



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234-000

Data Relative to Subject Property: Zoning relevel

Date:

FOR OFFICE USE ONLY

Location address: 2000 Euclid Avenue

Zoning District:

R-7.5(A) DDO-4

Lot No.: 8

Block No.: B/1981

Acreage: 0.2 acres

Census Tract:

48113001002

Street Frontage (in Feet): 1) 147' 2) 48' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): John and Donna Morgan

Applicant: Rob Baldwin, Baldwin Associates

Telephone: 214-824-7949

Mailing Address: 3904 Elm Street, Suite B Dallas, Texas

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, Texas

Zip Code: 75226

E-mail Address: rob@baldwinplanning.com

20'-4"

Affirm that an appeal has been made for a Variance or Special Exception of a 10'4" variance to a projected front yard setback; ~~permission to build a pool in the projected front yard setback~~; a special exception of 20' for a fence in a projected front yard; a special exception

to allow a 6' tall solid wood fence in the projected front yard, special exception to allow slight encroachment into sight visibility triangle.

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 house was permitted and built with approved plans and permits issued by the City. During the pool permit application process, it was discovered there was a projected front yard along Sears St. rendering the home nonconforming. We are seeking to bring the home into compliance.

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

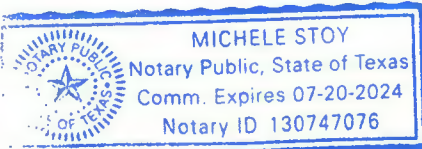
Respectfully submitted:

(Affiant/Applicant's signature)

Subscribed and sworn to before me this

12 day of oct, 2023

Notary Public in and for Dallas County, Texas



MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that BALDWIN ASSOCIATES

did submit a request for (1) a variance to the front yard setback regulations, and for (2) a special exception to the fence height regulations, and for (3) a special exception to the fence standards regulations, and for (4) a special exception to the visibility obstruction regulations

at 2000 Euclid Avenue

BDA234-006. Application of BALDWIN ASSOCIATES for (1) a variance to the front yard setback regulations, and for (2) a special exception to the fence height regulations, and for (3) a special exception to the fence standards regulations, and for (4) a special exception to the visibility obstruction regulations at 2000 EUCLID ST. This property is more fully described as block B/1981, lot 8 and is zoned R-7.5(A), which requires a front yard setback of 25-feet, and limits the height of a fence in the front yard to 4 feet 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 and requires a 20 foot visibility triangle at driveway approaches. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 4-foot 8-inch front yard setback, which will require (1) a 20-foot 4-inch variance to the front yard setback regulations, and to construct a 9-foot high fence in a required front yard, which will require (2) a 5-foot special exception to the fence regulations, and to construct 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 (3) a special exception to the fence regulations, and to construct a single-family residential fence structure in a required visibility obstruction triangle, which will require (4) a special exception to the visibility obstruction regulation.

Sincerely,


Andrew Espinoza, CBO, MCP, CFM, CCEA



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234-006

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

at: 2000 Euclid Avenue
(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: A variance to a projected front yard setback; special exception to fence height in a
projected front yard and a special expcetion to allow a fence with less than 50% opacity in a front yard

DONNA MORGAN
Print name of property owner or registered agent

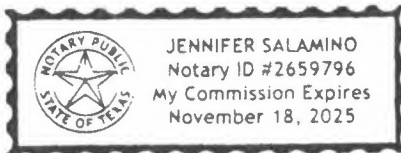
[Signature]
Signature of property owner or registered agent

Date 10.2.23

Before me, the undersigned, on this day personally appeared Donna Morgan

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 2 day of October, 2023



Jennifer Salamino
Notary Public for Dallas County, Texas
Commission expires on 11.18.25



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234-006

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

at: 2000 Euclid Avenue, Dallas, Texas
(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: A variance to a projected front yard setback; special exception to fence height in a
projected front yard and a special expcetion to allow a fence with less than 50% opacity in a front yard

John Morgan
Print name of property owner or registered agent

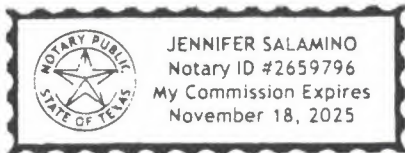
[Signature]
Signature of property owner or registered agent

Date 10.2.23

Before me, the undersigned, on this day personally appeared John Morgan

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 2 day of October, 2023



Jennifer Salamino
Notary Public for Dallas County, Texas
Commission expires on 11.18.25

2000 euclid

Search result



Selected features: 0

BDA 234-004

ROSS AVE ANNEX No 2

AN ADDITION TO THE CITY OF DALLAS, TEXAS, OUT OF J. M. PATTERSON SURVEY.

THE STATE OF TEXAS }
COUNTY OF DALLAS }

KNOW ALL MEN BY THESE PRESENTS:

That we, Seay-Robinson-Cranfill Land & Loan Company, of the County of Dallas, State of Texas, do hereby adopt the within map as a true and correct plat of Ross Avenue Annex No. 2, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate for the use and benefit of the Public forever, the streets and alleys shown therein.

4th day of May, A.D. 1911.

Witness our hands this the

SEAY-ROBINSON-CRANFILL LAND & LOAN CO.

ATTEST: Tom E. Cranfill
(SEAL) Secretary.

BY Ben T. Seay, President.

THE STATE OF TEXAS }
COUNTY OF DALLAS }

Before me, the undersigned authority, on this day personally appeared Ben T. Seay, President of the Seay-Robinson-Cranfill Land & Loan Co., 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 act of said corporation, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 4th day of May A.D. 1911.

J. D. Bowles,

Notary Public in and for Dallas County, Texas.

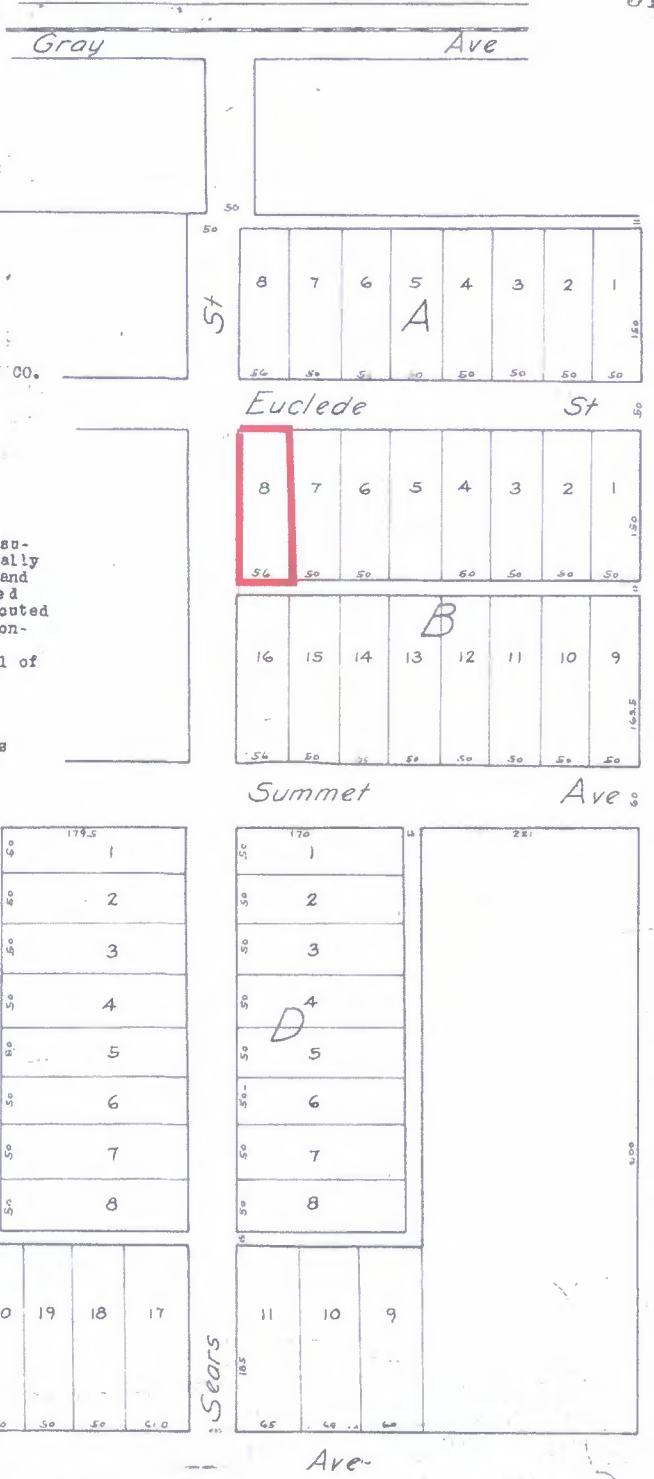
(SEAL)

Filed May 4th, 1911 at 2:16 P.M.

Recorded May 4th, 1911, at 10 o'clock P.M.

J. E. Record, County Clk

By Sam Barnett, Dy.



BD23A-006

900-7-2406

CITY OF DALLAS, TEXAS
2000 EUCLID AVENUE

Baldwin
Associates

BALDWIN
ASSOCIATES
3904 Elm Street, Suite B
Dallas Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com

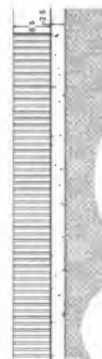
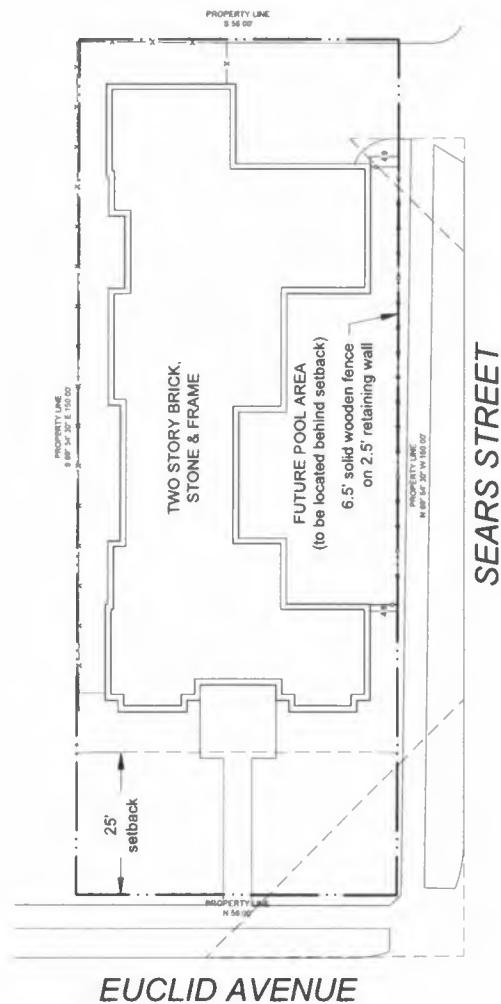
PROJECT NUMBER
11/08/2023
CASE NUMBER



VICINITY MAP
NTS



11' ALLEY



1a Fence Elevation
SCALE: 1" = 10'-0"

BDA Site Plan
SCALE: 1" = 10'-0"

