

FILE NUMBER: BDA245-035_195215662-001

BUILDING OFFICIAL'S REPORT: Application of Robert Baldwin for a waiver of the two-year waiting period to submit a board application on the same or related request regarding a variance to the parking setback regulation and a variance to the landscaping regulations at **1433 N WESTMORELAND ROAD**. This property is more fully described as Block 6160, Tract 1, and is zoned IR, PD-811(Subarea A), which requires that after a final decision is reached by the board, no further request on the same or related issues may be considered for that property for two years from the date of the final decision unless waived by the board.

LOCATION: 1433 N. Westmoreland Road

APPLICANT: Rob Baldwin – Baldwin Associates

REQUEST:

- (1) A request for a waiver to the two-year waiting period.

STANDARD FOR A TWO-YEAR LIMITATION WAIVER:

Section 51A-4.703(e)(3)(B) of the Dallas City Code specifies the board of adjustment may waive the two-year time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing. A simple majority vote by the board is required to grant the waiver.

STAFF RECOMMENDATION:

The staff does not make a recommendation on two-year limitation waiver requests since the standard is whether the board finds there are changed circumstances regarding the property sufficient to warrant a new hearing.

BDA History:

BDA history found in the last five years, BDA-245-035.

GENERAL FACTS/STAFF ANALYSIS:

- On March 18, 2025, the Board of Adjustment Panel A, approved variances to the (1) landscaping regulations and (2) parking setback regulations, to construct and/or maintain a nonresidential structure subject to the following conditions: Compliance with the most recent version of all submitted plans are required.