

FILE NUMBER: BOA-25-000036(DB)

BUILDING OFFICIAL'S REPORT: Application of **ROBERT BALDWIN** for a request for **(1)** a special exception to the fence height regulations along Claude Street, **(2)** a special exception to the 45-foot visibility obstruction regulations, and **(3)** a special exception to the fence opacity regulations along Claude Street at **1231 CLAUDE STREET**. This property is more fully described as Block E/3365 E 1/2 Lot 7, and is zoned R-5(A), which limits the height of a fence in the front-yard to 4-feet, requires a 45-foot visibility triangle at the street intersection, and requires a fence panel with a surface area that is less than 50-percent open may not be located less than 5-feet from the front lot line. The applicant proposes to construct and/or maintain a 6-foot high fence in a required front yard along Claude Street, which will require **(1)** a 2-foot special exception to the fence height regulations, to construct and/or maintain a single-family residential fence structure in a required 45-foot visibility obstruction triangle at the street intersection, which will require **(2)** a special exception to the 45-foot visibility obstruction regulation, 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 **(3)** a special exception to the fence opacity regulations along Claude Street.

LOCATION: 1231 CLAUDE STREET

APPLICANT: ROBERT BALDWIN

REQUEST:

- (1)** a special exception to the fence height regulations
- (2)** a special exception to the 45-foot visibility obstruction regulations
- (3)** a special exception to the fence opacity regulations

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT AND OPACITY REGULATIONS:

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence standard regulations when in the opinion of the board, **the special exception will not adversely affect neighboring property.**

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO THE VISUAL OBSTRUCTION REGULATIONS:

Section 51A-4.602(d)(3) of the Dallas Development Code states that the board may grant a special exception to the visual obstruction regulations when in the opinion of the board, **the item will not constitute a traffic hazard.**

STAFF RECOMMENDATION:

Special Exceptions (3):

- No staff recommendation is made on these requests.
- Traffic engineer made a recommendation of approval for a 30-foot visibility triangle.

BACKGROUND INFORMATION:

Zoning:

- **Site:** 1231 Claude Street
- **North:** of Claude Street
- **East:** of Ridge Street
- **South:** of Grant Street
- **West:** South Denley Drive

Land Use:

The subject site is developed with a single-family residence and is surrounded by similar single-family homes. The site immediately to the north was recently approved as PD 1127 for multifamily use; however, the approved multifamily development has not yet been constructed. Some vacant land was also observed during the site visit. Commercial zoning and limited commercial uses are located within the 200-foot notification area.

Lot Square Footage:

This lot size is approximately square feet 7,500sf (0.172ac).

BDA History:

No BDA history has been found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Robert Baldwin for the property located at 1231 Claude Street focuses on three requests relating to the fence height, fence opacity, and visual obstruction regulations.
- The property is zoned R-5(A) with a 20-foot front yard setback which allows a maximum 4-foot fence without board approval.

SUMMARY OF REQUESTS:

- Request to increase the front yard fence height from the maximum 4 feet to 6 feet along Claude Street.
- Request to allow a 100% closed board-on-board fence within 5 feet of the front yard setback.
- Request to reduce the required 45-foot visibility triangle at Claude Street and S Denley Drive to 30 feet, supported by the Traffic Engineer.
- The applicant proposes to construct and/or maintain a 6-foot-high board-on-board fence in the required front yard along Claude Street, which exceeds the maximum 4-foot height limit and the opacity limit within the front yard requirements permitted by the Dallas Development Code. Therefore, the granting of a special exception to the fence height and opacity regulations is required.

- The applicant proposes to construct and/or maintain a 6-foot-high fence in the required 45-foot visibility obstruction triangle at the intersection of Claude Street and S Denley Drive, which requires a special exception to be granted for the visual obstruction regulations.
- The fence along Claude Street was constructed without a permit; a permit for the S Denley portion was issued in August 2024.
- The property is adjacent to a proposed multifamily development under PD 1127, which results in the frontage along S. Denley being considered a side yard. This property is also the only one that could be directly affected by the parking layout of the proposed multifamily development. While safety concerns are not a formal review standard, the applicant submitted information regarding past incidents of vandalism and theft on the property, which they believe could increase once the multifamily development is constructed.
- Fences exist in the surrounding area, though the majority are shorter than the proposed 6-foot height and are more than 50 percent open.
- The Dallas Development Code allows fences in required front yards to be constructed up to a maximum height of 4 feet above grade, unless a special exception is granted.
- The burden of proof of the fence height and opacity rests with the applicant to demonstrate that the requested special exception will not adversely affect neighboring properties.
- The burden of proof of the visibility triangle rests with the applicant to demonstrate that the requested item will not constitute a traffic hazard.
- All other zoning regulations and development standards not specifically addressed in this application are presumed to be in compliance with applicable City of Dallas ordinances.
- Granting a special exception to the fence height regulations with a condition that the applicant complies with the submitted site plan and elevations would require the proposal to be constructed as shown on the submitted documents.
- Granting a special exception to the fence opacity regulations with a condition that the applicant complies with the submitted site plan and elevations would require the proposal to be constructed as shown on the submitted documents.
- Granting a special exception to the visibility obstruction triangle regulation with a condition that the applicant complies with the submitted site plan and elevations would require the proposal to be constructed as shown on the submitted documents.

[BOA-25-000036 at 1231 Claude](#)

Timeline:

July 25, 2025: Application submitted to the Board of Adjustment with supporting materials.

August 14, 2025: The Board of Adjustment Administrator assigned this case to Board of Adjustment **Panel C**.

August 15, 2025: The Planning and Development Project Coordinator emailed the applicant with the following information:

- A notification letter including the public hearing date, the assigned panel, and deadlines for submitting additional documentation.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.


August 29, 2025: The applicant requested that the case be postponed to allow time to discuss support issues with the traffic engineer.


October 20, 2025: Applicant provided new information and requested to move forward with the case.

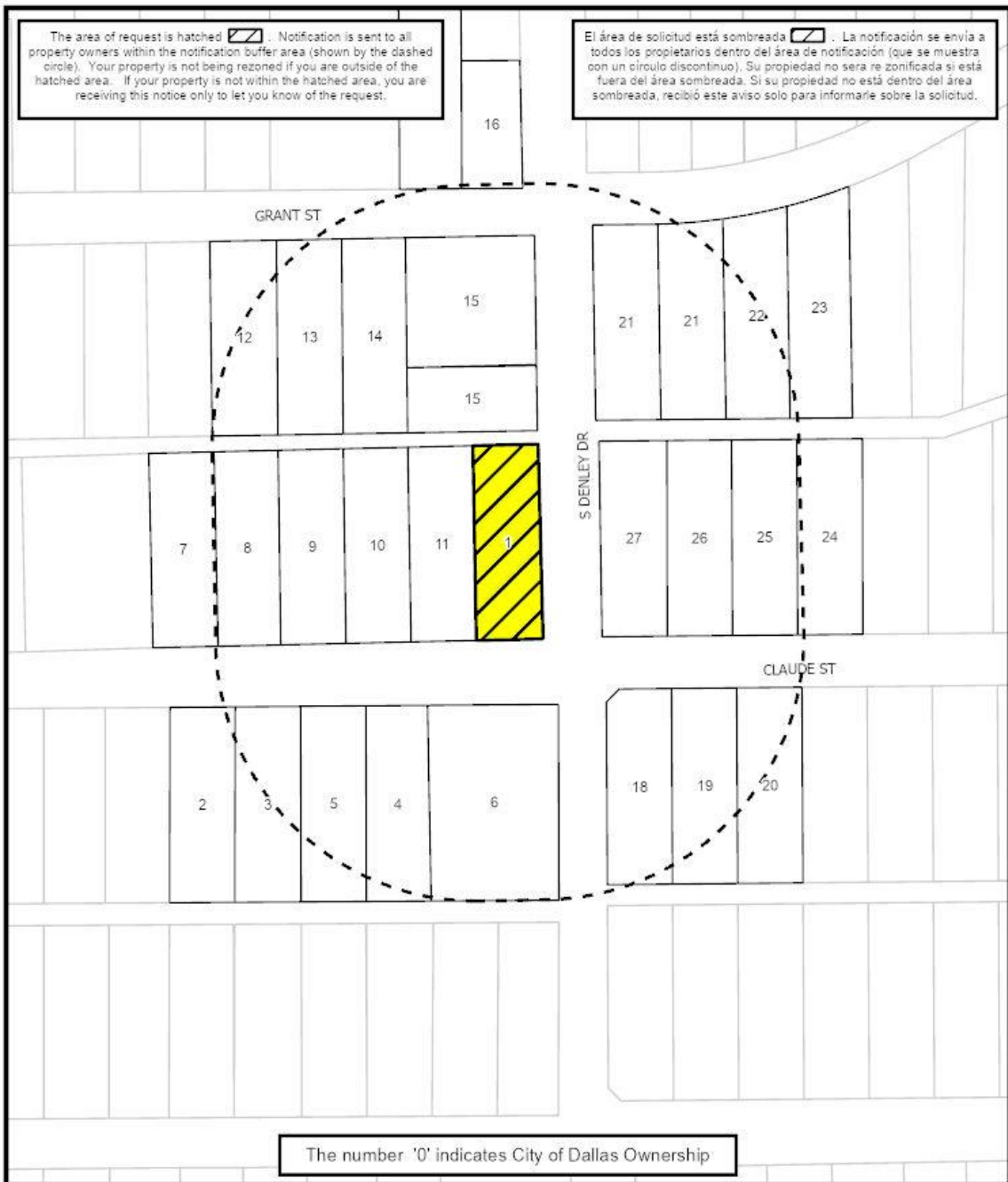
December 26, 2025 – deadline to submit materials for staff analysis **January 9, 2026** – deadline to submit materials for inclusion in the Board's docket

December 31, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the January public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer



The area of request is hatched  . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada  . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



1:1,200

NOTIFICATION

200'

AREA OF NOTIFICATION

27

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-25-000036**

Date: **8/8/2025**

Notification List of Property Owners

BOA-25-000036

27 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1231 CLAUDE ST	DODLA GANESH SAI KISHAN REDDY
2	1210 CLAUDE ST	ROSS ELISHA
3	1214 CLAUDE ST	SHAW BETTY
4	1222 CLAUDE ST	ARMAS MARIA SOLEDAD
5	1218 CLAUDE ST	ARMAS VALENTE &
6	1224 CLAUDE ST	CAZARES CASSAS LLC
7	1209 CLAUDE ST	JUAREZ SIXTO MITRE
8	1215 CLAUDE ST	CORIA RITA
9	1217 CLAUDE ST	GALDAMEZ JOSE WILLIAM
10	1223 CLAUDE ST	MORROW MARVA
11	1227 CLAUDE ST	MARTINEZ JOSE M & ANGELA
12	1214 GRANT ST	RESENDIZ ENRIQUE &
13	1218 GRANT ST	IM LLC
14	1222 GRANT ST	SHANNON CARMEN YVONNE
15	729 N DENLEY DR	BC EQUITIES III LLC
16	1231 GRANT ST	ALLEN DORIS A
17	1227 GRANT ST	SALAZAR DANIEL & GUADALUPE
18	1302 CLAUDE ST	CERDA EDGAR
19	1306 CLAUDE ST	KARIKAL GEORGE J
20	1310 CLAUDE ST	LARA JERONIMO & JULIA
21	1302 GRANT ST	ROSENBOROUGH LARRY L
22	1310 GRANT ST	COHENS KAHDEEM
23	1314 GRANT ST	TORRES MANUEL JR
24	1315 CLAUDE ST	WALTEROS LAURA F &
25	1311 CLAUDE ST	WALKER MARSHON W LYONS
26	1307 CLAUDE ST	Taxpayer at
<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1303 CLAUDE ST	OBREGON ALFREDO &



1:1,200

AERIAL MAP

Case no: **BOA-25-000036**

Date: **08/06/2025**

NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C)

NOTICE IS HEREBY GIVEN that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C)** will hold a hearing as follows:

DATE: **THURSDAY, JANUARY 22, 2026**

BRIEFING: **10:30 a.m.** via **Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa012226>

HEARING: **1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa012226>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

BOA-25-000036(KMH) Application of Robert Baldwin for **(1)** a special exception to the fence height regulations along Claude Street, **(2)** a special exception to the 45-foot visibility obstruction regulations, and **(3)** a special exception to the fence opacity regulations along Claude Street at **1231 CLAUDE STREET**. This property is more fully described as Block E/3365 E 1/2 Lot 7, and is zoned R-5(A), which limits the height of a fence in the front-yard to 4-feet, requires a 45-foot visibility triangle at the street intersection, and requires a fence panel with a surface area that is less than 50-percent open may not be located less than 5-feet from the front lot line. The applicant proposes to construct and/or maintain a 6-foot high fence in a required front yard along Claude Street, which will require **(1)** a 2-foot special exception to the fence height regulations, to construct and/or maintain a single-family residential fence structure in a required 45-foot visibility obstruction triangle at the street intersection, which will require **(2)** a special exception to the 45-foot visibility obstruction regulation, 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 **(3)** a special exception to the fence opacity regulations along Claude Street.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am, the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at **6ES Council Briefing**. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually** must register online at <https://bit.ly/BDA-C-Register> by the **5 p.m. on Wednesday, January 21, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall.

Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.

Additional information regarding the application may be obtained by calling Dr. Kameka Miller-Hoskins, Chief Planner at (214) 948-4478, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am
the day of the hearing.
PLEASE REGISTER AT:
<https://bit.ly/BDA-C-Register>