



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: 1425 N. Buckner Blvd. (includes 1435 N. Buckner) Zoning District: R-10(A)

Lot No.: 1 and 2 Block No.: E/5313 Acreage: 6.44 Census Tract: 48113008102

Street Frontage (in Feet): 1) 754.87 2) 173.79 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): La Jolla Drive, LLC

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 4' to allow an 8' fence in the front yard along N. Buckner Blvd. 2.) S. E. to the opacity requirements to allow a fence to be constructed of solid materials.

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 area will be developed as a shared access development and the proposed fence will help facilitate the cohesiveness of the neighborhood.

The city's transportation department has requested a concrete barrier as part of the engineering review.

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

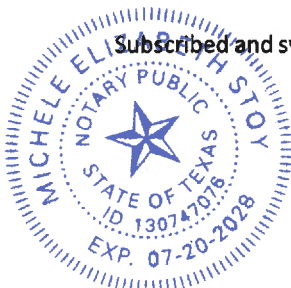
(Affiant/Applicant's name printed)

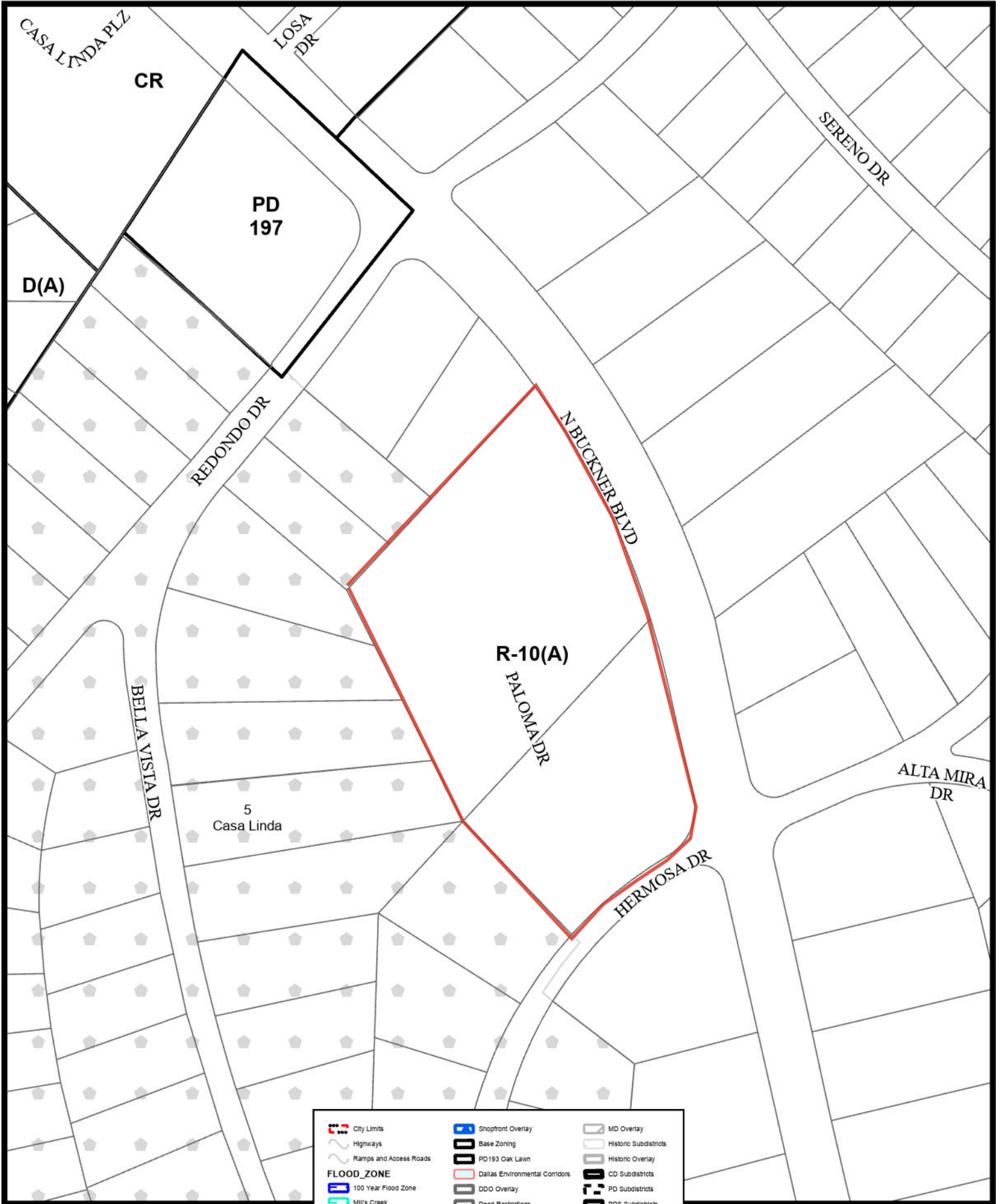
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: (Affiant/Applicant's signature)

Subscribed and sworn to before me this 15 day of July, 2025

Notary Public in and for Dallas County, Texas





1:2,400

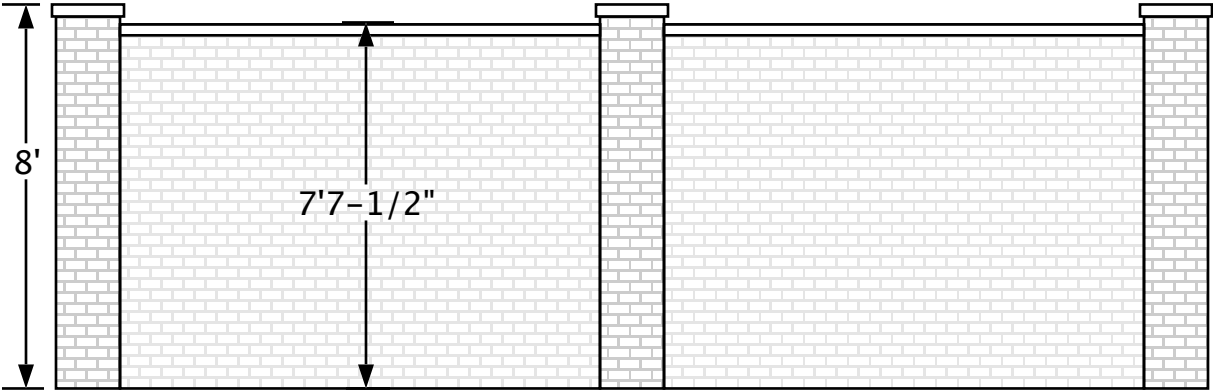
	City Limits		Shopfront Overlay		MD Overlay
	Highways		Base Zoning		Historic Subdistricts
	Ramps and Access Roads		PD193 Oak Lawn		Historic Overlay
FLOOD_ZONE			Dallas Environmental Corridors		CD Subdistricts
	100 Year Flood Zone		DDO Overlay		PD Subdistricts
	Mill's Creek		Deed Restrictions		PDS Subdistricts
	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: 7/14/2025

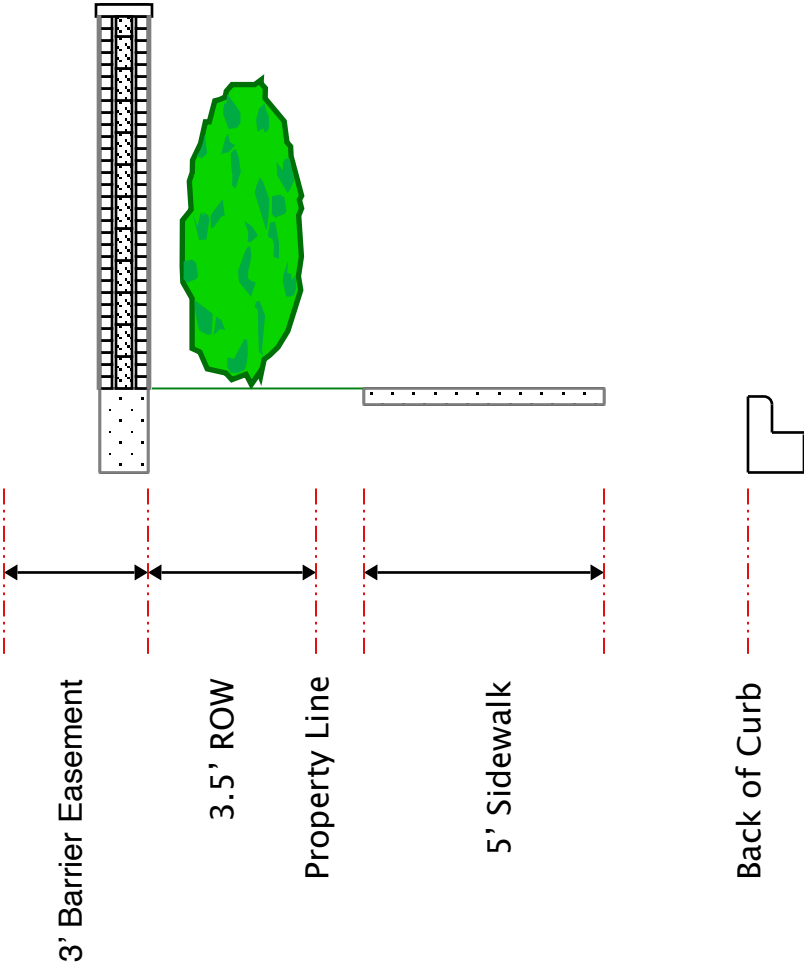
1425 and 1435 N. Buckner
Fence Variance Request
For Traffic Barrier

Straight on view



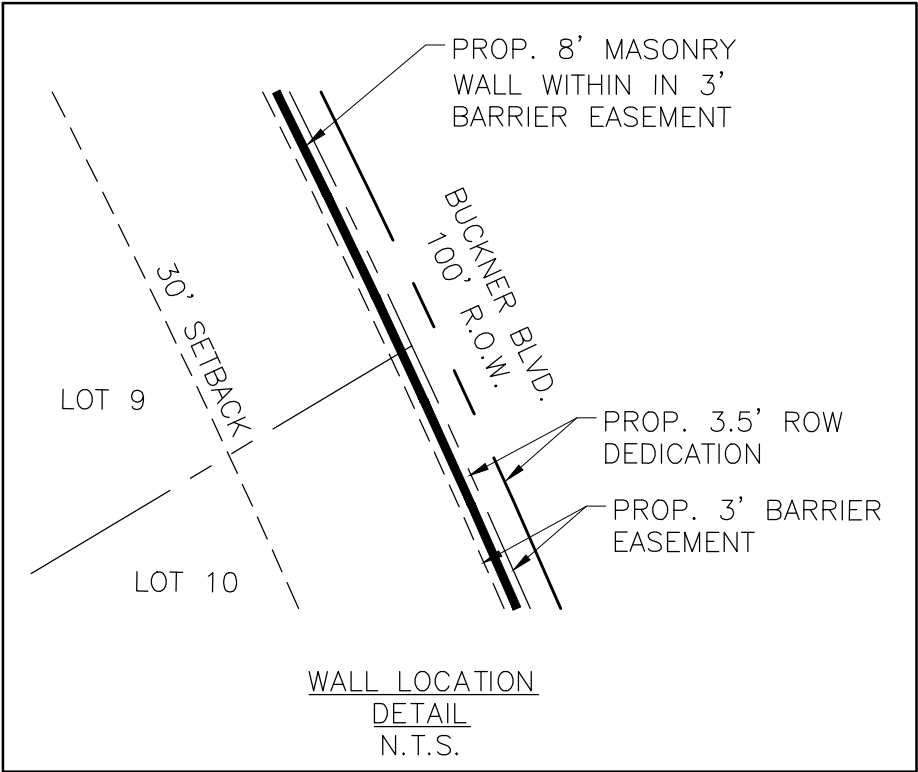
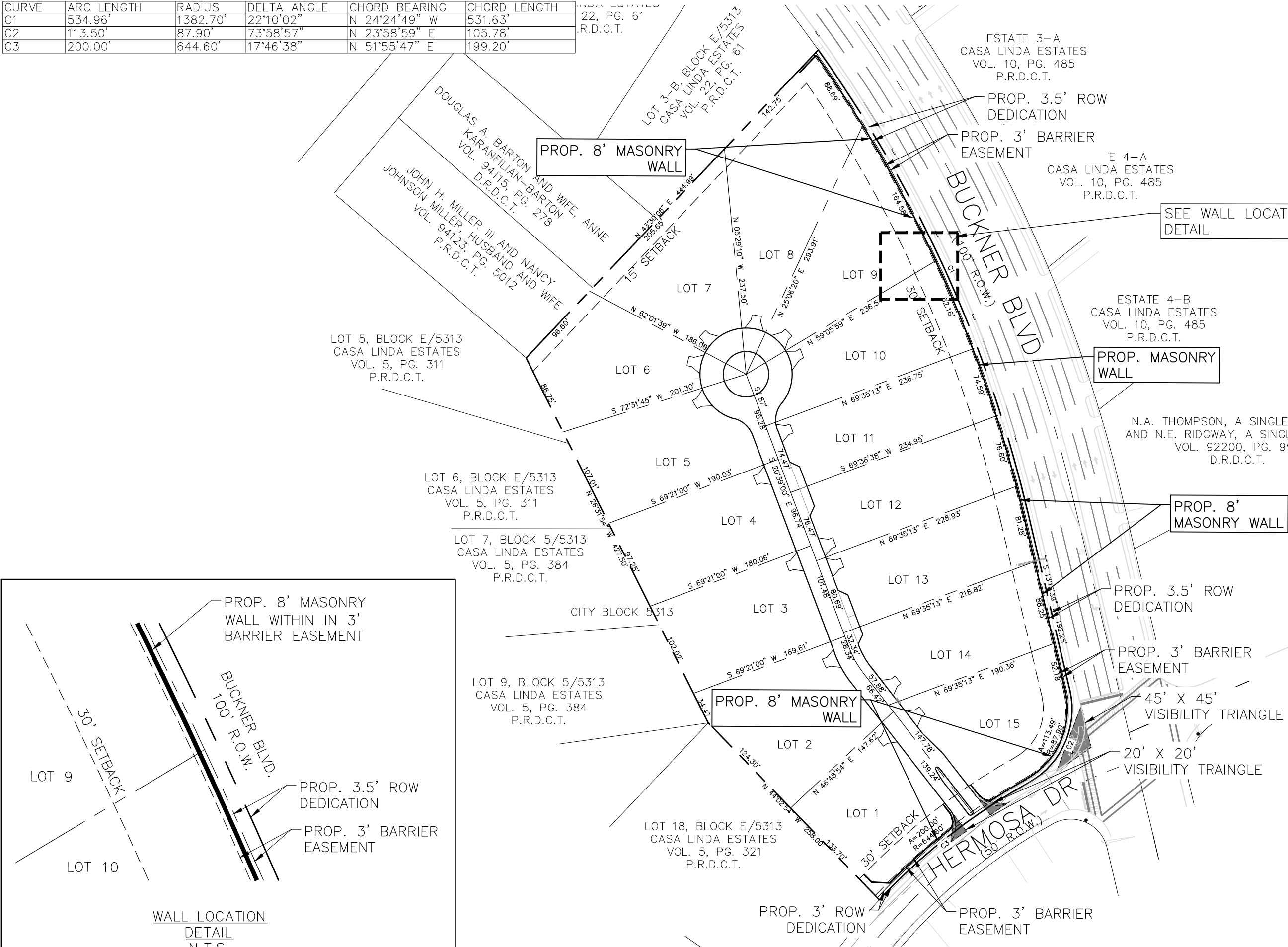
Brick wall with slurry
16" columns every approx. 10'

Section

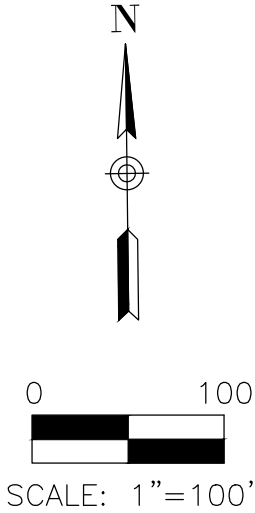


1/4" = 1'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	534.96'	1382.70'	22°10'02"	N 24°24'49" W	531.63'
C2	113.50'	87.90'	73°58'57"	N 23°58'59" E	105.78'
C3	200.00'	644.60'	17°46'38"	N 51°55'47" E	199.20'



NOTE:
PROPOSED LOTS PER APPROVED
PRELIMINARY PLAT FOR LA JOLLA
ADDITION (S234-073R)



VARIANCE EXHIBIT

LA JOLLA ADDITION

LOTS 1-15, BLOCK E/5313

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CIVIL ENGINEERING
DESIGN & CONSULTING
(Tex. Reg. No. F-456)
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TEL 214-373-1180
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DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #	SHEET NO.
JRS	DCM	07/24/2025		JB2301	