



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA-234-073
RECEIVED
Date: APR 19 2024
Zoning District: PD-317, Subdistrict 3
Census Tract: 48113020402

Data Relative to Subject Property:

Location address: 2112 Botham Jean Boulevard
Lot No.: 3AR Block No.: G/889 Acreage: 2.528 acres
Street Frontage (in Feet): 1) 230' 2) 412' 3) 118' 4) 554' 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Cedars Corinth Owner, LLC
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 Approval of an Alternate Landscape Plan.

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:
Parnell Street functions as an access drive to a DART utility building. The proposed project does not take or provide any access to Parnell Street. Given the right-of-way configuration, there is room for a sidewalk or a landscape buffer. The City's Transportation Department has indicated their preference for a sidewalk along Parnell Street. We agree that a sidewalk is more appropriate in this situation. We are asking for the ability to screen our use from Parnell Street, and adjacent DART tracks with a solid wooden fence and provide the sidewalk rather than install a landscape buffer on a street that functions as a service street.

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 13 day of March, 2024



[Signature] Notary Public in and for Dallas County, Texas



Posting of Notification Sign

Address: 2112 Botham Jean

BDA Number 234-073

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) will result in either a postponement or denial of the appeal.

All required notification signs have been received by the applicant. 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.

Feet of each frontage: 230' - 412' - 118' - 554'
-or-

Number of acres: 2.528

Number of signs received: 5

March 15, 2024

Date

Mickie Stog

Signature of applicant



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234-073

I, Cedars Corinth Owner, LLC, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 2112 ms 2242 Botham Jean Boulevard
(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: Alternate Landcape Plan

ARTHUR FERRISS
Print name of property owner or registered agent

Arthur Ferriss
Signature of property owner or registered agent

Date 3/13/24

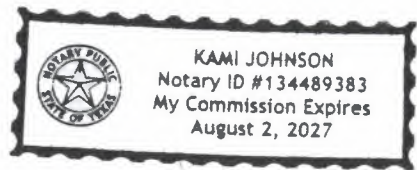
Before me, the undersigned, on this day personally appeared Arthur Ferriss

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 13th day of March, 2024

Kami Johnson
Notary Public for Dallas County, Texas

Commission expires on 8/2/2027





CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234 073

I, Cedars Corinth Owner, LLC, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 2112 7MS 2242 Botham Jean Boulevard
(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: Alternate Landcape Plan

ARTHUR FERRISS
Print name of property owner or registered agent

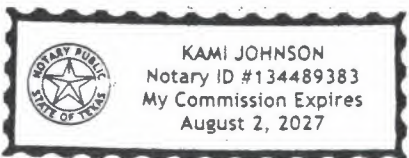
Arthur Ferriss
Signature of property owner or registered agent

Date 3/13/24

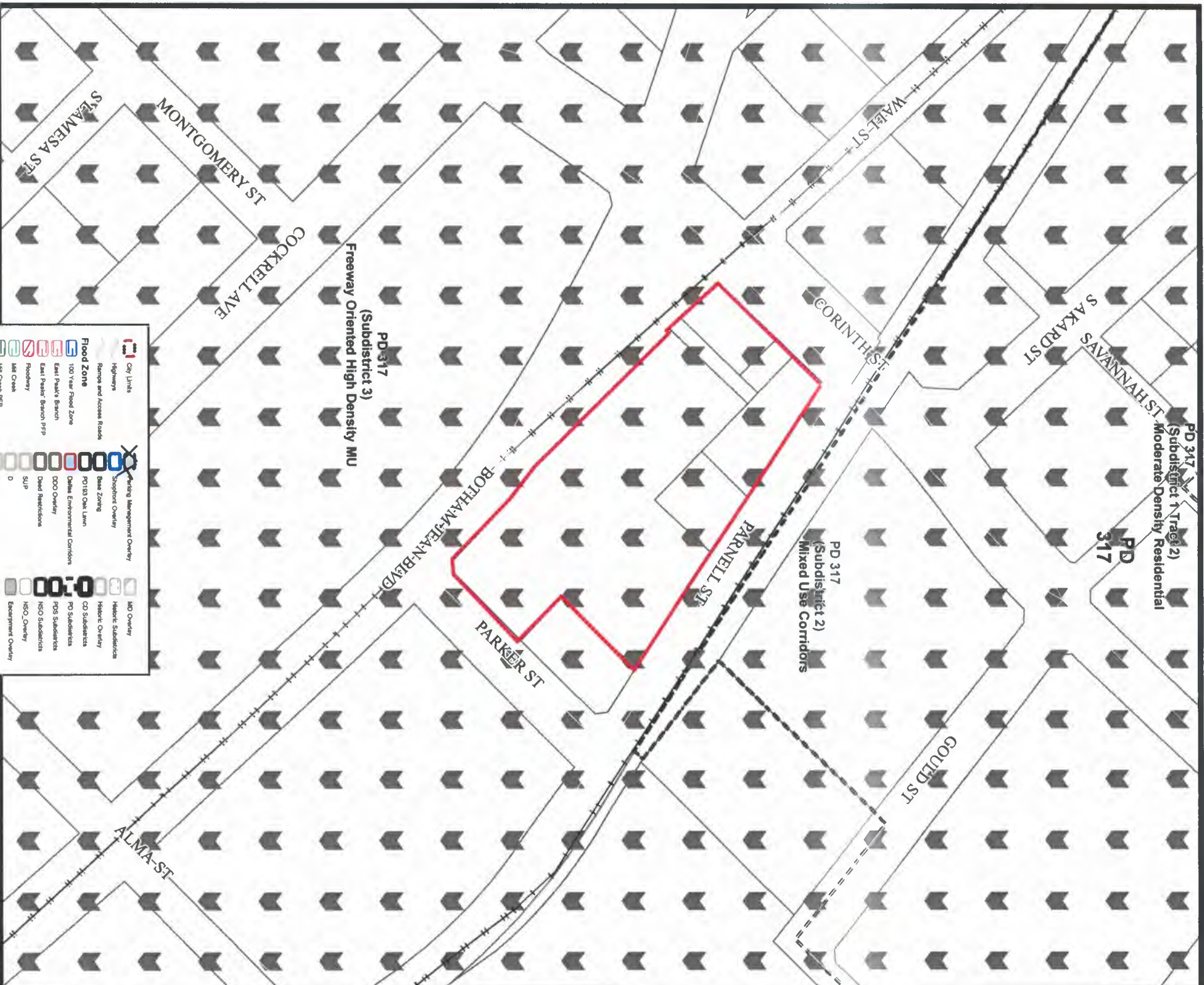
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Kami Johnson
Notary Public for Dallas County, Texas
Commission expires on 8/2/2027



PD 317
 (Subdistrict 1 Trace 2)
 Moderate Density Residential

PD
 317

PD 317
 (Subdistrict 2)
 Mixed Use Corridors

PD 317
 (Subdistrict 3)
 Freeway Oriented High Density MU

1:1,800

	Out Links		Water Management Overlay		MD Overlay
	Highways		Signpost Overlay		Historic Subdistrict
	Ramps and Access Roads		Beach Zoning		Historic Overlay
	100 Year Flood Zone		PD 100 Oak Lawn		PD Subdistricts
	East Preak's Branch		DDO Overlay		PD Subdistricts
	East Preak's Branch FFP		Dead Restrictions		PD Subdistricts
	Roadway		SUP		ISCO Overlay
	Mill Creek		D		ISCO Overlay
	Mill Creek FFP		D-1		Equipment Overlay
	Park's Branch		CP		
	Park's Branch FFP		SP		
	X Protected by Law				
	Park's Branch FFP				
	Height Map Overlay				

Case ID: BDA234-013
 Printed: 3/12/2024

BLOCKS 887 1/2 TO 897

899

900

106

902



BLOCKS 887 1/2 TO 897

DA234013

CITY OF DALLAS PLAT BOOKS

ANNEXED _____ ORD. NO. _____
SURVEY JOHN GRIGSBY ABST. 495

ADDITION JOHN J. EAKINS SANTA FE

BLOCKS 889

SCALE 50 FT. EQUALS 1 INCH

D.C. 4-3-80

SCHOOL DISTRICT DALLAS

FILED: 1-27-1885



April 21, 1986

BDA 234-073



BDA 234-073

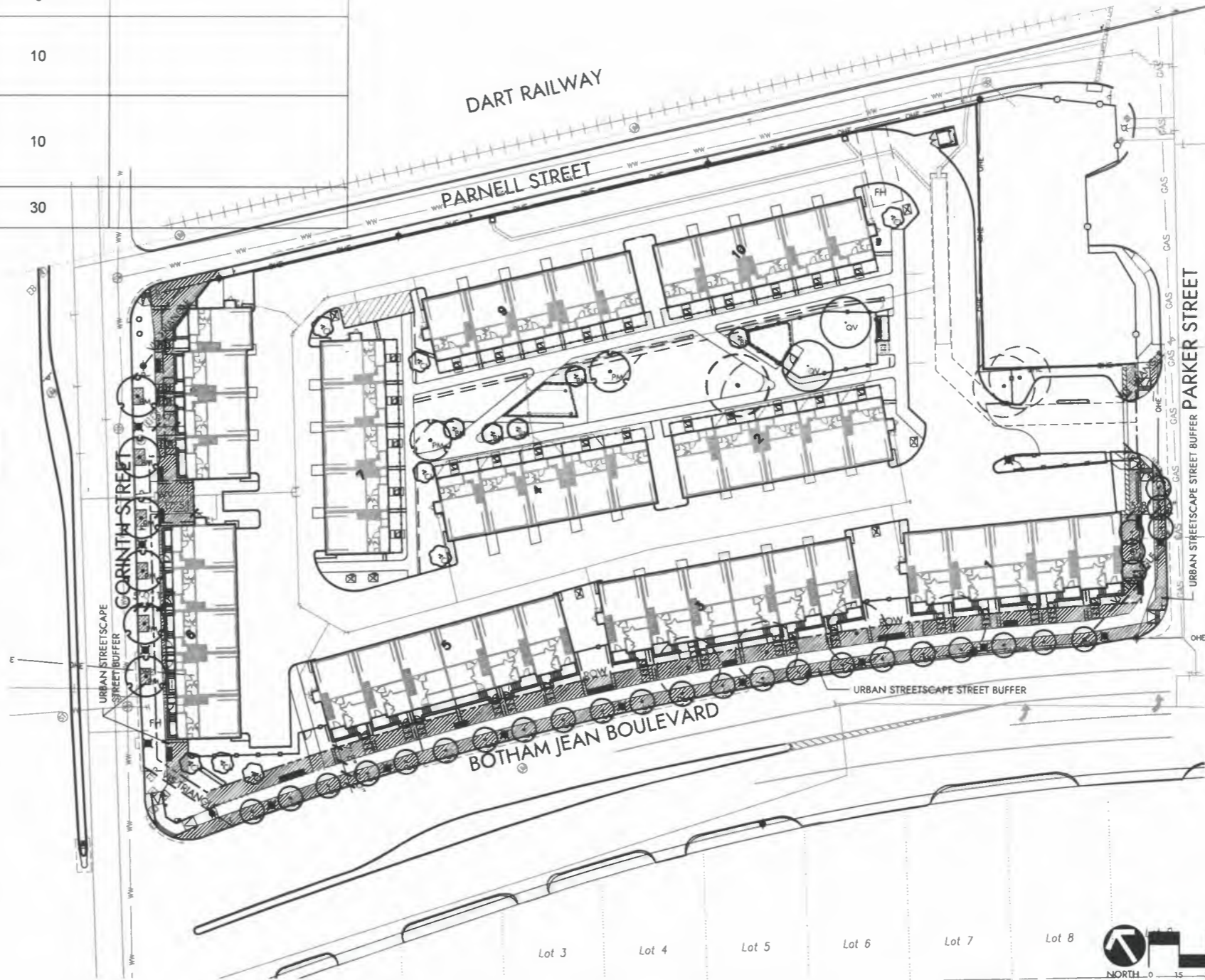
CITY OF DALLAS - ARTICLE X LANDSCAPE REQUIREMENTS

Category	Property	Requirement	Provided	Remarks
Mandatory Provisions				
Street Buffer Zone		1 / 40 lf		
Botham Jean Blvd 10' Avg / 5' Min	428lf	11	22	Small Trees Provided @ 2:1 due to OHE
Parker Street 7.5' Avg / 5' Min	118lf	3	6	Small Trees Provided @ 2:1 due to OHE
Corinth Street 10' Avg / 5' Min	238lf	6	6	Large Trees
Site Trees (1/ 4,000 sf)	107,932sf	27	51	
Design Options				
Lot Size	107,932sf / 2.48ac	20 pts		
1) Plant material bonus D) Additional large or medium tree			5	
5) Building facade: Opt 1 foundation planting			5	
6) Pedestrian uses: Opt 1 Urban Streetscape, i Benches ii Pedestrian Street lamps	Benches @ 1/60lf frontage Streetlights @ 1/60 lf frontage		10	
9) LID, C Water Wise Plants, ii 80% of landscape areas iv Low-water consumption turf grass	Total non-turf landscape area = 17,500sf Non water-wise plant area = 2,100sf Water Wise Plant area = 15,400 (88%) Zoysia used for all turf grass		10	
Total Points Provided			30	

NOTE:
Project site is located in PD 317 Subdistrict 3.
Reference Planting Plan and Schedule for additional detail.
LP101, LP401, LP501, & LP601

**CITY OF DALLAS
ARTICLE X TREE MITIGATION**

Category		
Total Mitigation Required Ref LC101		91 in / \$17,628
Mitigation Trees Provided		
Canopy Trees	10 @ 3"	30"
Ornamental Trees	41 @ 2"	82"
Total Trees Provided		112"
Remaining Mitigation Balance		0 in @ \$193/in = \$0



ARCHITECTURE DEMAREST
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www.architecture-demarest.com

**GARRISON/JONES
LANDSCAPE ARCHITECTS**
400 N. Ervay Street
#132815
Dallas, Texas 75201
www.garrison-jones.com

**CEDARS TOWNHOMES
LARKSPUR
DALLAS, TEXAS**

ISSUE FOR CONSTRUCTION - [2023.09.01]

Revision	Author	Checked	Issued
08/09/23 PERMIT REVISIONS			
09/01/23 JFC			
10/25/23 PERMIT REVISIONS			
11/01/23 ASI 1			
11/15/23 PERMIT REVISIONS			



Title
LANDSCAPE PLAN

Scale
1" = 30'-0"

Revision

Drawing No.
**TRACT 1
LC103**

BDA23A-073