



Planning & Development Department

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

Board of Adjustment:
1500 Marilla Street, 5CN
Dallas Tx 75201
(214) 948-4480

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY

Case no. _____

Date _____

Data Relative to Subject Property: _____

Location address: 4006 Baker Avenue

Zoning District: R-5(A)

Lot No.: 24 Block No.: 27138 Acreage: 0.31 Census Tract: 48113020500

Street Frontage (in Ft.): 1) 60 2) _____ 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 Bellevue 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 special exception to allow for a 6' foot, 90% open, steel grid fence with 2' posts on the property line within the front yard setback. Main use is a (new) SF residence.

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. There are other fences on this end of Baker that are 6' in height.

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: Audra Buckley
(Affiant/ Applicant's signature)

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

Notary Public in and for Dallas County, Texas Eugenia R Mathis

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

4/30/2025





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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: 4006 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 a new SF residence.

Lina Andrea Garcia
Print name of property owner or registered agent

[Signature]
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



[Signature]
Notary Public for Dallas County,
Texas

Commission expires on 06-21-2026



CITY OF DALLAS

June 23, 2025

ADDRESS: 4006 Baker Ave

RE: **CAD # 00000682111000000**

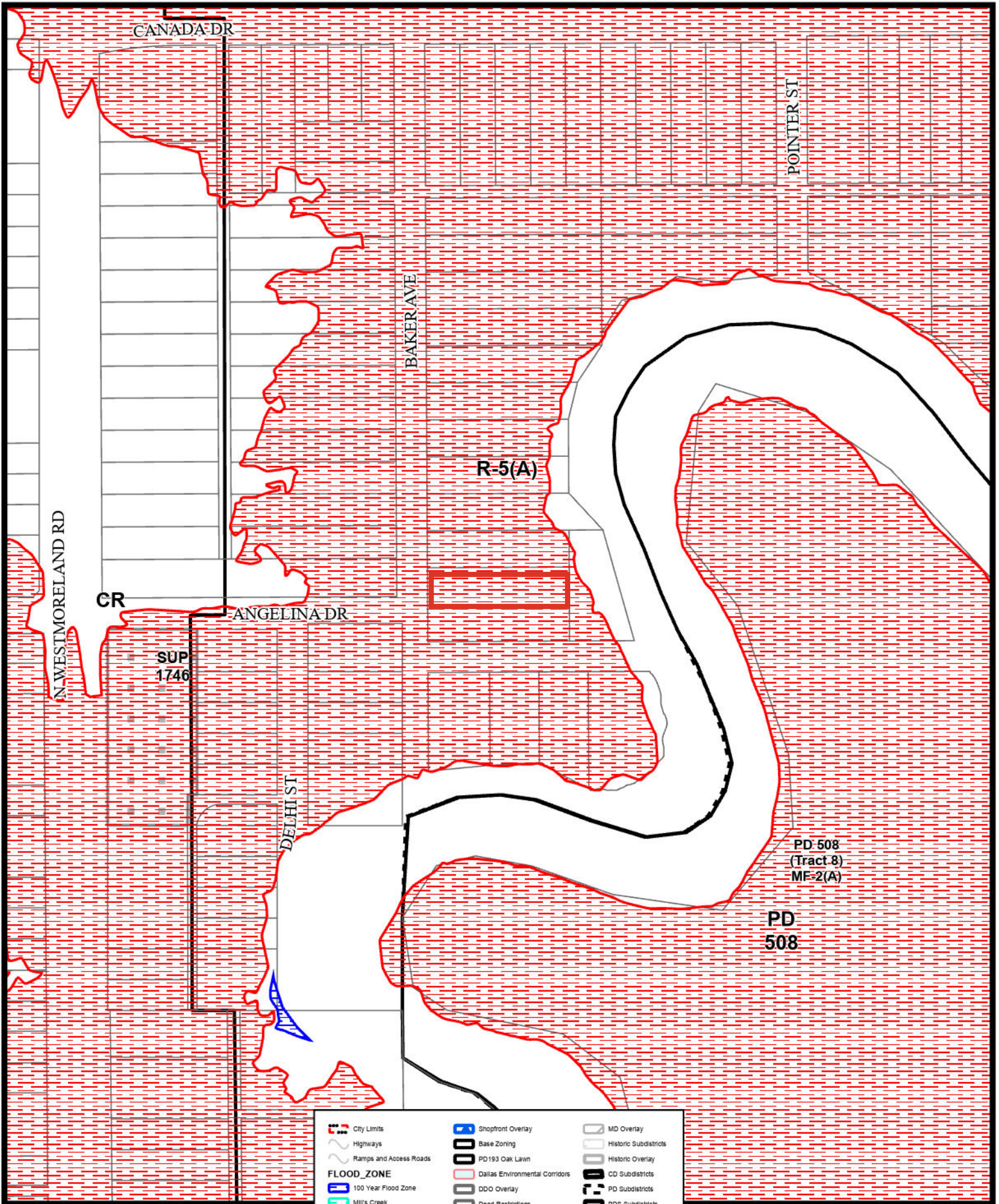
DEAR SIR/MADAM,

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 **4006 Baker Ave**. 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,
Naomi Garcia

Special Collections Division
Dallas Water Utilities



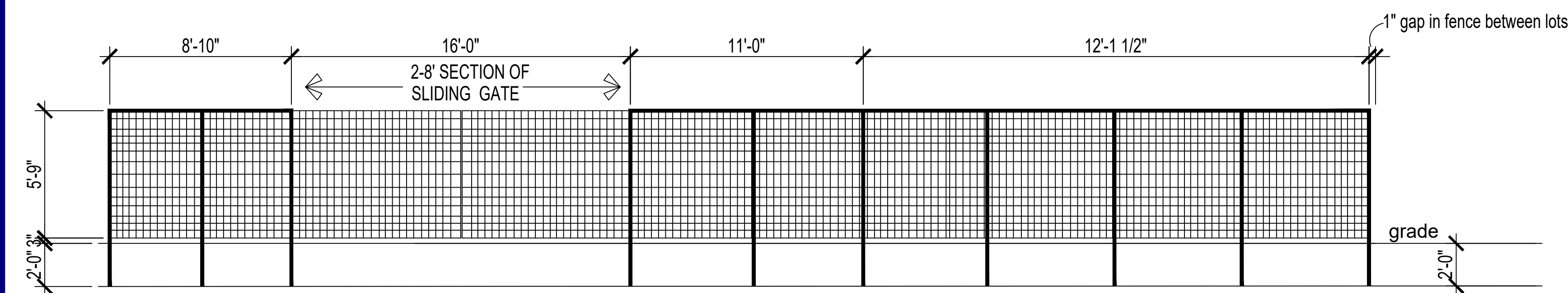
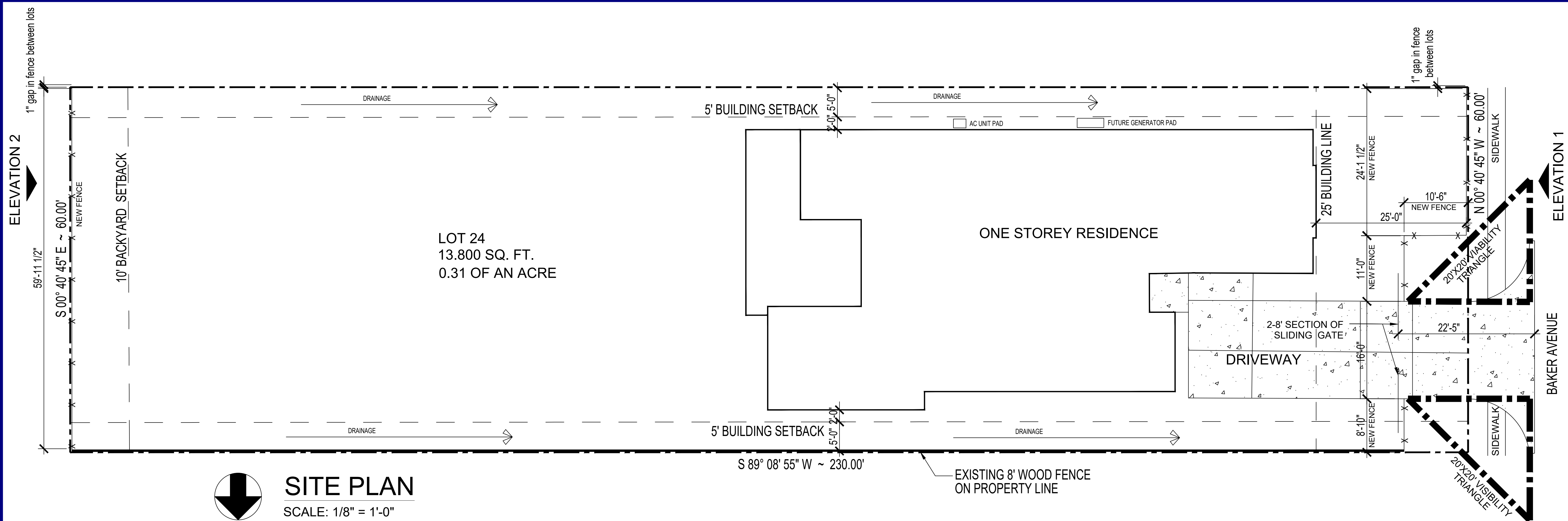
1:2,400

	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		

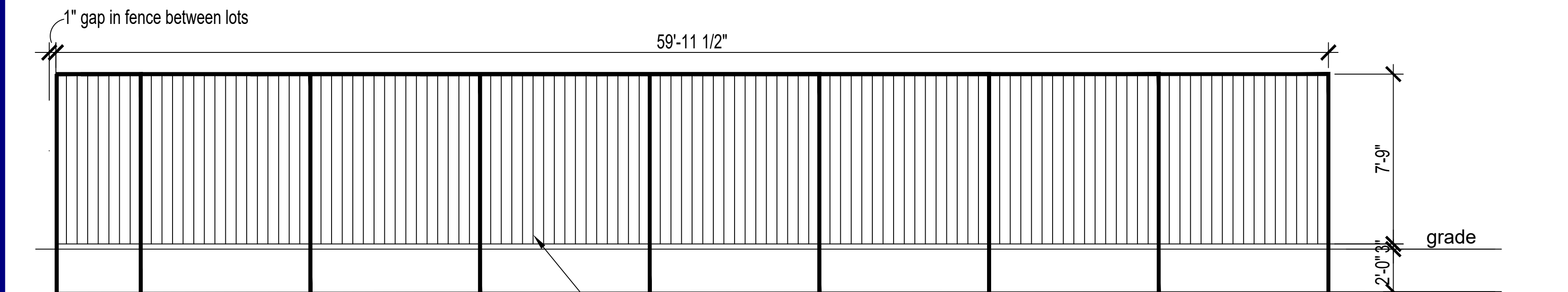
Printed: 7/22/2025

Exhibit A

Lot 24, 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.



ELEVATION 1
SCALE: 1/4" = 1'-0"



ELEVATION 2
SCALE: 1/4" = 1'-0"

**ALL METAL FENCING SHALL BE 6FT H
X 6FT W/ DECO GRID BLACK
STEEL W/ 8' DECO GRID POSTS
@ 6'-0" O.C. (unless noted otherwise)**

THE INFORMATION WAS OBTAINED BY:
SURVEY PERFORMED BY BURNS SURVEYING
1529 E I-30 STE. 103, GARLAND, TX 75043
FIRM REG. 10194366 PH: 214-326-1090
DATED: 03.05.2024
JOB #: 202401809



GARCIA RESIDENCE
4006 BAKER AVENUE
DALLAS, TEXAS 75212

4006 BAKER AVENUE
LOT 24
BLOCK 27/138
Colonia Weisenberger
ADDITION
DALLAS COUNTY
TEXAS

PLAN DATE:
7/30/25

FENCE SITE PLAN
& ELEVATIONS

SHEET NUMBER:
A0.0