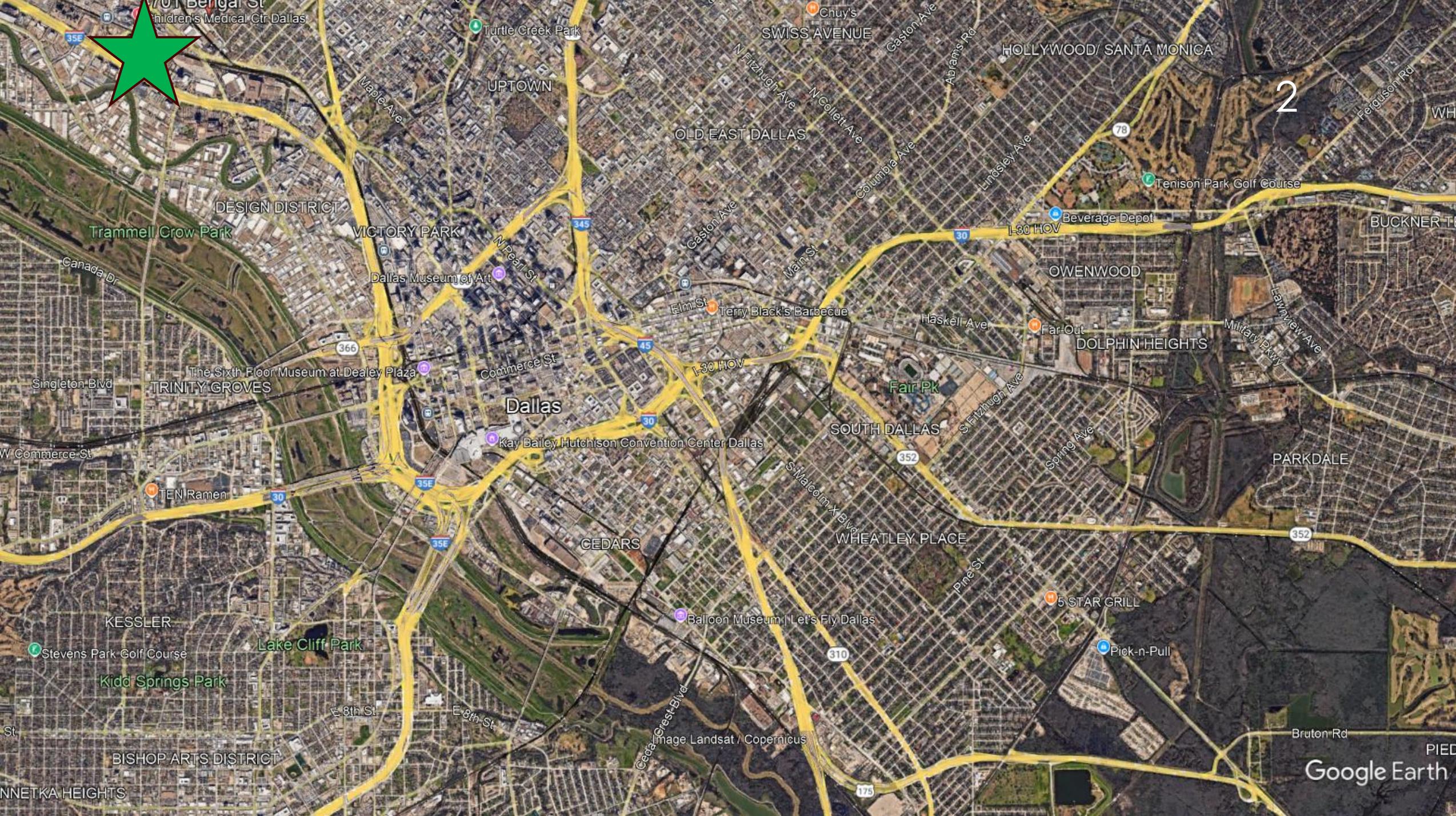


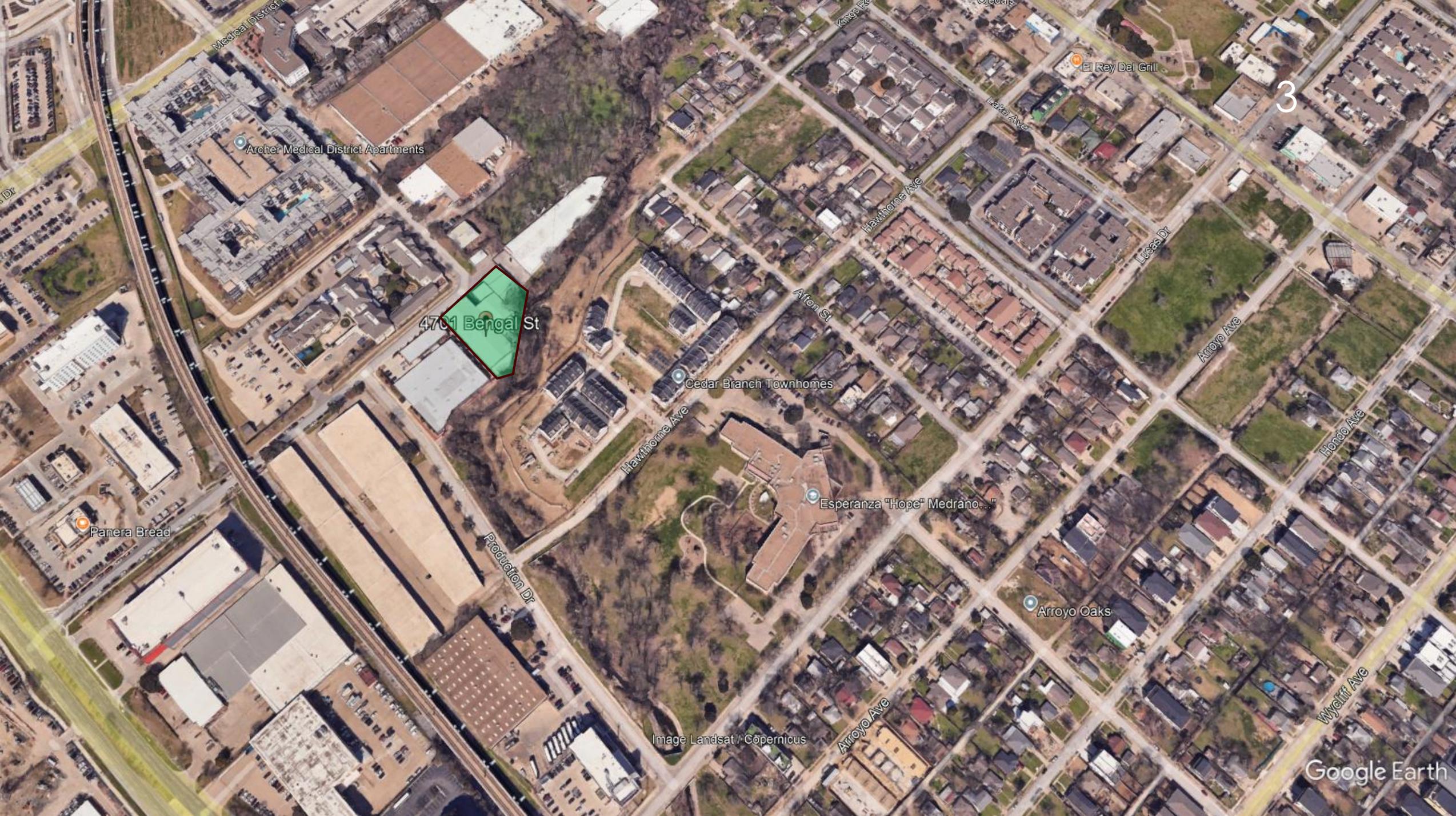


BOA-25-000066 (BT)

4701 BENGAL STREET



2



Medical District

Archer Medical District Apartments

4701 Bengal St

Panera Bread

Cedar Branch Townhomes

Esperanza "Hope" Medrano...

Arroyo Oaks

El Ray Dal Grill

3

Image Landsat / Copernicus

Google Earth



Area of Request

4

Macatee Dr
2199

Production Dr
4699

Hawthorne Ave
2200

Arton St
4500

Looking South to Area of Request

5



Request

- ▶ A variance to the front yard setback for a building facing a platted but unbuilt road. There are two front yards on this Property.
- ▶ This request has been approved twice and the building built according to approved plans and permits.
- ▶ The property owner has been working with the city for several years to resolve issues with the site. Most notably, a once-proposed bridge that was going to connect the residential neighborhood across the creek to Bengal Drive. This bridge is no longer going to be built.
- ▶ The city is requiring that we process this variance to update the CO.



SITE INFORMATION

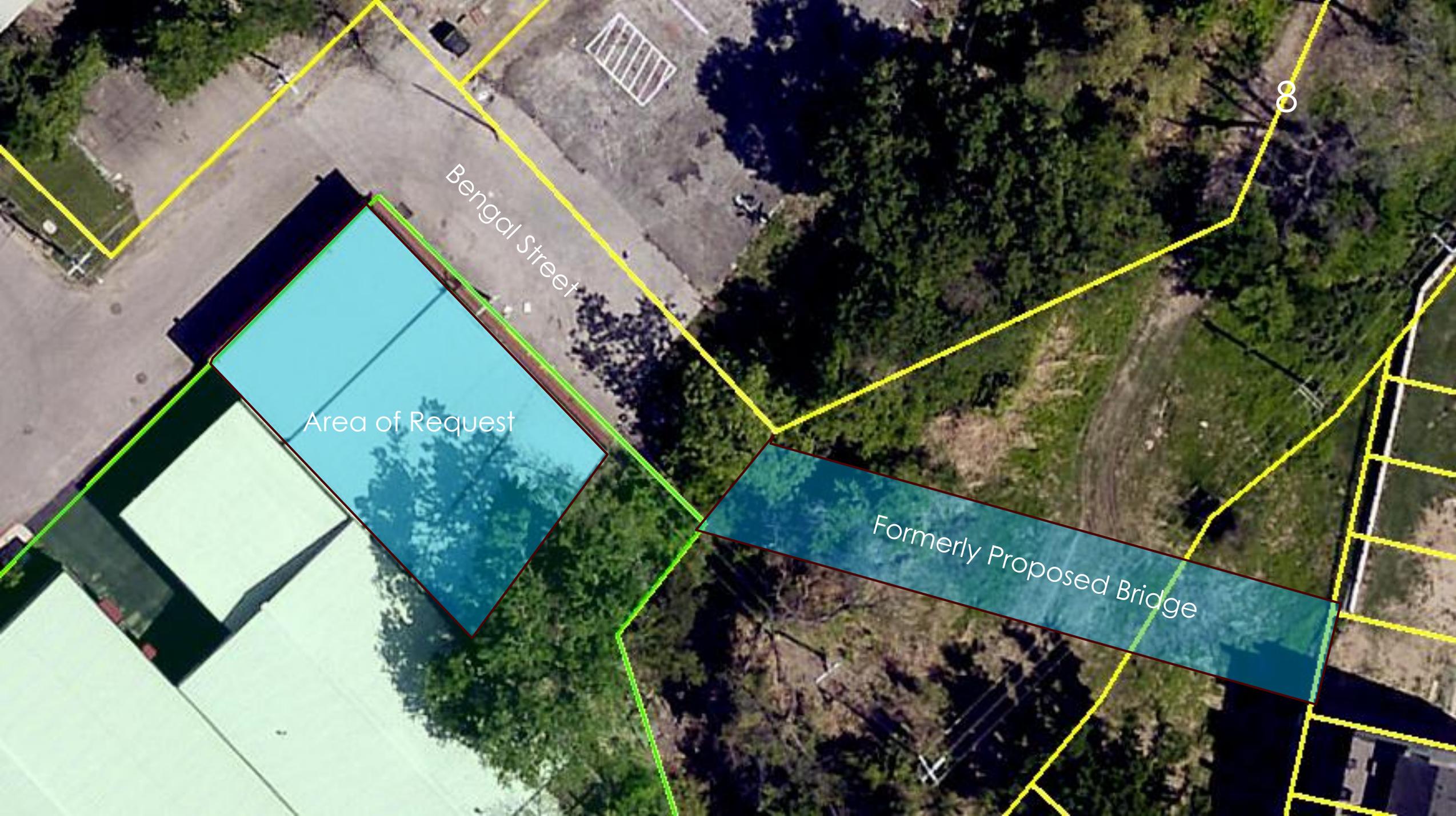
TOTAL LOT COVERAGE: 65%

REQUIRED SETBACKS:

FRONT (Macatee)	15 FT
FRONT (Unbuilt/Platted Street)	15 FT
REAR	0 FT

PROVIDED SETBACKS:

FRONT (Macatee)	0 FT
FRONT (Unbuilt/Platted Street)	0 FT
REAR	31 FT



Bengal Street

Area of Request

Formerly Proposed Bridge

8

Creek



Bengal Street ROW





City of Dallas

Certificate of Occupancy

Address: 2160 MACATEE DR, BLDG 1 75235 **Issued: 06/30/2020**

Owner: TODD TRACY
4701 BENGAL ST, DALLAS, TEXAS

DBA: FORENSIC ACCIDENT RESEARCH FACILITIES

Land Use: (6379) OFFICE SHOWROOM/WAREHOUSE

Occupied Portion:

C.O.#: 1809131074

Lot: 33	Block: 5743	Zoning:	PDD:	SUP:
Historic Dist:	Consrv Dist: Oak Lawn I	Pro Park: 46	Req Park: 45	Park Agrmt: N
Dwlg Units:	Stories: 1	Occ Code: MIX	Lot Area: 53153	Total Area: 4800
Type Const: IIB	Sprinkler: NFPA13	Occ Load:	Alcohol: N	Dance Floor:N

Remarks: OCCUPANCY B & S2, Scientific Lab, Office, Showroom, Warehouse

David Session, Building Official



Address

[Details](#)[Holds](#)[Applications](#)

Type	Project #	Status	Description	Issue Date	Trades
View Certificate of Occupancy	1809131074	Issued	BLDG 1 Certificate of Occupancy (CO) DBA: FORENSIC ACCIDENT RESEARCH FACILITIES	Feb 8, 2019	
View Certificate of Occupancy	2001162005	Expired	Building 1 Temporary (TCO) DBA: FORENSIC ACCIDENT RESEARCH	Jan 16, 2020	
View Master Permit	1809131070	Complete	BLDG 1 Building (BU) FA, FI, PL, ME, EL, GR, EC NEW CONSTRUCTION	Feb 8, 2019	EC, EL, FA, FI, GR, ME, PL

[Main Menu](#)



CITY OF DALLAS

12

May 23, 2011

Robert Baldwin
401 Exposition Ave
Dallas, TX 75226

Re: BDA 101-040, Property at 4701 Bengal Street

Dear Mr. Baldwin:

The Board of Adjustment Panel A, at its public hearing held on Tuesday, May 17, 2011 granted your request for a variance of 15 feet to the front yard setback regulations, subject to the following conditions:

- Compliance with the submitted site plan is required.

Contact Building Inspection at 320 E. Jefferson, Room 105 to file an application for a building permit or certificate of occupancy within 180 days from the date of the favorable action of the board.

Should you have any further questions regarding the Board's action, please contact me at (214) 670-4666.

A handwritten signature in blue ink, appearing to read 'Steve Long'.

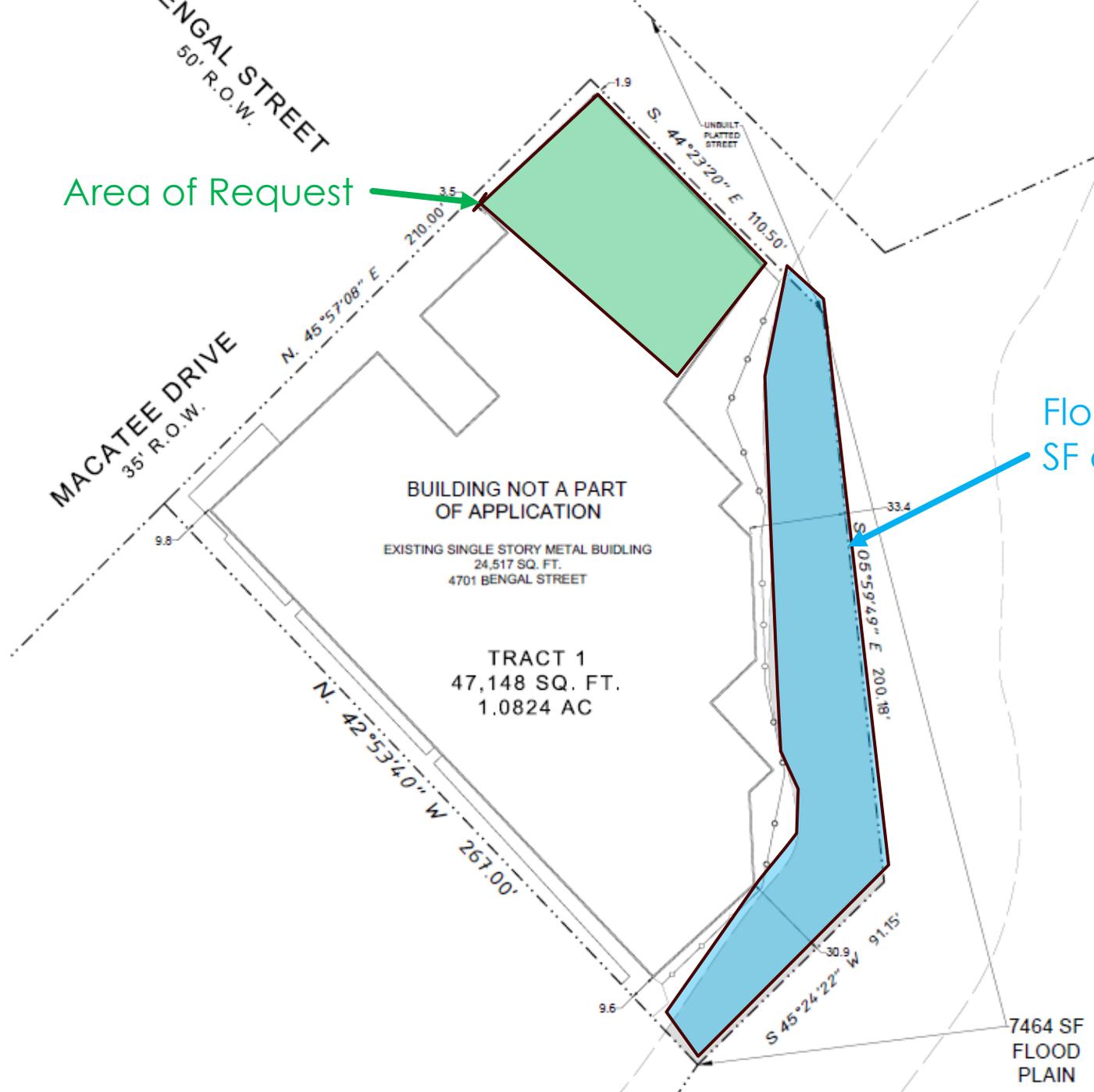
Steve Long, Board Administrator
Board of Adjustment
Sustainable Development and Construction

SL/tl

c: James Martin, Code Enforcement, 3112 Canton, Rm 100
Todd Duerksen, Bldg. Inspection, 320 E. Jefferson #105
File

Area of Request

Floodplain – 7,440 SF or 16% of site)



BUILDING NOT A PART OF APPLICATION
 EXISTING SINGLE STORY METAL BUILDING
 24,517 SQ. FT.
 4701 BENGAL STREET

TRACT 1
 47,148 SQ. FT.
 1.0824 AC

7464 SF
 FLOOD
 PLAIN

SITE INFORMATION

TOTAL LOT COVERAGE: 65%

REQUIRED SETBACKS:

FRONT (Macatee) 15 FT
 FRONT (Unbuilt/Platted Street) 15 FT
 REAR 0 FT

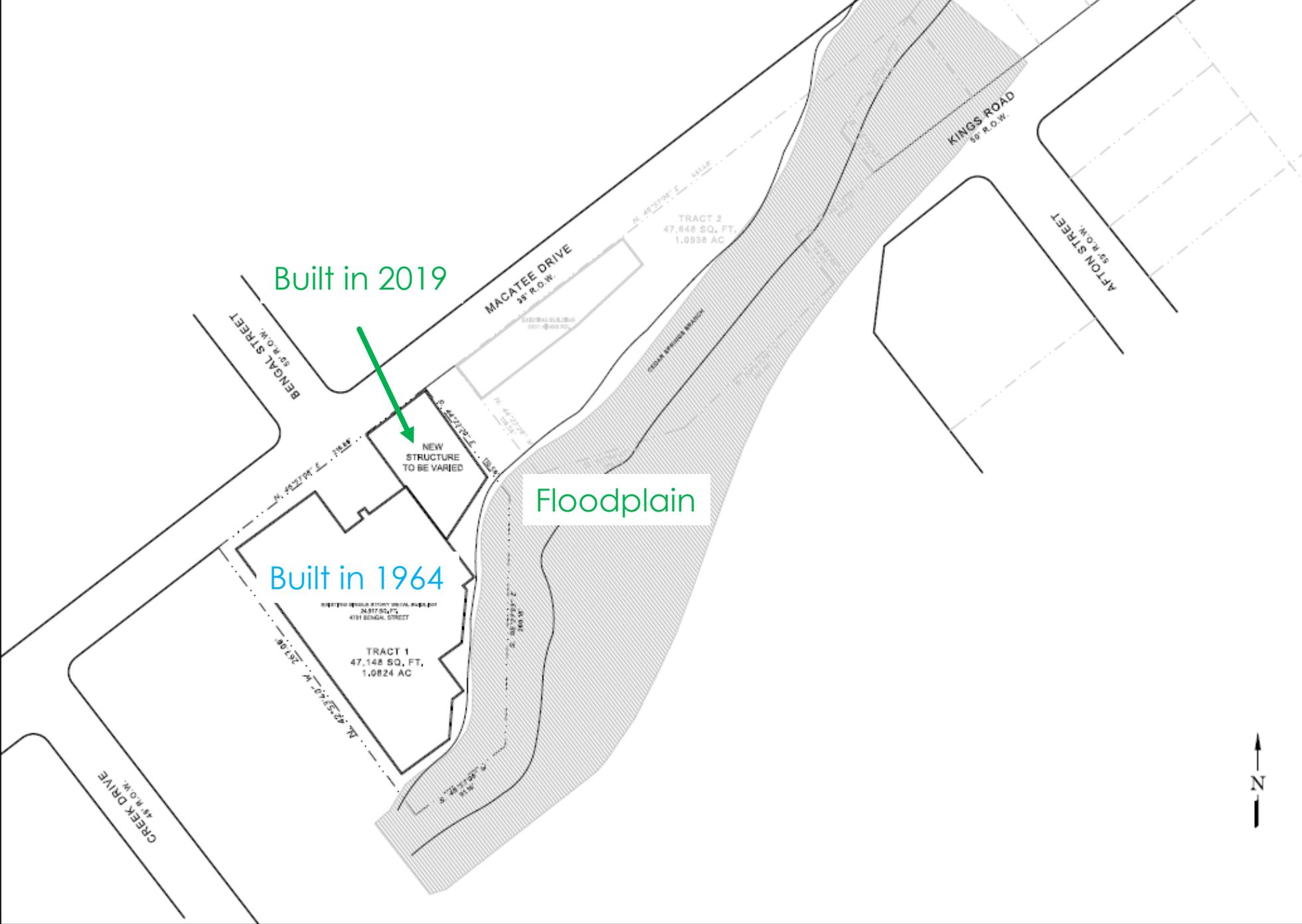
PROVIDED SETBACKS:

FRONT (Macatee) 0 FT
 FRONT (Unbuilt/Platted Street) 0 FT
 REAR 31 FT

BALDWIN ASSOCIATES
 3904 Elm Street, Suite B
 Dallas, Texas 75226
 MOBILE: 214.729.7949
 OFFICE: 214.824.7949
 rob@baldwinplanning.com

Baldwin
 Associates

4701 BENGAL
 CITY OF DALLAS, TEXAS



Variance Standards

- ▶ (i) the variance is not contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done;
 - ▶ This request is not contrary to the public interest. The Property is at the end of a dead end street and the majority of the building was built in compliance with the zoning in place when it was built. No front yard setbacks were required at the time and the city recognizes this as a nonconforming structure.
 - ▶ There are special conditions on the site that include an existing nonconforming building and a floodplain. In addition there is a platted but unbuilt road that dead ends into a creek. This road is triggering a front yard setback but it will never be improved or built. There are no neighboring properties affected.

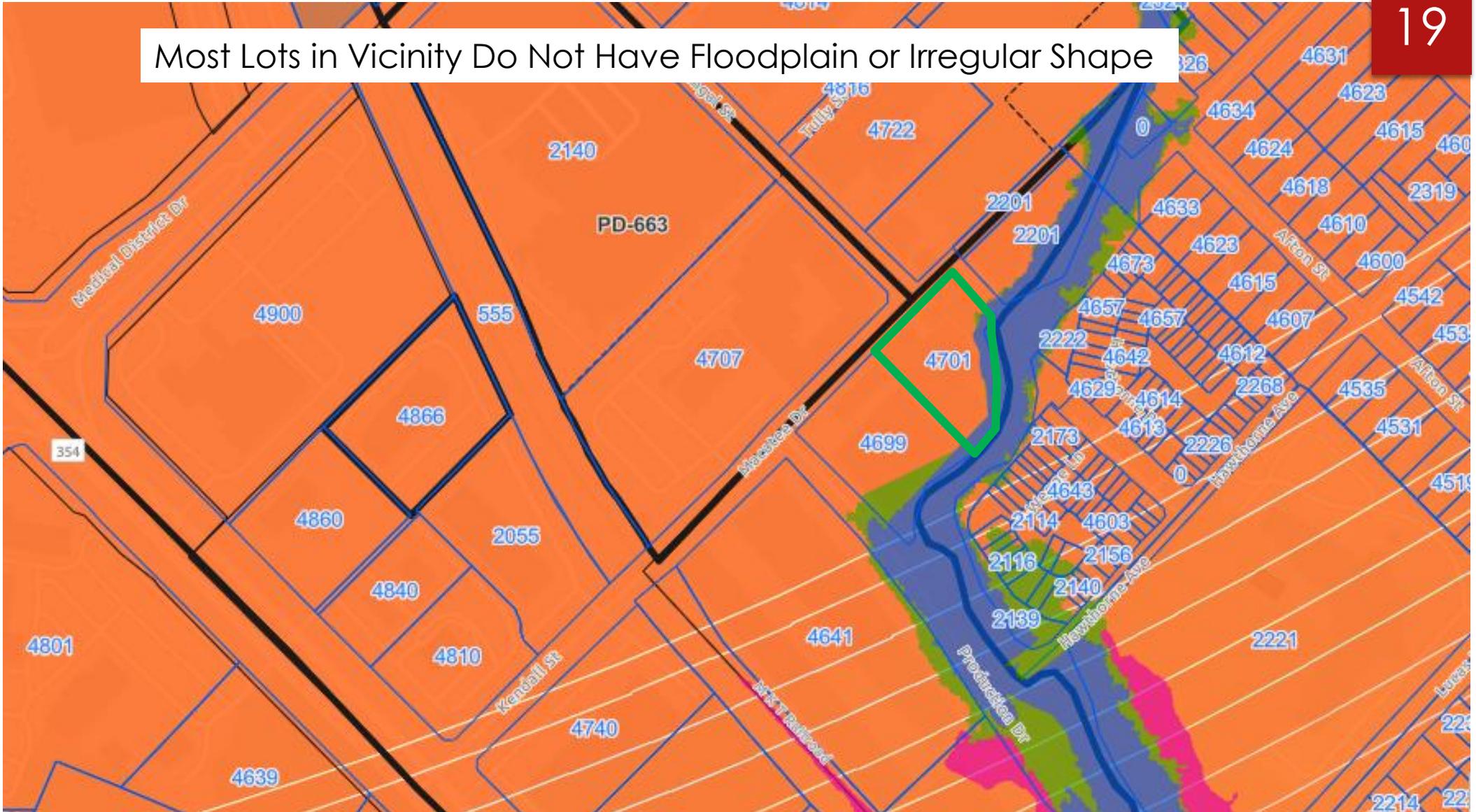
Variance Standards

- ▶ (ii) the variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
 - ▶ The Property is irregularly shaped and approximately 16 percent (7,440 sf) of the property is encumbered by a floodplain, which forces the building to be pushed north and east. The lot actually goes to the centerline of the creek.
 - ▶ The irregular shape and floodplain encumbrance is not common for other properties in the vicinity zoned IR.

Variance Standards

- ▶ (iii) the variance is not granted to relieve a self-created or personal hardship, nor for financial reasons only, except as provided in Subparagraph (B) (i), nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.
 - ▶ Due to the floodplain and irregular shape of the lot, this application is not requested to relieve a self-created or personal hardship.
 - ▶ The lot is at the end of a dead end street and immediately adjacent to a floodplain and platted but unbuilt street that will never be improved or function as a street.

Most Lots in Vicinity Do Not Have Floodplain or Irregular Shape



Looking East

20

Subject Building



Looking West

Building Subject to This Request



Looking East

Building Subject to This Request



Please Consider

- ▶ The Property is irregularly shaped and is encumbered by a floodplain. There is a property hardship.
- ▶ The majority of the building is deemed nonconforming by the City as it was built in compliance with the zoning requirements in effect at the time it was built.
- ▶ The street that is triggering the setback requirements is not built and will not be built as it dead ends into a creek and serves no other property.
- ▶ The improvements were built with permits issued by the City.
- ▶ The city is requiring us to go through this process again in order to perfect our Certificate of Occupancy.