

**FILE NUMBER:** BOA-26-000046

**BUILDING OFFICIAL'S REPORT:** Application of Robert Baldwin for a waiver to the two-year waiting period to submit a board application on the same or related request regarding a special exception to the fence height regulations and a special exception to the visibility triangle regulations at **1 DORSET PLACE**. This property is more fully described as Block D/5532, Lot 8, and is zoned R-1ac(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:** 1 Dorset Place

**APPLICANT:** Robert Baldwin

**REQUEST:**

- (1) A request for a waiver of 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-245-062.

**GENERAL FACTS/STAFF ANALYSIS:**

- On May 21, 2025, the Board of Adjustment Panel B granted special exceptions to the (1) fence height regulations and (2) visibility obstruction regulations subject to the following condition: Compliance with the most recent versions of all submitted plans are required.