

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000036	In Review	07/24/2025

Application Name

BOARD OF ADJUSTMENT

Detailed Description

BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS

FILE NUMBER:

BOA-25-000036

BUILDING OFFICIAL'S REPORT: Application of Robert Baldwin for a request of (1) a special exception to the fence height regulations along Claude Street., 2) a special exception to the fence height regulations along S. Delany, (3) a special exception to the 45-foot visibility obstruction regulations (4) a special exception to the fence opacity regulations along Claude Street, (5) a special exception to the fence opacity regulations along S. Delany at 1231 CLAUDE ST. This property is more fully described as BLK E/3365 E 1/2 LT 7, and is zoned R-5(A), which limits the height of a fence in the front- yard to 4-feet, and a person shall not erect, place, or maintain a structure, berm, plant life, or any other item on a lot if the item is in a visibility triangle, and requires a fence panel with a surface area that is less than 50-percent open may not be located less than 5-feet from the front lot line. The applicant proposes to construct and/or maintain a 6-foot high fence in a required front yard along Claude St., which will require a 2- foot special exception to the fence height regulations, and the applicant proposes to construct and/or maintain an 8-foot high fence in a required front yard, which will require a 4- foot special exception to the fence regulations along S Delany, and the applicant proposes to construct and/or maintain a single-family residential fence structure in a required 45-foot visibility obstruction triangle, which will require a special exception to the visibility obstruction regulation, and to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50- percent open surface area located less than 5-feet from the front lot line, which will require a special exception to the fence opacity regulations along Claude St., and to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50- percent open surface area located less than 5-feet from the front lot line, which will require a special exception to the fence opacity regulations along S Delany.

LOCATION:

1231 CLAUDE ST

APPLICANT:

Robert Baldwin

REQUEST:

- (1). A request special exception to the fence height regulations,
- (2). A special exception to the fence height regulations
- (3). A special exception to the 45-foot visibility obstruction regulations
- (4). A special exception to the fence opacity regulations
- (5). A special exception to the fence opacity regulations

Assigned To Department

Board of Adjustment

Assigned to Staff

Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	Code Enforcement
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	0.17

PDOX INFORMATION

PDox Number -

PROPERTY INFORMATION

Existing Zoning R-5(A)
Lot Number E 1/2 of lot 7
Lot Size (Acres) 0.17
Block Number E/3365
Lot Size (Sq. Ft) 7405.2
How many streets about the property? 2
Land Use residential
Is the property platted? Yes
Status of Project Existing
Status of Property Owner Occupied
Previous Board of Adjustment case filed on this property No
Accommodation for someone with disabilities No
File Date -
Seleccione si necesitara un interprete -
Case Number -
Are you applying for a fee waiver? No
Have the standards for variance and or special exception been discussed? Yes
Has the Notification Sign Acknowledgement Form been discussed? Yes
Referred by CODE

Custom Lists

Board of Adjustment Meeting

1

Time	13:00
Room	6ES
Panel	C
Presiding Officer	Robert F. Agnich
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
BOA Code Specialist	Nora Castaneda
Case Assigned to	Diana Barkume

2

Time	13:00
Room	6ES
Panel	C
Presiding Officer	Robert F. Agnich
BOA Administrator	Kameka Miller-Hoskins

BOA Secretary	Mary Williams
BOA Code Specialist	Nora Castaneda
Case Assigned to	Diana Barkume

3

Time	13:00
Room	6ES
Panel	C
Presiding Officer	Robert F. Agnich
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
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4

Time	13:00
Room	6ES
Panel	C
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5

Time	13:00
Room	6ES
Panel	C
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Case Assigned to	Diana Barkume

Board of Adjustment Request

6

Type of Request	Special Exception
Request Description	Fence standards
Application Type	Single Family/Duplex Variance or Special Exception
Affirm that an appeal has been made for	of 2' to fence height to allow a 6' fence along Claude
Application is made to BOA to grant the described appeal	privacy and security
Outcome	Accepted

7

Type of Request	Special Exception
Request Description	Fence standards
Application Type	Single Family/Duplex Variance or Special Exception
Affirm that an appeal has been made for	of 4' to fence height to allow an 8' fence along S. Denley
Application is made to BOA to grant the described appeal	privacy and security
Outcome	Accepted

8

Type of Request	Special Exception
Request Description	Fence standards
Application Type	Single Family/Duplex Variance or Special Exception
Affirm that an appeal has been made for	to allow encroachment into the 45' sight visibility triangle
Application is made to BOA to grant the described appeal	privacy and security
Outcome	Accepted

9

Type of Request	Special Exception
Request Description	Fence standards
Application Type	Single Family/Duplex Variance or Special Exception
Affirm that an appeal has been made for	to opacity requirements to allow a solid fence along Claude
Application is made to BOA to grant the described appeal	privacy and security
Outcome	Accepted

10

Type of Request	Special Exception
Request Description	Fence standards
Application Type	Single Family/Duplex Variance or Special Exception
Affirm that an appeal has been made for	to the opacity requirements to allow a solid fence along S. Denley
Application is made to BOA to grant the described appeal	privacy and security
Outcome	Accepted

Case Information

1

Full Request	to construct a 6-foot 0-inch-high fence in a required front yard, which will require a 2- foot 0- inch special exception to the fence regulations
Brief Request	special exception to the fence height regulations
Zoning Requirements	limits the height of a fence in the front- yard to 9-feet
Relevant History	n/a
BOA History	No

2

Full Request	to construct an 8-foot 0-inch-high fence in a required front yard, which will require a 4- foot 0- inch special exception to the fence regulations
Brief Request	special exception to the fence height regulations

Zoning Requirements

limits the height of a fence in the front- yard to 9-feet

Relevant History

Fence permit #2408051123, issued 8/8/24

BOA History

No

3

Full Request

to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle, which will require a special exception to the visibility obstruction regulation

Brief Request

a special exception to the 45-foot visibility obstruction regulations

Zoning Requirements

A person shall not erect, place, or maintain a structure, berm, plant life, or any other item on a lot if the item is in a visibility triangle

Relevant History

n/a

BOA History

No

4

Full Request

construct and/or maintain a fence in a required front-yard with a fence panel having less than 50- percent open surface area located less than 5-feet from the front lot line, which will require a special exception to the fence opacity regulations

Brief Request

special exception to the fence opacity regulations

Zoning Requirements

requires a fence panel with a surface area that is less than 50-percent open may not be located less than 5-feet from the front lot line.

Relevant History

n/a

BOA History

No

5

Full Request

construct and/or maintain a fence in a required front-yard with a fence panel having less than 50- percent open surface area located less than 5-feet from the front lot line, which will require a special exception to the fence opacity regulations

Brief Request

special exception to the fence opacity regulations

Zoning Requirements

requires a fence panel with a surface area that is less than 50-percent open may not be located less than 5-feet from the front lot line.

Relevant History

n/a

BOA History

No

GIS Information

1

Census Tract Number

50.91

Council District

4

Street Frontage Information

3

Street Frontage

Front

Linear Feet (Sq. Ft)

50.04

Street Frontage
Linear Feet (Sq. Ft)

Front
150

Contact Information

Name	Organization Name	Contact Type	Phone
Robert Baldwin Email: rob@baldwinplanning.com 3904 elm #B, Dallas, TX 75226	Baldwin Associates, LLC	Applicant	2147297949
Name	Organization Name	Contact Type	Phone
Kishan GANESH SAI KISHAN REDDY Email: kishan7reddy@gmail.com	property owner	Property Owner	2148247949

Address

1231 CLAUDE ST, Dallas, TX 75203

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000026499400000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	DODLA GANESH SAI KISHAN REDDY	1231 CLAUDE ST, DALLAS, TEXAS 752033330	

Status History

Status	Comment	Assigned Name	Status Date
In Review		Nora Castaneda	07/24/2025
Payment Due		Nora Castaneda	07/24/2025
In Review	Updated By Script	Accela Administrator	07/25/2025
In Review		Elham Elbadawi	08/04/2025
In Review		Elham Elbadawi	08/06/2025
In Review		Kameka Miller-Hoskins	08/08/2025

PROJECT ADDRESS:

1231 CLAUDE ST, DALLAS, TX 75203

CODE INFORMATION

BUILDING CODE:	INTERNATIOANAL BUILDING CODE	2021
LOCAL AMMENDMENTS:	DALLAS JURSDICTION	
ENERGY CODE:	INTERNATIONAL ENERGY CONSERVATION CODE	2021
MECHANICAL CODE:	INTERNATIONAL MECHANICAL CODE	2021
PLUMBING CODE:	INTERNATIONAL PLUMBING CODE	2021
ELECTRICAL CODE:	INTERNATIONAL ELECTRICAL CODE	2020
FIRE CODE:	INTERNATIONAL FIRE CODE	2021
GREEN CONSTRUCTION CODE:	INTERNATIONAL GREEN CONSTRUCTION CODE	2015
RESIDENTIAL CONSTRUCTION CODE:	INTERNATIONAL RESIDENTIAL CONSTRUCTION CODE	2021

GENERAL NOTES

- DO NOT SCALE THE DRAWINGS.
- VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE MEMAR INTERIORS DESIGNER FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
- SEE SPECIFICATIONS FOR ADDITIONAL CRITERIA AND CONSTRUCTION REQUIREMENTS.
- DIMENSIONS SHOWN AS 'VIF' SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD BY LAYING OUT THE PARTITIONS. NOTIFY MEMAR INTERIORS OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO PROCEEDING WITH WORK.
- DIMENSIONS SHOWN AS 'CLEAR' OR 'HOLD' SHALL BE MAINTAINED AND ALLOW FOR THICKNESS OF FINISHES, INCLUDING FLOOR FINISHES. NOTIFY MEMAR INTERIORS OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO PROCEEDING WITH WORK.
- DIMENSIONS ARE TO THE STRUCTURAL GRID OR TO FINISH SURFACES, UNLESS OTHERWISE INDICATED.
- ELEVATIONS REFERENCED ARE ABOVE MEMAR INTERIORS FINISH FLOOR FOR EACH ROOM THROUGHOUT TENANT SPACE, UNLESS OTHERWISE NOTED. FINISH FLOOR ELEVATIONS MAY VARY FROM ROOM TO ROOM DEPENDING UPON FLOOR FINISHES.
- THESE DOCUMENTS SHALL NOT BE USED BY OTHERS IN WHOLE OR IN PART FOR ADDITION TO THIS PROJECT OR FOR OTHER PROJECTS.
- GC COORDINATES FEASIBILITY OF NEW STRUCTURE / SLAB WITH EXISTING PIER & BEAM FOUNDATION AND STRUCTURE.
- GC COORDINATES NEW WINDOWS DIMENSION & SILL HT WITH HO DURING CONSTRUCTION
- MEMAR INTERIORS IS NOT RESPONSIBLE FOR THE FAULT FENCE INSTALLATION NOR ANY CODE VIOLATION. FENCE HAS ALREADY BEEN INSTALLED BY THE HOMEOWNER OR HOME BUILDER. MI IS ONLY PROVIDING THE EXISTING PLANS TO SHOW THE ESITING FENCE AROUND THE PROPERTY.

SCOPE OF WORK

- OWNER HAS BUILT A 6" WOOD PRIVACY FENCE. THIS DRAWING IS FOR THE PERMIT AND CITY APPROVAL ONLY.

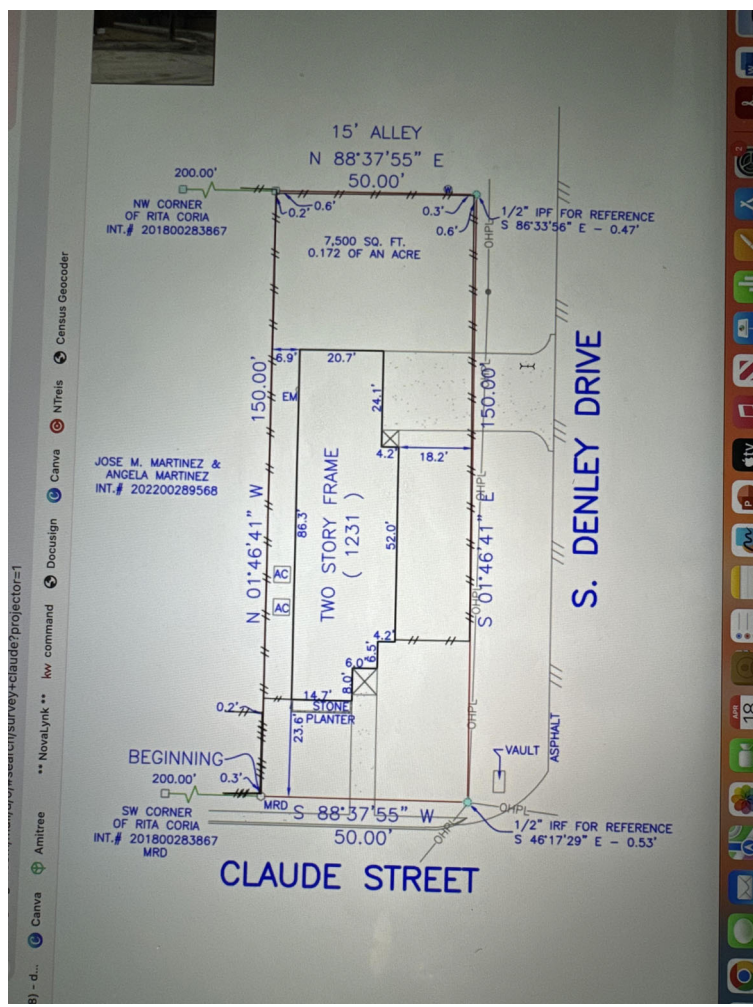
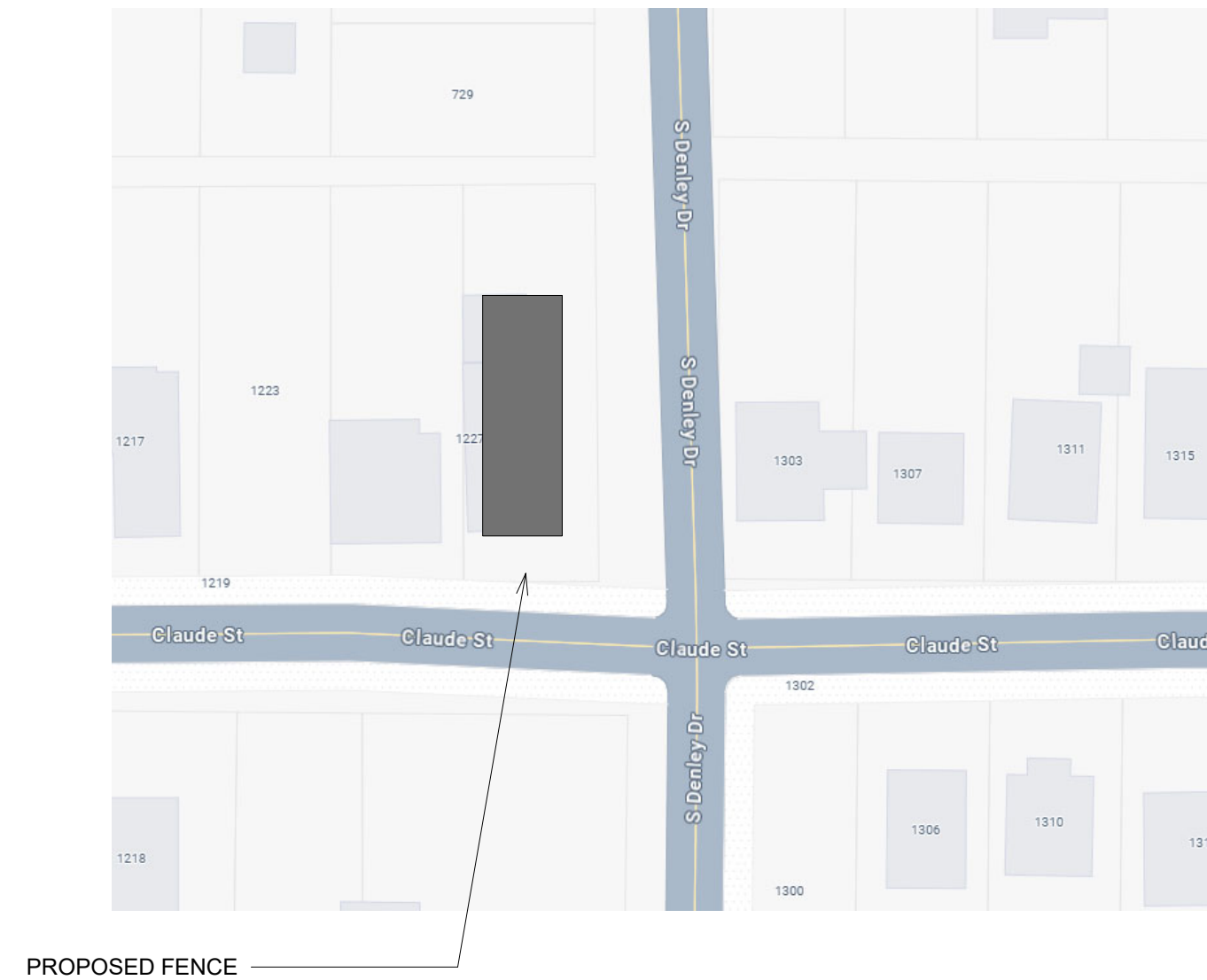
SHEET INDEX

SHEET NO.	SHEET NAME	ISSUED
A0	COVER SHEET	04/28/25
A1	EXISTING PLANS	04/28/25

ZONING & LEGAL DESCRIPTION

Address: 1231 CLAUDE ST
City: DALLAS
Subdivision Name: BETTERTONS OAK CLIFF
Legal Description : BLK E/3365 E 1/2 LT 7
Residential Account #: 0000026499400000

VICINITY MAP



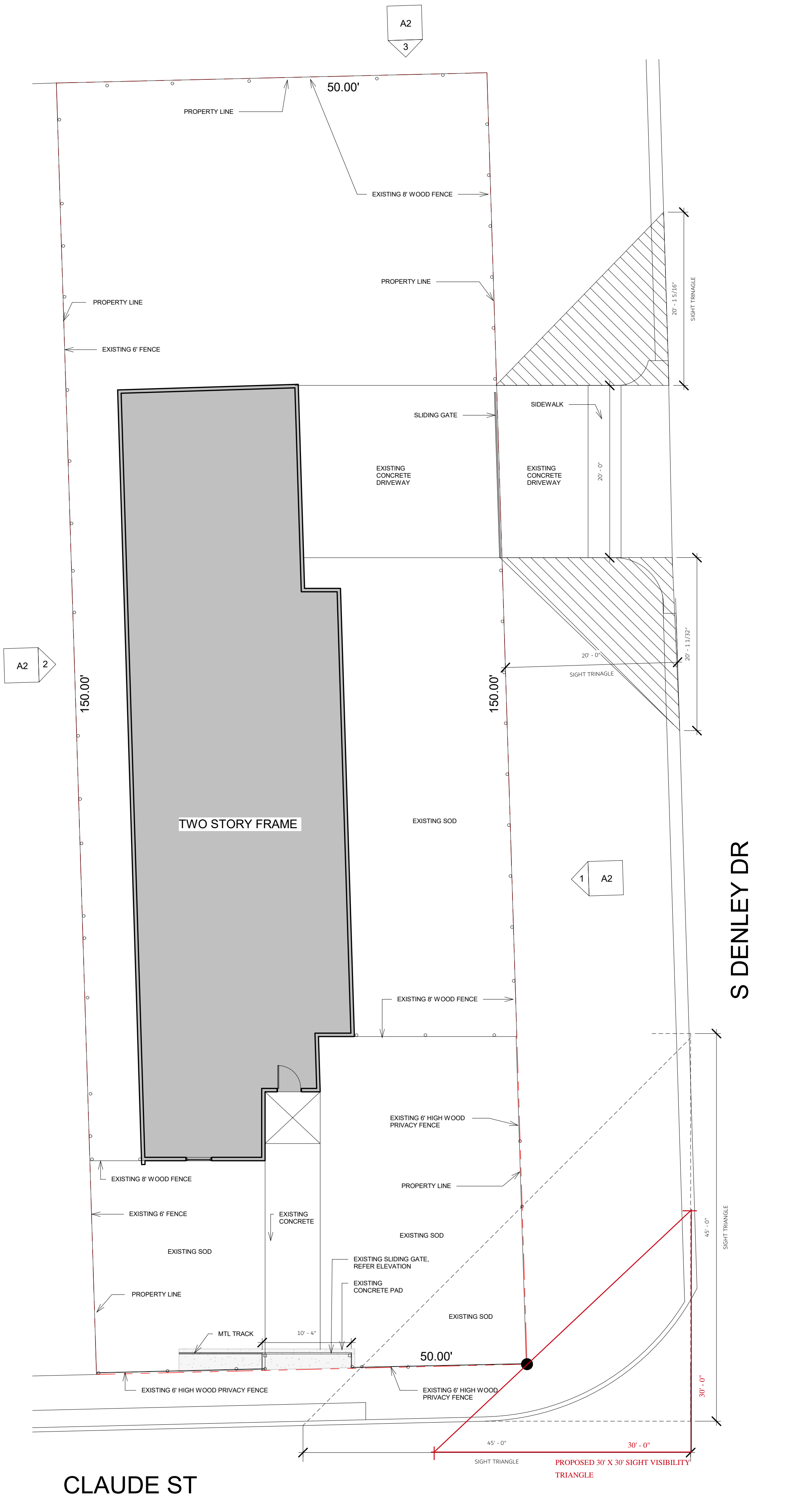
WALL TYPE TAG	01
DOOR TAG	01
WINDOW TAG	01
KEYNOTE	1
DENOTES EXISTING	
DENOTES NEW CONSTRUCTION	
DENOTES DEMOLISHED	

TRUE NORTH



Sheet Legend
1/4" = 1'-0"

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



Contractor & Designer
Memar Interiors, Inc
Design.Build

Address: 6275 W Plano Pkwy, Ste 500
Plano, TX 75093
Phone: 469-888-9016
Main Contact: Michael Memar
Structural Engineer

Address:

Main Contact:

Home Owner: DODLA GANESH SAI KISHAN
REDDY
Email: kishan7reddy@gmail.com
Phone : 779-777-6737

Issue Drawing Log

No.	Description	Date

1231 Claude St,
DALLAS, TX 75203

Designer's Name:

MICHAEL MEMAR

COVER SHEET

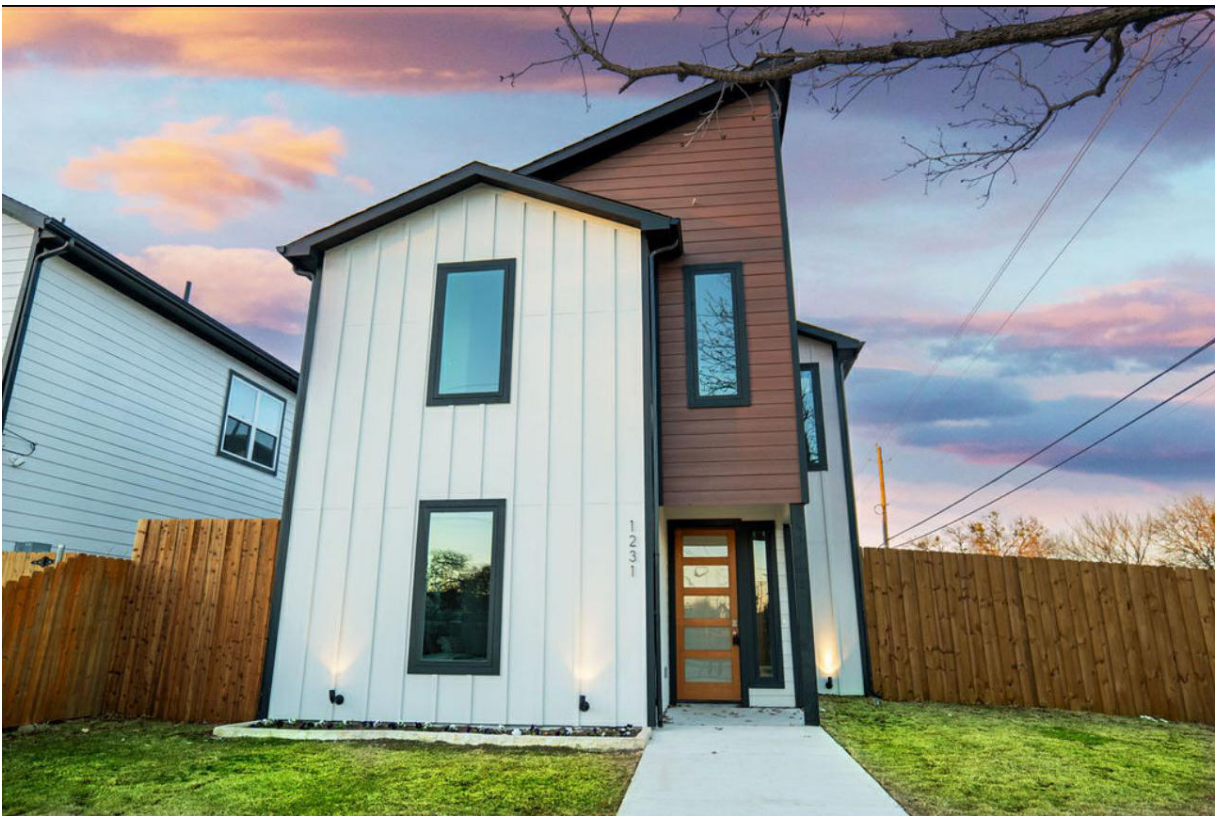
Project Number	12
Date	6/24/25
Drawn By	MM
Checked By	MM

A0

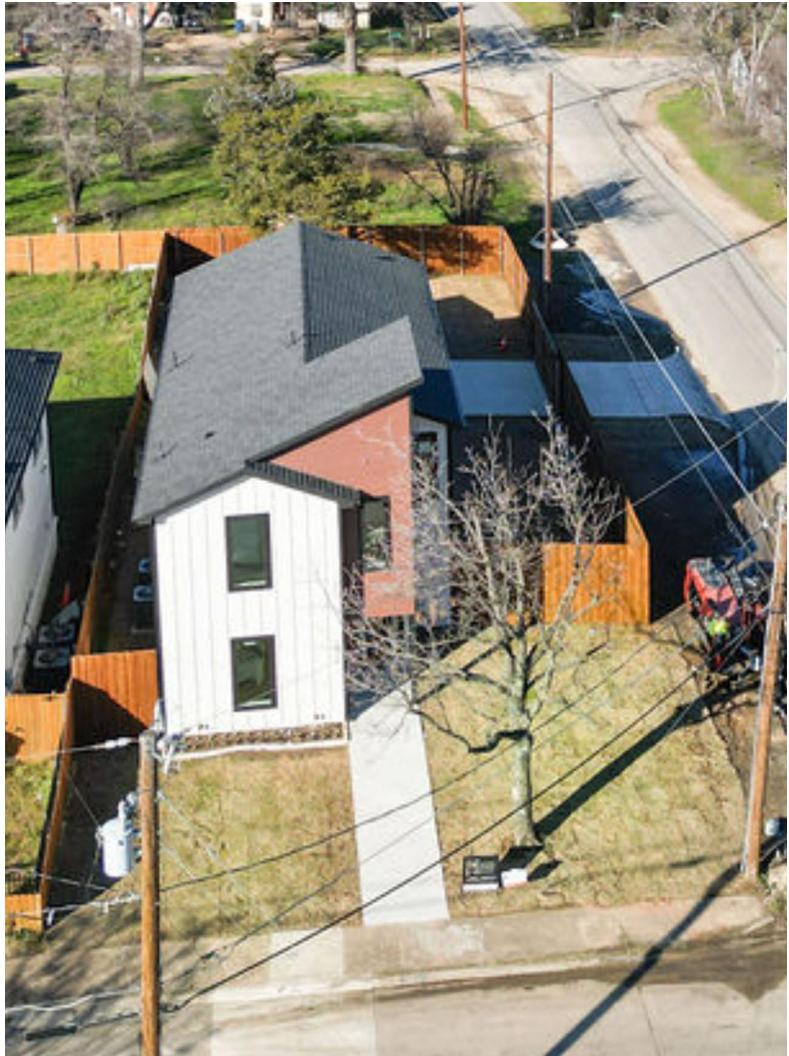
Scale
As indicated



S DENLEY DR

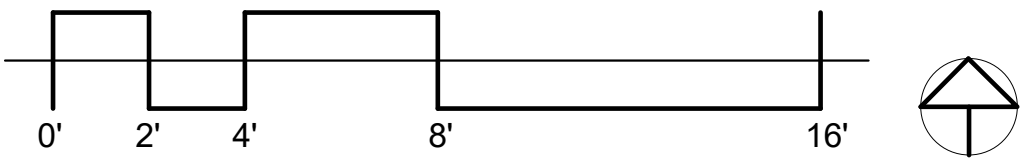


EXISTING ELEVATION



EXISTING ELEVATION

GENERAL NOTE
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Structural Engineer

Address:

Main Contact:
Home Owner: DODLA GANESH SAI KISHAN REDDY
Email: kishan7reddy@gmail.com
Phone : 779-777-6737

Issue Drawing Log

No.	Description	Date

1231 Claude St,
DALLAS, TX 75203

Designer's Name:



MICHAEL MEMAR

EXISTING PLANS

Project Number	12
Date	6/24/25
Drawn By	Author
Checked By	Checker

A1

Scale 3/16" = 1'-0"

Contractor & Designer
Memar Interiors, Inc
Design.Build

Address: 6275 W Plano Pkwy, Ste 500
Plano, TX 75093
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Structural Engineer

Address:

Main Contact:

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Email: kishan7reddy@gmail.com
Phone : 779-777-6737

Issue Drawing Log

No.	Description	Date

1231 Claude St,
DALLAS, TX 75203

Designer's Name:

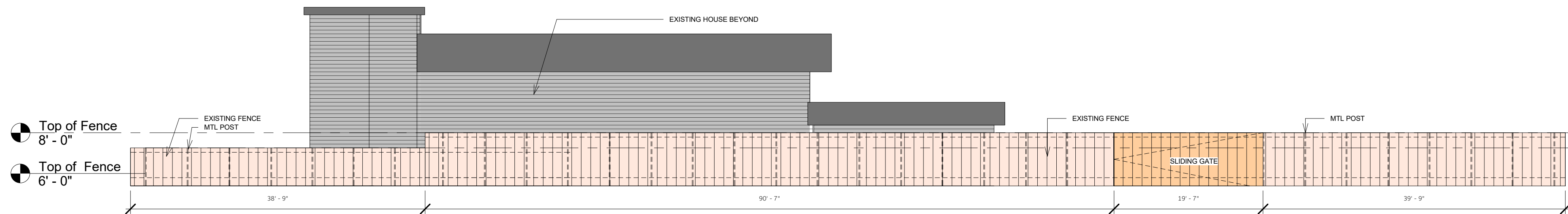
MICHAEL MEMAR

ELEVATIONS

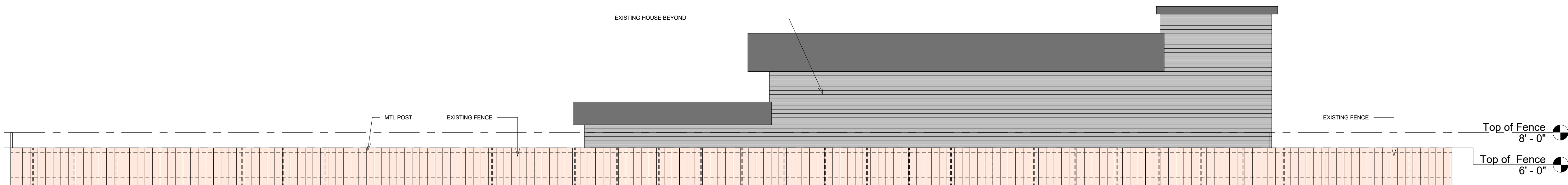
Project Number	12
Date	6/24/25
Drawn By	Author
Checked By	Checker

A2

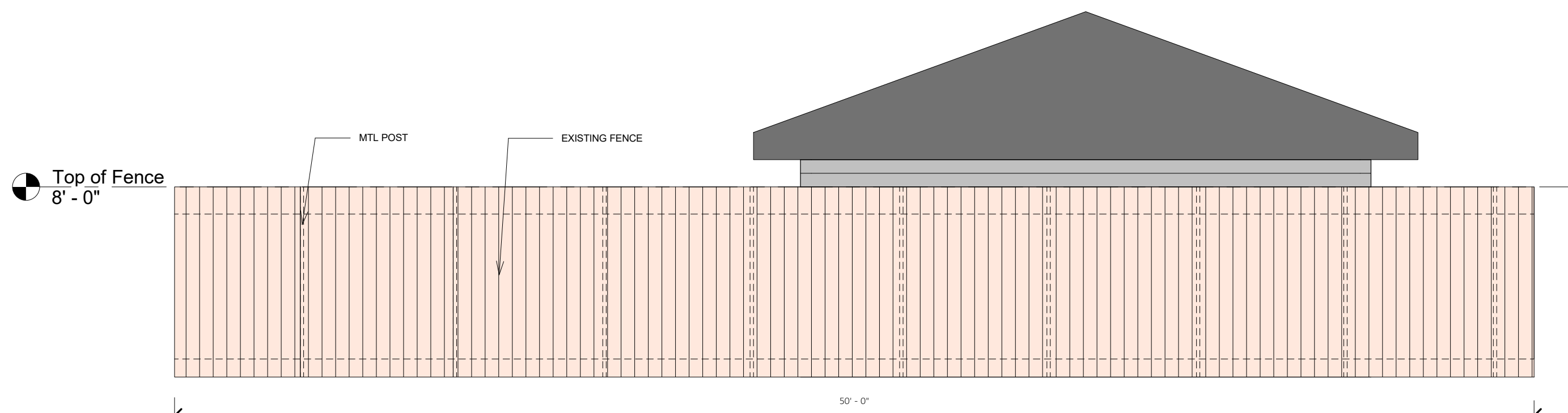
Scale As indicated



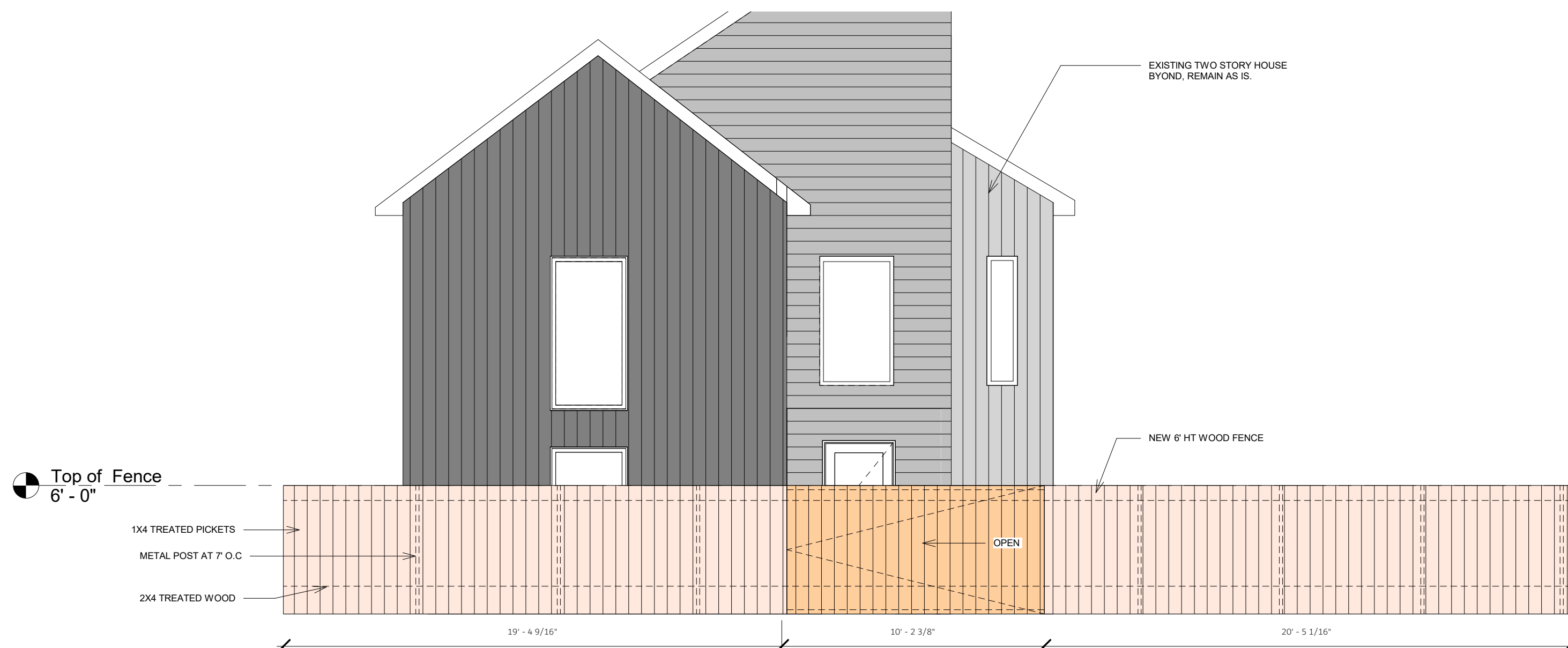
1 EAST ELEVATION AT EXISTING FENCE
1" = 10'-0"



2 WEST ELEVATION AT EXISTING FENCE
1/8" = 1'-0"



3 NORTH ELEVATION AT EXISTING FENCE
1/4" = 1'-0"



4 SOUTH ELEVATION AT EXISTING FENCE
1/4" = 1'-0"

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