



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

FOR OFFICE USE ONLY

Date:

FOR OFFICE USE ONLY

Data Relative to Subject Property: _____

Location address: 7 Glenshire Court

Zoning District: 2298 R-7.5

Lot No.: 21 Block No.: 10/5454 Acreage: 0.171 ^{6158.50} Census Tract: State 48, County 113, tract 0078.01....

Street Frontage (in Feet): 1) 24.5 ft 2) 0 3) 0 4) 0 5) 0

To the Honorable Board of Adjustment:

Rajat and Chandrima Deb

Owner of Property (per Warranty Deed): _____

Applicant: Rajat Deb

Telephone: 214-538-8317

Mailing Address: 7 Glenshire Court

Zip Code: 75225

E-mail Address: rdeb@mail.smu.edu

Represented by: Troy D. Nelson, Law Offices of LaSusa & Deb, PLLC Telephone: 214-584-6505

Mailing Address: 6440 N. Central Expressway, Ste 211, Dallas, TX Zip Code: 75206

E-mail Address: jennifer@ladeblaw.com

Affirm that an appeal has been made for a Variance/ or Special Exception , of Lot coverage Restriction (ground floor) for zone 7.5A Exception/Variance sought under Under Section

51A-1.107

USE to the enlargement of a non-conforming use

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:

The city council mandates that the Board "shall grant" a special exception to afford a "handicapped person" as Defined under the Fair Housing Act of 1988 to use and enjoy a dwelling.

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Rajat Deb

Before me the undersigned on this day personally appeared _____

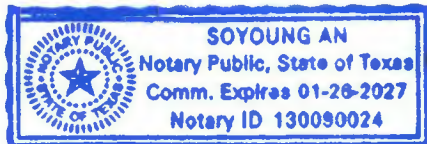
(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: Rajat Deb

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 30th day of January, 2025



[Signature]
Notary Public in and for Dallas County, Texas



AFFIDAVIT

Appeal number: BDA 245-056

I, Chandrima Deb, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 7 Glenshire Court
(Address of property as stated on application)

Authorize: Rajat Deb
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

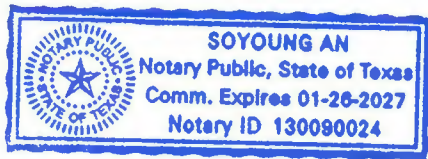
- Variance (specify below)
- Special Exception (specify below)
- Other Appeal (specify below)

Specify: Variance to R7-SA lot coverage requirement & SE to enlargement of a non-conforming use

Chandrima Deb *Chandrima Deb*
 Print name of property owner or registered agent Signature of property owner or registered agent
 agent Date 1/30/2025

Before me, the undersigned, on this day personally appeared Chandrima Deb

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge. Subscribed and sworn to before me this 30th day of January, 2025



Soyoung An
Commission expires on 1/26/2027

SHIPPED DATE: 6-20-94 RECEIVED DATE: 9-16-94

CITY OF DALLAS PLAT BOOKS

4,9-13
BLOCKS 5454, 5454

ANNEXED MAY 16, 1945 ORD. NO. 3626

ADDITION GLEN LAKES 4TH SEC.

SURVEY L. MARTIN ABST. 924

SCALE 100 FT. EQUALS 1 INCH

SCHOOL DISTRICT DALLAS

2nd Report of Plat Books 4th Sec. 4/19/44 Filed 10-29-81
REPLAT & REV. LOT 1 BLK. 9/5454 & 4/5454 FILED: 6-20-80
6-23-82 3RD REPLAT 4TH SEC. GLEN LAKES, LOTS 203, 9/5454
GLEN LAKES 4TH SEC. BLK. 13/5454 LOTS 21-23 FILED: 9-18-88

GLEN LAKES 4TH SEC. REVISION BLK. 10-11/5454 FILED: 12-2-83 (1424-53 A.C.)
FILED: 7-19-85 GLEN LAKES SECT. III, LOTS 53-73 BLK. 10/5454
FILED: 9-14-84 GLEN LAKES SECT. III PRIVATE STREET & SERVICE ESMT. DEDICATION
FILED: 10-25-89 Glen Lakes Sect. VI LOTS 32A, 32B & 33A, BLK. 13/5454



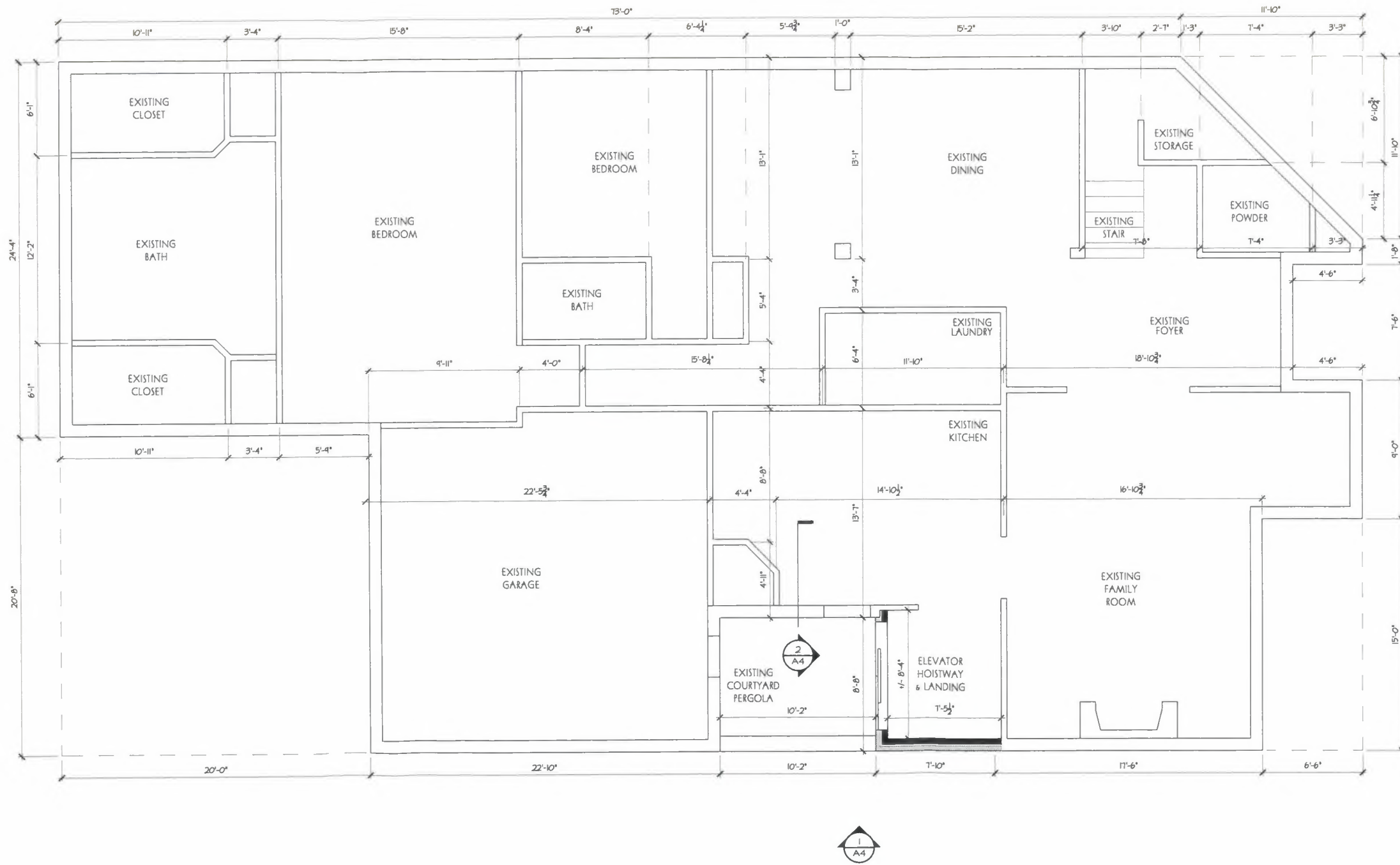
12' X 12' CUTBACK AT EASEMENT INTERSECTIONS.

FILED: 7-23-93 Glen Lakes 8th Sect. LOTS 8-9 BLK. 5/5454, LOT 74 BLK. 10/5454
LOTS 1 & 10 BLK. 12/5454, LOTS 21-31 BLK. 13/5454
FILED: 3-18-94 BLKS. 9, 10, 12, 13/5454 GLEN LAKES 9th Sect.
FILED: 6-16-93 BLK. 10/5454 LT. BO GLEN LAKES 9th Sect. Corr. Plat

BDA245-056



3000 Elgin Ave, Suite 150
 FRIISCO, TX 75033
 www.708STUDIOS.com
 469.226.9779



⊕ ⊕
 TRUE NORTH PLAN NORTH

① FIRST FLOOR PLAN
 1/8" = 1'-0"

	EXISTING	PROPOSED
EXISTING 1ST FLOOR A/C	2563sf	2563sf
PROPOSED 1ST FLOOR A/C		68sf
TOTAL 1ST FLOOR A/C	2563sf	2631sf
EXISTING GARAGE	483sf	483sf
EXISTING PERGOLA	156sf	88sf
TOTAL LOT COVERAGE	3202sf	3202sf

BOA245-054

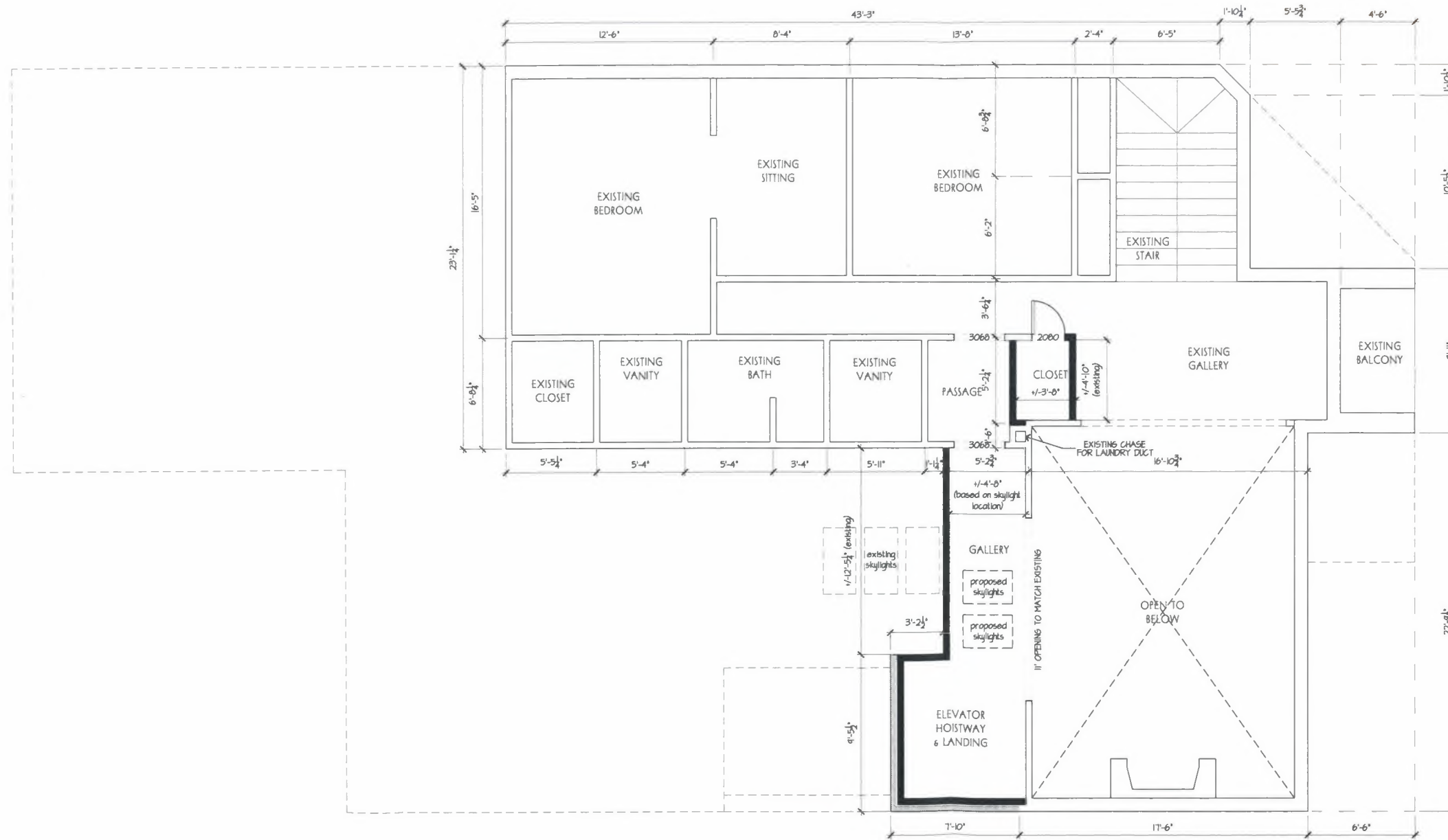
REV2

Preliminary Submission
 7 Glenshire Ct
 February 25, 2025

SKETCH:
 CLIENT:
 DATE:



5000 Elgin Road, Suite 150
 FRISCO, TX 75033
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2 SECOND FLOOR PLAN
 1/8" = 1'-0"

	EXISTING	PROPOSED
EXISTING 2ND FLOOR A/C	741sf	741sf
PROPOSED 2ND FLOOR A/C		137sf
TOTAL 2ND FLOOR A/C	741sf	878sf

BDA2AS-054

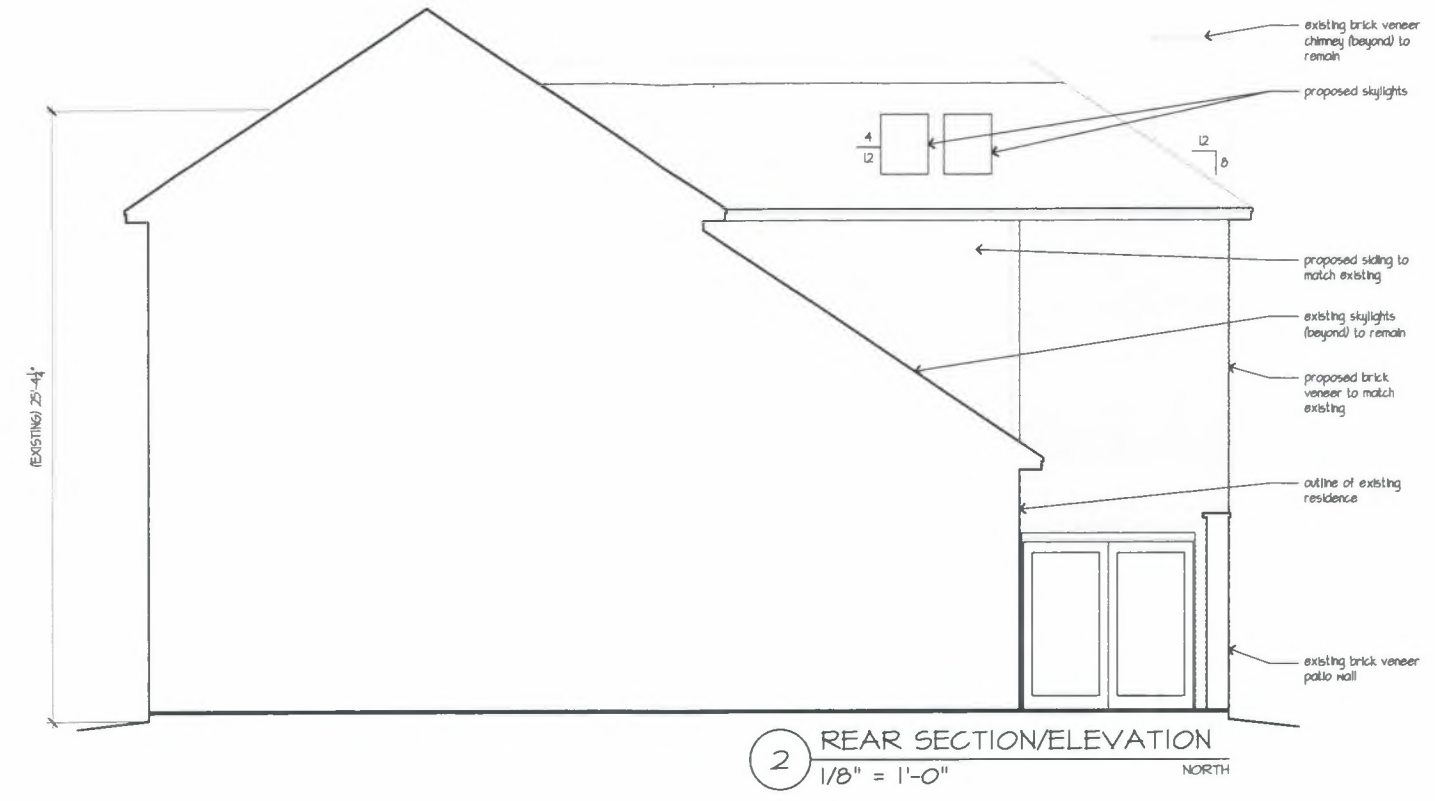
REV2

Preliminary Submission
 7 Glenshire Ct
 February 25, 2025

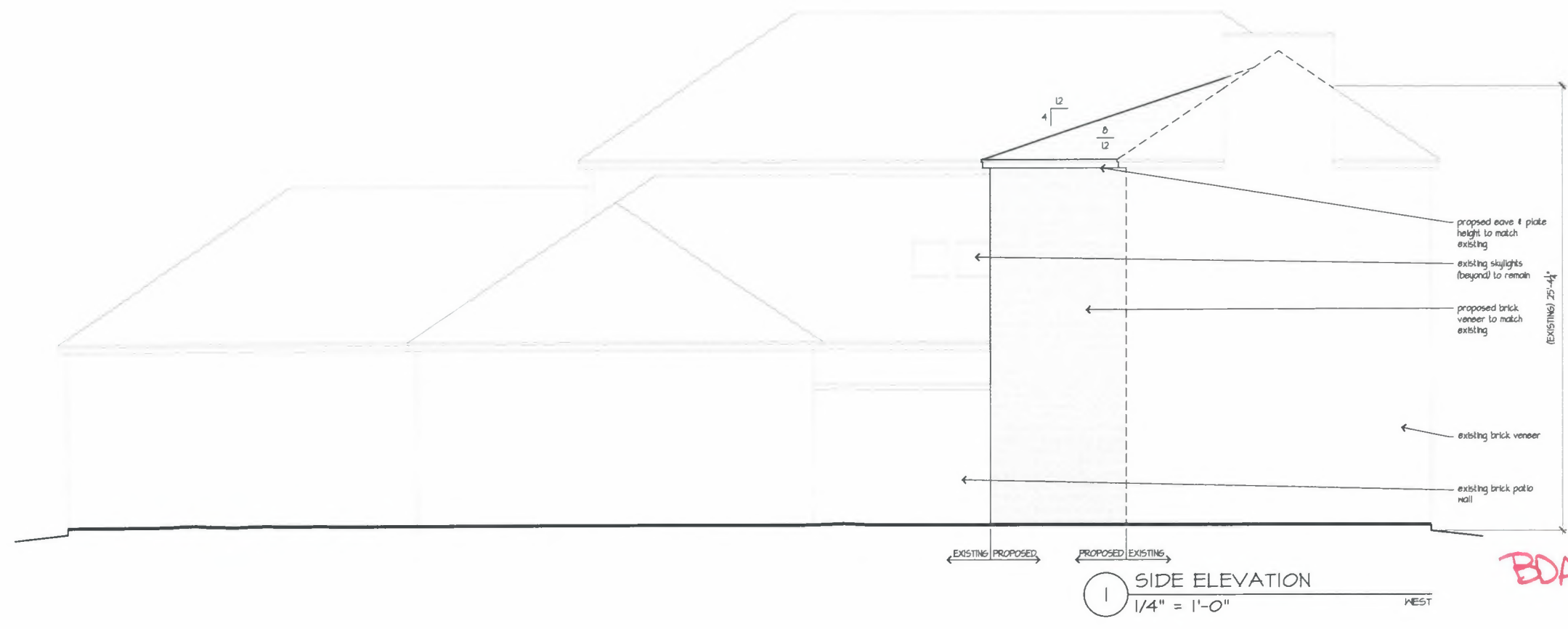
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2 REAR SECTION/ELEVATION
 1/8" = 1'-0" NORTH



1 SIDE ELEVATION
 1/4" = 1'-0" WEST

BDA 245-054

REV1

SKETCH:	Schematic Design
CLIENT:	Deb Addition
DATE:	November 5, 2024