



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234 RECEIVED

Data Relative to Subject Property: _____

Date: _____

FOR OFFICE USE ONLY
MAR 25 REC'D

Location address: 10802 Strait Lane

Zoning District: R-1AC

Lot No.: 1 Block No.: 5503

Acreage: 0.998

Census Tract: 48113013500

Street Frontage (in Feet): 1) 131.3 2) 278.07 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Ephraim & Lea Wernick

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: _____

E-mail Address: rob@baldwinplanning.com

Affirm that an appeal has been made for a Variance __, or Special Exception X, of 2' to the fence height regulations to allow a 6' tall iron fence to be located in a required front yard. and to encroach into

the 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:

The approval of this Special Exception request is reasonable to and will not negatively impact the 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

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

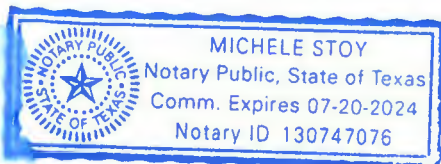
Respectfully submitted: _____

(Affiant/Applicant's signature)

Subscribed and sworn to before me this

27 day of February, 2024

Michele Stoy
Notary Public in and for Dallas County, Texas





Posting of Notification Sign

Address: 10802 Strait Ln

Appeal Number: BDA 234059

All required notification signs must be posted on the property within fourteen (14) days after an application has been made, prior to the Board of Adjustment Hearing, and not be removed until the hearing ends.

The sign must be posted at a prominent location adjacent to the public street, evenly spaced along each frontage, and easily visible from the street. Failure to properly post the sign(s) may result in either a postponement or denial of the appeal.

All required notification signs have been received. One sign is required for each 500 feet or less of frontage, or every tract of five (5) acres or less, with a maximum of five (5) signs required. The cost of each sign is \$10.00.

Footage of each street frontage: 131.3 - 278.07

Number of acres: 0.998

Number of signs received: 2

Michele Sjy
Signature of applicant or person receiving signs

2-23-24
Date



Appeal number: BDA 234-059

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

at: 10802 Strait Lane
(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 fence regulations to allow a 6' fence in the required front yard.

Ephraim Wernick
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

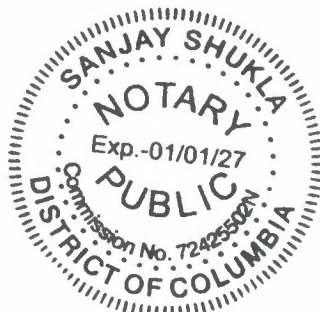
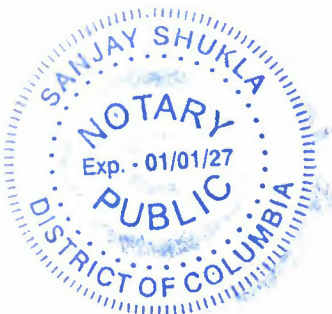
Date 3-20-24

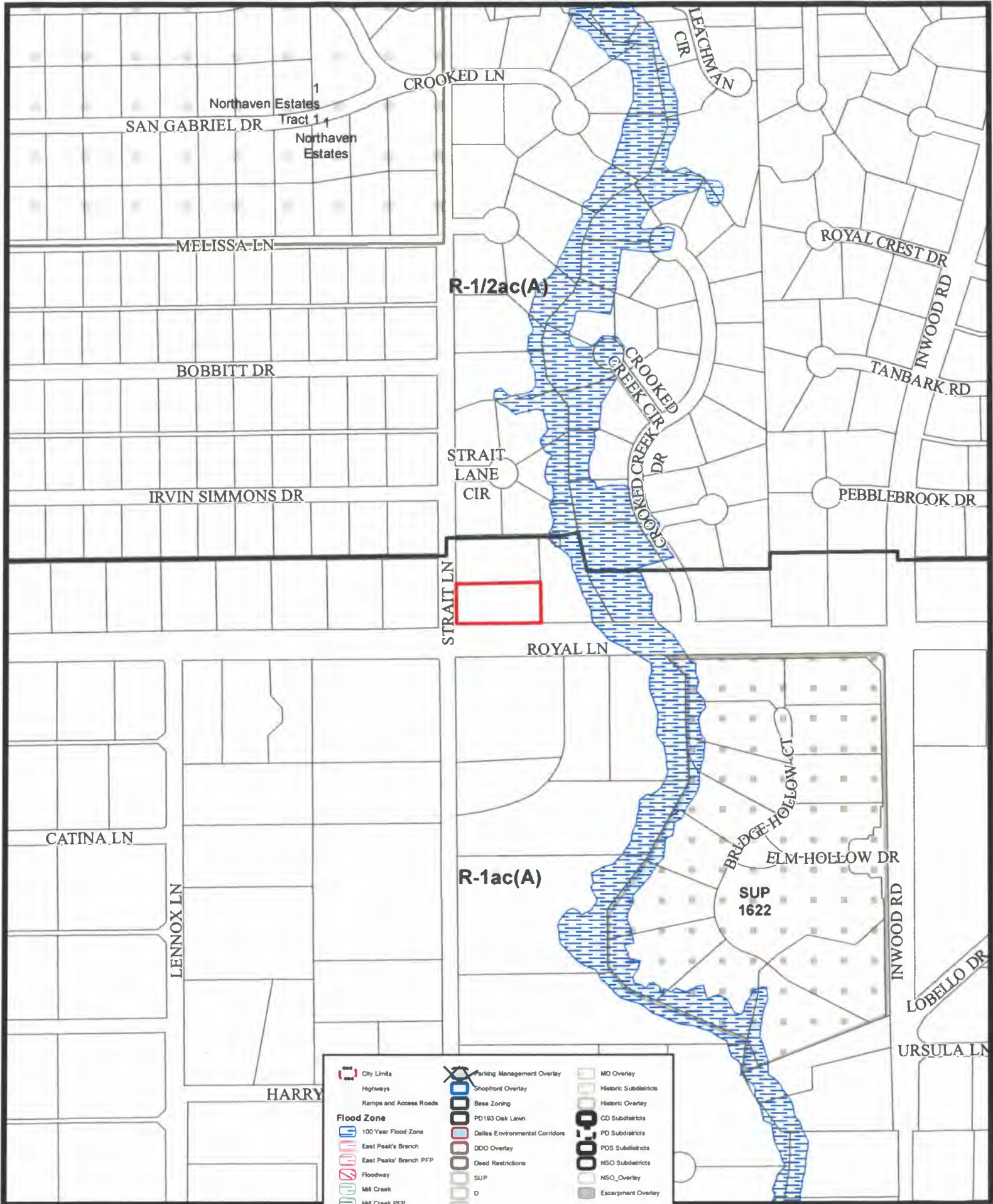
Before me, the undersigned, on this day personally appeared Ephraim Wernick

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 20th day of March, 2024

[Signature]
Notary Public for ~~Dallas County, Texas~~
Washington, DC
Commission expires on January 18th, 2027





	City Limits		Parking Management Overlay		MO Overlay
	Highways		Shopfront Overlay		Historic Subdistricts
	Ramps and Access Roads		Base Zoning		Historic Overlay
	Flood Zone		PD193 Oak Lawn		CD Subdistricts
	100 Year Flood Zone		Dallas Environmental Corridors		PD Subdistricts
	East Peak's Branch		DOO Overlay		POS 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				
	Parks				
	Height Map Overlay				

1:4,800

Case ID: **BDA23A-059**
 Printed: 2/20/2024



FRONT YARD FENCE LAYOUT PLAN

DA234-059

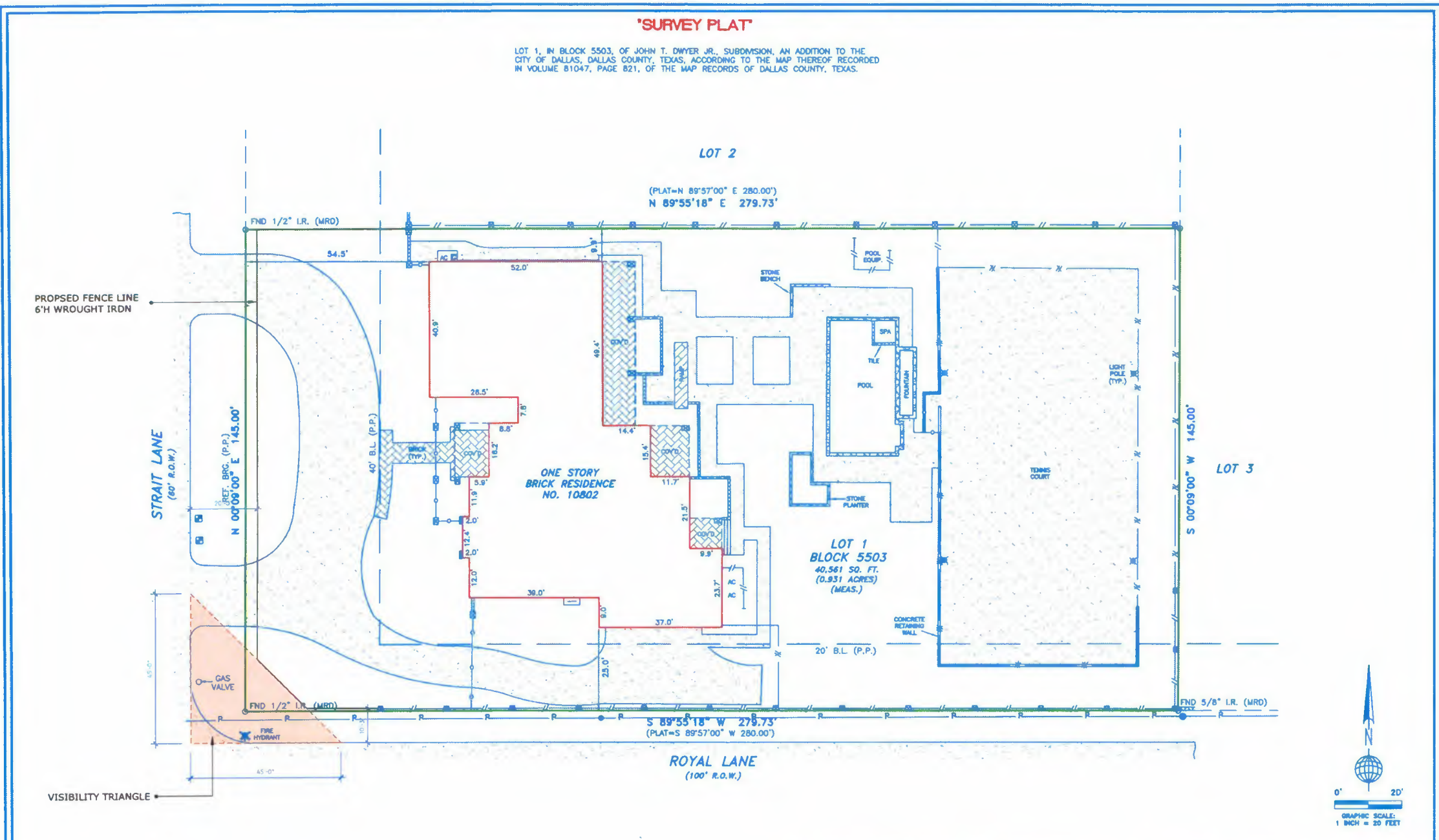


L1.0

WERNICK RESIDENCE
 10802 STRAIT ROAD, DALLAS, TX 75220
 JASON OSTERBERGER DESIGNS
 P.O. Box 2381, Coppell, TX 75019 • 214.458.7668
 0
 SCALE 1/8" = 1'-0"
 DRAWN BY: RM & JB
 DATE: 03/11/2024

'SURVEY PLAT'

LOT 1, IN BLOCK 5503, OF JOHN T. DWYER JR. SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 81047, PAGE 821, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



ADDRESS: 10802 STRAIT LANE

NOTES:

- (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.
- (MRD) INDICATES MONUMENTS OF RECORD DIGNITY THAT REPRESENT ORIGINAL CORNERS SET BY THE SURVEYOR OR A SURVEYOR FOLLOWING IN THE FOOTSTEPS OF THE ORIGINAL SURVEYOR OF THE SUBDIVISION OR TRACT REFERENCED IN LEGAL DESCRIPTION ABOVE UNLESS OTHERWISE NOTED.
- THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE TERMS, PROVISIONS, CONDITIONS AND EASEMENTS DESCRIBED IN RESTRICTIVE COVENANTS RECORDED IN VOLUME 3778, PAGE 207 AND VOLUME 88122, PAGE 1888, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.
- TO THE BEST OF MY KNOWLEDGE AND BELIEF THE EASEMENTS RECORDED IN VOLUME 81002, PAGE 2086, REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, DO NOT APPEAR TO CROSS SUBJECT PROPERTY.

FLOOD STATEMENT:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480171 0100K, DATED 07/07/2014, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO BE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEY EXAMINED AND ACCEPTED BY PURCHASERS: _____ DATE: _____

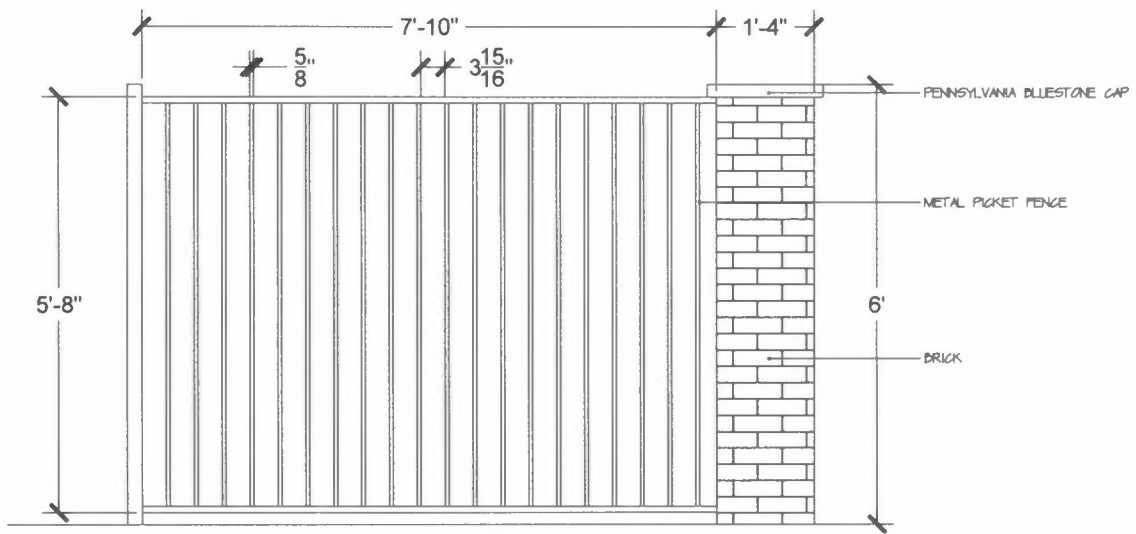
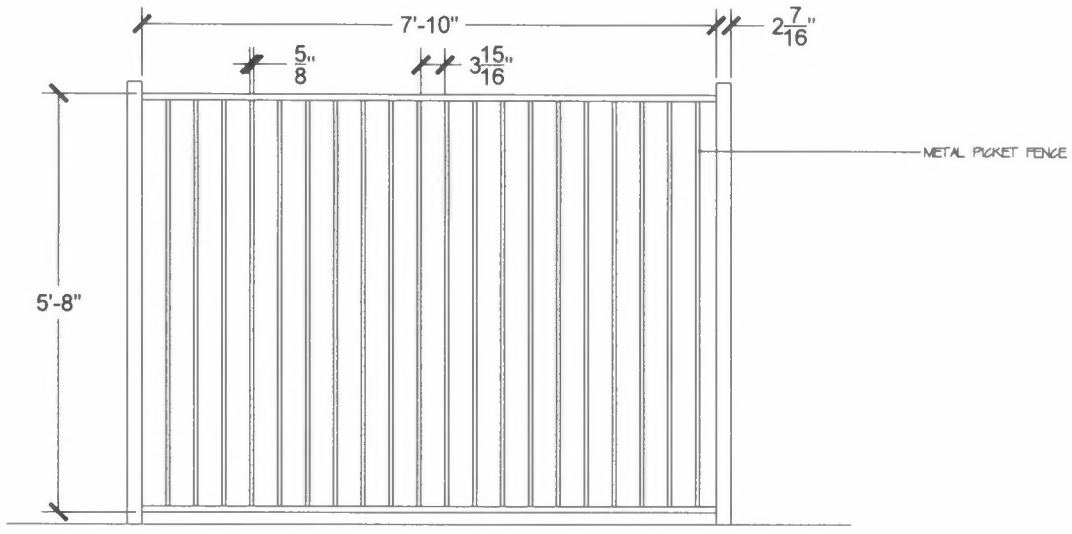
CERTIFIED TO: LAWYERS TITLE AND EPHRAIM WERNICK AND LEA WERNICK GF:1901372200013 DATE: 01/18/2022 JOB NO.:22-01-032

SYMBOL	LEGEND
---	WOOD FENCE
---	CHAIN LINK FENCE
---	WIRE FENCE
---	WROUGHT IRON FENCE
□	COLUMN
○	POWER POLE
○	WATER METER
---	FOURM LINE
---	OVERHEAD SERVICE LINE
---	TRANSFORMER AND GAS
○	GAS METER
---	ASPHALT SURFACE
---	CONCRETE

Global Land Surveying, Inc.
SERVING COLLIN, DALLAS AND DENTON COUNTIES SINCE 2002

GLOBAL LAND SURVEYING, INC.
P.O. BOX 280268
PLANO, TEXAS 75028
PHONE (972) 881-1700
JMORGAN@GLS-INC.COM
TSPSLS FIRM NO. 10016300

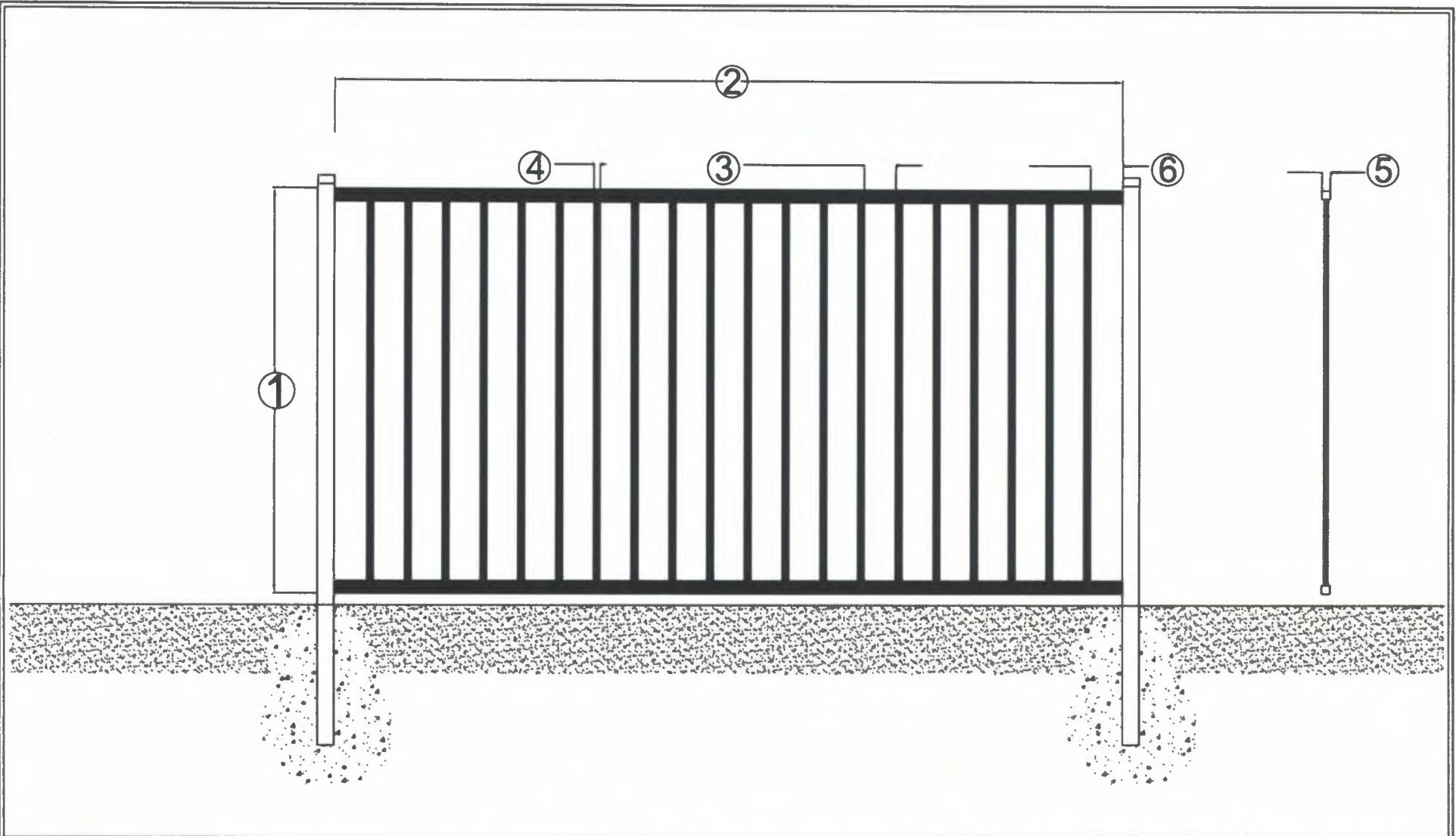
BD0234-059



JASON OSTERBERGER DESIGNS
 P O Box 2381 • Coppell, TX 75019 • 214-458-7668
 SCALE 1-1/2" = 1'-0"
 DRAWN BY: RM & JB
 DATE: 03/11/2024
 WERNICK RESIDENCE
 10802 STARR ATX 75220
 DALLAS, TX

BDA23A-059





① 70"	⑤ 1"x 16 Ga
② 7'-10"	⑥ 2 7/16"
③ 3 15/16"	⑦
④ 5/8" 18 Ga	⑧

Strength
 ISAIAH 40:29-31



Ornamental Fencing



I NTERNATIONAL
A RCHITECTURAL
M ETALS

PRODUCT: FLAT TOP PANEL
 PRODUCT NUMBER: FT70X8-58
 DRAWING REVISION DATE:
 MISC NOTES:

206 East. Hwy 80 Phone: (972)564-3388
 Forney Texas, 75126 Fax: (972)564-3001
 WWW.IAM-METALS.COM

7DA03A-059