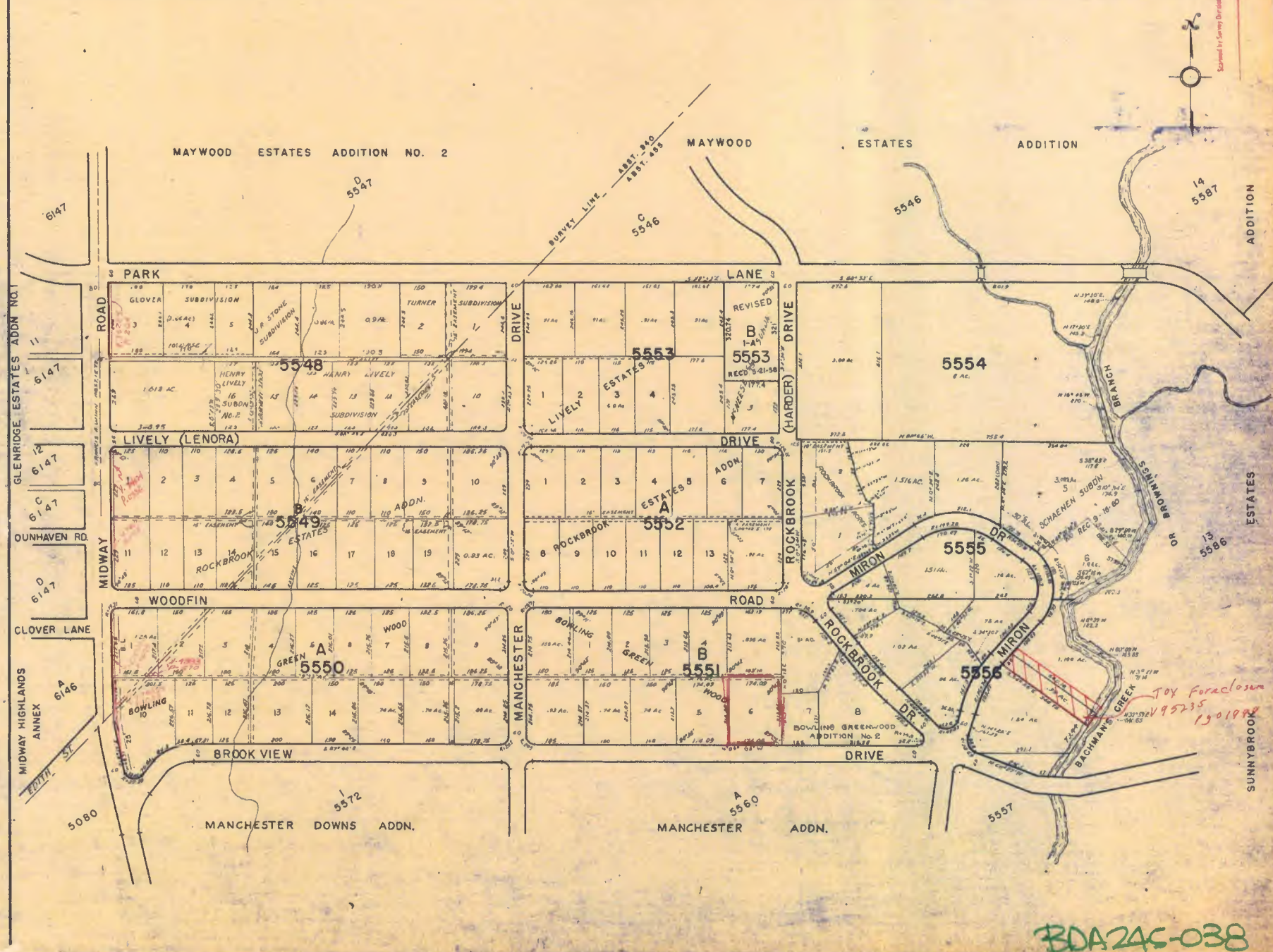
BLOCKS      5548 TO 5556

SCALE 200 FT. EQUALS 1 INCH

SCHOOL DIST.      DALLAS

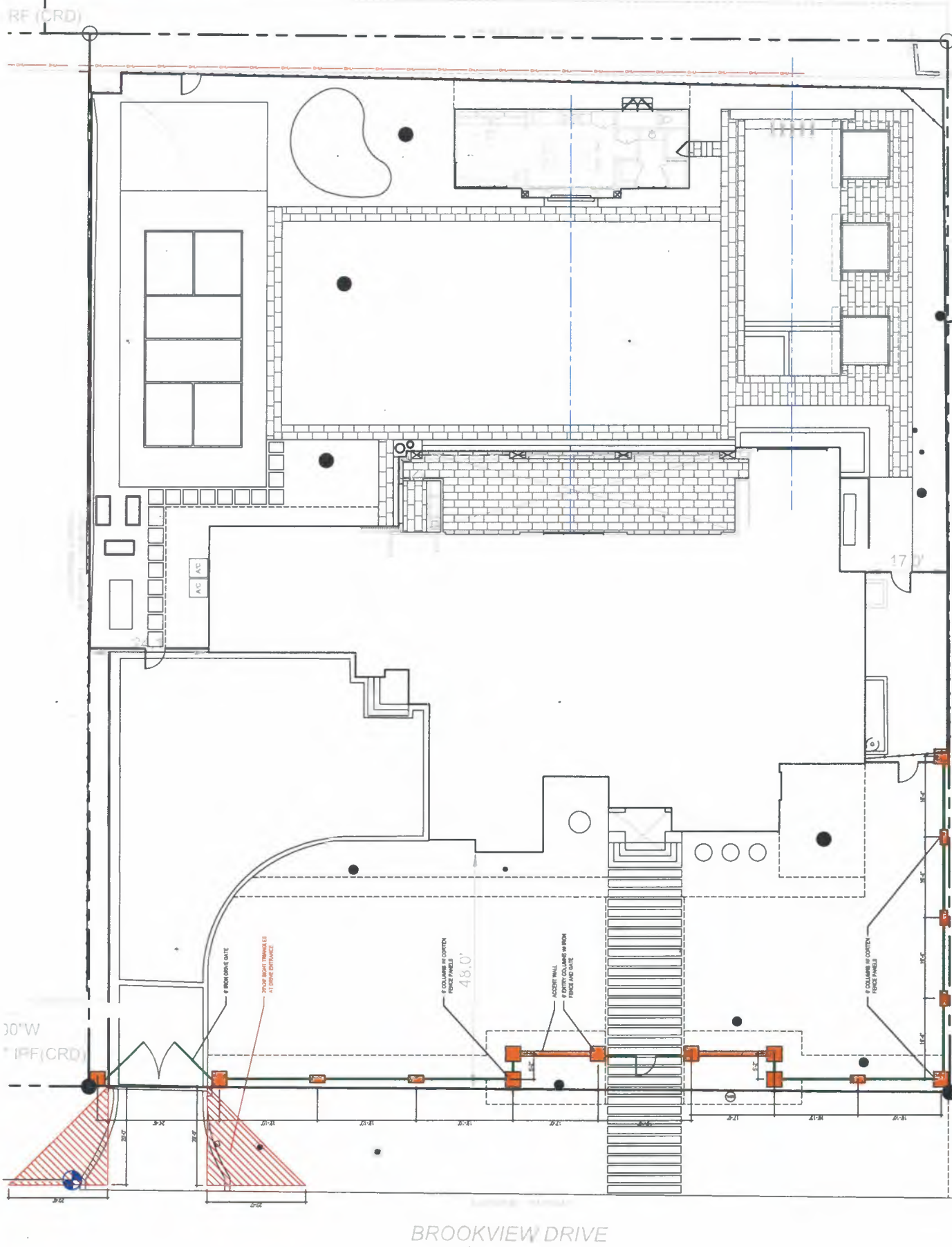
MCNEESE SUBDN. RECORDED 6-5-56

6-24-48

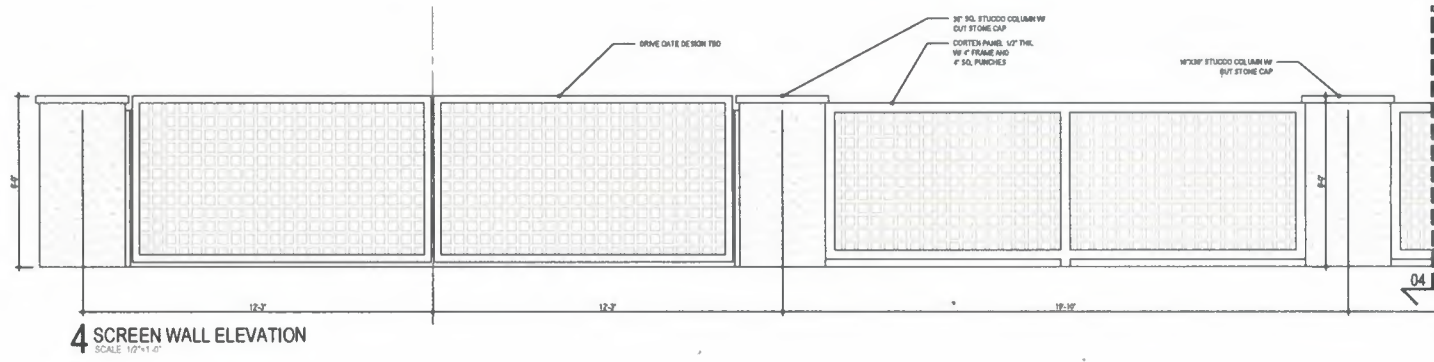
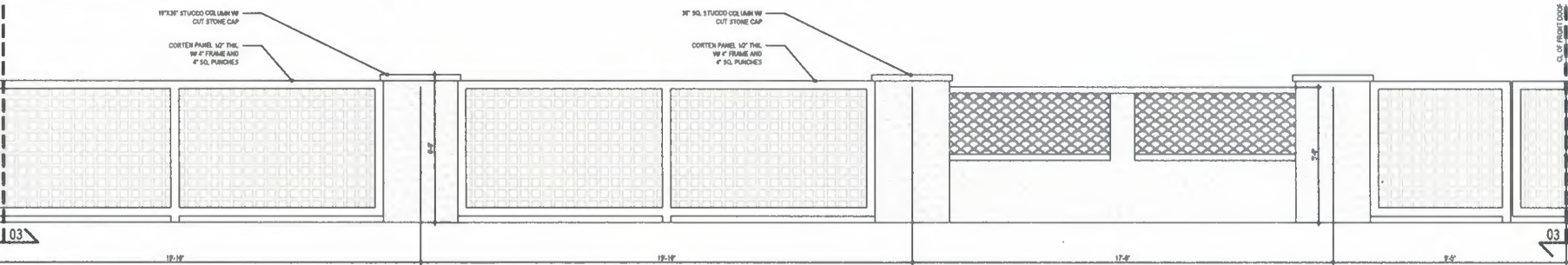
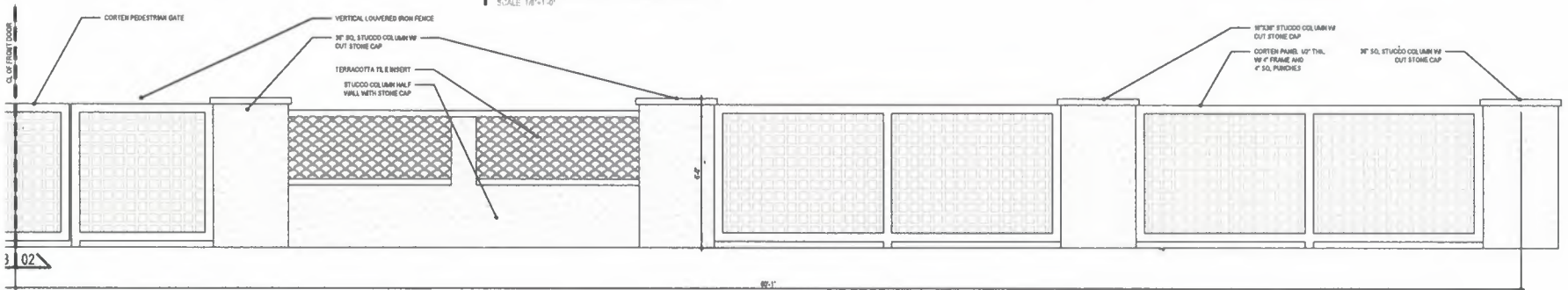
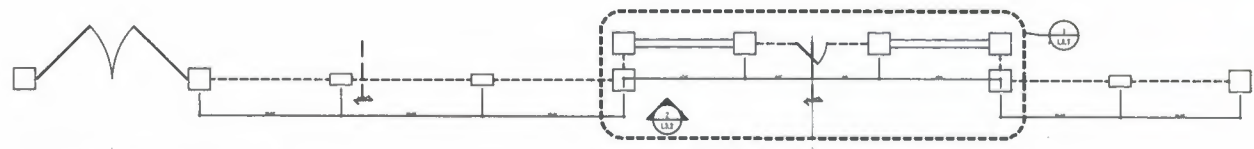


BDA24C-038

BD0245-038



BROOKVIEW DRIVE



**KLEIN RESIDENCE**  
 4463 BROOKVIEW DRIVE  
 DALLAS, TX



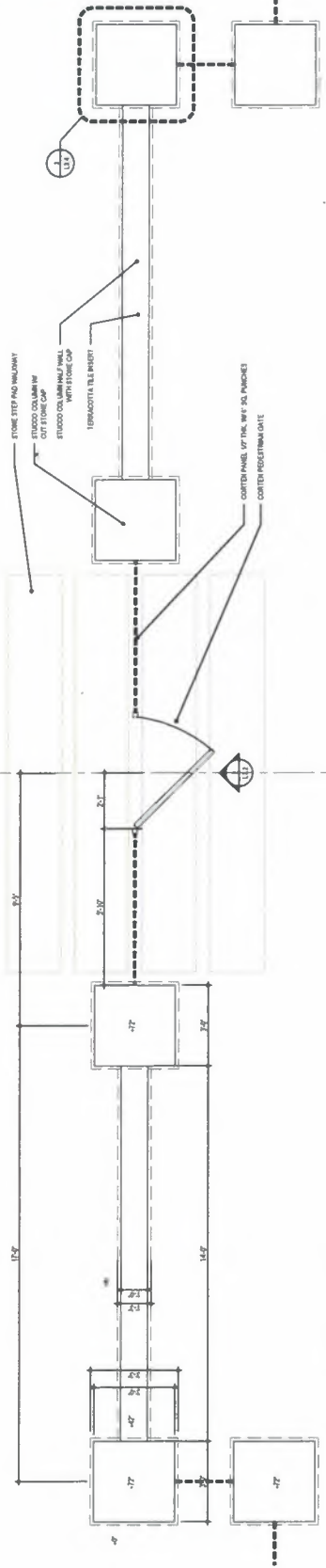
NO.	REVISION

DATE: OCTOBER 21, 2024  
 SHEET NO: CONSTRUCTION DETAILS

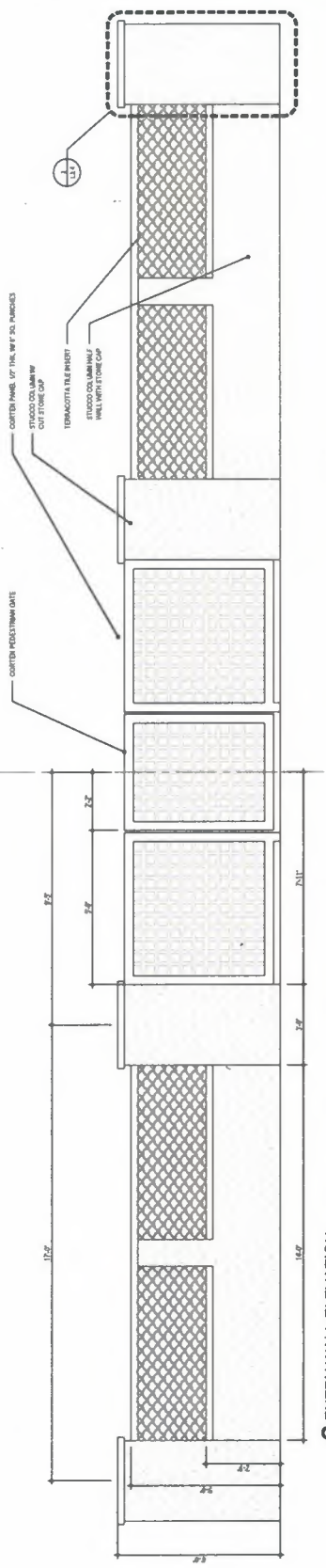
SHEET NO: **L3.3**

*BDA245-038*

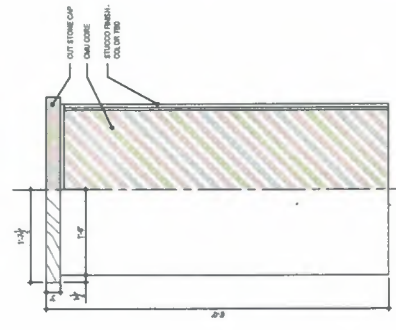
BDA24S-038



**1 ENTRY WALL LAYOUT**  
SCALE 1/8"=1'-0"



**2 ENTRY WALL ELEVATION**  
SCALE 1/8"=1'-0"



**3 STUCCO COLUMN, TYP.**  
SCALE 1/4"=1'-0"



DATE	DESCRIPTION

**BOA245-038**

