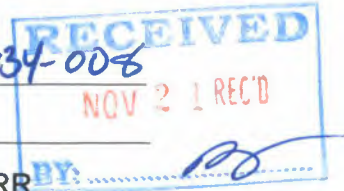




APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-008



Data Relative to Subject Property:

Date: _____

Location address: 5433 East Grand Avenue

Zoning District: RR

Lot No.: Pt of Lt 2 Block No.: A/1610 Acreage: 3,340 sf Census Tract: 48113002400

Street Frontage (in Feet): 1) 20 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Buena Noche I, LLC - and Morgan Park Ltd

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 X, or Special Exception, of Five (5) off-street parking spaces to allow the property to be occupied by a retail or personal service use.

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 subject property was developed in 1930 and has no off-street parking. The last use was a check cashing facility. The owner would like to lease it as a retail or personal service use as this portion of East Grand Avenue was historically a retail corridor. The property is only 20 feet wide and almost entirely covered with a building.

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

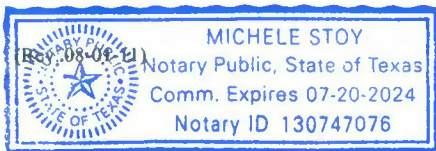
Before me the undersigned on this day personally appeared Robert Baldwin

(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: [Signature] (Affiant/Applicant's signature)

Subscribed and sworn to before me this 18 day of August, 2023



[Signature] 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 parking regulations
at 5433 EAST GRAND

BDA234-008. Application of BALDWIN ASSOCIATES for (1) a variance to the parking regulations at 5433 EAST GRAND AVE Ste:B. This property is more fully described as Block A/1610, Part of lot 2 and is zoned RR, which requires parking to be provided . The applicant proposes to construct and/or maintain a nonresidential structure for a general merchandise or food store 3500 square feet or less use, and a personal service use, and provide 7 (per delta credits) of the required 12 parking spaces, which will require (1) a 5-space variance (42% reduction) to the parking regulation.

Sincerely,


Andrew Espinoza, CBO, MCP, CFM, CCEA



AFFIDAVIT

Appeal number: BDA 234-008

I, Buena Noche I, LLC - and Morgan Park, Ltd. Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 5433 East Grand 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 varaince to allow for the property to be used as retail - a total of five additional spaces.

Buena Noche I LLC
Stephen Schwartz
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

Date 6-27-23

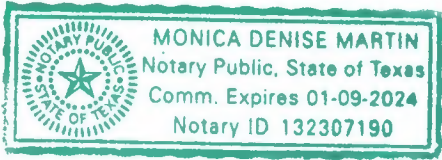
Before me, the undersigned, on this day personally appeared _____

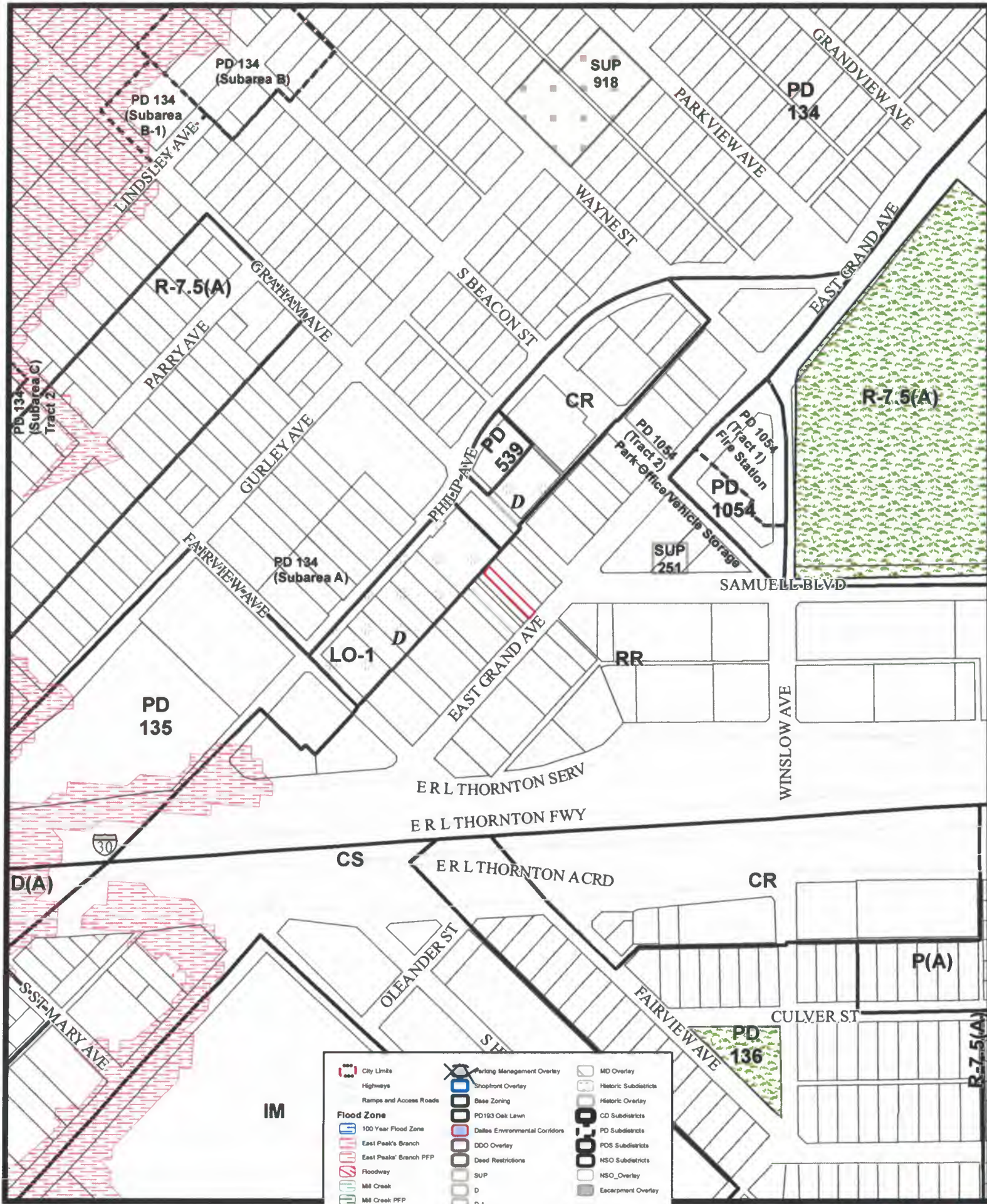
Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 27th day of June, 2023

[Signature]
Notary Public for Dallas County, Texas

Commission expires on 1-9-2024

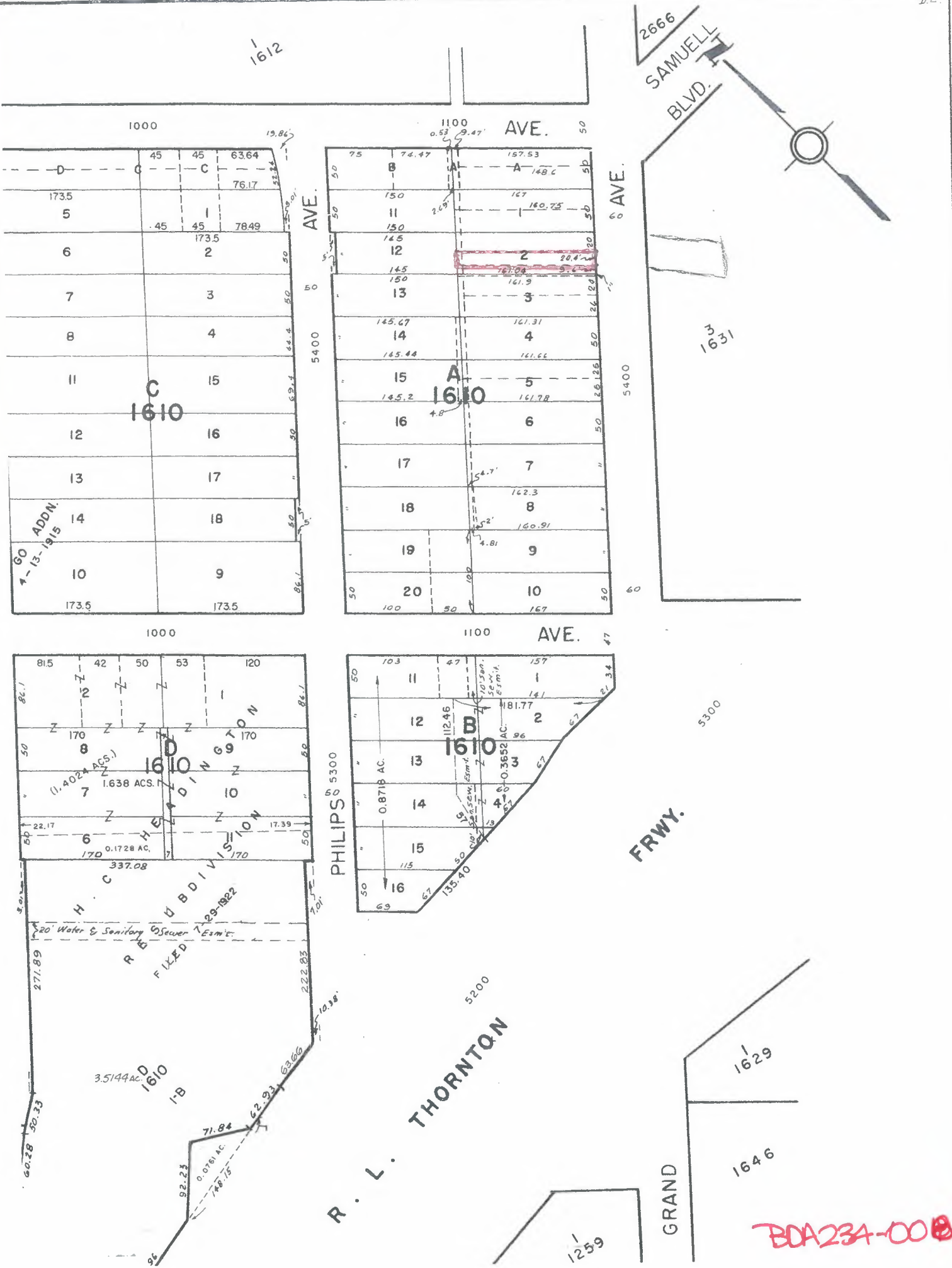




	City Limits		Parking Management Overlay		MD Overlay
	Highways		Shopfront Overlay		Historic Subdistricts
	Ramps and Access Roads		Base Zoning		Historic Overlay
	Flood Zone		PD 193 Oak Lawn		CD Subdistricts
	100 Year Flood Zone		Dallas Environmental Corridors		PD Subdistricts
	East Peak's Branch		DDO Overlay		PDS Subdistricts
	East Peak's Branch PFP		Deed Restrictions		NSO Subdistricts
	Floodway		SUP		NSO_Overlay
	Mill Creek		D		Escarpment Overlay
	Mill Creek PFP		D-1		
	Peak's Branch		CP		
	Peak's Branch PFP		SP		
	X Protected by Levee				
	Perks				
	Height Map Overlay				

1:3,600

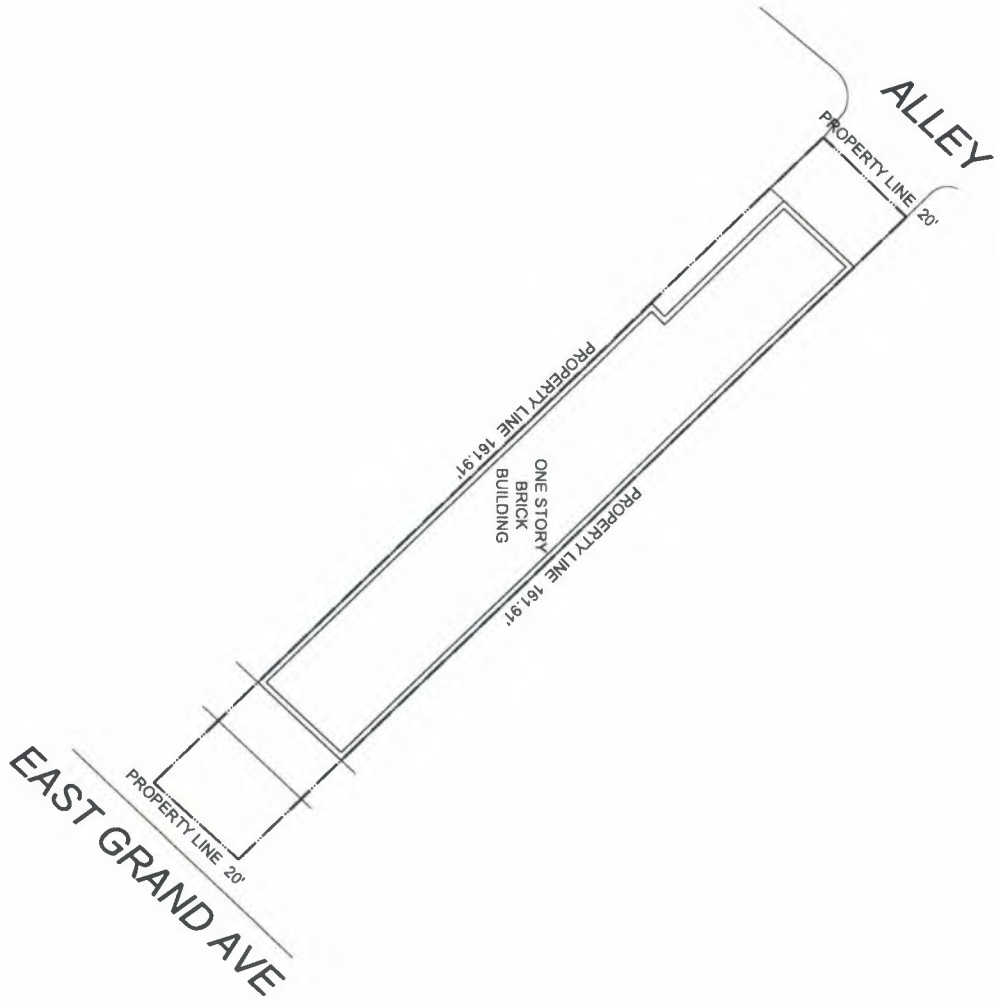
Case ID: BDA234-008
 Printed: 11/8/2023



BDA234-008



1 SITE PLAN
SCALE: 1" = 10'-0"



BD0234-0008

5433 East Grand
CITY OF DALLAS, TEXAS

Baldwin
Associates

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

06/29/2023
PROJECT NUMBER
CASE NUMBER