City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 190-054

Data Relative to Subject Property: Date: 2-27-20

Location address: 6031 Orchid Lane Zoning District: R-16(A)

Lot No.: 4 Block No.: 4/5499 Acreage: 0.43 acres Census Tract: 76.04

Street Frontage (in Feet): 1) 100 ft 2) 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Jacques R. Sardas Trust

Applicant: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street Suite B Dallas TX Zip Code: 75226

E-mail Address: rob@baldwinplanning.com

Represented by: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street Suite B Dallas TX Zip Code: 75226

E-mail Address: rob@baldwinplanning.com

Affirm that an appeal has been made for a Variance __ , or Special Exception X , of
3 feet to the fence height regulations to allow a 12-foot fence in a rear yard setback

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 property is across the alley from a shopping center that is being demolished and rebuilt due to the tornado damage from October 2019. The shopping center does not have a landscape buffer or screening from its service area. The single family home on the property is also being reconstructed due to the tornado damage. The proposed fence height is requested to block the construction activity and provide privacy to the homeowners. The proposed fence does not adversely impact surrounding properties.

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 Robert 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.

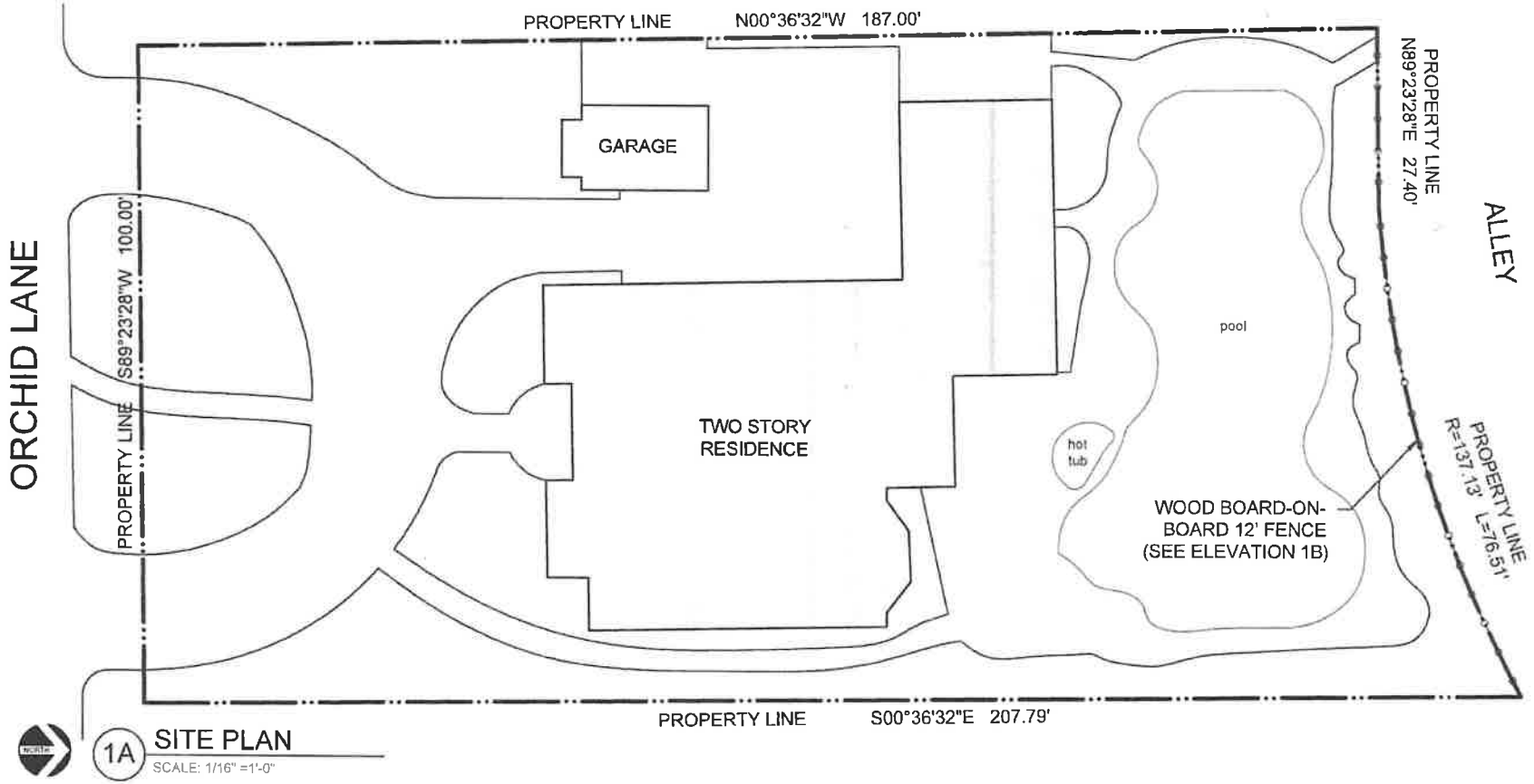
Respectfully submitted: _____
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 25 day of February , 2020

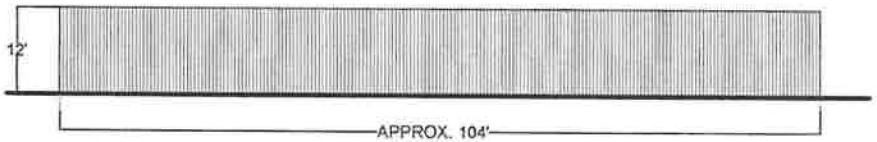
Michele Stoy
Notary Public in and for Dallas County, Texas

(Rev. 08-01-11)

MICHELE ELIZABETH STOY
Notary Public, State of Texas
Comm. Expires 07-20-2020
Notary ID 130747076

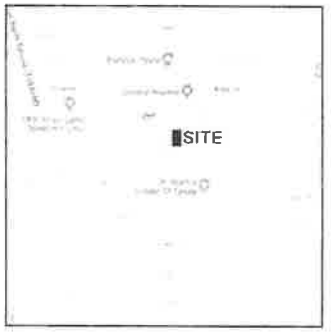


1A SITE PLAN
SCALE: 1/16" =1'-0"



1B FENCE ELEVATION
SCALE: 1/16" = 1'-0"

VICINITY MAP
NTS



02/26/2020

BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE 214.725.7943
OFFICE 214.824.7949
rob@baldwinplanning.com

Baldwin Associates

6031 ORCHID LANE
CITY OF DALLAS, TEXAS