



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

FOR OFFICE USE ONLY

Data Relative to Subject Property:

Date:

FOR OFFICE USE ONLY

Location address: 11322 E. Ricks Circle Zoning District: R-1ac(A)

Lot No.: 4 Block No.: 3/7490 Acreage: 1.97 Census Tract: 48113013300

Street Frontage (in Feet): 1) 246' 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): E. Pierce Marshall, Jr. and Kristen E. Nevils Marshall

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

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

E-mail Address: rob@baldwinplanning.com / michele@baldwinplanning.com

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

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

E-mail Address: rob@baldwinplanning.com / michele@baldwinplanning.com

Affirm that an appeal has been made for a Variance or Special Exception of 2' feet to the fence height regulations to allow a 6' fence and gates in the front yard.

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:

We feel this request is reasonable and will not negatively affect 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

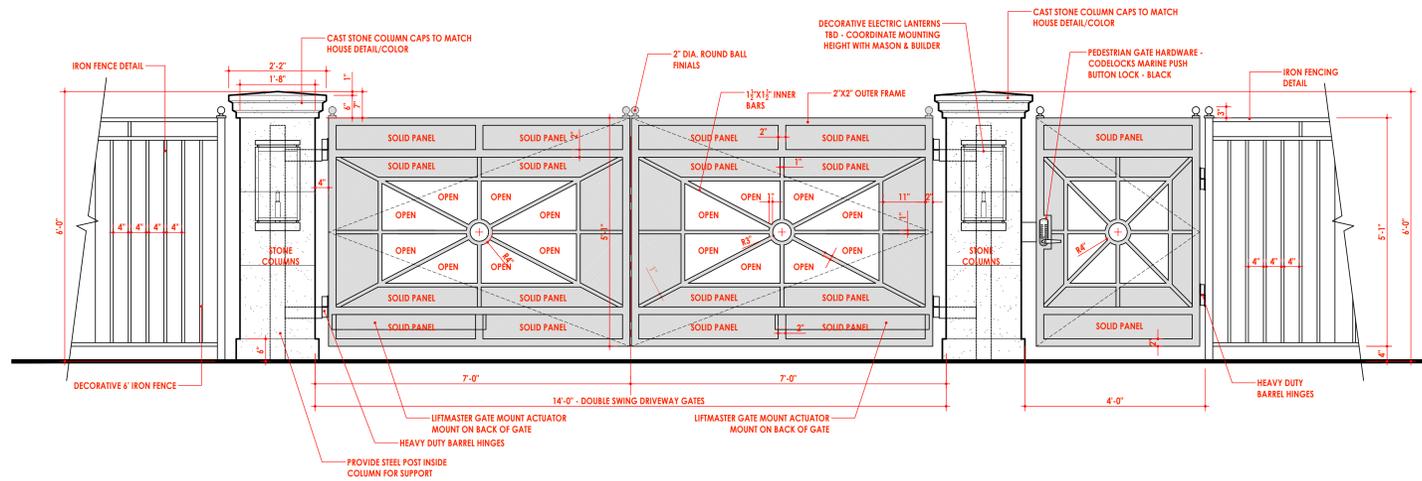
Respectfully submitted: _____

(Affiant/Applicant's signature)

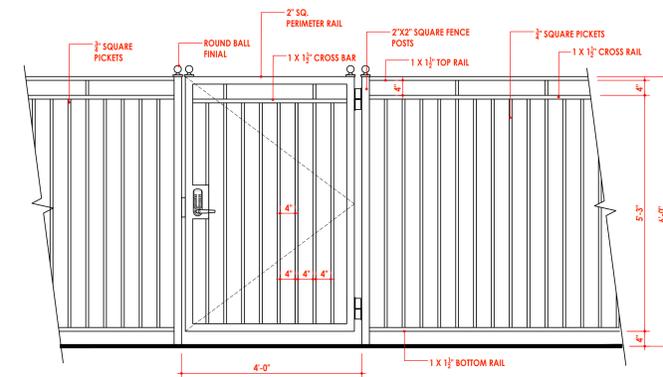
Subscribed and sworn to before me this 6 day of May 2025

Michele Stutz
Notary Public in and for Dallas County, Texas

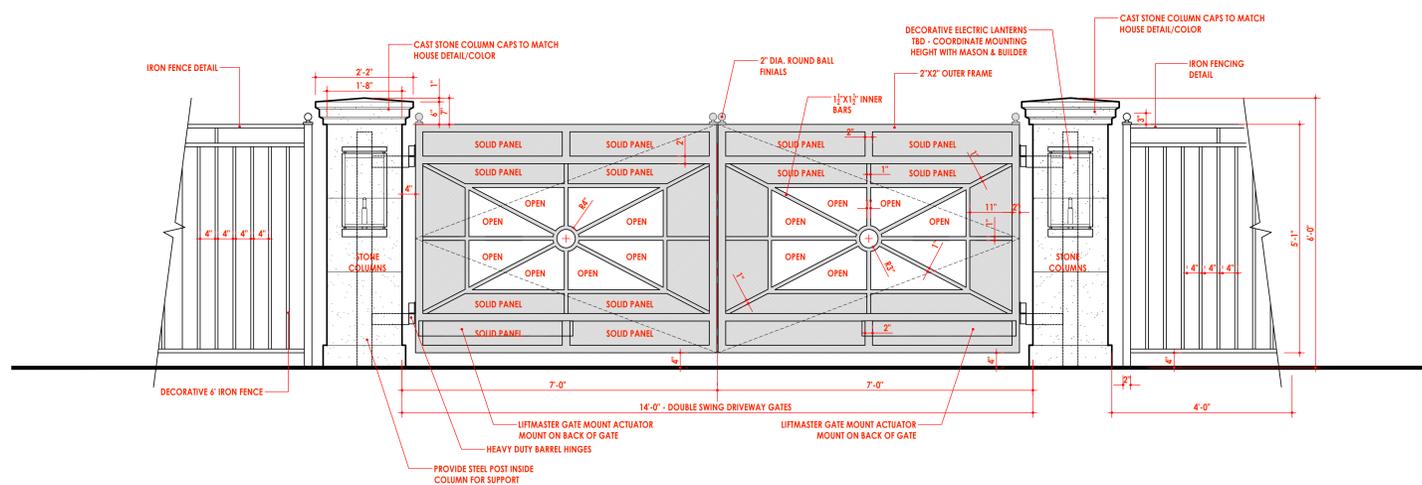




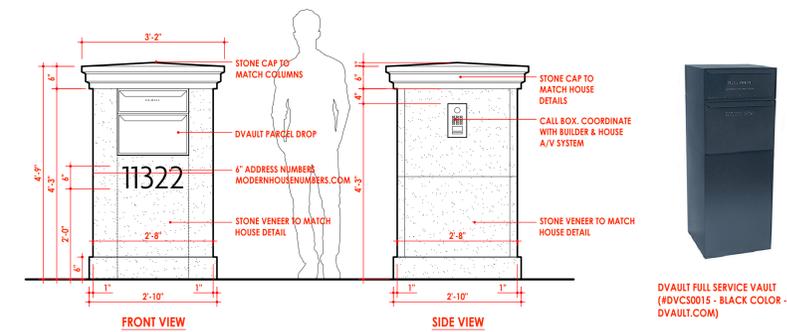
03 MAIN DRIVEWAY ENTRY GATES (SOUTH)
SCALE: 3/4"=1'-0"



05 6'-0" IRON FENCE & GATE DETAIL
SCALE: 3/4"=1'-0"

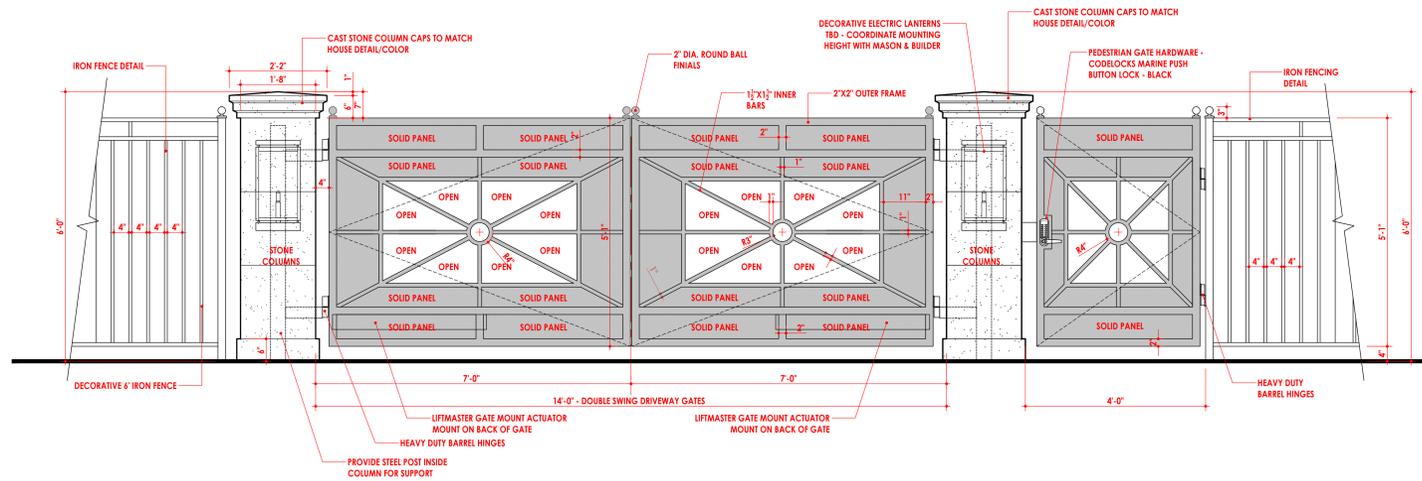


04 SECONDARY DRIVEWAY ENTRY GATES (NORTH)
SCALE: 3/4"=1'-0"

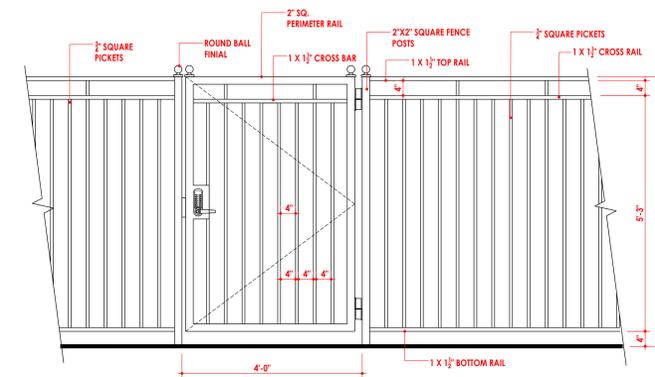


06 MAILBOX & CALLBOX DETAIL
SCALE: 3/4"=1'-0"

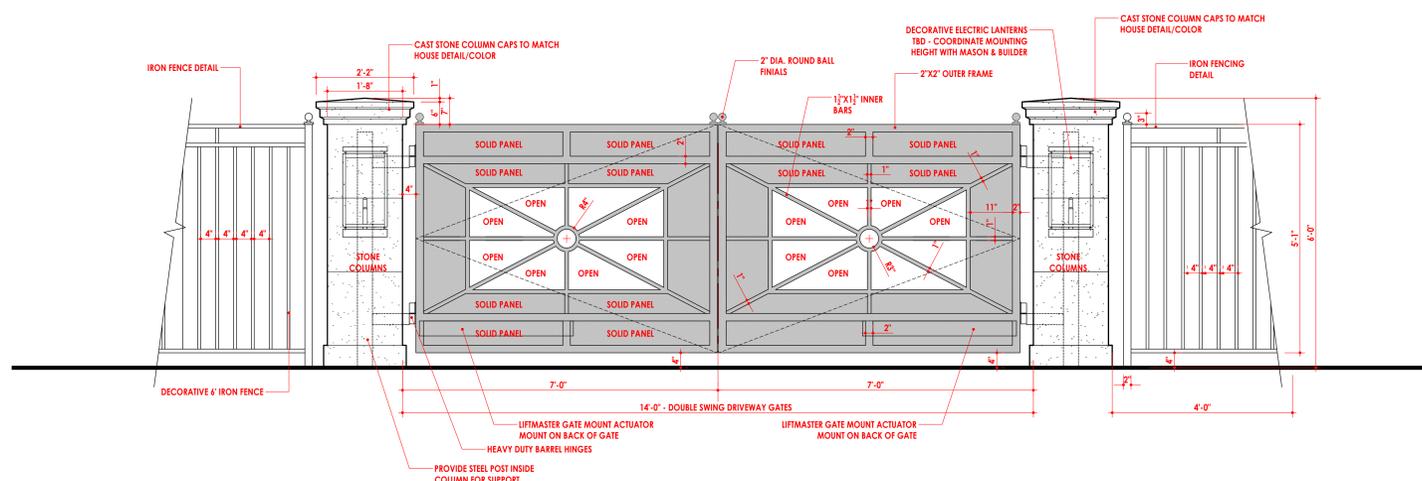




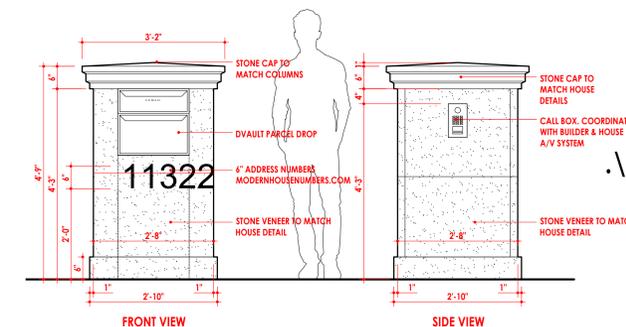
03 MAIN DRIVEWAY ENTRY GATES (SOUTH)
SCALE: 3/4"=1'-0"



05 6'-0" IRON FENCE & GATE DETAIL
SCALE: 3/4"=1'-0"



04 SECONDARY DRIVEWAY ENTRY GATES (NORTH)
SCALE: 3/4"=1'-0"



06 MAILBOX & CALLBOX DETAIL
SCALE: 3/4"=1'-0"



SAMPLE IRON FENCE FINISH (COLOR ON, DETAIL PER DRAWING)

.\DVCS0015-1.JPG

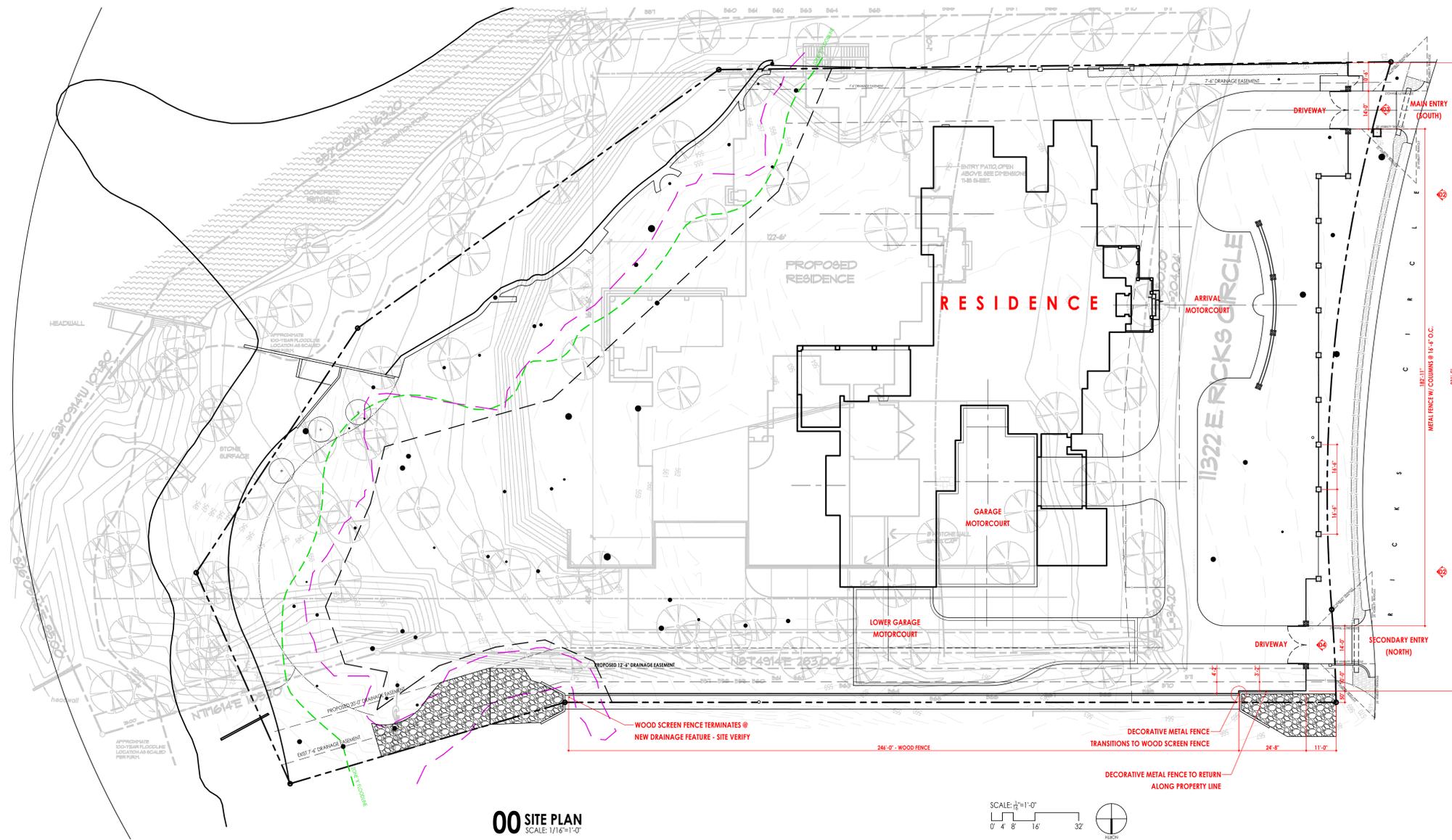
MARSHALL RESIDENCE
11322 RICKS CIRCLE
DALLAS, TEXAS 75230

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SCALE: SEE PLANS

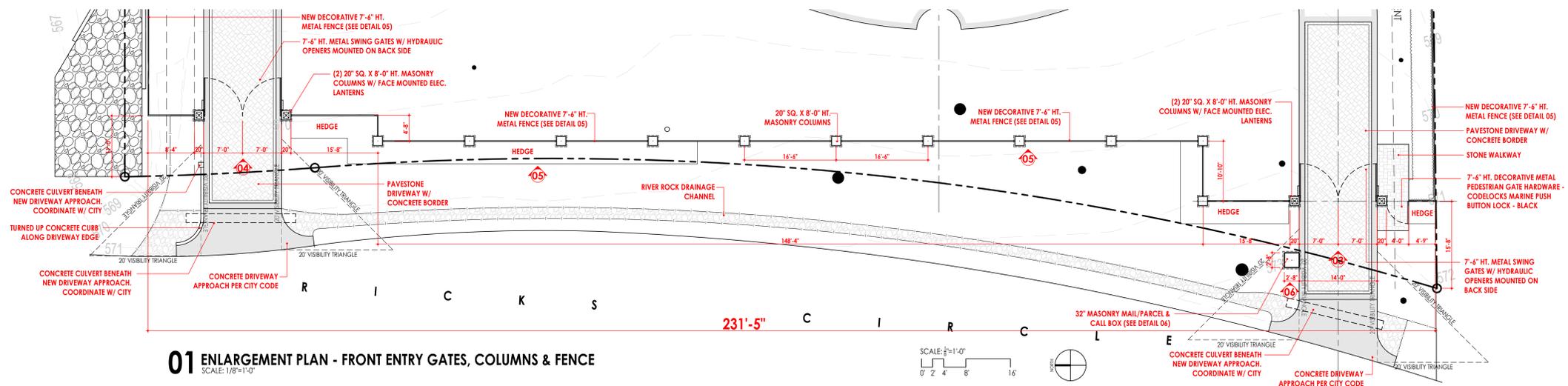
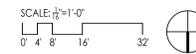
DATE:
5.15.2025
REVISIONS:

DETAILS
FRONT ENTRY
GATES, FENCE &
COLUMNS

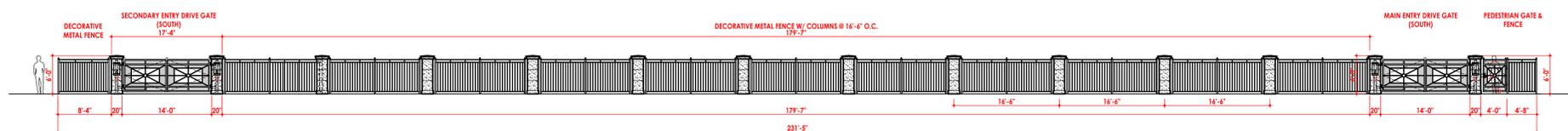
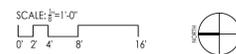
LV 6.1



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



01 ENLARGEMENT PLAN - FRONT ENTRY GATES, COLUMNS & FENCE
SCALE: 1/8"=1'-0"



02 ELEVATION - FRONT ENTRY GATES, COLUMNS & FENCE
SCALE: 1/8"=1'-0"