



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: 6254 Richmond Avenue

Zoning District: R-7.5(A)

E part of Lot 10

Lot No.: _____ Block No.: 5/2099

Acreage: 0.22

Census Tract: 48113001102

Street Frontage (in Feet): 1) 52

2) _____

3) _____

4) _____

5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): SFN Richmond Avenue Enterprises, 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 allow

an Accessory Dwelling Unit 1.) exceeding 25% floor area. 2.) variance to allow shed structure to encroach rear setback. 3.) all structures are exceeding 50% of main structure.

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 has had an Accessory Dwelling Unit for many years and have been asked to process a Special Exception by the City.

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

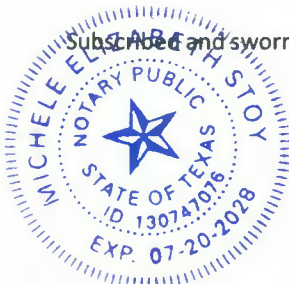
Respectfully submitted:

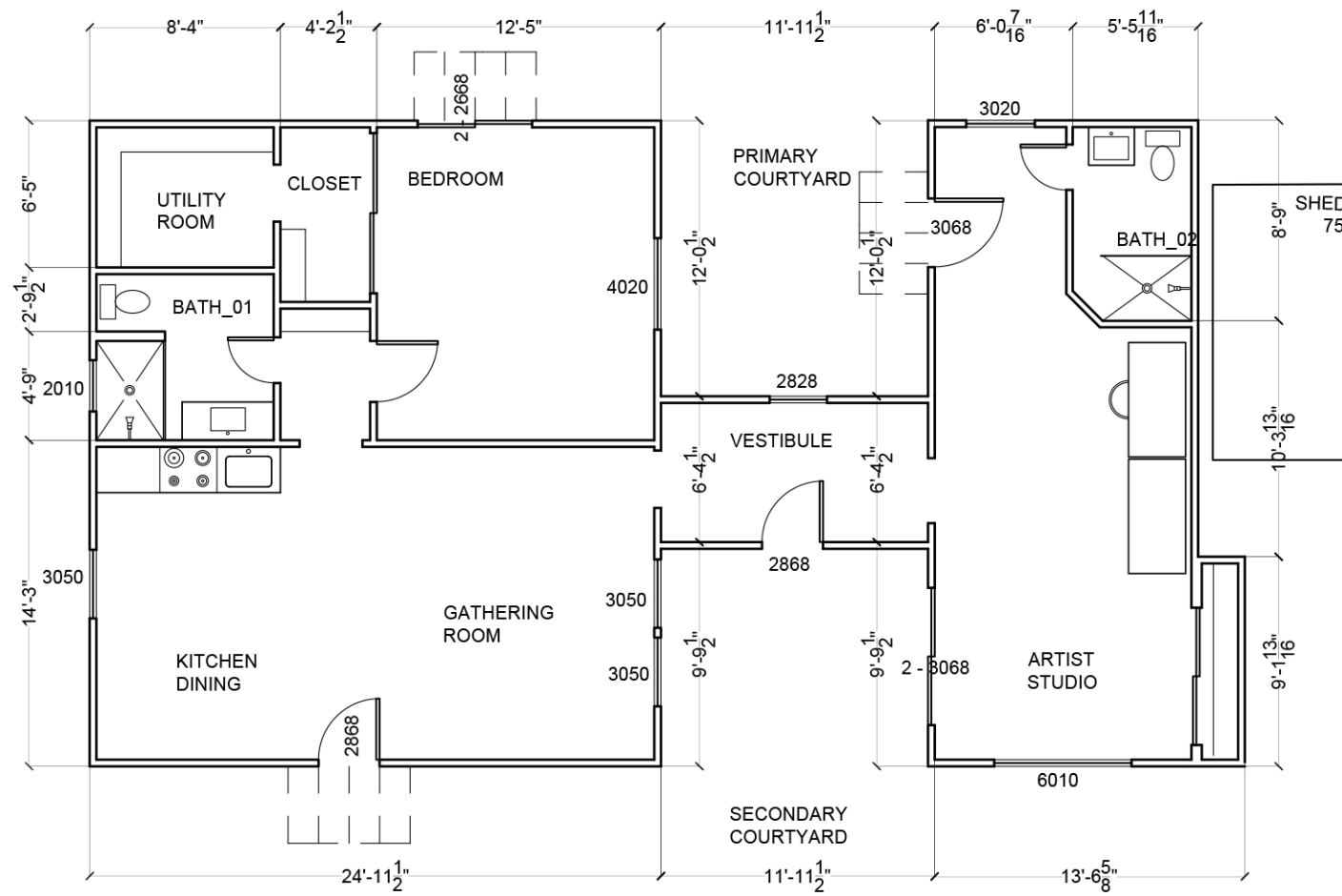
(Affiant/Applicant's signature)

Subscribed and sworn to before me this

4 day of February, 2025

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





1 FIRST_FLOOR_PLAN 1075 1134

DATE	
DATE	
DATE	
DATE	
SHEET	



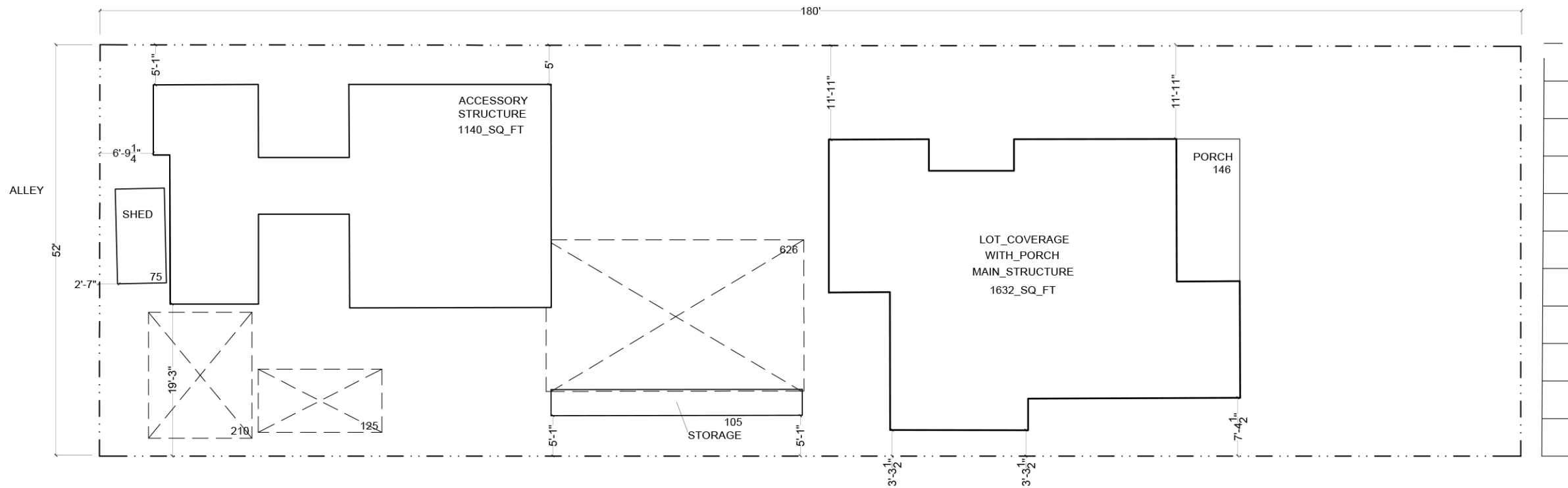
SFN ENTERPRISES
 6254 RICHMOND AVENUE
 DALLAS, TEXAS 75214

NOTES

SHEET NO
A_1



SCALE
 1/8" = 1'-0"



③ 6254_RICHMOND_AVE
DALLAS_TEXAS_75214

LOT_9360 SQFT

LOT_COVERAGE_LISTED
 MAIN_STRUCTURE_W_PATIO_1632
 ACCESSORY_STRUCTURE_1140
 PARKING_STORAGE_105
 SHED_75
 OTHER_COVERED_AREAS_961
 TOTAL_AREA_COVERED_3913
 TOTAL_LOT_9360
 TOTAL_LOT_COVERAGE_42%

MAIN_STRUCTURE_AC_2968
 ACCESSORY_STRUCTURE_AC_1048

SITE_PLAN
1/16" = 1' - 0"

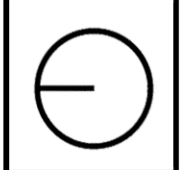
DATE	
DATE	
DATE	
DATE	
SHEET	



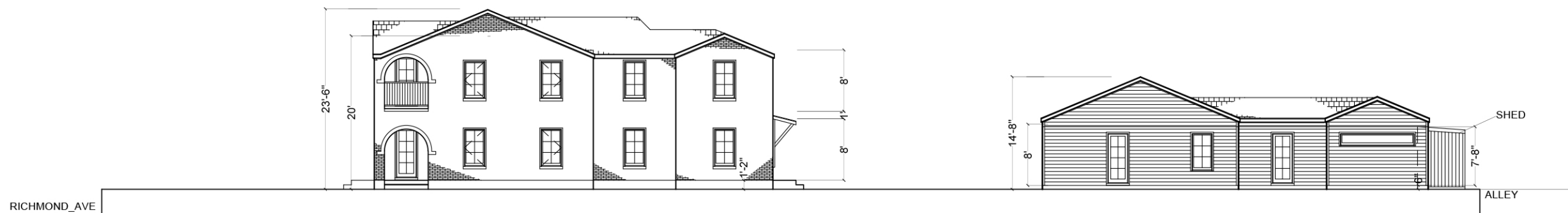
SFN_RICHMOND_AVE
6254_RICHMOND_AVE
DALLAS_TEXAS_75214

NOTES

A_0



SCALE
1/16" = 1'-0"



⑤ 6254_RICHMOND_AVE
DALLAS_TEXAS__75214

WEST_ELEVATION
1/16" = 1' - 0"

DATE	
DATE	
DATE	
DATE	
DATE	
DATE	
DATE	
DATE	
DATE	
DATE	

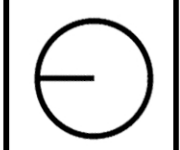


SFN_RICHMOND_AVE
6254_RICHMOND_AVE
DALLAS_TEXAS__75214

NOTES

SHEET_NO

A_1



SCALE

1/16" = 1'-0"