



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: 1231 Claude Street

Zoning District: R-5(A)

Lot No.: 1/2 of lot 7

Block No.: E/3365

Acreage: 0.17

Census Tract: 48113021000

Street Frontage (in Feet): 1) 50.04

2) 149.45

3) _____

4) _____

5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Dodla Ganesh Sai Kishan Reddy

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 X, of S.E. of 2' to fence height along Claude
2.) S.E. of 4' to fence height along S. Denley 3.) S.E. to visibility triangle 4.) S.E. to opacity along Claude
5.) S.E. to opacity along S. Denley

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 request is made to help deter crime on the property. There have been multiple trespassing incidents, vandalism
theft of packages, loitering, and an assault in front of the property. A detective with DPD recommended installing a fence
for security measures.

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

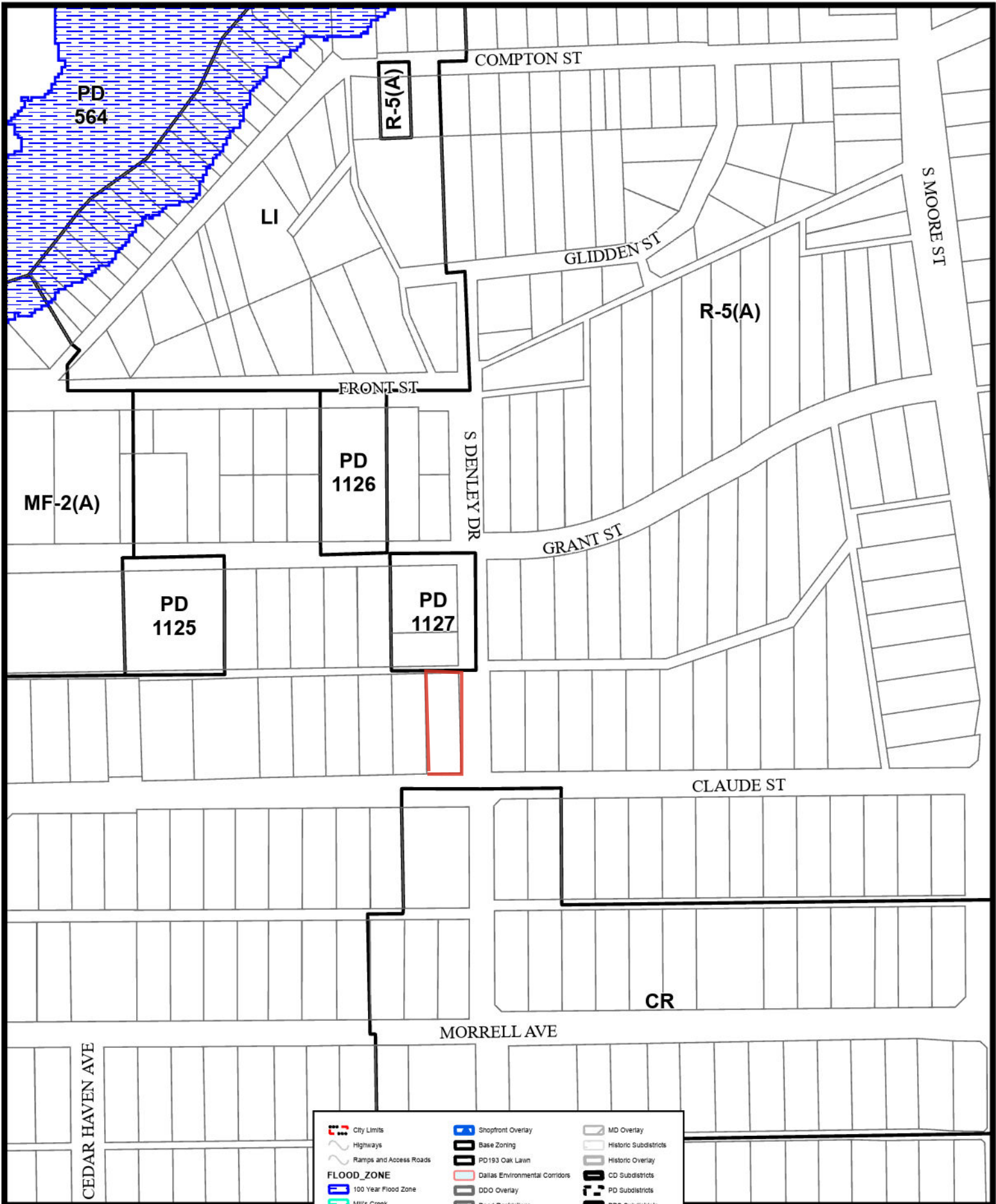
Respectfully submitted: _____

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 28 day of May, 2025

Michele Stoy
Notary Public in and for Dallas County, Texas





1:2,200

City Limits	Shopfront Overlay	MD Overlay
Highways	Base Zoning	Historic Subdistricts
Ramps and Access Roads	PD193 Oak Lawn	Historic Overlay
FLOOD_ZONE	Dallas Environmental Corridors	CD Subdistricts
100 Year Flood Zone	DDO Overlay	PD Subdistricts
Mill's Creek	Deed Restrictions	PDS Subdistricts
Peak's Branch	SUP	NSO Subdistricts
X PROTECTED BY LEVEE	D	NSO_Overlay
Parks	D-1	Escarpment Overlay
Height Map Overlay	CP	
Parking Management Overlay	SP	

Case ID:

Printed: 5/29/2025

PROJECT ADDRESS:

1231 CLAUDE ST, DALLAS, TX 75203

CODE INFORMATION

BUILDING CODE:	INTERNATIOANAL BUILDING CODE	2021
LOCAL AMMENDMENTS:	DALLAS JURSDICTION	
ENERGY CODE:	INTERNATIONAL ENERGY CONSERVATION CODE	2021
MECHANICAL CODE:	INTERNATIONAL MECHANICAL CODE	2021
PLUMBING CODE:	INTERNATIONAL PLUMBING CODE	2021
ELECTRICAL CODE:	INTERNATIONAL ELECTRICAL CODE	2020
FIRE CODE:	INTERNATIONAL FIRE CODE	2021
GREEN CONSTRUCTION CODE:	INTERNATIONAL GREEN CONSTRUCTION CODE	2015
RESIDENTIAL CONSTRUCTION CODE:	INTERNATIONAL RESIDENTIAL CONSTRUCTION CODE	2021

GENERAL NOTES

- DO NOT SCALE THE DRAWINGS.
- VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE MEMAR INTERIORS DESIGNER FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
- SEE SPECIFICATIONS FOR ADDITIONAL CRITERIA AND CONSTRUCTION REQUIREMENTS.
- DIMENSIONS SHOWN AS 'VIF' SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD BY LAYING OUT THE PARTITIONS. NOTIFY MEMAR INTERIORS OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO PROCEEDING WITH WORK.
- DIMENSIONS SHOWN AS 'CLEAR' OR 'HOLD' SHALL BE MAINTAINED AND ALLOW FOR THICKNESS OF FINISHES, INCLUDING FLOOR FINISHES. NOTIFY MEMAR INTERIORS OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO PROCEEDING WITH WORK.
- DIMENSIONS ARE TO THE STRUCTURAL GRID OR TO FINISH SURFACES, UNLESS OTHERWISE INDICATED.
- ELEVATIONS REFERENCED ARE ABOVE MEMAR INTERIORS FINISH FLOOR FOR EACH ROOM THROUGHOUT TENANT SPACE, UNLESS OTHERWISE NOTED. FINISH FLOOR ELEVATIONS MAY VARY FROM ROOM TO ROOM DEPENDING UPON FLOOR FINISHES.
- THESE DOCUMENTS SHALL NOT BE USED BY OTHERS IN WHOLE OR IN PART FOR ADDITION TO THIS PROJECT OR FOR OTHER PROJECTS.
- GC COORDINATES FEASIBILITY OF NEW STRUCTURE / SLAB WITH EXISTING PIER & BEAM FOUNDATION AND STRUCTURE.
- GC COORDINATES NEW WINDOWS DIMENSION & SILL HT WITH HO DURING CONSTRUCTION
- MEMAR INTERIORS IS NOT RESPONSIBLE FOR THE FAULT FENCE INSTALLATION NOR ANY CODE VIOLATION. FENCE HAS ALREADY BEEN INSTALLED BY THE HOMEOWNER OR HOME BUILDER. MI IS ONLY PROVIDING THE EXISTING PLANS TO SHOW THE ESITING FENCE AROUND THE PROPERTY.

SCOPE OF WORK

- OWNER HAS BUILT A 6" WOOD PRIVACY FENCE. THIS DRAWING IS FOR THE PERMIT AND CITY APPROVAL ONLY.

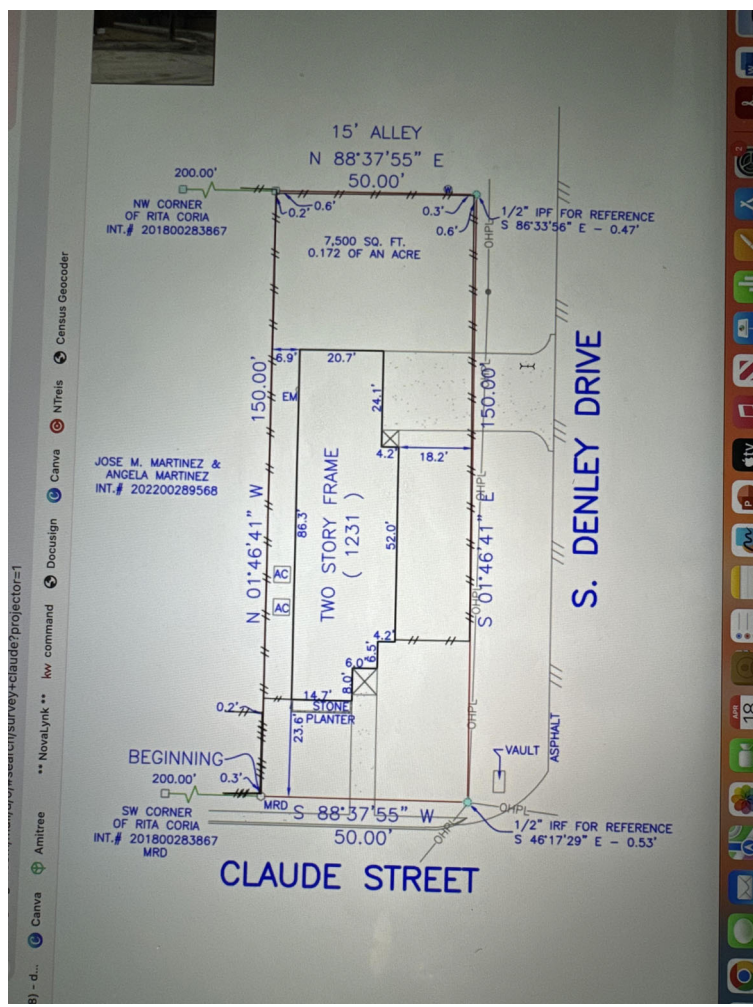
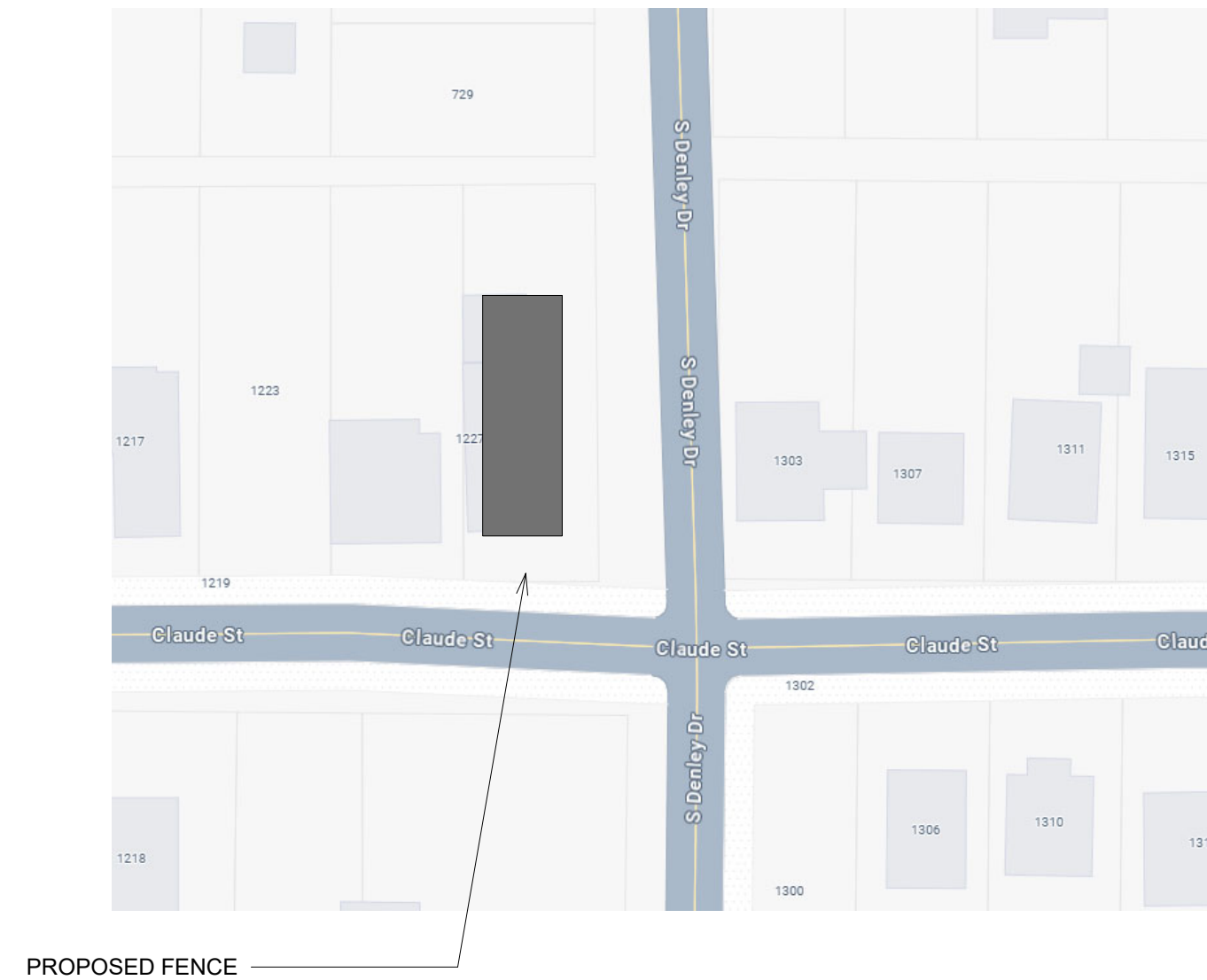
SHEET INDEX

SHEET NO.	SHEET NAME	ISSUED
A0	COVER SHEET	04/28/25
A1	EXISTING PLANS	04/28/25

ZONING & LEGAL DESCRIPTION

Address: 1231 CLAUDE ST
City: DALLAS
Subdivision Name: BETTERTONS OAK CLIFF
Legal Description : BLK E/3365 E 1/2 LT 7
Residential Account #: 0000026499400000

VICINITY MAP



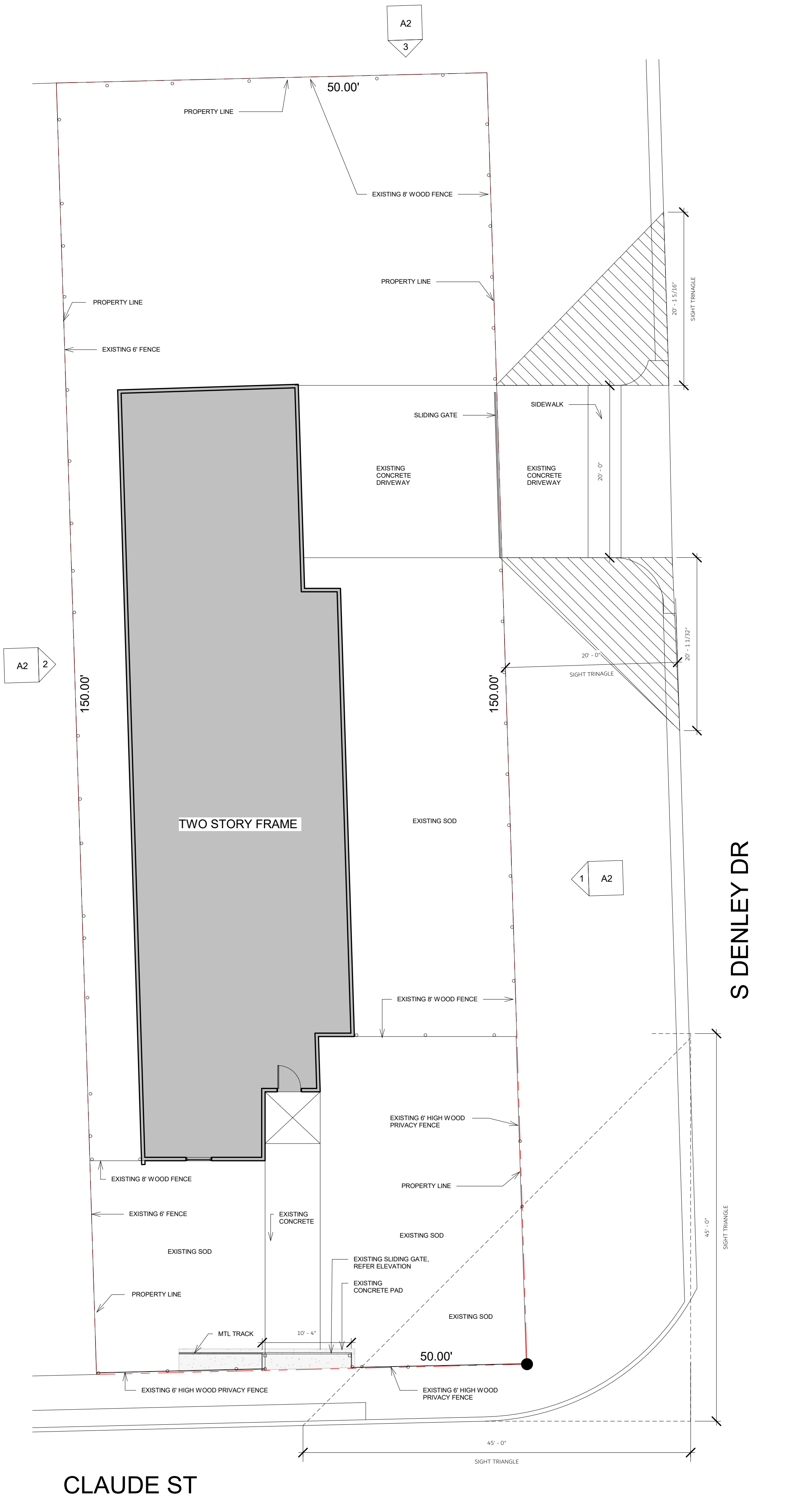
WALL TYPE TAG	01
DOOR TAG	01
WINDOW TAG	01
KEYNOTE	1
DENOTES EXISTING	
DENOTES NEW CONSTRUCTION	
DENOTES DEMOLISHED	

TRUE NORTH



Sheet Legend
1/4" = 1'-0"

1 SITE PLAN
1/8" = 1'-0"



Contractor & Designer
Memar Interiors, Inc
Design.Build

Address: 6275 W Plano Pkwy, Ste 500
Plano, TX 75093
Phone: 469-888-9016
Main Contact: Michael Memar
Structural Engineer

Address:

Main Contact:

Home Owner: DODLA GANESH SAI KISHAN REDDY
Email: kishan7reddy@gmail.com
Phone : 779-777-6737

Issue Drawing Log

No.	Description	Date

1231 Claude St,
DALLAS, TX 75203

Designer's Name:

MICHAEL MEMAR

COVER SHEET

Project Number	12
Date	6/24/25
Drawn By	MM
Checked By	MM

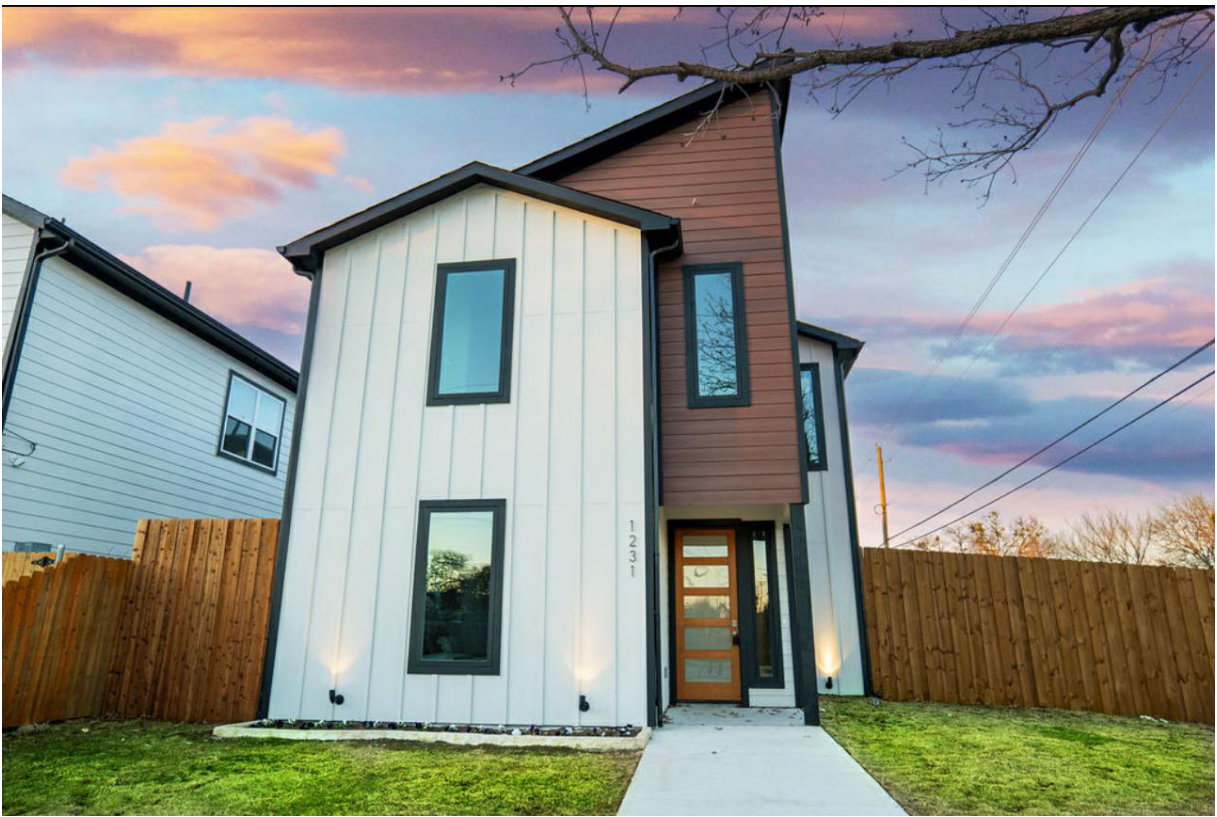
A0

Scale As indicated

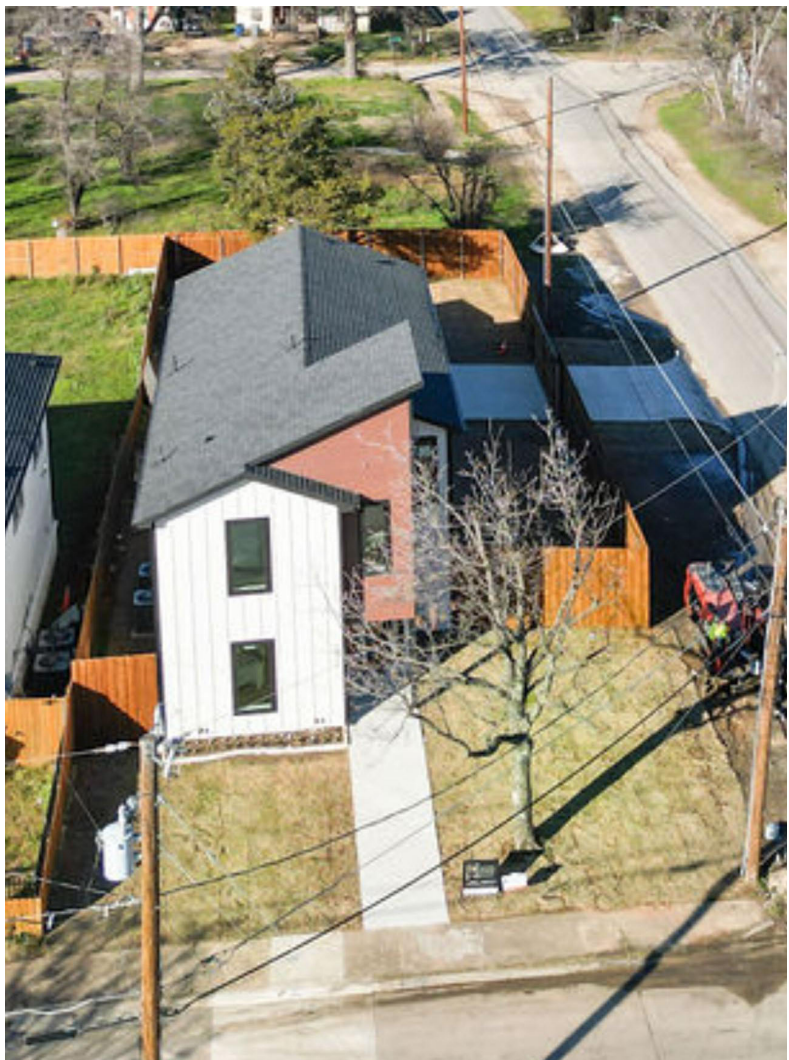


S DENLEY DR

CLAUDE ST

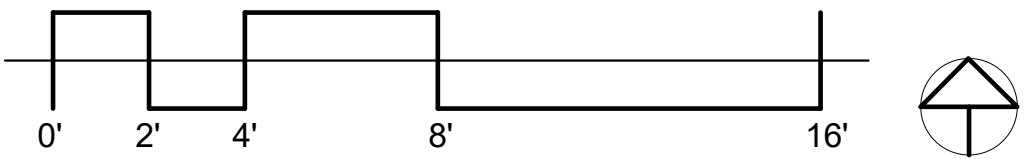


EXISTING ELEVATION



EXISTING ELEVATION

GENERAL NOTE
MEMAR INTERIORS IS NOT RESPONSIBLE FOR THE FAULT FENCE INSTALLATION NOR ANY CODE VIOLATION. FENCE HAS ALREADY BEEN INSTALLED BY THE HOMEOWNER OR HOME BUILDER. MI IS ONLY PROVIDING THE EXISTING PLANS TO SHOW THE ESITING FENCE AROUND THE PROPERTY.



Contractor & Designer
Memar Interiors, Inc
Design.Build

Address: 6275 W Plano Pkwy, Ste 500
Plano, TX 75093
Phone: 469-888-9016
Main Contact: Michael Memar
Structural Engineer

Address:

Main Contact:

Home Owner: DODLA GANESH SAI KISHAN
REDDY
Email: kishan7reddy@gmail.com
Phone : 779-777-6737

Issue Drawing Log

No.	Description	Date

1231 Claude St,
DALLAS, TX 75203

Designer's Name:

MICHAEL MEMAR

EXISTING PLANS

Project Number	12
Date	6/24/25
Drawn By	Author
Checked By	Checker

A1

Scale 3/16" = 1'-0"

Contractor & Designer
Memar Interiors, Inc
Design.Build

Address: 6275 W Plano Pkwy, Ste 500
Plano, TX 75093
Phone: 469-888-9016
Main Contact: Michael Memar
Structural Engineer

Address:

Main Contact:

Home Owner: DODLA GANESH SAI KISHAN
REDDY
Email: kishan7reddy@gmail.com
Phone : 779-777-6737

Issue Drawing Log

No.	Description	Date

1231 Claude St,
DALLAS, TX 75203

Designer's Name:

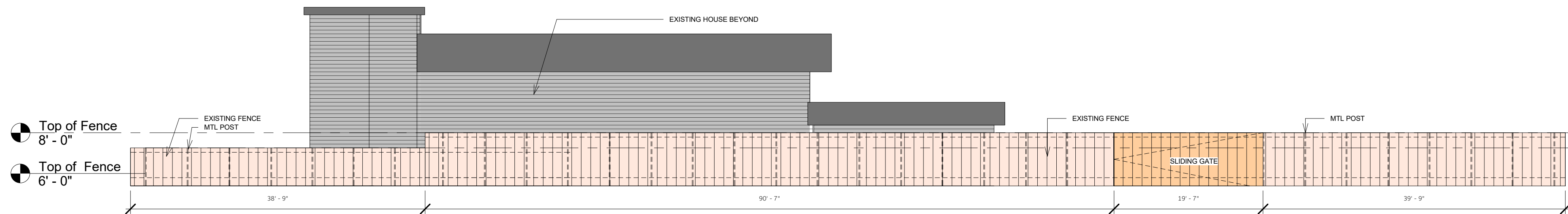
MICHAEL MEMAR

ELEVATIONS

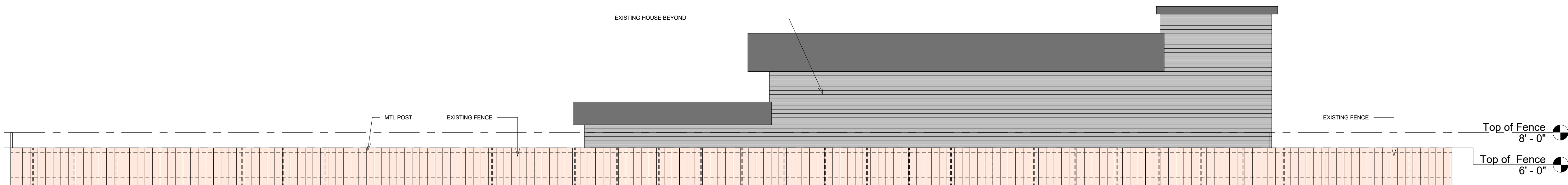
Project Number	12
Date	6/24/25
Drawn By	Author
Checked By	Checker

A2

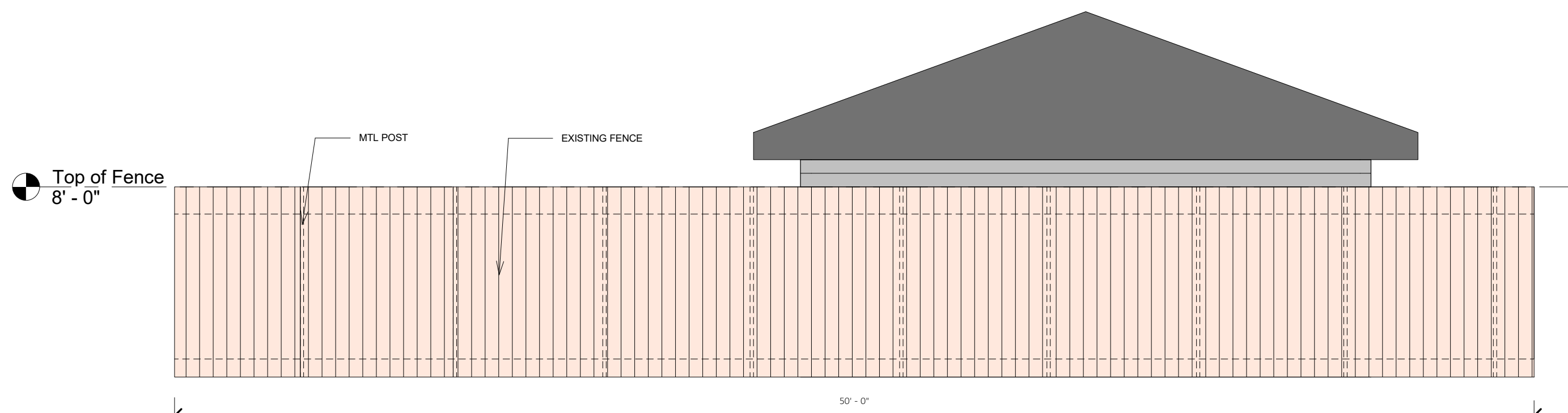
Scale As indicated



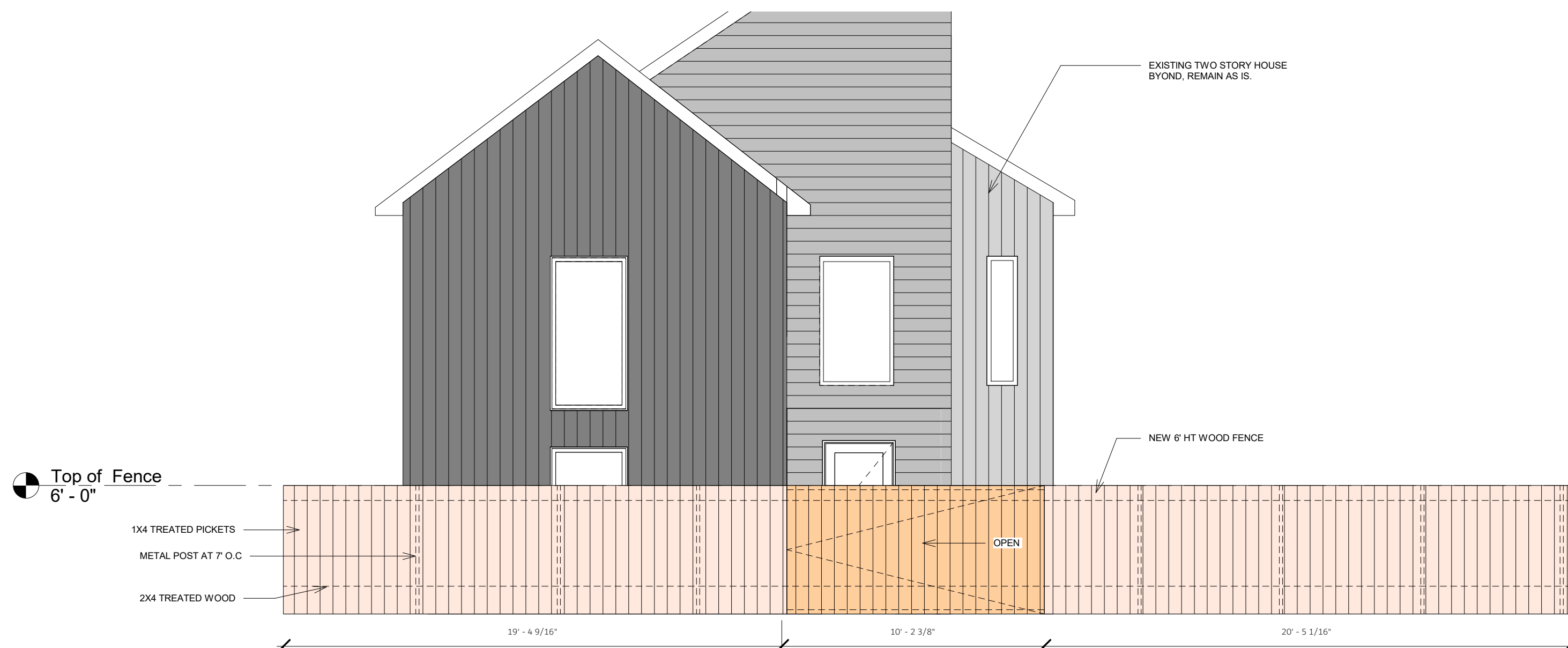
1 EAST ELEVATION AT EXISTING FENCE
1" = 10'-0"



2 WEST ELEVATION AT EXISTING FENCE
1/8" = 1'-0"



3 NORTH ELEVATION AT EXISTING FENCE
1/4" = 1'-0"



4 SOUTH ELEVATION AT EXISTING FENCE
1/4" = 1'-0"

GENERAL NOTE

MEMAR INTERIORS IS NOT RESPONSIBLE FOR THE FAULT FENCE
INSTALLATION NOR ANY CODE VIOLATION. FENCE HAS ALREADY BEEN
INSTALLED BY THE HOMEOWNER OR HOME BUILDER. MI IS ONLY PROVIDING
THE EXISTING PLANS TO SHOW THE EXISTING FENCE AROUND THE PROPERTY.