



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

FOR OFFICE USE ONLY

Data Relative to Subject Property:

Date:

FOR OFFICE USE ONLY

Location address: 5115 Vanderbilt Avenue Zoning District: Conservation District #9

Lot No.: 20 Block No.: V/2190 Acreage: 7,215 sf Census Tract: \_\_\_\_\_

Street Frontage (in Feet): 1) 51.9' 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): SBRJWM LTD

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 Appeal to the Conservation District requirements that a garage be accessed from the east side of the house.

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:

It is impossible to construct a driveway on the east side of the house due to a large storm sewer inlet

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 15 day of April, 2025

Michele Stoy  
Notary Public in and for Dallas County, Texas





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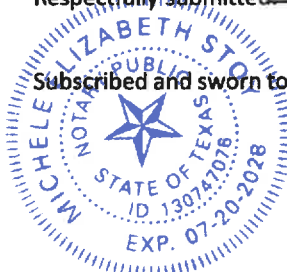
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Subscribed and sworn to before me this 15 day of April, 2025



Michele Stojan  
Notary Public in and for Dallas County, Texas



AFFIDAVIT

Appeal number: BDA \_\_\_\_\_

I, SBRJWM LTD, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 5115 Vanderbilt Avenue  
(Address of property as stated on application)

Authorize: Robert Baldwin with Baldwin Associates, LLC  
(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: Appeal to the Conservation District requirement that a garage be accessed from  
the east side of the house.

Matthew Baldwin

Print name of property owner or registered agent

[Signature]  
Signature of property owner or registered agent

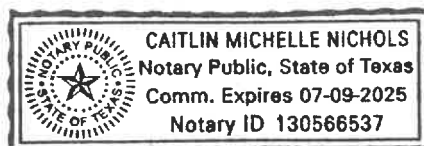
agent Date 04/15/2025

Before me, the undersigned, on this day personally appeared  
Matthew Baldwin

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

April, 2025



Caitlin Nichols

Commission expires on  
7/9/2025



AFFIDAVIT

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☒ Other Appeal (specify below)

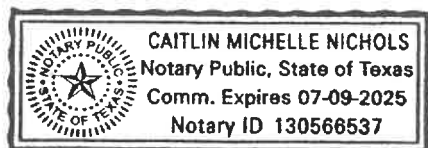
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Matthew Baldwin  
Print name of property owner or registered agent  
agent Date 04/15/2025

  
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared  
Matthew Baldwin

Who on his/her oath certifies that the above statements are true and correct to his/her best  
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April, 2025



Caitlin Nichols

Commission expires on 7/9/2025



201600133499

DEED 1/2

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**

JOHN HOLMES (herein referred to as "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL and CONVEY unto SBRJWM Ltd. (herein referred to as "Grantee"), whose address is P.O. Box 308, 107 W. Lufkin Ave., Suite 318, Lufkin, TX 75902, the following described property:

Lot 20, in Block "V"/2190, as shown on the Map of "GREENLAND HILLS," an Addition to the City of Dallas, filed June 6, 1923, and recorded in Volume2, Page 382, Map Records, Dallas County, Texas.

**Reservations from and Exceptions to Conveyance and Warranty:**

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and taxes for 2014, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the above-described Property, subject to the Permitted Encumbrances, together with all and singular the rights and appurtenances thereto in any wise belonging to Grantor, unto the said Grantee, its successors and assigns FOREVER, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, its successors and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

EXECUTED effective as of the 12 day of Nov, 2015.

GRANTOR:

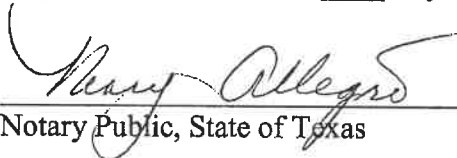
  
John Holmes



STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on the 12<sup>th</sup> day of November, 2015, by John Holmes.

  
Notary Public, State of Texas



Filed and Recorded  
Official Public Records  
John F. Warren, County Clerk  
Dallas County, TEXAS  
05/18/2016 10:29:37 AM  
\$30.00





201600133499



THE STATE OF TEXAS  
COUNTY OF DALLAS.

I hereby certify that the above and foregoing is a full, true, and correct photographic copy of the original record now in my lawful custody and possession, filed on the date stamped thereon and as the same is recorded in the Recorder's Records in my office under the volume and page or instrument # stamped thereon.  
I hereby certify on

NOV 15 2024



COUNTY CLERK, Dallas County, Texas

By:  Deputy



# TAX CERTIFICATE



JOHN R. AMES, CTA  
DALLAS COUNTY TAX ASSESSOR/COLLECTOR  
500 Elm Street, Suite 3300  
Dallas, Texas 75202

## Issued To:

SBRJWM LTD  
PO BOX 308  
LUFKIN, TX 75902-0000

## Legal Description

GREENLAND HILLS HILL TOP SECTION  
BLK V/2190 LOT 20 LESS ROW  
INT201600133499 DD11122015 CO-DC  
2190 00V 02000 1002190 00V

Parcel Address: 5115 VANDERBILT AVE, DA

Legal Acres: .0000

Account Number: 000-002-049-61000000

Certificate No: 120399

Certificate Fee: \$10.00

CHECK NO. 3960

Print Date: 04/15/2025 11:44:44 AM

Paid Date: 04/15/2025

Issue Date: 04/15/2025

Operator ID: ANGEL\_ARAIZA PUB

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2024, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

## Exemptions:

## Certified Owner:

SBRJWM LTD  
PO BOX 308  
LUFKIN, TX 75902-0000

## Certified Tax Unit(s):

1002 DALLAS COUNTY  
1021 PARKLAND HOSPITAL  
1031 DALLAS COLLEGE  
1102 DALLAS ISD  
1208 CITY OF DALLAS

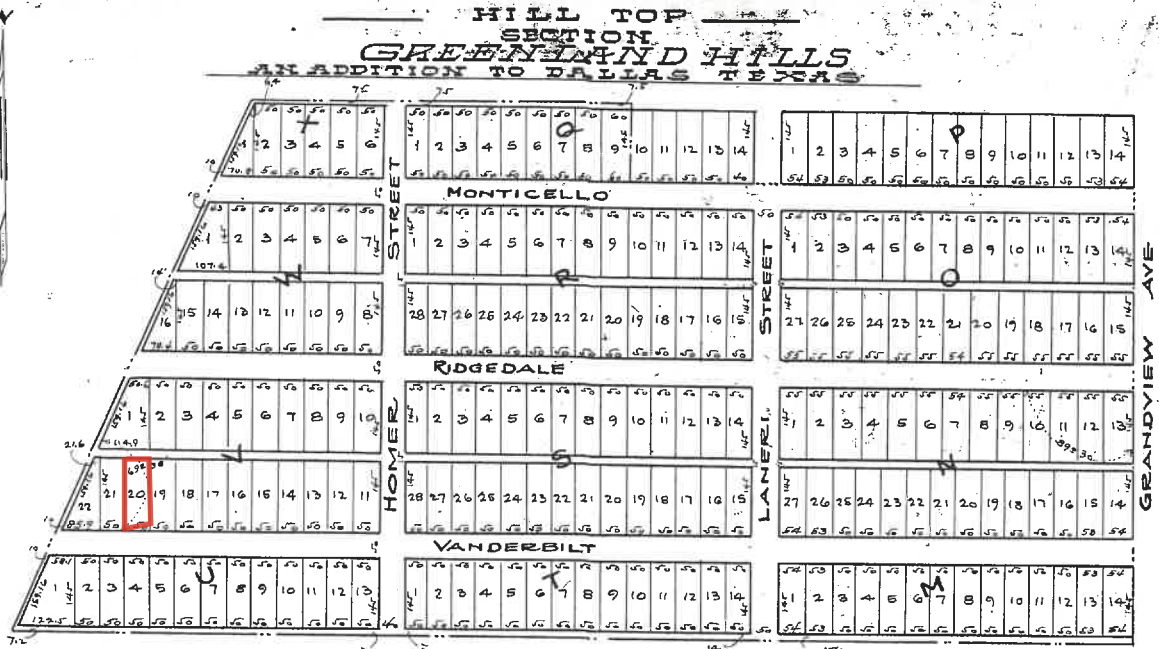
2024 Value:	479,790
2024 Levy:	\$10,723.44
2024 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Reference (GF) No: N/A

Issued By: ANGEL\_ARAIZA

JOHN R. AMES, CTA  
DALLAS COUNTY TAX ASSESSOR/COLLECTOR





SCALE 1"=200'  
JUNE 7, 1923.

45.85 ACRES

McNENY & McNENY  
Sole Owners

54111

GREENLAND HILLS REALTY COMPANY

: STATE OF TEXAS :

TO DEDICATION

: COUNTY OF DALLAS : KNOW ALL MEN BY THESE PRESENTS:

That Greenland Hills Realty Company, a private Corporation, duly incorporated and existing under and by virtue of the laws of the State of Texas, the principal office whereof being in the City and County of Dallas, State of Texas, by and through its proper officers, hereunto duly authorized and empowered, for itself, its successors, and assigns does hereby designate as "Hill Top Section of Greenland Hills," an addition to the City of Dallas, State of Texas, the area shown on and by the attached plat, prepared by Myers and Noyes, engineers, to which reference is hereby made.

"HILLTOP SECTION OF GREENLAND HILLS," as above described is a part of a tract of 98.75 acres of land out of the J.W. Smith Survey, in Dallas County, Texas, conveyed, by Ella M. Sargent, Guardian of the Estate, of Dale E. Bennett, a minor, to Fletcher F. McNeny and Frank L. McNeny by deed dated February 20, A.D. 1923, and by them, conveyed to the undersigned Greenland Hills Realty Company, a corporation by deed dated March 16, A.D. 1923, both of said deeds being recorded in the Deed Records of Dallas County, Texas, to which reference is hereby made. GREENLAND HILLS REALTY COMPANY for itself, its successors and assigns does hereby dedicate the streets and alleys as shown on said plat, to the use of the public forever, except that it reserves to itself, its successors and assigns; 1. The right to build and operate and permit the extension and operation of a street railway line upon the streets and thoroughfares, shown on such plat; 11. All water, storm sewers, sanitary sewers, gas pipes and mains laid in said streets and alleys.

In Testimony whereof, said Greenland Hills Realty Company a corporation, has caused this instrument, to be signed by Frank L. McNeny, its President, attested by Howard D. McElroy, its secretary, and its corporate seal hereto affixed at Dallas, Texas, 28th day of May A.D. 1923.

ATTEST: HOWARD D. McELROY, SECRETARY.  
STATE OF TEXAS: Before me, the undersigned authority, on this day personally appeared, Frank L. McNeny, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the president and deed of Greenland Hills Realty Company, a Corporation, and as the president thereof, for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 28th day of May, A.D. 1923.

L. S.

George K. Meriwether.  
Notary Public, Dallas County, Texas.

Filed for record June 6th, 1923, at 10:00 A. M. W. S. SKILES, County clerk, Dallas County, Texas.  
By, L. P. Ross, Deputy,  
Recorded June 18th, 1923, W. S. SKILES, COUNTY CLERK, Dallas County, Texas.

BY:

*[Signature]*  
Deputy.

\*\*\*\*\*000000000000\*\*\*\*\*





## CITY OF DALLAS

April 15, 2025

ADDRESS: 5115 Vanderbilt Ave

RE: **CAD # 00000204961000000**

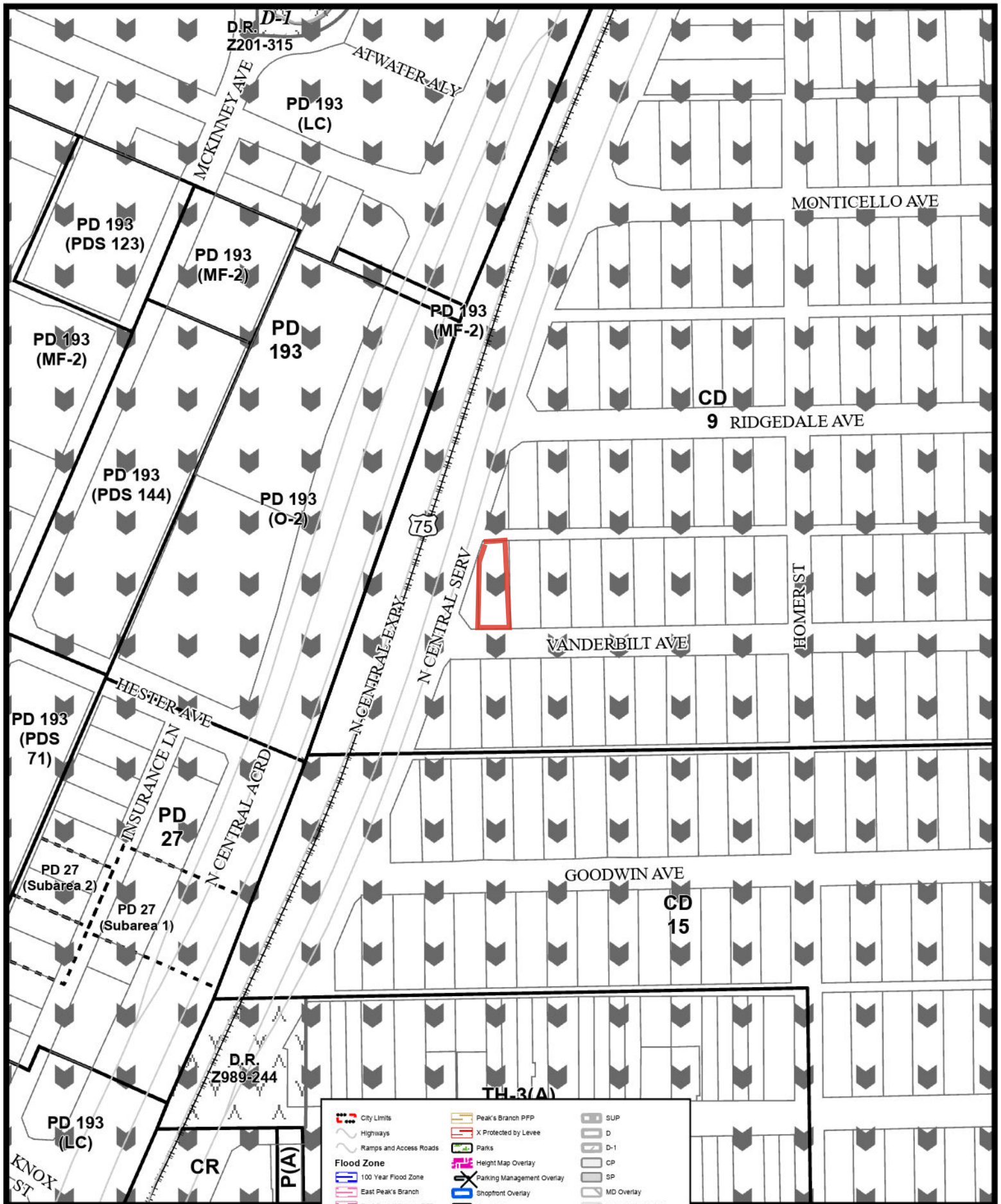
DEAR SIR/MADAM,

No information was found responsive to your request for identification of City liens in the records of Special Collections. This response does not constitute legal advice regarding the status of the real property at **5115 Vanderbilt Ave**. There may be additional liens of record in the County Clerk's office. This response is made to your request for public information and constitutes neither estoppel against the City of Dallas nor relinquishment, waiver, release, or other change in any lien interest of record.

Should you have any further questions please contact Special Collections at 214-670-3438.

Sincerely,  
Naomi Garcia

Special Collections Division  
Dallas Water Utilities



City Limits	Peak's Branch PFP	SUP
Highways	X Protected by Levee	D
Ramps and Access Roads	Parks	D-1
Flood Zone	Height Map Overlay	CP
100 Year Flood Zone	Parking Management Overlay	SP
East Peak's Branch	Shopfront Overlay	MD Overlay
East Peak's Branch PFP	Base Zoning	Historic Subdistricts
Floodway	PD193 Oak Lawn	Historic Overlay
Mill Creek	Dallas Environmental Corridors	CD Subdistricts
Mill Creek PFP	DDO Overlay	PD Subdistricts
Peak's Branch	Deed Restrictions	PDS Subdistricts
		NSO Subdistricts



1:2,400

Case ID:

Printed: 11/12/2024

DATE: 7-11-94

## CITY OF DALLAS PLAT BOOKS

**ANNEXED**

ORD. NO.

**ADDITION.**

Q R S T,I U,I V W X  
BLOCKS 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192

SURVEY J. W. SMITH

ABST. 1334

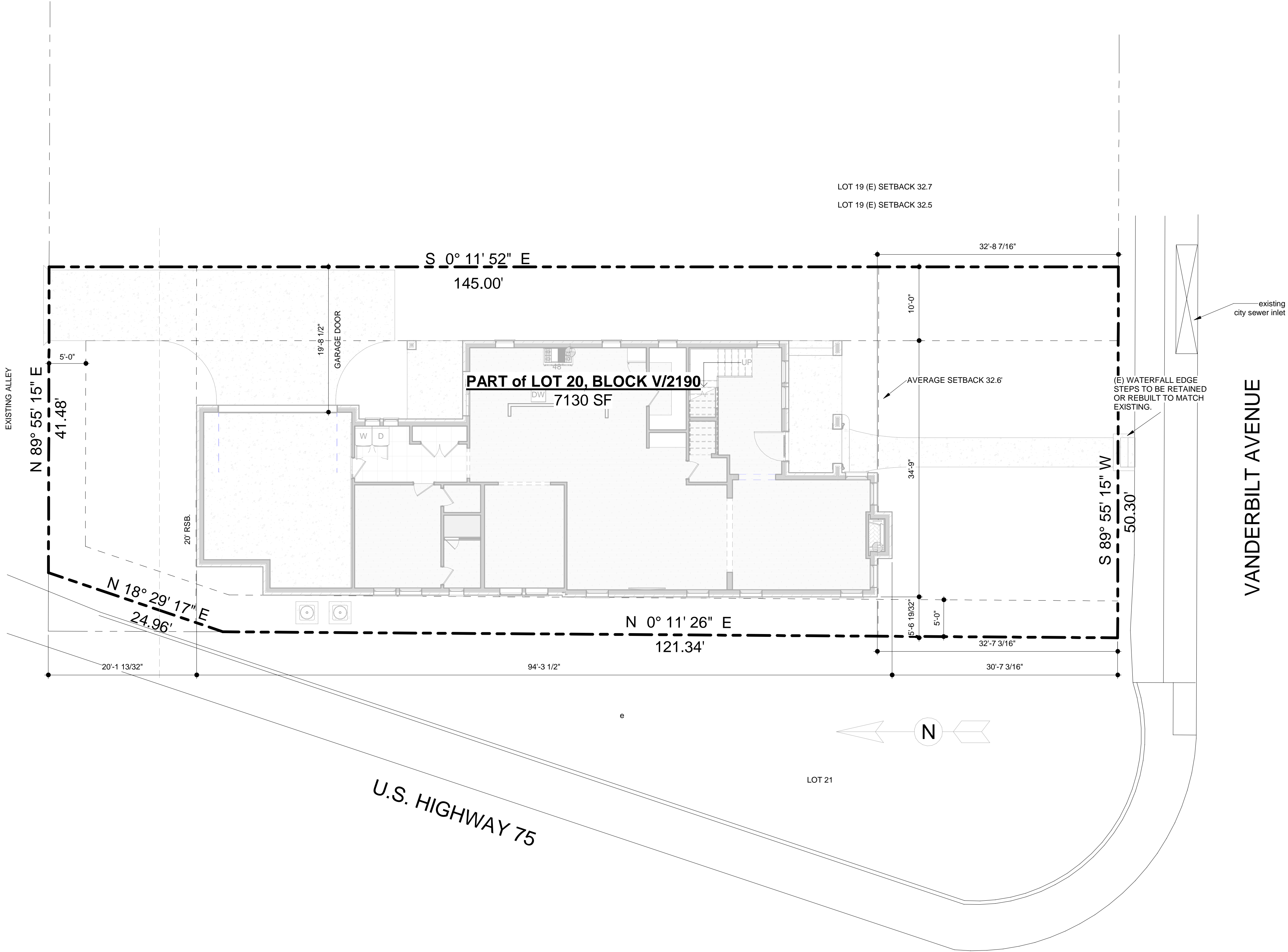
SCALE 100 FT. EQUALS 1 INCH

SCHOOL DISTRICT DALLAS

FILED: 1/2188 & 1/2189- JUNE 8, 1911





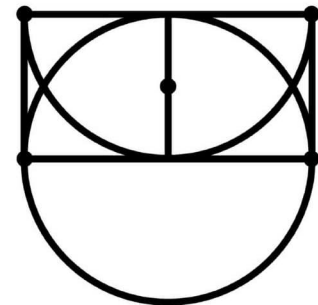


SITE CALCULATION		
NAME	CALCULATIONS	
LOT AREA	7,130 SQFT	
ZONING	CD-9	
BUILDING COVERAGE		
BUILDING FOOTPRINT	2,833 SQFT	
MAX LOT COVERAGE ALLOWED	45%	3,208.5 SQFT
LOT COVERAGE PROVIDED	40%	2,833 SQFT

## 01 PLOT PLAN

SCALE 1/8" = 1'-0"  
5115 VANDERBILT AVENUE  
LOT 20 BLOCK V/2190  
HILLTOP SECTION OF GREENLAND HILLS ADDITION  
CITY OF DALLAS  
ZONING CD-9 - M STREETS CONSERVATION DISTRICT

PERMIT SET



PLAN NUMBER  
22-026-mst4

FINAL PLANS  
02-11-25

SHEET NUMBER  
A100

PLANS FOR:  
MATT BALDWIN

5115 VANDERBILT AVENUE, DALLAS, TEXAS

Copyright: SLOCUM DESIGN GROUP LLC. 2024  
These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked by the builder or the person in authority of this project. Any discrepancy, error, and/or omission, if found, is to be brought to the immediate attention of the designer before any construction is commenced or purchases made. It is recommended that the owner or builder obtain complete engineering services; Foundation, HVAC, and Structural, before beginning construction of any kind. Note: all Federal, State, and local codes, ordinances, and restrictions take precedence over any part of these plans which may conflict with same, and must be strictly obeyed and followed before and during construction. These plans are copyrighted and are subject to copyright protection under Sec. 112 of the Copyright Act, 17 U.S.C. as amended December 1980 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or home represented, can legally result in the cessation of construction or buildings being seized and/or monetary compensation to Slocum Design Group LLC.