

BOA-26-000042

A notice was added to this record on 2026-05-26.
 Condition: Severity: Notice
 Total conditions: 2 (Notice: 2)

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File Date: [05/26/2026](#)

Application Status: [In Review](#)

Assigned To: [Diana Barkume](#)

Description of Work: [BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000042 BUILDING OFFICIAL'S REPORT: Application of Robert Baldwin for \(1\) a special and for \(2\) a special exception to the fence opacity regulations at 4047 DALGREEN DR. This property is more fully described as block 4407 lot 6 and is zoned R-1ac\(A\). A fence in a required yard more than four feet above grade, requires a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front of the property. The applicant proposes to construct and/or maintain an 8-foot 2-inch-high fence in a required front-yard, which will require \(1\) a 4-foot 2-inch special exception to the fence regulations, required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require \(2\) a special exception to the fence height regulations. LOCATION: 4047 DALGREEN DR APPLICANT: Robert Baldwin REQUEST: \(1\) A request for a special exception to the fence height regulations \(2\) A request for a special exception to the fence opacity regulations](#)

Application Detail: [Detail](#)

Application Name:

Application Type: [Board of Adjustments](#)

Documents:	File Name	Document Group	Category	Description	Type	Docum
	Certified Deed.pdf	BLDG_BDA	Certificate - W...		application/pdf	Uploac
	block map.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploac
	4047 dalgreen drive su...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploac
	4047 Dalgreen Drive_No...	BLDG_BDA	Statement - Lien		application/pdf	Uploac
	4047 dalgreen drive su...	BLDG_BDA	Document		application/pdf	Uploac
	Certified plat.pdf	BLDG_BDA	Plat - Certifie...		application/pdf	Uploac
	Affidavits signed_comb...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploac
	2025 tax certificate.pdf	BLDG_BDA	Certificate - Tax		application/pdf	Uploac
	4047 dalgreen drive su...	BLDG_BDA	Survey - Metes ...		application/pdf	Uploac
	4047 dalgreen drive su...	BLDG_BDA	Legal Descripti...		application/pdf	Uploac
	block map.pdf	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploac
	250813 presley_L4.0 de...	BLDG_BDA	Plans - Other	Fence details	application/pdf	Uploac
	250813 presley_L4.1 de...	BLDG_BDA	Plans - Other	Fence details	application/pdf	Uploac
	BOA26000042mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploac
	BOA-26-000042_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploac
	BOA-26-000042_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploac
	BOA26000042z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploac
	BOA26000042a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploac
	BOA26000042n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploac

[Show all](#)

Address: [4047 DALGREEN DR, Dallas, TX 75214](#)

Owner Name: [PRESLEY MICHAEL & AMY REVOCABLE](#)

Owner Address: [4047 DALGREEN DR, TRUST, DALLAS, TEXAS 752142904](#)

Parcel No: [00000322099000000](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Robert Baldwin	Baldwin Associa...	Applicant	Mailing_3904 elm #B T...	Active
	Michael Presley		Property Owner	Mailing_4047 Dalgreen...	Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: [\\$1,325.00](#)

Total Fee Invoiced: [\\$1,325.00](#)

Balance: [\\$0.00](#)

Custom Fields: Property Details

Existing Zoning	Lot Number	Lot Size (Acres)
R-1ac(A)	6	1.850
Block Number	Lot Size (Sq. Ft)	How many streets about the property?
4407	80586	1
Land Use	Is the property platted?	Status of Project
residential	No	Proposed
Status of Property	Previous Board of Adjustment case filed on this property	Accommodation for someone with disabilities
Owner Occupied	No	No
File Date	Selecione si necesitara un interprete	Case Number
-	-	-
Are you applying for a fee waiver?	Have the standards for variance and or special exception been discussed?	Has the Notification Sign Acknowledgement F
No	Yes	Yes
Referred by		
Self		

Internal Use Only

Source of Request Self	Fee Waiver Granted	Number of Parking Spaces -
Lot Acreage 1.850		

PDox Information

PDox Number
-

Board of Adjustment Request

Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the c
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception		of 4'2" to the fence height to allow a fence and columns up to 8'2"	Heavily treed area near a cemetery and Whi in the area have similar fences and we feel ti the surrounding homes.
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception		to the opacity requirements to allow a portion of the fence to be constructed of solid materials.	Heavily treed area near a cemetery and Whi in the area have similar fences and we feel ti the surrounding homes.

Street Frontage Information

Street Frontage Linear Feet (Sq. Ft) (Number)

Front	150.48
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Case Information

Full Request	Brief Request	Zoning Requirements	Relevant Histor
to construct and/or maintain an 8-foot 2-inch-high fence in a required front-yard, which will require a 4-foot 2-inch special exception to the fence regulations	special exception to the fence regulations	A person shall not erect or maintain a fence in a required yard more than four feet above grade	N/A-proposed-si rear permitted
and to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require a special exception to the fence opacity regulations, and to	special exception to the fence opacity regulations	requires a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line.	N/A-proposed-si rear permitted

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes
			6ES	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	Fence heigh
			6ES	A	Cheri Gambow	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	Opacity

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				7.38			9-Paula Blackmon	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Diana Barkume	Intake Complete	06/06/2026	Accela Administr...
GIS AOR Review	Elham Elbadawi	Review Complete	06/10/2026	Elham Elbadawi
Case Assignment		Case Manager...		
Site Inspection				
Plans Distribution			06/06/2026	
Subdivision Review				
Q Team Review				
Arborist Review				
Building Code Review				
Zoning Review				
Electrical Review				
Eng Water and Wastewat...				
Historic Preservation ...				
Eng Paving and Drainag...				
Eng Flood Plain Review				
Board of Adjustment Re...				
Conservation Review				
Traffic Review				
GIS Review				
Residential Team Review				
Signs Review				
Plans Coordination				
Board of Adjustment He...				
Two-Year Waiver Period				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
BOA History	This will display in t...	Applied	05/26/2026	Notice	
Flood Zone	Flood Zone	Applied	05/26/2026	Notice	Accela Administr...
Flood Zone	Flood Zone	Applied	05/26/2026	Notice	Accela Administr...
General Facts/Staff An...	This will display in t...	Applied	05/26/2026	Notice	
Land Use	This will display in t...	Applied	05/26/2026	Notice	

Name	Short Comments	Status	Apply Date	Severity	Action By
Staff Recommendation	Staff Recommendation	Applied	05/26/2026	Notice	
Standard of Review	This will display in t...	Applied	05/26/2026	Notice	
Timeline	This will display in t...	Applied	05/26/2026	Notice	
Zoning	This will display in t...	Applied	05/26/2026	Notice	

Application Comments:	View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments

**BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS**

FILE NUMBER: BOA-26-000042

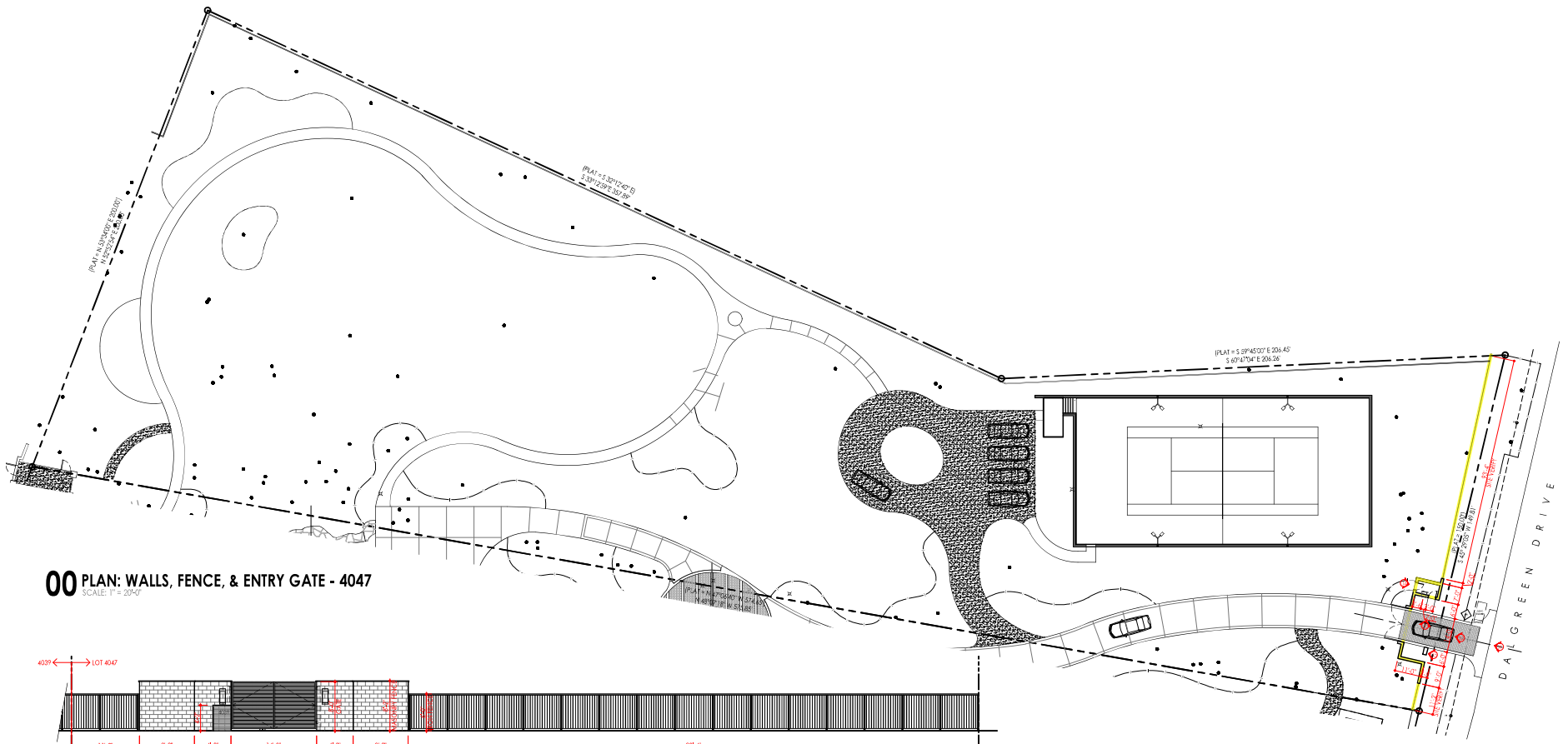
BUILDING OFFICIAL'S REPORT: Application of Robert Baldwin for (1) a special exception to the fence height regulations, and for (2) a special exception to the fence opacity regulations at 4047 DALGREEN DR. This property is more fully described as block 4407 lot 6 and is zoned R-1ac(A), which a person shall not erect or maintain a fence in a required yard more than four feet above grade, requires a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line. The applicant proposes to construct and/or maintain an 8-foot 2-inch-high fence in a required front-yard, which will require (1) a 4-foot 2-inch special exception to the fence regulations, and to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require (2) a special exception to the fence opacity regulations.

LOCATION: 4047 DALGREEN DR

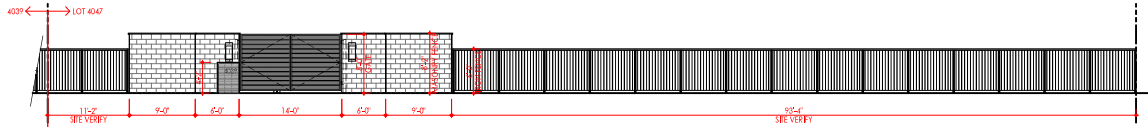
APPLICANT: Robert Baldwin

REQUEST:

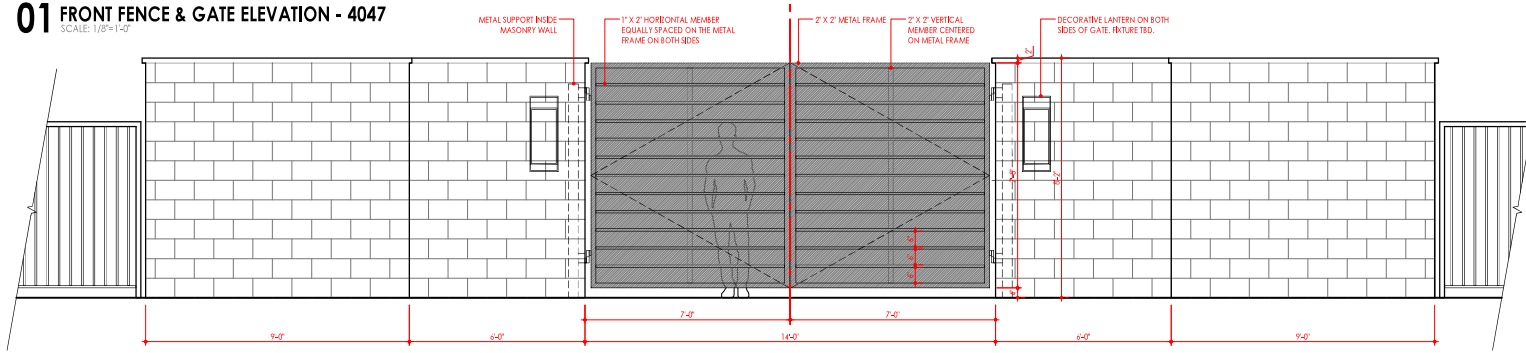
- (1) A request for a special exception to the fence height regulations
- (2) A request for a special exception to the fence opacity regulations



00 PLAN: WALLS, FENCE, & ENTRY GATE - 4047
SCALE: 1" = 20'-0"



01 FRONT FENCE & GATE ELEVATION - 4047
SCALE: 1/8" = 1'-0"



02 MAIN ENTRY GATE ELEVATION - 4047
SCALE: 1/2" = 1'-0"

PRESELY RESIDENCE
4047 DALGREEN DRIVE
DALLAS, TEXAS

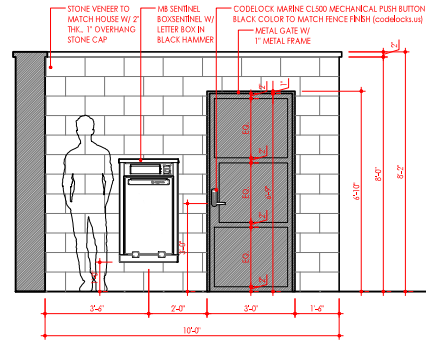
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SCALE: SEE DETAILS

DATE: 2/28/23
REVISIONS:

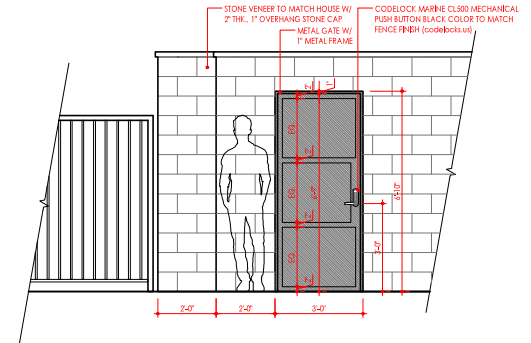
FRONT FENCE & GATE DETAILS - 4047

FOR REVIEW ONLY

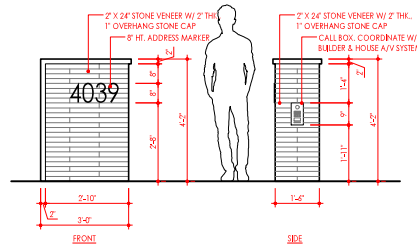
L4.1



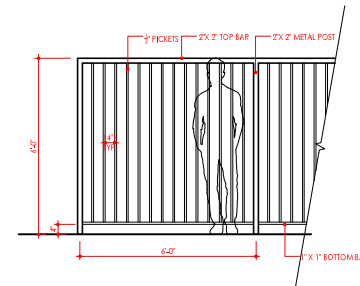
03 MAILBOX & PEDESTRIAN GATE ELEVATION - 4047
SCALE: 1/2"=1'-0"



04 PEDESTRIAN GATE ELEVATION - 4047
SCALE: 1/2"=1'-0"



05 ADDRESS MARKER ELEVATION - 4047
SCALE: 1/2"=1'-0"



06 TYPICAL 6'-0" IRON FENCE
SCALE: 1/2"=1'-0"