



# 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: 4609 Forest Lane

Zoning District: R-1/2ac (A)

16 less E 10'

Lot No.: \_\_\_\_\_ Block No.: D/6394

Acreage: .72

Census Tract: 48113009603

Street Frontage (in Feet): 1) 217.49 2) 134.15 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Michael Charles Wasserman & Nida Nadir Wasserman

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 4'2" to the fence height to allow a fence with columns and gate up to 8'2" to be located in the front yard (Forest Lane)

2 S.E. 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 house is located on the corner of a heavily trafficked intersection and the proposed fence will provide privacy and security for the homeowners.

There are several fences in the surrounding area and the addition of this fence will not negatively impact 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)

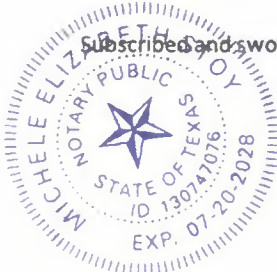
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: \_\_\_\_\_

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 25 day of July, 2025

Michele E. Stog  
Notary Public in and for Dallas County, Texas





# AFFIDAVIT

Appeal number: BDA \_\_\_\_\_

I, Nida Nadir-Wasserman, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4609 and 4619 Forest 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)

X Special Exception (specify below)

\_\_\_\_\_ Other Appeal (specify below)

Specify: Special exception to the fence regulations to allow a fence with columns and gate up to 8' tall, encroachment into the sight visibility triangle, and S.E. to opacity requirements.

NIDA NADIR-WASSELMAN  
Print name of property owner or registered agent

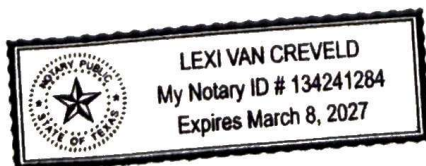
[Signature]  
Signature of property owner or registered agent

agent Date 7/22/2025

Before me, the undersigned, on this day personally appeared  
in person

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 22nd day of  
July, 2025



Commission expires on  
3/8/2027  
[Signature]







[illegible]

E. H. Stillman  
Director of Public Works  
City of Dallas, Texas



WHEREAS, THE ARON CORPORATION is the owner of a tract of land situated in the A.M. Harwood Survey, Abstract No. 581, and the said Master Survey, Abstract No. 1039, Dallas County, Texas, and being more particularly described as follows:

[illegible]

now, instantly, know all men by these presents

That THE ASEM CONVENTION does hereby adopt this plat designating the herein above described property as Forensic Artifacts, in addition to the City of Dallas, Texas, and does hereby dedicate to the public use forever the streets and alley shown thereon. The statements shown herein are hereby reserved for the purposes as indicated.

THIS ARK CORPORATION

Raymond D. Mahner, President

COUNTY OF DALLAS

given under my hand and seal of office this 24<sup>th</sup> day of May, 1955.

Ordinary Public, Dallas County, Texas

I, the undersigned, do hereby certify that I prepared this plan from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the playing rules and regulations of the City and Commission of the City of Dallas, Texas.

A.E. Duddy, Licensed Broker

UNITY OF DALLAS:

under my hand and seal of office this 21<sup>st</sup> day of July, 1935.

John E. Hart  
Notary Public, Dallas County, Texas

Fig 103

DEC 8 1965

City Planning Office

**FORESTCREST ESTATES**  
A. M. HAWKINS SUBDIVISION

MR. K MASTER SURVEY ABST. NO 581  
W. AREN CORPORATION ABST. NO 1039  
DEVELOP

GARRY & LYNN  
NOVEMBER 1975  
ENGINEERS

SCALE: 1"=200'

-163-A



59 103

17.50

251151  
R

*For record to date*

To The County Clerk of Dallas County:

Under Ordinance 3548 of the City of Dallas, the approval of this plat by the City Plan Commission is automatically terminated after the 14th day of January, 1956, and unless this plat is presented for filing on or before said date it should not be accepted for filing.

City Plan Commission

by Martin K. Spriggs  
City Plan Engineer

CERTIFICATE OF APPROVAL

CITY OF DALLAS  
1955 and Prior Taxes  
PAID 1374 11-22-55

CITY OF DALLAS  
FILING FEE PAID

12-14-55  
As Required By Ordinance 3908

I, Marguerite H. Hobbeltz  
Chairman of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the 5th day of Jan, A.D. 1955 and same was duly approved on the 19th day of Jan, A.D. 1955 by said Commission.

Marguerite H. Hobbeltz  
Chairman  
City Plan Commission  
Dallas, Texas

Attest:

Robert Bachman  
Deputy Secretary

*Sachaly Lawrence*  
180 Casa Linda Plaza  
Dallas, Texas

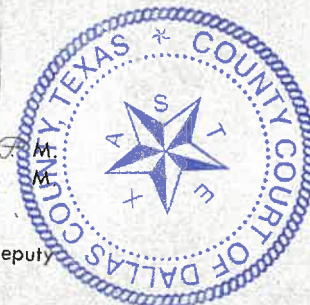
File #4881-R

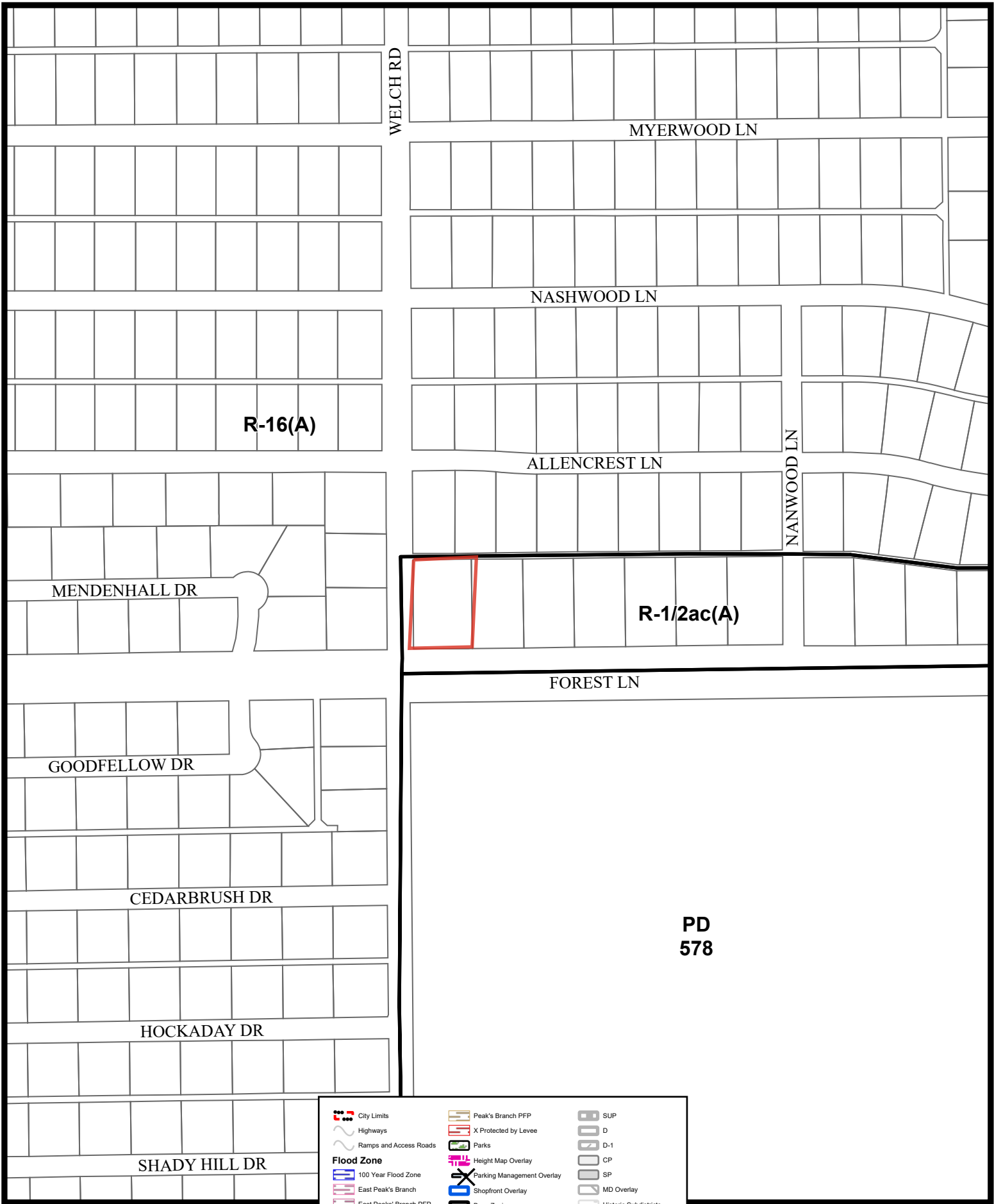
Filed for Record on the 4th day of Dec.  
Duly Recorded this the 18 day of April  
Instrument No. 257124

A.D., 1955 at 2 19 o'clock  
A.D., 1956 at        o'clock

ED. H. STEGER, County Clerk  
Dallas County, Texas

By Ray C. Ripp Deputy





1:3,600

City Limits	Peak's Branch PFP	SUP
Highways	X Protected by Levee	D
Ramps and Access Roads	Parks	D-1
<b>Flood Zone</b>	Height Map Overlay	CP
100 Year Flood Zone	Parking Management Overlay	SP
East Peak's Branch	Shopfront Overlay	MD Overlay
East Peak's Branch PFP	Base Zoning	Historic Subdistricts
Floodway	PD193 Oak Lawn	Historic Overlay
Mill Creek	Dallas Environmental Corridors	CD Subdistricts
Mill Creek PFP	DDO Overlay	PD Subdistricts
Peak's Branch	Deed Restrictions	PDS Subdistricts
		NSO Subdistricts

Case ID:

Printed: 7/2/2025





**\*FOR REVIEW ONLY\***