

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000081	In Review	11/03/2025

Application Name

Detailed Description

Variance to allow the construction of a garage The property is developed with a main structure and sports court. The addition of this garage will not negatively impact surrounding properties.

Assigned To Department

Board of Adjustment

Assigned to Staff

Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	Self
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	1.94

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	R-1ac(A)
Lot Number	3
Lot Size (Acres)	1.94
Block Number	E/5532
Lot Size (Sq. Ft)	85827
How many streets abut the property?	1
Land Use	residential
Is the property platted?	Yes
Status of Project	Proposed
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	Diana Barkhume

Custom Lists

Board of Adjustment Request

1

Type of Request	Variance
Request Description	Floor area of the main structure
Application Type	Single Family/Duplex Variance or Special Exception
Affirm that an appeal has been made for	to allow for the construction of a garage that exceeds 25% of the main structure
Application is made to BOA to grant the described appeal	This will not negatively impact surrounding properties.

Case Information

1

Full Request	floor area to main
Brief Request	floor area to main
Zoning Requirements	floor area to main
Relevant History	na
BOA History	No
BOA History Details	na

Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	251.82

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
Kathleen Kirby Email: rob@baldwinplanning.com	Kathleen Kirby, Trustee of the BMAS Trust	Property Owner	2148247949

Address

4710 DORSET RD, Dallas, TX 75229

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000041637700000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	BMAS TRUST THE	16475 DALLAS PKWY STE 395, ADDISON, TEXAS 750016879	

Status History

Status	Comment	Assigned Name	Status Date
Payment Due		Diana Barkume	11/03/2025
In Review	Updated By Script	Accela Administrator	11/04/2025
In Review		Anna Brickey	11/05/2025



Planning & Development Department

320 E Jefferson Blvd,
Dallas TX 75203
(214) 948-4480

Board of Adjustment:
1500 Marilla Street, 5CN
Dallas Tx 75201
(214) 948-4480

AFFIDAVIT

Appeal number: _____

I, Kathleen Kirby, Trustee of The BMAS Trust, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4710 Dorset Road
(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 allow a garage to be constructed that will be more than 25% of the main structure.

Kathleen Kirby

John Scott Kirby

Print name of property owner or registered agent

Kathleen Kirby
Signature of property owner or registered agent

Date 9/22/25

Before me, the undersigned, on this day personally appeared Kathleen Kirby

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 22nd day of

September, 2025

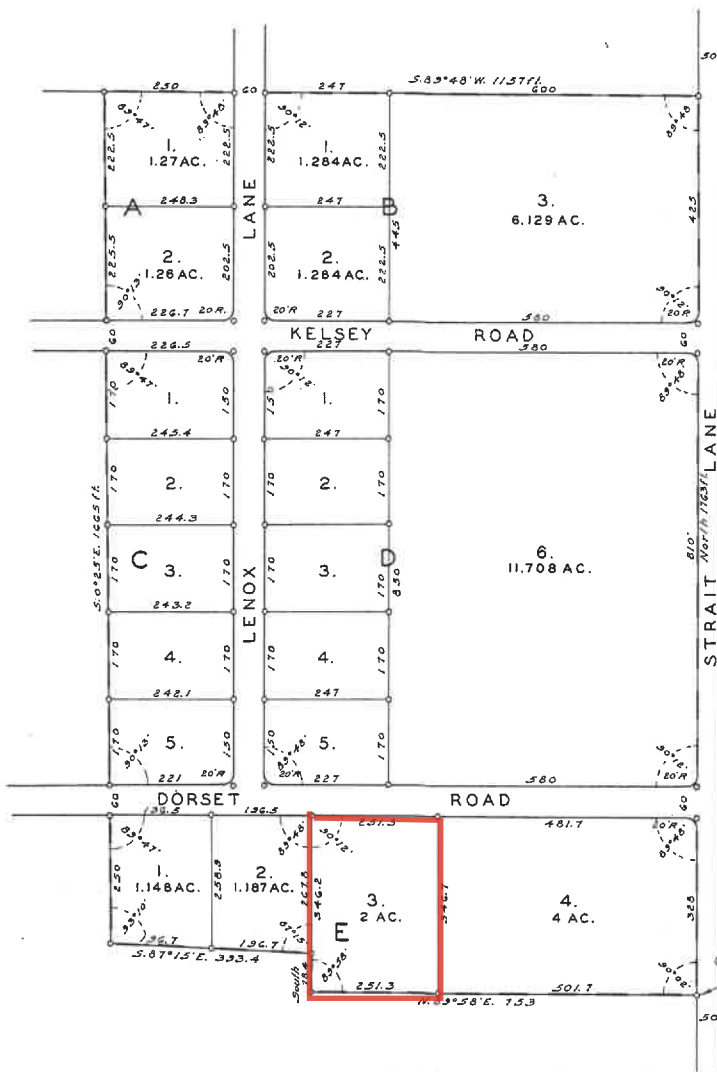


[Signature]
Notary Public for Dallas County,
Texas

Commission expires on 11/15/2025

ROXBURY PARK

TRUE NORTH
N
S



— — — — — BOUNDARY
o — — — — — IRON PIPE

SCALE 1" = 100'
SCALE REDUCED TO 1" = 200'

1150 FT. WEST AND 1105 FT. NORTH
OF SOUTH EAST CORNER OF E. M. FORTNER SUR.
E. WALNUT HILL ROAD IS SOUTH LINE OF FORTNER SUR.
WEST LINE INWOOD ROAD IS EAST LINE OF FORTNER SUR.



Olen Coats

50847 ----- Map 2.75
 ----- Rec. 1.75 34.50

ROXBURY PARK
 A. G. JOYCE, et ux, Owners.

STATE OF TEXAS

TO: DEDICATION

COUNTY OF DALLAS

WHEREAS WE, A. G. JOYCE & wife, NANCY E. JOYCE are the owners

of a tract of land in the F. M. FORTNER SURVEY, Dallas County, Texas and more particularly described as follows:

BEGINNING at a point in the West line of Strait Lane that is 1150 feet West and 1105 feet North of the Southeast corner of F. M. Fortner Survey.

THENCE North along the West line of Strait Lane 1763 feet to the Southeast corner of a tract as conveyed by Hattie Strait et al to Jones.

THENCE South 89 deg. 48 min. 1157 feet along the South line of said Jones tract to its Southwest corner in the West line of said Strait Tract.

THENCE South 0 deg. 25 min. East along the West line of said Strait tract 1865 feet to the Northwest corner of a tract as conveyed by Hattie Strait et al to Baker

THENCE South 87 deg. 15 min. East 393.4 feet to the Northeast corner of said Baker Tract.

THENCE South 78.4 feet along the East line of said Baker tract to a point in same for corner.

THENCE North 89 deg. 88 min. East and parallel with the South line of said Fortner survey 753 feet TO THE POINT OF BEGINNING.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT WE, A. G. JOYCE & WIFE, NANCY E. JOYCE do hereby adopt the plat designating the hereinabove described property as ROXBURY PARK Addition to the City of Dallas, Texas, and we do hereby dedicate TO THE PUBLIC USE FOREVER THE STREETS SHOWN THEREON.

WITNESS our hands at Dallas, Texas, this the 6th day of May, 1936.

A. G. JOYCE

NANCY E. JOYCE.

STATE OF TEXAS

COUNTY OF DALLAS BEFORE ME the undersigned a Notary Public in and for the said County and State on this day personally appeared A. G. JOYCE known to me to be the person whose name is subscribed to the foregoing instruments and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 6th day of May, 1936.

SYDNEY SMITH

L. S.

Notary Public in and for Dallas County, Texas

KNOW ALL MEN BY THESE PRESENTS:

That I, John R. West Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with platting rules and regulations of the City Plan Commission of the City of Dallas.

JOHN R. WEST, JR.

STATE OF TEXAS
 COUNTY OF DALLAS

Before me the undersigned a Notary Public in and for said County and State, on this day personally appeared JOHN R. WEST, JR., KNOWN TO ME to be the persons whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6th day of May, 1936.

SYDNEY SMITH

L. S.

Notary Public in and for Dallas County, Texas.

THE STATE OF TEXAS
 COUNTY OF DALLAS

Before me the undersigned Notary Public in and for said County and State, on this day personally appeared NANCY E. JOYCE, wife of A. G. Joyce, known to me to be the person whose name is signed to the foregoing instrument, and having been examined by me privately and apart from her husband, and having the same fully explained to her, she, the said NANCY E. JOYCE, acknowledged said instrument to be her act and deed and she declared that she had willingly signed same for the purposes and consideration therein expressed, and she did not wish to retract it.

GIVEN under my hand and seal of office this the 6th day of May A. D. 1936.

SYDNEY SMITH

L. S.

Notary Public in and for Dallas County, Texas.

CERTIFICATE OF APPROVAL

I, J. W. PAT MURPHY, Vice-chairman of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the 6th day of May A.D. 1936. and same was duly approved on the 14th day of May A. D. 1936. by said Commission.

ATTEST: RUTH CORNING, Secretary.

J. W. PAT MURPHY, Vice Chairman, City Plan Commission, Dallas, Texas.
 by: R. E. McVEY, Asst. City Plan Engineer.

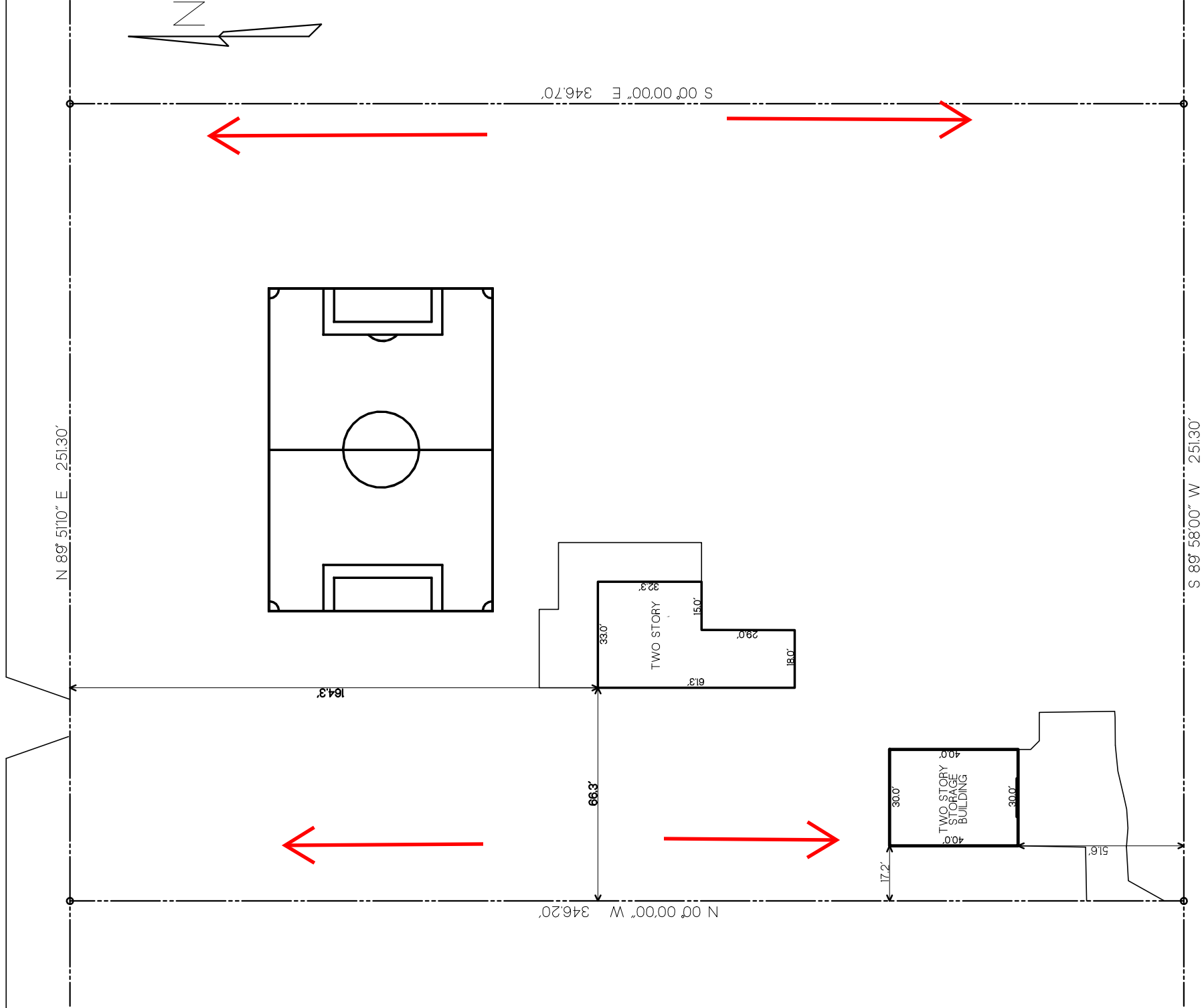
FILED FOR RECORD MAY 18th, A. D. 1936 at 9:00 o'clock a.m. ED. H. STEGER, COUNTY CLERK. BY: A. E. GRUGETT, DEPUTY.

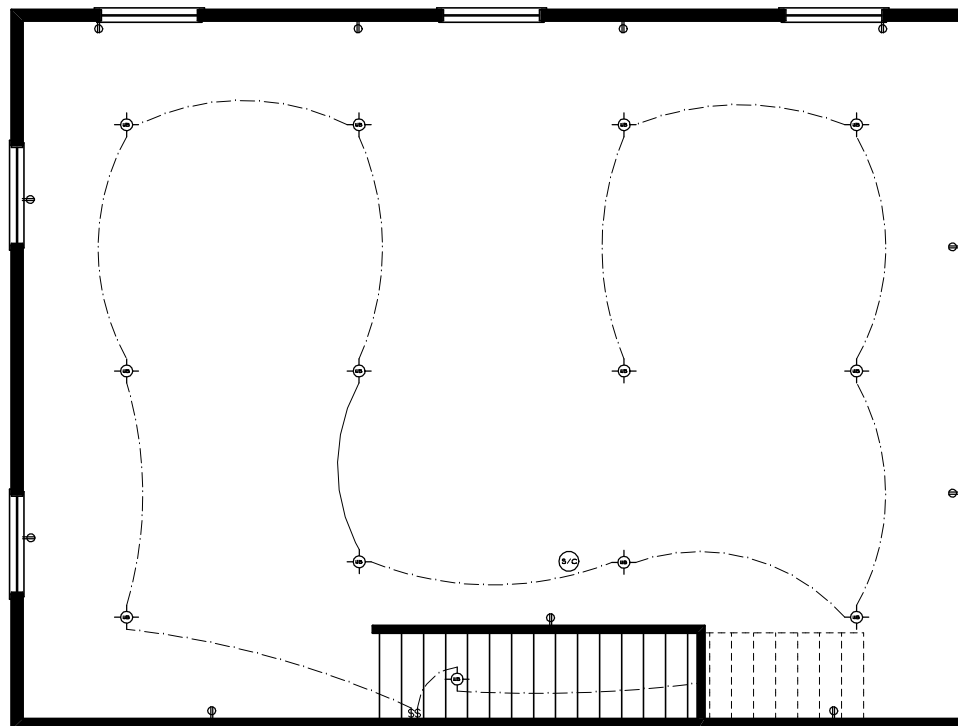
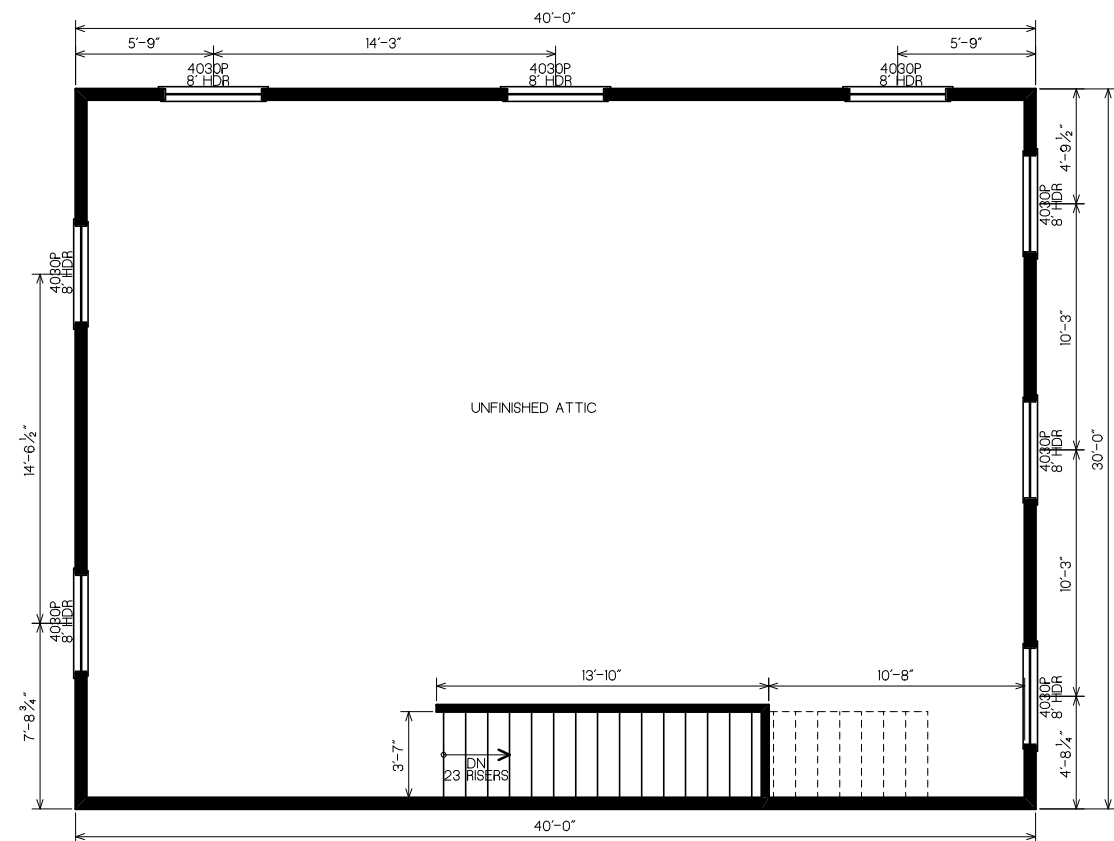
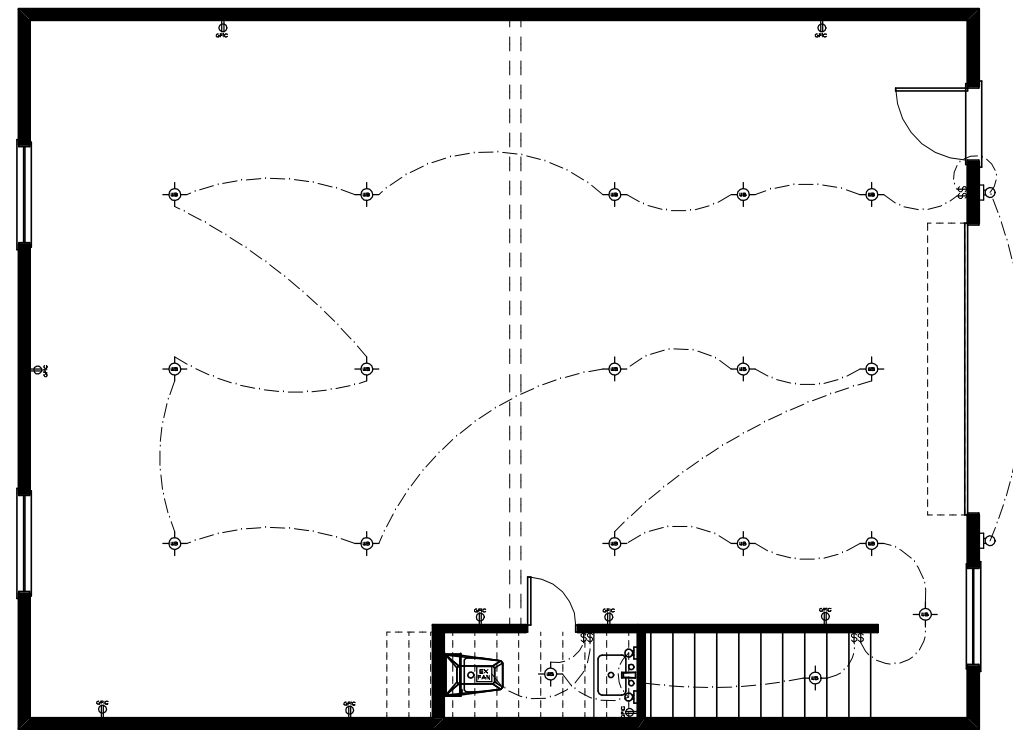
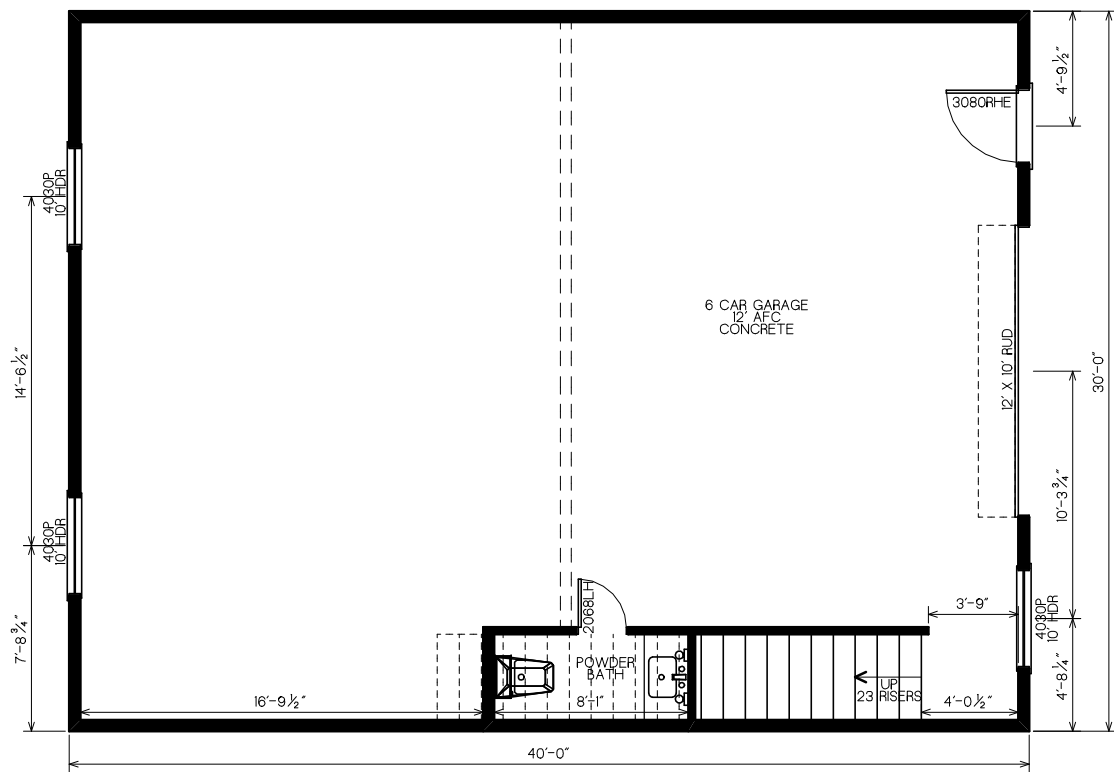
RECORDED MAY 26th, A. D. 1936. ED. H. STEGER, COUNTY CLERK. BY:

Anne N. Whyte, Deputy.



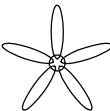
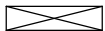
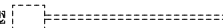
DORSET ROAD





STORAGE AREA SCHEDULE	
1,200 SF	1ST FLOOR A/C
1,146 SF	2ND FLOOR A/C
2,346 SF	TOTAL UNDER ROOF

DOOR & WINDOW SCHEDULE	
I	12' X 10' ROLL UP OVERHEAD DOOR
I	3080 RH ENTRY
I	2068 LH INTERIOR
II	4030 PICTURE WINDOW

ELECTRICAL SYMBOLS	
	CEILING FAN
	6" CAN LIGHT
	WALL SCONCE
	CEILING LIGHT
	VANITY LIGHT
	MOTION LIGHT
	U/C LIGHTING
	CHANDELIER
	2 BULB FLUORESCENT
	SWITCH
	RECEPTICAL
	GFCI RECEPTICAL
	220V RECEPTICAL
	FLR/CEIL RECEP.
	EXHAUST FAN
	SMOKE / CARBON
	ELECTRICAL CUTOFF
	NEW PANEL BOX
	NEW METER
	GARAGE DOOR OPENER

The BMAS Trust

Block: E/5532 \ \ Lot: 3
4710 Dorset Road
Dallas, Texas 75229

Jim Hill Designs

2909 E. Arkansas Lane
C-558

Arlington, Texas 76010

(214) 973-0186 Cell

JIMHILLDESIGNS@GMAIL

SCALE:

$$1/8'' = 1'-0'' \text{ U.O.N.}$$

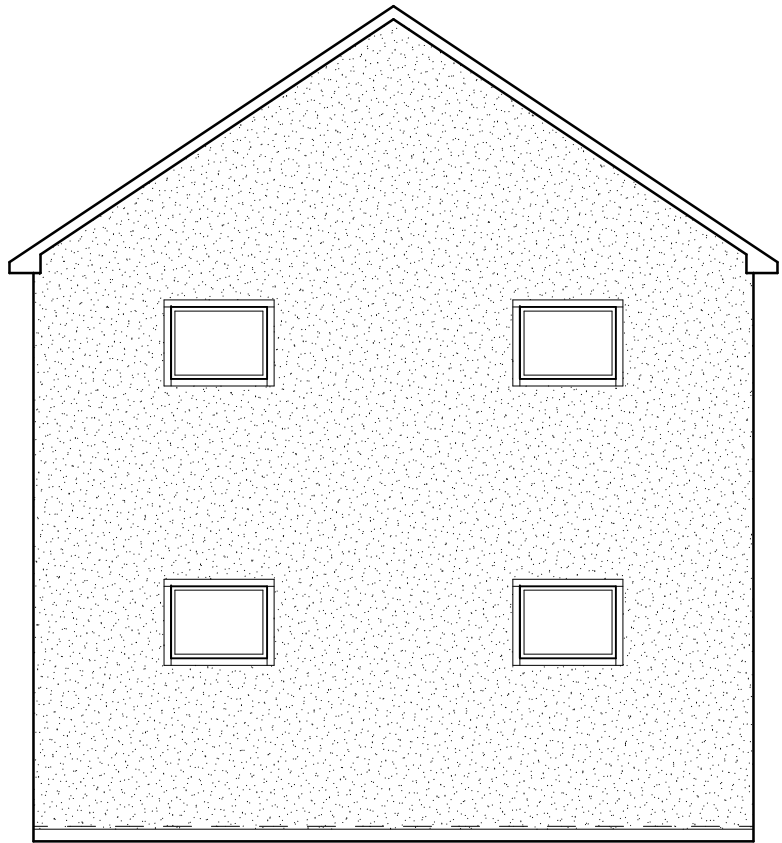
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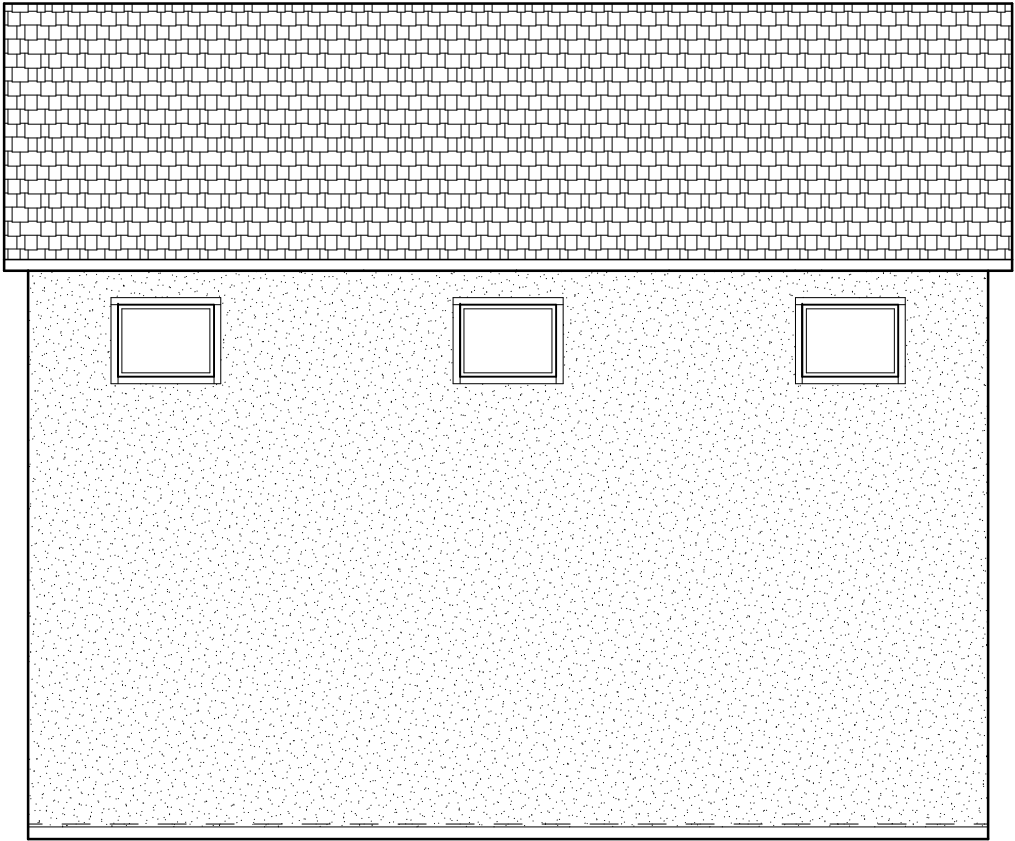
12/27/2024

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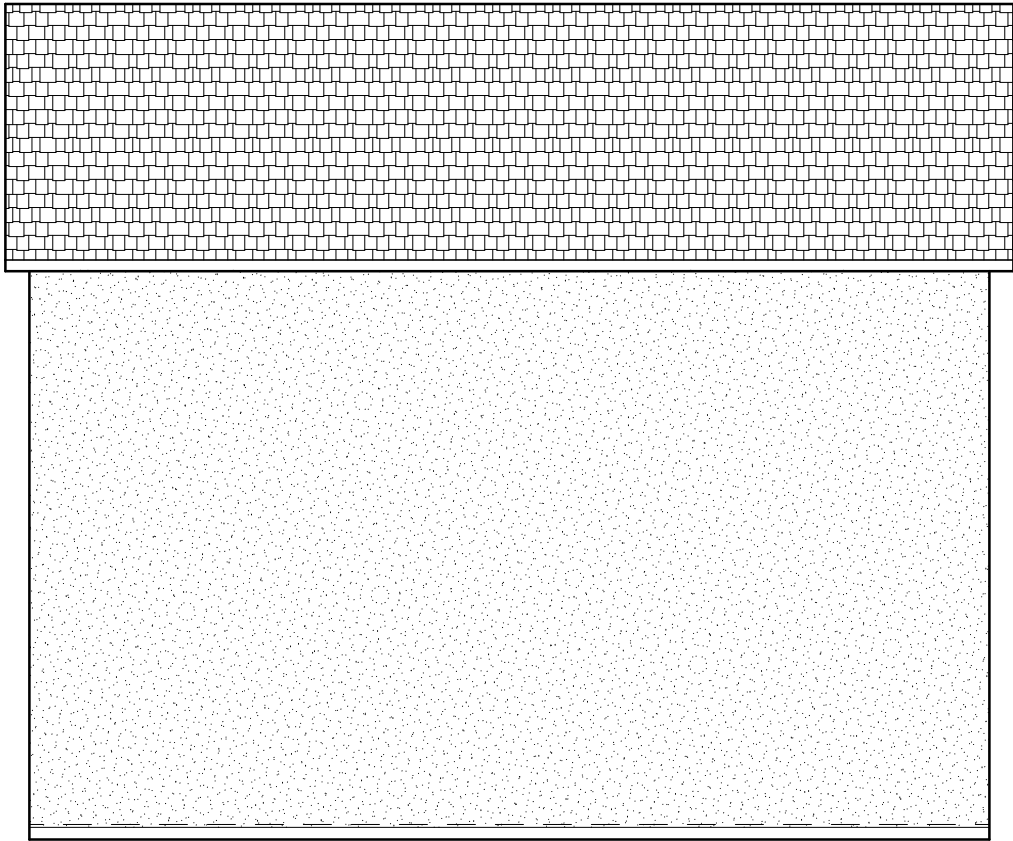
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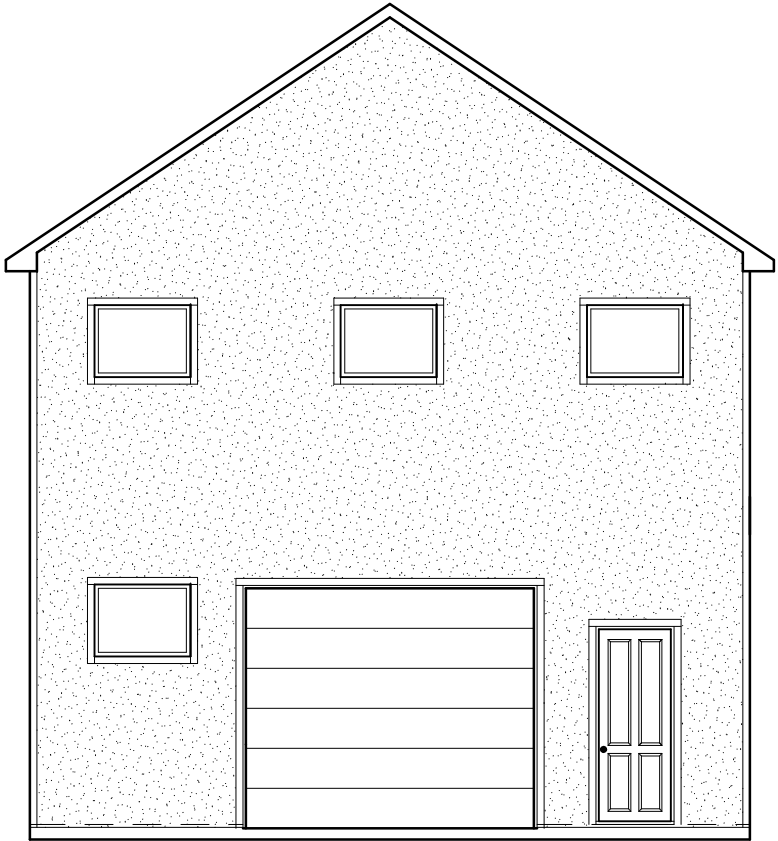
NORTH ELEVATION



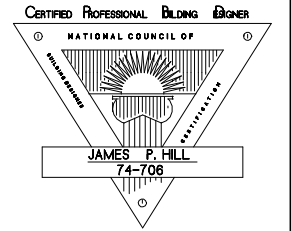
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



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