



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: 4619 Forest Lane

Zoning District:

R-1/2ac (A)

Lot No.: 15 and E10' 16' Block No.: D/6394

Acreage: .63

Census Tract:

48113009603

Street Frontage (in Feet): 1) 125.36 2) _____

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 regulations to allow a fence with gate and columns up to 8'2" 2). S.E. to allow the 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: [Signature]

(Affiant/Applicant's signature)

Subscribed and sworn to before me this

25 day of July

2025

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





AFFIDAVIT

Appeal number: BDA _____

I, Michael Charles 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)

☒ 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.

Print name of property owner or registered agent

Signature of property owner or registered agent

agent Date _____

Before me, the undersigned, on this day personally appeared

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 _____ day of

_____, _____

Commission expires on _____



CITY OF DALLAS

July 2, 2025

ADDRESS: 4619 Forest Lane

RE: **CAD # 0000058002400000**

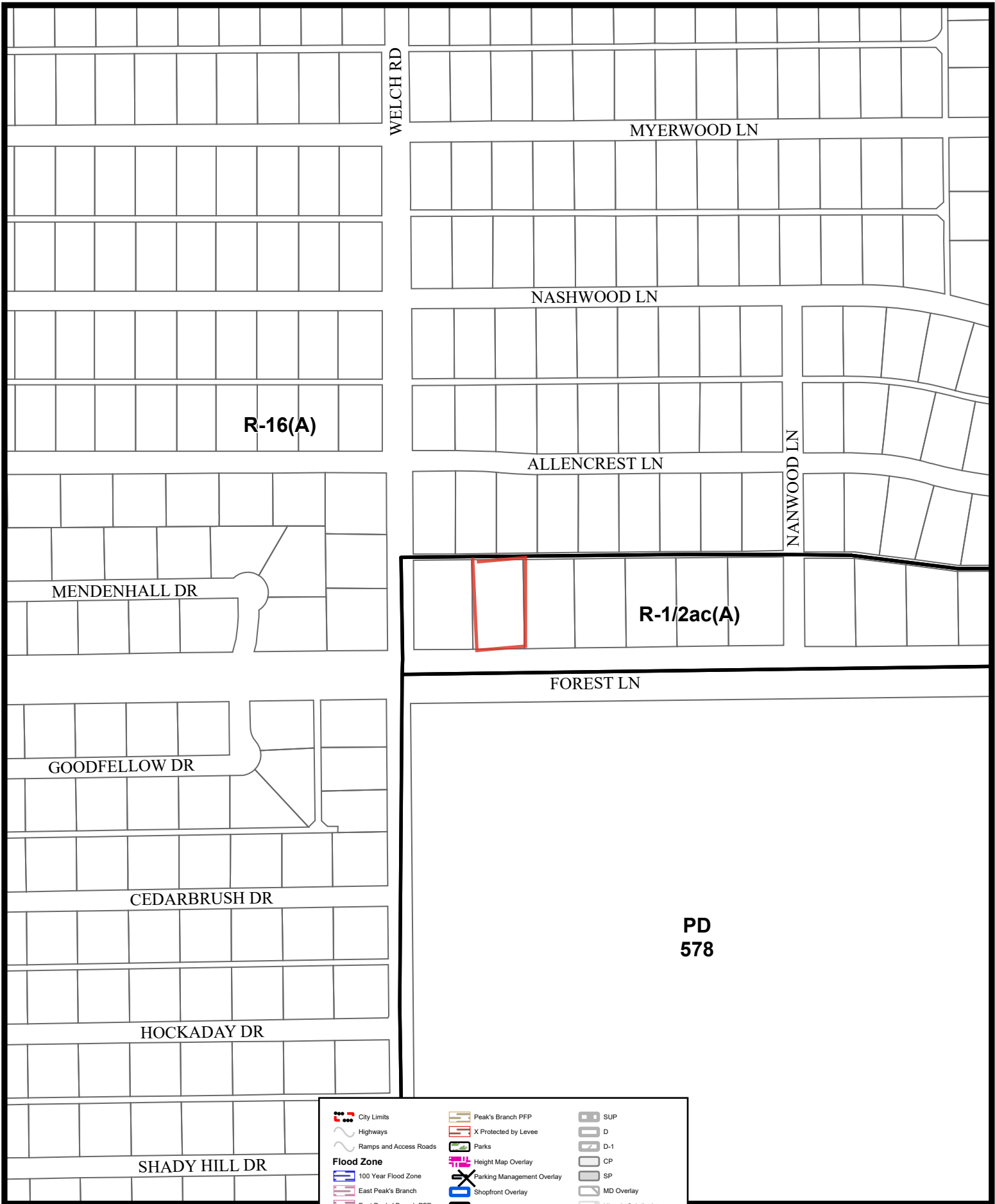
DEAR SIR/MADAM,

No information was found responsive to your request for identification of City liens in the records of Special Collections. This response does not constitute legal advice regarding the status of the real property at **4619 Forest Lane**. There may be additional liens of record in the County Clerk's office. This response is made to your request for public information and constitutes neither estoppel against the City of Dallas nor relinquishment, waiver, release, or other change in any lien interest of record.

Should you have any further questions please contact Special Collections at 214-670-3438.

Sincerely,
Giko Sanchez

Special Collections Division
Dallas Water Utilities



1:3,600

City Limits	Peak's Branch PFP	SUP
Highways	X Protected by Levee	D
Ramps and Access Roads	Parks	D-1
Flood Zone	Height Map Overlay	CP
100 Year Flood Zone	Parking Management Overlay	SP
East Peak's Branch	Shopfront Overlay	MD Overlay
East Peaks' 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

