

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000081	In Review	11/03/2025

Application Name

Detailed Description

BOA-25-000081(ND) Application of Robert Baldwin for (1) a variance to the floor area for structures accessory to single family use regulations at 4710 DORSET ROAD. This property is more fully described as Block E/5532, Lot 3, and is zoned R-1ac(A), which states that an accessory structure may not exceed 25 percent of the floor area of the main structure. The applicant proposes to construct and/or maintain a single-family residential accessory structure with 2,139 square feet of floor area (50.1% of the 4,267 square foot floor area of the main structure), which will require (1) a 1,072 square foot variance to the floor area for structures accessory to single family use regulations.

Assigned To Department

Board of Adjustment

Assigned to Staff

Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	Self
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	1.94

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	R-1ac(A)
Lot Number	3
Lot Size (Acres)	1.94
Block Number	E/5532
Lot Size (Sq. Ft)	85827
How many streets abut the property?	1
Land Use	residential
Is the property platted?	Yes
Status of Project	Proposed
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	-

Case Number	-
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	Self

Custom Lists

Board of Adjustment Meeting

1

Room	6ES
Panel	C
Presiding Officer	Robert F. Agnich
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
BOA Code Specialist	Diana Barkume
Case Assigned to	Sheniqua Dunn
Outcome	Held Under Advisement

2

Room	6ES
Panel	C
Presiding Officer	Robert F. Agnich
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
BOA Code Specialist	Diana Barkume
Case Assigned to	Sheniqua Dunn
Notes	(1) a variance to the floor area for structures accessory to single family use regulations

Board of Adjustment Request

1

Type of Request	Variance
Request Description	Floor area of the main structure
Application Type	Single Family/Duplex Variance or Special Exception
Affirm that an appeal has been made for	to allow for the construction of a garage that exceeds 25% of the main structure
Application is made to BOA to grant the described appeal	This will not negatively impact surrounding properties.

Case Information

1

Full Request	The applicant proposes to construct and/or maintain a single-family residential accessory structure with 2,139 square feet of floor area (50.1% of the 4,267 square foot floor area of the main structure), which will require (1) a 1,072 square foot variance to the floor area for structures accessory to single family use regulations.
Brief Request	(1) a 1,072 square foot variance to the floor area for structures accessory to single family use regulations
Zoning Requirements	which states that an accessory structure may not exceed 25 percent of the floor area of the main structure.
Relevant History	na
BOA History	No
BOA History Details	na

GIS Information

1

Census Tract Number	11.35
Council District	13

Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	251.82

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
Kathleen Kirby Email: rob@baldwinplanning.com	Kathleen Kirby, Trustee of the BMAS Trust	Property Owner	2148247949

Address

4710 DORSET RD, Dallas, TX 75229

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000041637700000							
0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	BMAS TRUST THE	16475 DALLAS PKWY STE 395, ADDISON, TEXAS 750016879	

Status History

Status	Comment	Assigned Name	Status Date
Payment Due		Diana Barkume	11/03/2025
In Review	Updated By Script	Accela Administrator	11/04/2025
In Review		Anna Brickey	11/05/2025
In Review		Kameka Miller-Hoskins	11/20/2025