



Planning & Development Department

320 E Jefferson Blvd,
Dallas TX 75203
(214) 948-4480

Board of Adjustment:
1500 Marilla Street, 5CN
Dallas Tx75201
(214) 948-4480

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY

Case no. _____

Date _____

Data Relative to Subject Property: _____

Location address: 4002 Baker Avenue

Zoning District: R-5(A)

Lot No.: 25 Block No.: 2/7138 Acreage: 0.31 Census Tract: 48113020500

Street Frontage (in Ft.): 1) 60 2) 230 3) _____ 4) _____ (5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Lina Andrea Garcia

Applicant: Permitted Development, LLC - Audra Buckley Telephone: 214-686-3635

Mailing Address: 1414 Belleview Street, Ste 150, Dallas, TX Zip Code: 75215

E-mail Address: permitted.development.dfw@gmail.com

Represented by: same as applicant Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a ☐ Variance or ☒ Special Exception, of:

the fence height. Request is for a ²/₄ special exception to allow for a 6' foot, 90% open, steel grid fence with 8' posts on the property line within the front yard setback. Main use is an urban garden.

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:

The request will not adversely impact surrounding properties. Fence will follow along the 45' visibility triangle without obstruction.

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 Audra Buckley

(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: _____

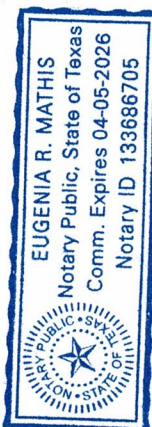
(Affiant/ Applicant's signature)

Subscribed and sworn to before me this 27 day of July, 2025

Notary Public in and for Dallas County, Texas

Together we are planning and building a better Dallas for all!

4/30/2025



AFFIDAVIT

Appeal number: _____

I, Lina Andrea Garcia, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4002 Baker Avenue
(Address of property as stated on application)

Authorize: Permitted Development, LLC - Audra Buckley
(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: Fence height. Request is for a 2' special exception to allow for a 6' foot, 90% open, steel grid fence
on the property line within the front yard setback. Main use is an urban garden.

Lina Andrea Garcia
Print name of property owner or registered agent


Signature of property owner or registered agent

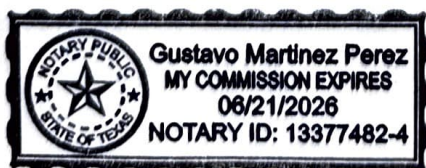
Date August 6, 2025

Before me, the undersigned, on this day personally appeared Lina Andrea Garcia

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 06 day of

August, 2025


Notary Public for Dallas County,
Texas



Commission expires on 06-21-2026

Exhibit A

Lot 25, Block 2/7138 of the COLONIA WEISENBERGER ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 6, Page 87, of the Map Records of Dallas County, Texas.

