



APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-036
Date: JAN 23 REC'D
Zoning District: IR

Data Relative to Subject Property:

Location address: 2105 West Northwest Highway
Lot No.: 1 Block No.: 6485 Acreage: 0.3711 acres Census Tract: 48113009900
Street Frontage (in Feet): 1) 147' 2) 56' 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): JSDN Real Estate, LTD.
Applicant: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949
Mailing Address: 3904 Elm Street Suite B Dallas TX Zip Code: 75226
E-mail Address: rob@baldwinplanning.com
Represented by: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949
Mailing Address: 3904 Elm Street Suite B Dallas TX Zip Code: 75226
E-mail Address: rob@baldwinplanning.com

Affirm that an appeal has been made for a Variance X, or Special Exception, of 14 feet into the required front yard setback.

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 property is long, narrow and triangular shaped and the variance is required to allow for an expansion to the existing retail building.

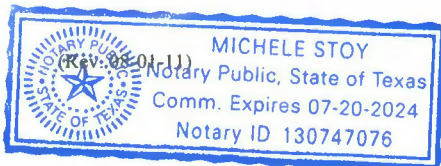
Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared Robert 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 9 day of January, 2024



[Signature] Notary Public in and for Dallas County Texas



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234-036

I, Dan Foster, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 2105 West Northwest Highway
(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: _____

Variance to the front yard setback

DAN FOSTER
Print name of property owner or registered agent

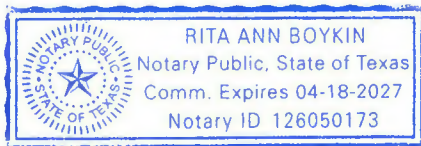
[Signature]
Signature of property owner or registered agent

Date 11-28-2023

Before me, the undersigned, on this day personally appeared _____

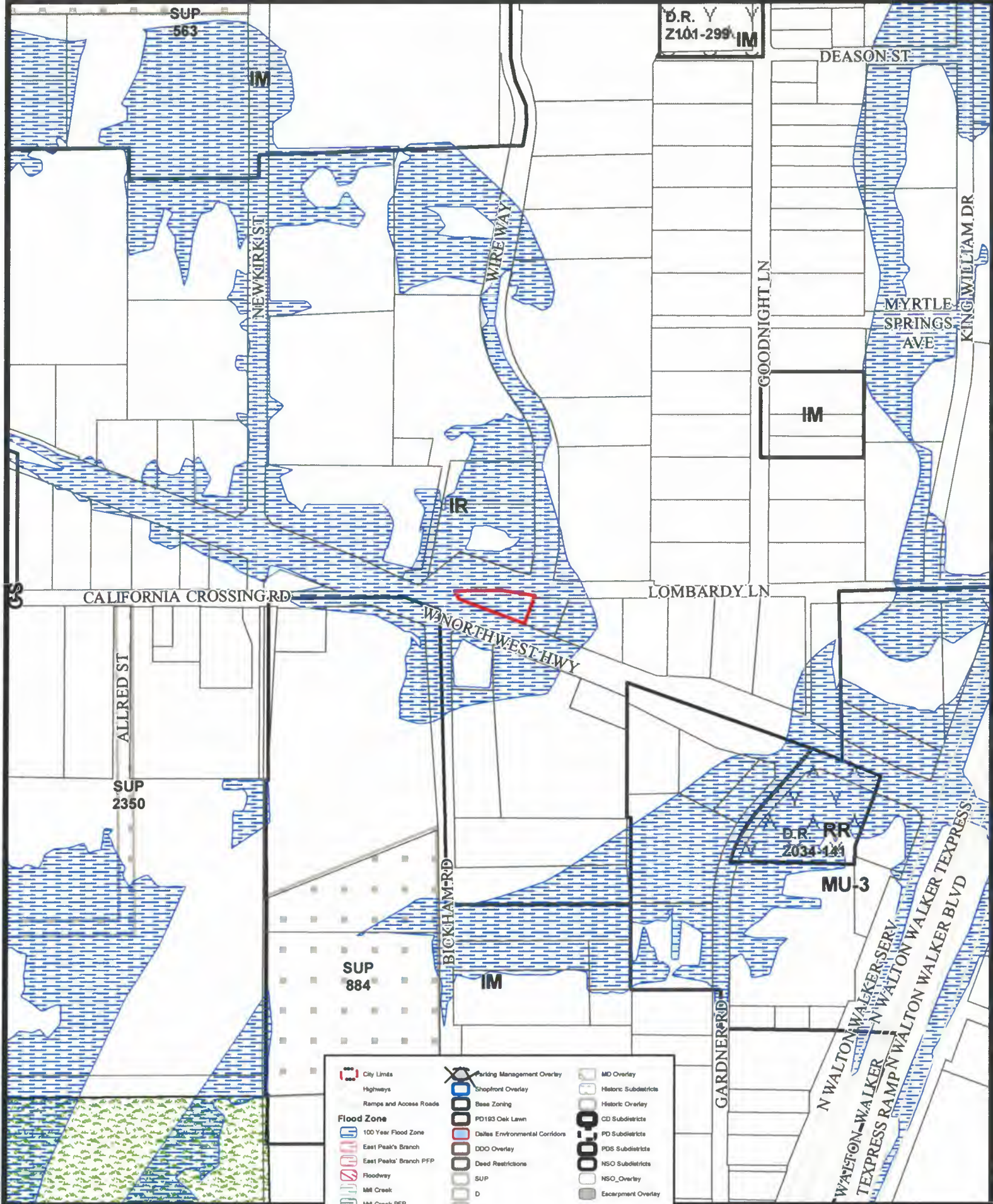
Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 29th day of NOVEMBER, 2023



R. Boykin
Notary Public for Dallas County, Texas

Commission expires on 4/18/27



D.R. Y
2101-299 IM

SUP
563

DEASON ST

NEW KIRK ST

WIREWAY

GOODNIGHT LN

MYRTLE
SPRINGS
AVE

KING WILLIAM DR

IM

IR

CALIFORNIA CROSSING RD

LOMBARDY LN

W NORTHWEST HWY

ALLRED ST

SUP
2350

BICKHAM RD

SUP
884

IM

D.R. RR
2034-141

MU-3

GARDNER RD

N WALTON WALKER SERV
TEXPRESS RAMP N WALTON WALKER TEXPRESS
N WALTON WALKER TEXPRESS BLVD

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



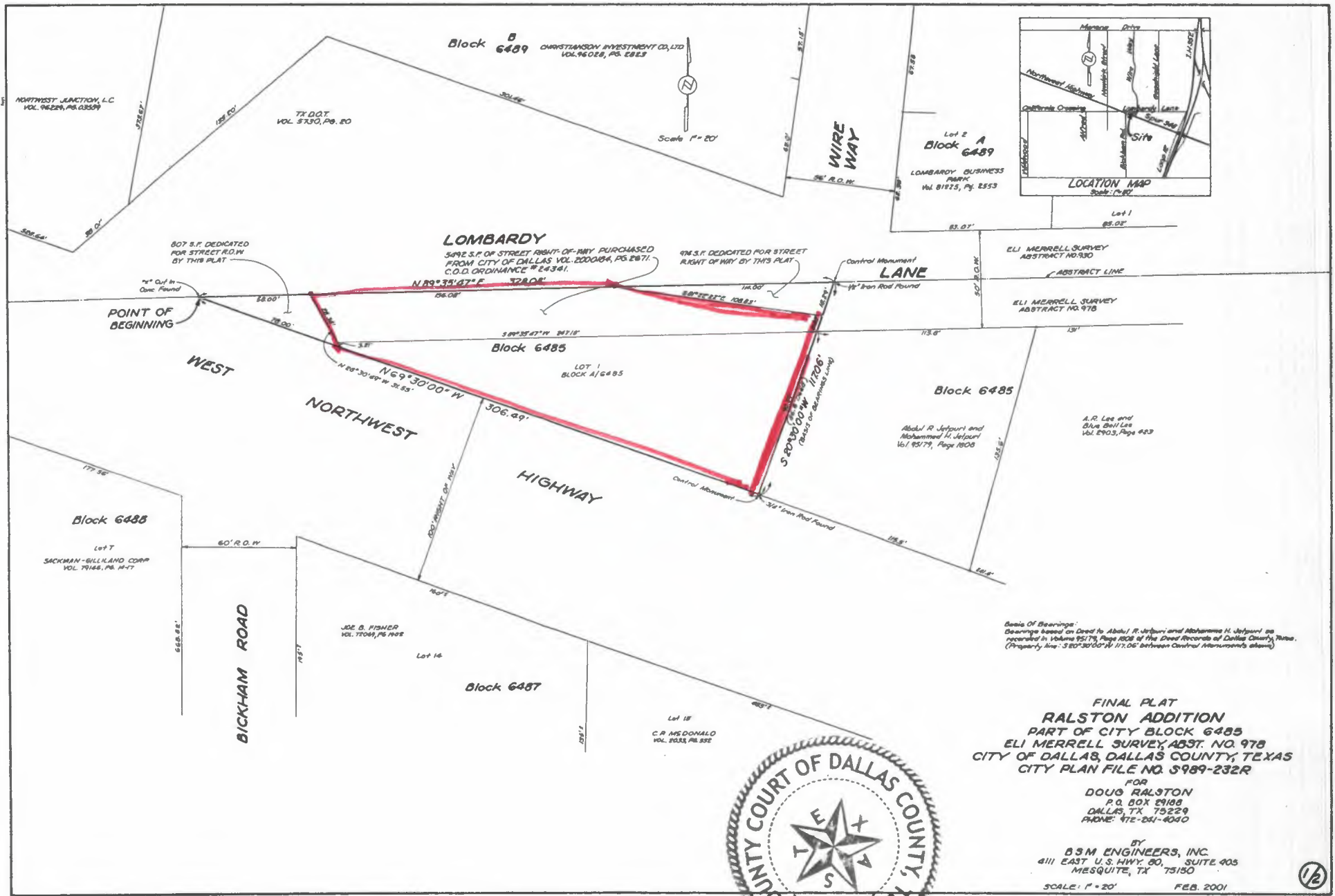
1:4,800

Case ID: BDA234-036

Printed: 12/12/2023

1507714
14/08

16167 00031
2001/10/17 00031



Block B 6489
CHRISTIANSON INVESTMENT CO., LTD.
VOL. 96028, PG. 2823

NORTHWEST JUNCTION, L.C.
VOL. 96229, PG. 03599

TX D.O.T.
VOL. 37350, PG. 20

Lot 2
Block 6489
LOMBARDY BUSINESS
PARK
Vol. 81925, Pg. 2553

Lot 1
ELI MERRELL SURVEY
ABSTRACT NO. 930

ELI MERRELL SURVEY
ABSTRACT NO. 978

LOMBARDY
3492 S.F. OF STREET RIGHT-OF-WAY PURCHASED
FROM CITY OF DALLAS VOL. 200084, PG. 2871;
C.O.D. ORDINANCE # 24341.

$N 89^{\circ} 35' 47'' E$ 328.06'

$S 89^{\circ} 35' 47'' W$ 287.18'

Block 6485

LOT 1
BLOCK A/6485

$N 69^{\circ} 30' 00'' W$

306.29'

NORTHWEST

HIGHWAY

Block 6488

Abdul R. Jafouri and
Mohammed H. Jafouri
Vol. 85179, Page 1808

A.R. Lee and
Blva Bell Lee
Vol. 8903, Page 423

Block 6488

Lot 7
SACKMAN-GILLILAND CORP
VOL. 79146, PG. M-77

BICKHAM ROAD

JOE B. FISHER
VOL. 77069, PG. 1908

Lot 16

Block 6487

Lot 18
C.R. McDONALD
VOL. 20335, PG. 332

Basis of Bearings:
Bearings based on Dred to Abdu/ R. Jafouri and Mohammed H. Jafouri as
recorded in Volume 85179, Page 1808 of the Deed Records of Dallas County, Texas.
(Property line: $S 80^{\circ} 32' 00'' W$ 117.06' between Central Monument's chain)

FINAL PLAT
RALSTON ADDITION
PART OF CITY BLOCK 6485
ELI MERRELL SURVEY, ABST. NO. 978
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5989-232R

FOR
DOUG RALSTON
P.O. BOX 29188
DALLAS, TX 75229
PHONE: 472-041-8040



BY
BSM ENGINEERS, INC.
4111 EAST U.S. HWY. 50, SUITE 905
MESQUITE, TX 75150

SCALE: $1" = 20'$ FEB. 2001

BDA-234-036

1/2

2001 167 00031

STATE OF TEXAS:
COUNTY OF DALLAS:

OWNERS CERTIFICATE

Whereas, Doug Ralston, Trustee for ROA Trust is the owner of a tract or parcel of land situated in the City of Dallas, Dallas County, Texas, and being part of Dallas City Block 6465; and being in the Eli Merrell Survey, Abstract 978; and being a part of Tract No. 2 of the purchase of the Eli Merrell Estate, recorded in Volume B, Page 567 of the 14th District Court Minutes and being the same land described by deed recorded in Volume 81210, Page 1841 of the Deed Records of Dallas County, Texas, and being that tract of land conveyed to Doug Ralston recorded in Volume 98183, Page 5683 of the Deed Records of Dallas County, Texas, also including 5,492 square feet of Lombardy Lane ROW purchased from the City of Dallas and returned in Volume 2000184, Page 2671 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a cross found for corner in concrete pavement at the intersection of the North line of said Eli Merrell Survey with the northeast line of Northwest Highway;

THENCE North 89° 35' 47" East a distance of 328.08 feet following the north line of the Eli Merrell Survey to a 1/4 inch iron rod found for corner in asphalt paving;

THENCE South 20° 30' 00" West a distance of 117.00 feet following the southwest line of the tract of land conveyed to Abdul B. Jappari and Mohammed H. Jappari by deed recorded in Volume 95179, Page 1808 of the Deed Records of Dallas County, Texas to a 3/4 inch iron rod found for corner in the northeast line of Northwest Highway;

THENCE North 69° 30' 00" West a distance of 306.49 feet following the northeast line of Northwest Highway to the place of beginning and containing 17,959 square feet or 0.412 acres of land.

Basis of Survey:
Bearings based on deed of Abdul B. Jappari and Mohammed H. Jappari as recorded in Volume 95179, Page 1808 of the Deed Records of Dallas County, Texas.

OWNERS DEDICATION:
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DOUG RALSTON, Trustee for ROA Trust acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as RALSTON ADDITION in addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall inure to the public, fire and police utility, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line easements is the responsibility of the property owner. No buildings, fences, signs, driveways, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the common use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fence, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easement, and all public utilities shall at all times have the full right of ingress and egress to or from said upon the said easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining and adding to or removing all or parts of its respective systems without the necessity in any case of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the mains to the curb or pavement line, and descriptions of such additional easements herein granted shall be determined by their location as furnished.

This plat approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.

WITNESS, my hand at Dallas, Texas, this 17th day of May, 2001.
By: Doug Ralston
Doug Ralston, Trustee for ROA Trust

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared DOUG RALSTON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 17th day of May, 2001.
Notary Public in and for Dallas County



STATE OF TEXAS
COUNTY OF DALLAS

SURVEYOR'S CERTIFICATE

I, Arthur F. Beck, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from a actual on the ground survey of the land, and the monuments shown thereon were found and/or placed under my personal supervision in accordance with the planning rules and regulations of the City Plan Commission of the City of Dallas, Texas.

Arthur F. Beck
Arthur F. Beck
Texas Registered Professional Land Surveyor No. 2130



STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Arthur F. Beck known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 16th day of August, 2001.
Notary Public in and for Dallas County



FINAL PLAT
RALSTON ADDITION
PART OF CITY BLOCK 6465
ELI MERRELL SURVEY, ABST. NO. 978
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 6909-232R

FOR
DOUG RALSTON
P.O. BOX 29183
DALLAS, TX 75229
PHONE: 972-241-6040

BY
BSM ENGINEERS, INC.
4111 EAST U.S. HWY. 80, SUITE 405
MESQUITE, TX 75150

SCALE: 1" = 20' FEB. 2001

BD234-036

THE CITY OF DALLAS, TEXAS
OFFICE OF THE CLERK OF COURTS
167 00031

167 00031

CERTIFICATE OF APPROVAL
The City of Dallas, Texas, has approved the proposed amendments to the City Charter, as set forth in the attached document, and has authorized the City Clerk to execute the same.

[Signature]
City Clerk

[Signature]
City Clerk

2001 167 00031

FILED
RECEIVED
CITY CLERK
DALLAS, TEXAS

S 989-232 R

S 989-232 R (7046)



BOA234036

AN ADDITION TO AN EXISTING BUILDING
 UNCLE DAN'S PAWN
 2105 W. NORTHWEST HWY.
 DALLAS, TEXAS

SCOPE OF WORK

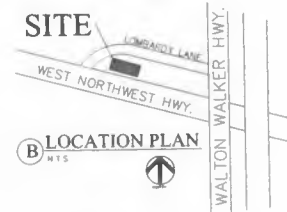
A 700 S.F. STORAGE ADDITION TO AN EXISTING METAL BUILDING CONSISTING OF "T" PANEL, WALLS AND ROOF W/ INSULATION ON STEEL WALL AND ROOF FRAMING W/ CONCRETE SLAB AND GRADE BEAM FOUNDATION. WORK INCLUDES ELECTRICAL FOR POWER AND LIGHTING. SPACE IS NOT AIR-CONDITIONED.

INDEX OF DRAWINGS

- G 0 COVER SHEET / SITE PLAN / FLOOR PLAN
- A1 ADDITION PLAN / SECTIONS
- A2 ELEVATIONS
- S101 STRUCTURAL PLAN
- E1 ELECTRICAL PLAN
- E2 ELECTRICAL NOTES
- M1 HVAC PLAN
- M2 HVAC NOTES



B EXISTING SOUTH ELEVATION
 1/8"=1'-0"

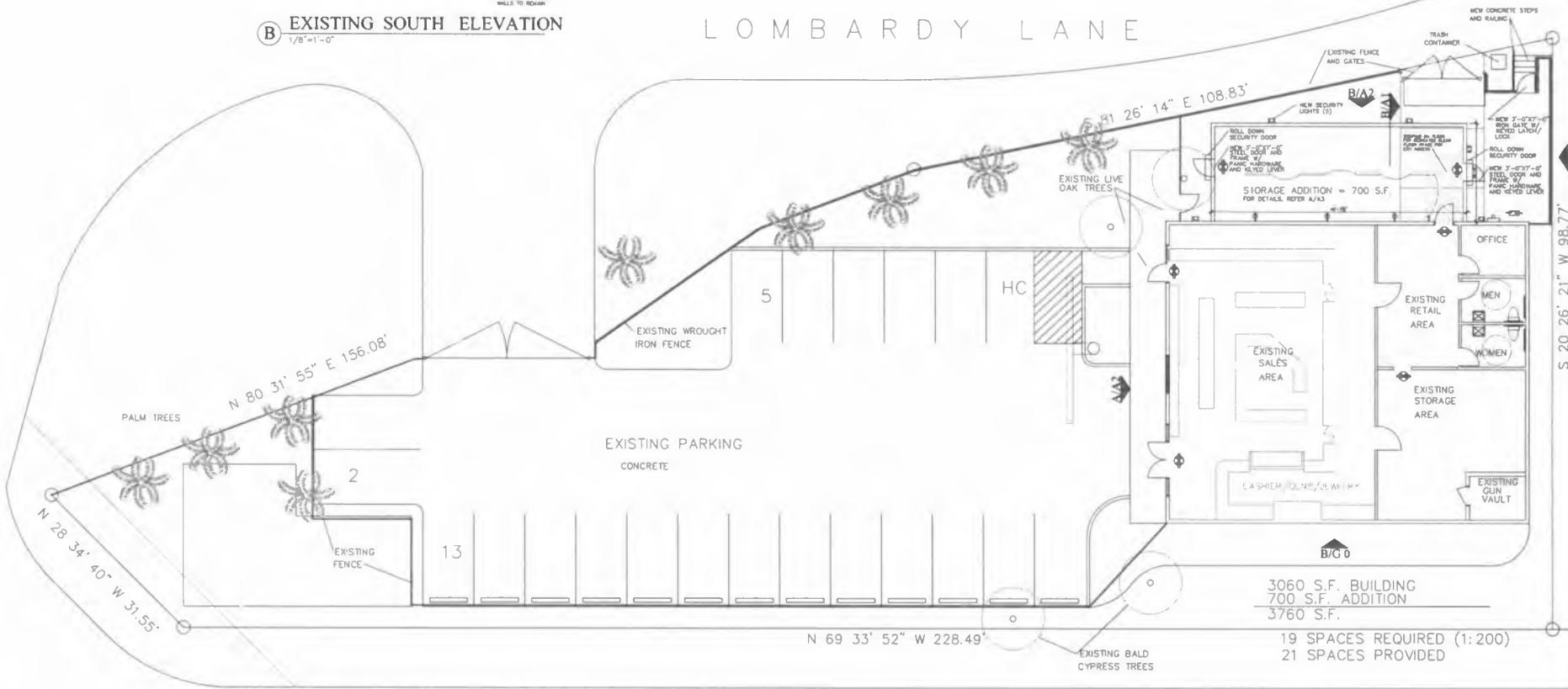


B LOCATION PLAN
 HTS



6723 NORTHPOINT
 DALLAS, TEXAS 75230
 jbwheeler66@gmail.com
 214-848-4747

AN ADDITION TO AN EXISTING BUILDING
 2105 W. NORTHWEST HWY.
 DALLAS, TEXAS



3060 S.F. BUILDING
 700 S.F. ADDITION
 3760 S.F.
 19 SPACES REQUIRED (1:200)
 21 SPACES PROVIDED

NORTHWEST HIGHWAY

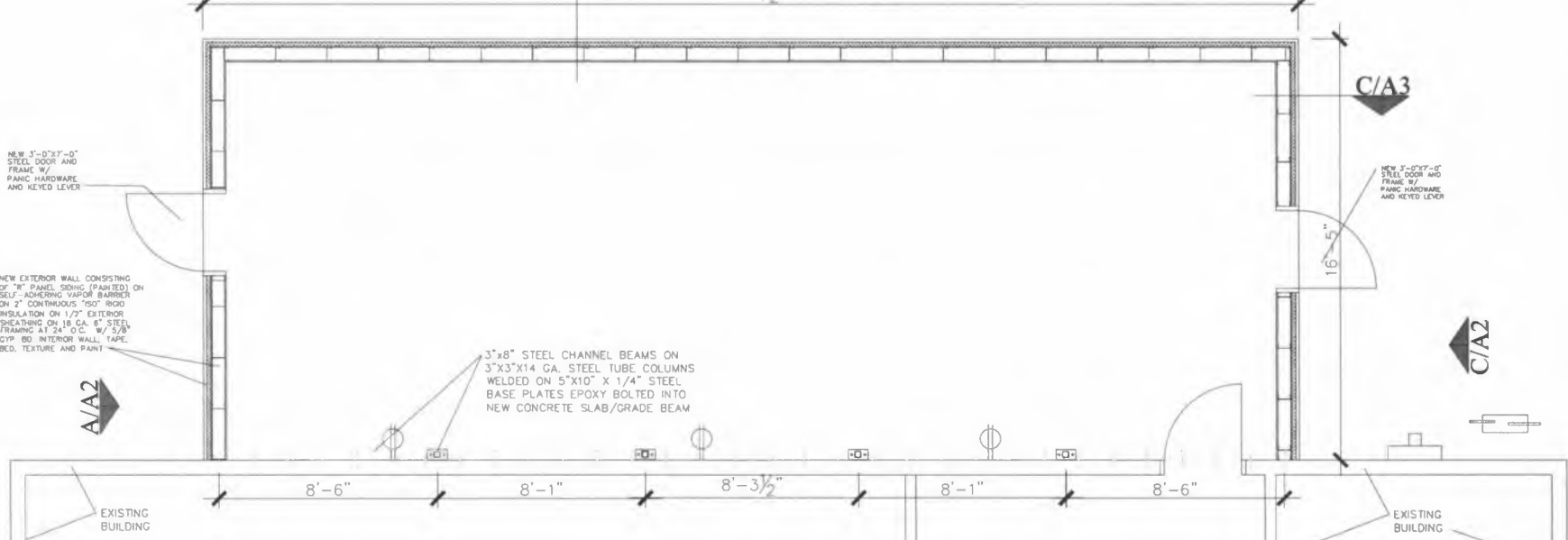
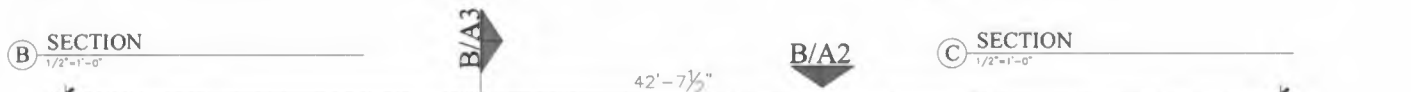
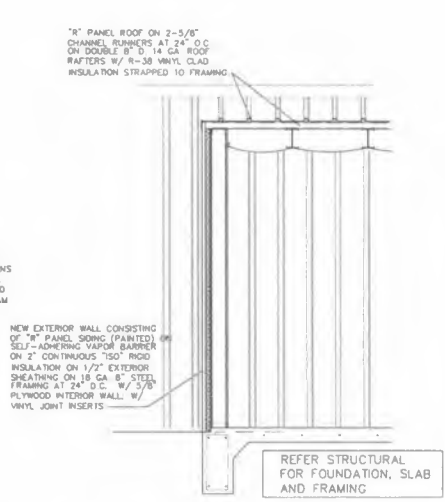
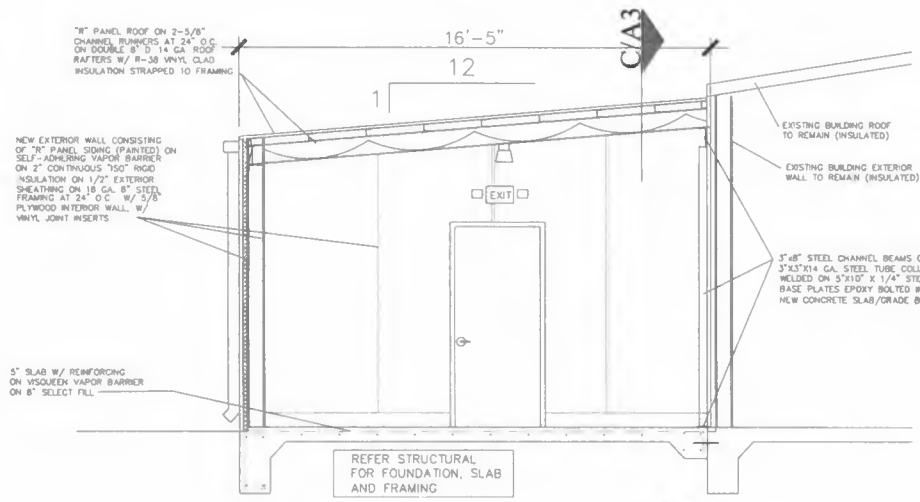
A SITE PLAN / FLOOR PLAN
 1/8"=1'-0"



NO.	REVISION

PROJECT NUMBER
G 0

BDA.234-034



A FOUNDATION / FRAMING PLAN
1/2"=1'-0"
STORAGE ADDITION = 700 S.F.



DEAN DASKAL ARCHITECT
8722 NORTHPORT DALLAS, TEXAS 75238
214-648-4747

AN ADDITION TO AN EXISTING BUILDING
2105 W. NORTHWEST HWY.
DALLAS, TEXAS

DATE	DESCRIPTION

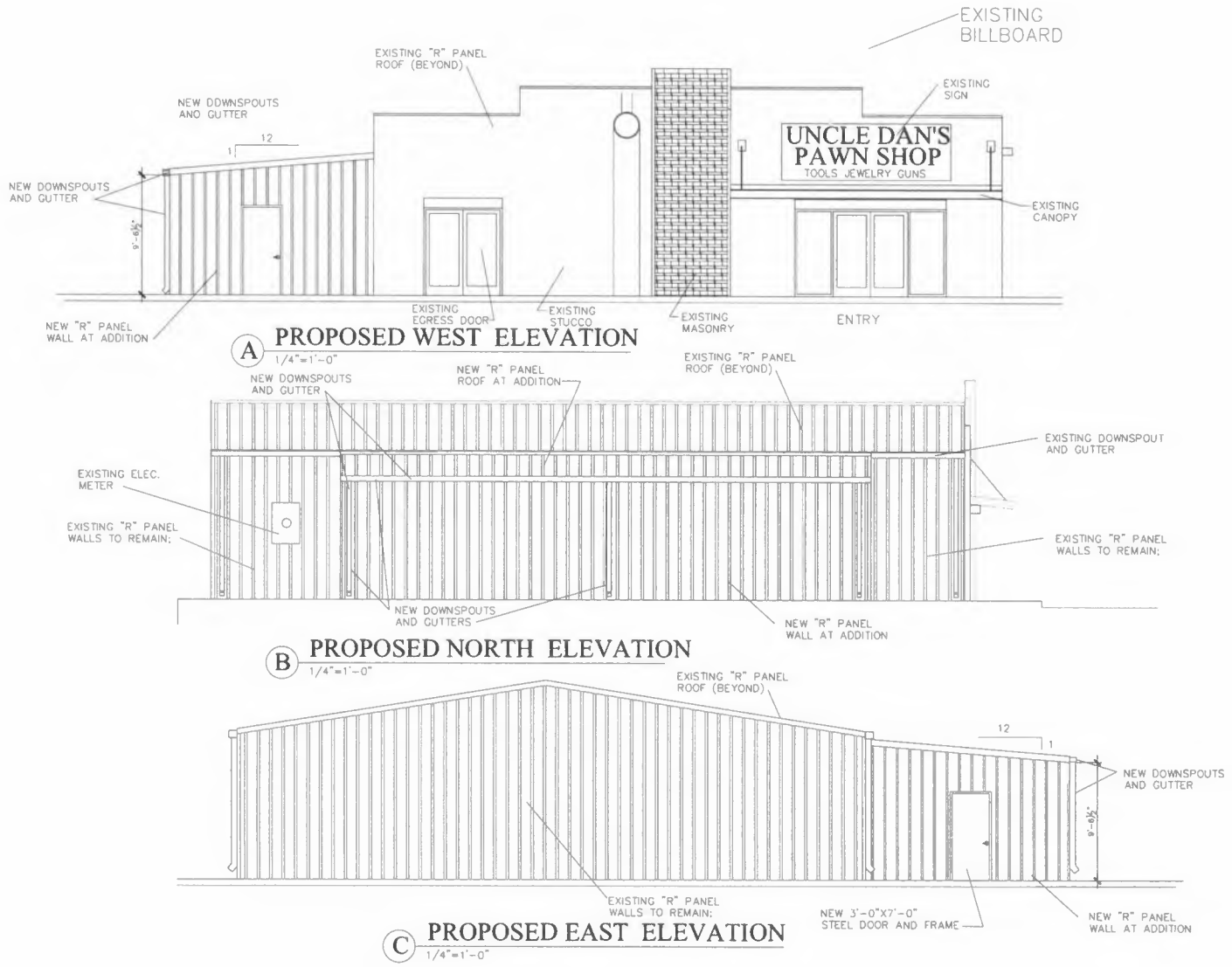
A1

BDA23A-036



AN ADDITION TO AN EXISTING BUILDING
 2105 W. NORTHWEST HWY.
 DALLAS, TEXAS

A2



BDA234-036