

# Record Summary for Board of Adjustments

## Record

Record #	Status	Opened Date
BOA-25-000066	In Review	10/02/2025

### Application Name

### Detailed Description

A variance to the front yard setbacks along Macatee Drive and the unbuilt, platted street.

### Assigned To Department

Board of Adjustment

### Assigned to Staff

Diana Barkume

### Record Type

Board of Adjustments

## Custom Fields

### INTERNAL USE ONLY

Source of Request	-
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	1

### PDOX INFORMATION

PDox Number	-
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### PROPERTY INFORMATION

Existing Zoning	IR
Lot Number	29
Lot Size (Acres)	1
Block Number	5743
Lot Size (Sq. Ft)	39552
How many streets abut the property?	2
Land Use	warehouse
Is the property platted?	Yes
Status of Project	Existing
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	Yes
Accommodation for someone with disabilities	No
File Date	06/20/2017
Seleccione si necesitara un interprete	-
Case Number	BDA 167-069
Are you applying for a fee waiver?	No

Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	Sara Etebari Jirsaraee

### Custom Lists

#### Board of Adjustment Request

1

Type of Request	Variance
Request Description	Front-yard
Application Type	Multifamily or nonresidential variance
Affirm that an appeal has been made for	to the front yard setbacks along Macatee Drive and the unbuilt, platted street.
Application is made to BOA to grant the described appeal	The owner is seeking permission to maintain an existing structure on the building property line. Variances were approved in 2011 and 2017, but a permit was not issued in time to perfect the variance.

#### GIS Information

1

Census Tract Number	43.1
Council District	2

#### Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	211

2

Street Frontage	Front
Linear Feet (Sq. Ft)	115

### Contact Information

Name	Organization Name	Contact Type	Phone
Robert Baldwin Email: rob@baldwinplanning.com 3904 elm #B, Dallas, TX 75226	Baldwin Associates, LLC	Applicant	2147297949

Name	Organization Name	Contact Type	Phone
Eric Todd Tracy	CRASH INC	Property Owner	2148247949
Email: rob@baldwinplanning.com			
4701 BENGAL ST, DALLAS, TEXAS 752358007			

### Address

4701 BENGAL ST, Dallas, TX 75235

### Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000043005100000 0							

### Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	CRASH INC	4701 BENGAL ST, DALLAS, TEXAS 752358007	

### Status History

Status	Comment	Assigned Name	Status Date
Payment Due		Diana Barkume	12/02/2025
In Review	Updated By Script	Accela Administrator	12/03/2025
In Review		Anna Brickey	12/03/2025