



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

FOR OFFICE USE ONLY

Data Relative to Subject Property:

Date:

FOR OFFICE USE ONLY

Location address: 2402 Garden Dr. Dallas, TX 75215 Zoning District: 7

Lot No.: A/2246 Block No.: 14 Acreage: .14 Census Tract: 00000207817000000

Street Frontage (in Feet): 1) 40 2) 134 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Invest in South Dallas LLC

Applicant: Anish Thakrar Telephone: 610-462-8488

Mailing Address: 3208 Cole Ave #1301; Dallas, TX Zip Code: 75204

E-mail Address: anisht56@gmail.com

Represented by: N/A Telephone: N/A

Mailing Address: N/A Zip Code: N/A

E-mail Address: N/A

Affirm that an appeal has been made for a Variance X, or Special Exception , of 51A-4.402. If the corner lot has two street frontages of unequal distance, the shorter frontage is governed by this section, and the longer frontage is governed by side yard regulations in Section 51A-4.402. Notwithstanding this provision, the continuity of the established setback along street frontage must be maintained. Variance to frontward setback to

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:

1. Adhering to the dual frontage requirement would require a width of 15ft for the structure. This would violate the restrictions approved by HHS as part of the Land Bank program.
2. Prior to purchase of the lot from the City of Dallas I had a zoning consultation w/ the Planning and Dev. Dept. and was assured the restriction wouldn't apply to this project.

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

Before me the undersigned on this day personally appeared Anish Thakrar

(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

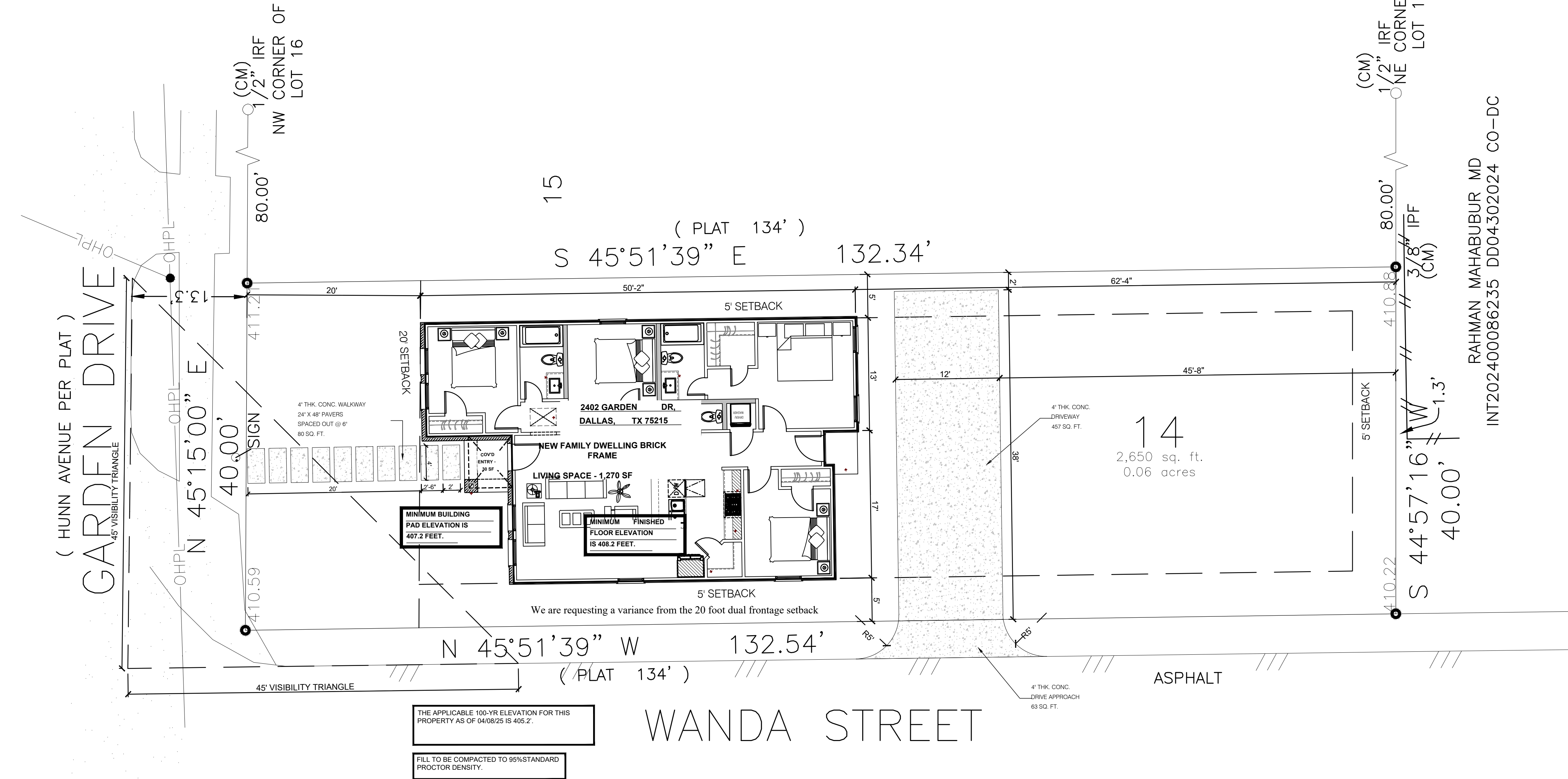
Respectfully submitted: [Signature]

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 17th day of April, 2025

Notary Public in and for Dallas County, Texas





SITE PLAN

SCALE:
24X36 SHEET: 1" = 10'-0" 11X17
SHEET: 1" = 20'-0"

BUILDING INFORMATION

EXISTING ZONING: PD 595 R-5(A)
EXISTING USE: VACANT/RESIDENTIAL
PROPOSED USE: RESIDENTIAL, SINGLE-FAMILY DWELLING

GENERAL SITE SUMMARY		
TOTAL LOT AREA	6,106.00 SF	
	REQUIRED	PROVIDED
FRONT YARD	20 FT	20 FT
SIDE YARD	5 FT	5 FT
REAR YARD	5 FT	5 FT
BUILDING HEIGHT	30 FT	-- FT
LOT COVERAGE	SLAB AREA	1,320.58 SF
PERCENT OF LOT COVERED	45% FOR RESIDENTIAL STRUCTURES	21.62%
PROPOSED PAVING	NONE	≈ 600 SF (9.83%)

SCALE:
AS NOTED
DATE:
04/08/25

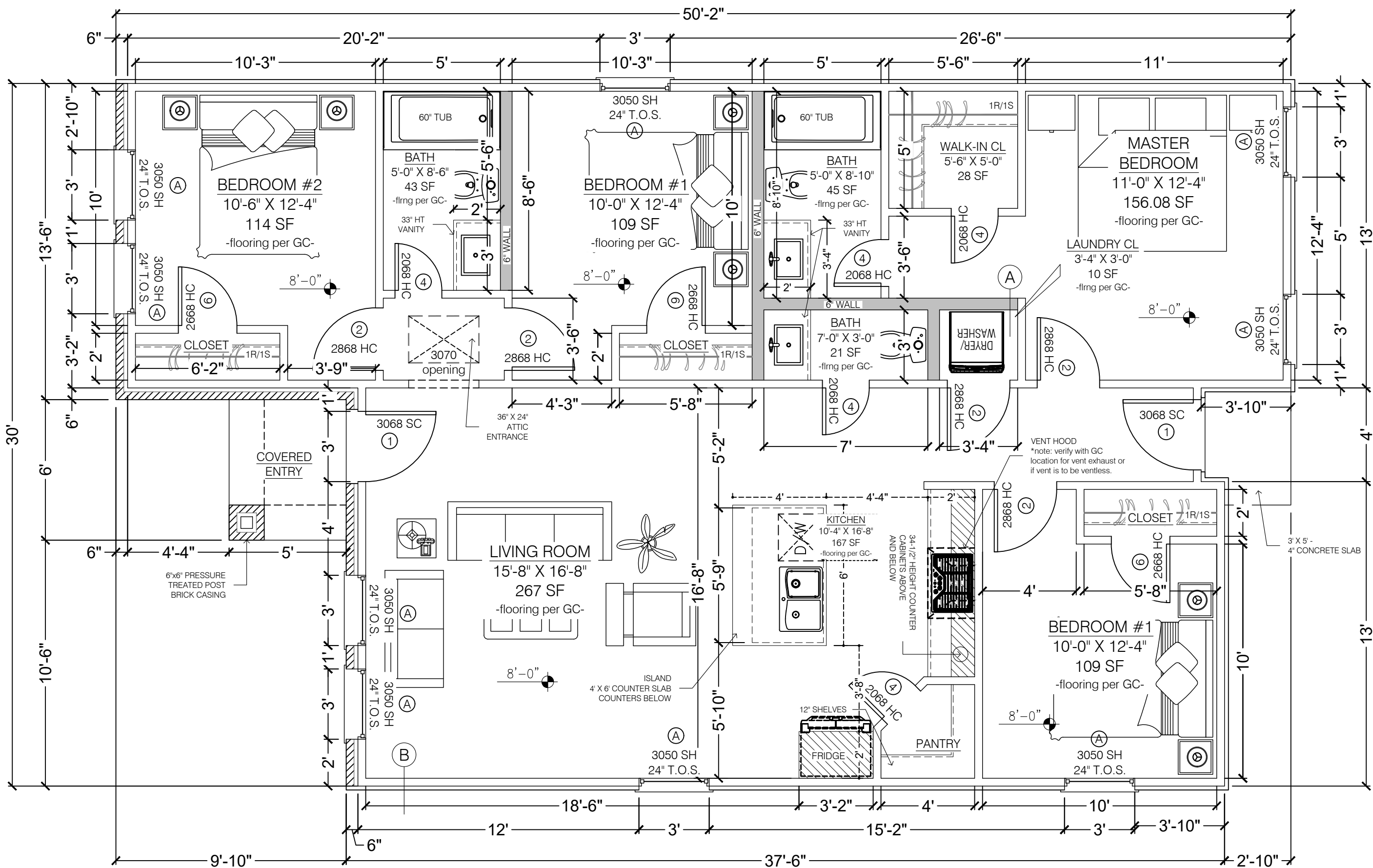
SITE PLAN

A1-0

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, THE CREATOR OF THESE PLANS WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRADING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

SCALE: 24X36: 1/4" = 1'-0" ||| 11X17: 1/8" = 1'-0"



FLOOR PLAN
SCALE:
24X36 SHEET: 1/4" = 1'-0"
11X17 SHEET: 1/8" = 1'-0"

WINDOW SCHEDULE				
NUMBER	QUANTITY	SIZE	DESCRIPTION	MULLED
A	9	3'-0" X 5'-0"	SINGLE HUNG U=/.32 ; SHGC=/.25	N
TOTAL			9	

DOOR SCHEDULE				
NUMBER	QUANTITY	SIZE	DESCRIPTION	
01	2	3'-0" X 6'-8"	SOLID CORE	
02	5	2'-8" X 6'-8"	HOLLOW CORE	
03	0	3'-0" X 6'-8"	HOLLOW CORE	
04	5	2'-0" X 6'-8"	HOLLOW CORE	
05	0	5'-0" X 6'-8"	HOLLOW CORE - BYPASS	
06	3	2'-6" X 6'-8"	HOLLOW CORE	
TOTAL			15	

SQUARE FOOTAGE TABULATION

LIVING SPACE: 1,270 SF

TOTAL LIVING SPACE: 1,270 SF

FRONT PORCH: 30 SF

TOTAL AUR: 1,300 SF

WINDOW AND DOOR SCHEDULE SYMBOL

2068 REPRESENTS A 2'-8" WIDE X 6'-8" HIGH WINDOW AND DOOR

T.O.S. REPRESENTS "TOP OF SILL"

HC REPRESENTS "HOLLOW CORE"

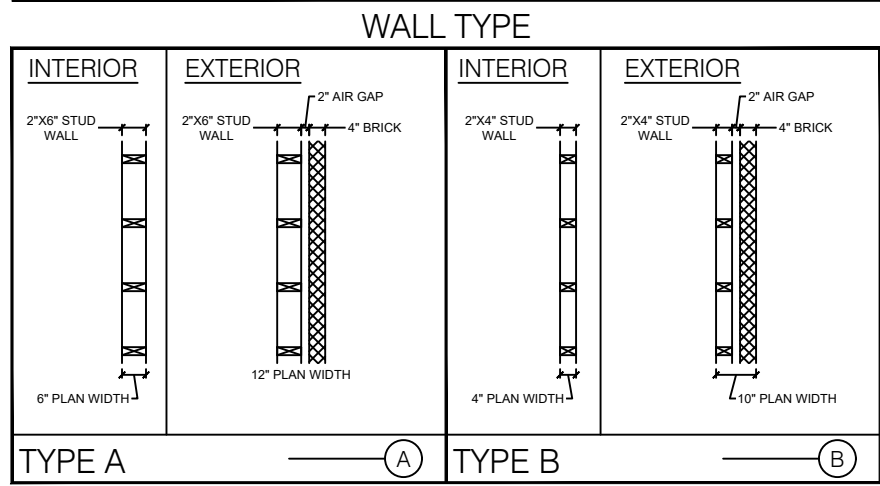
SC REPRESENTS "SOLID CORE"

CS REPRESENTS "CASED OPENING"

BI REPRESENTS "BIFOLD"

FX REPRESENTS "FIXED"

EXG REPRESENTS "EXISTING"



2402 GARDEN DR,
DALLAS, TX 75215

ADDRESS:

REVISIONS:

V0 -

CONSULTANT:

PROJECT DATA:

LEGAL DESCRIPTION:
S D LAWRENCE
BLK A/2246 LT 14

SCALE:

AS NOTED

DATE:

02/13/25

SHEET DATA:

FLOOR
PLAN

A2-0

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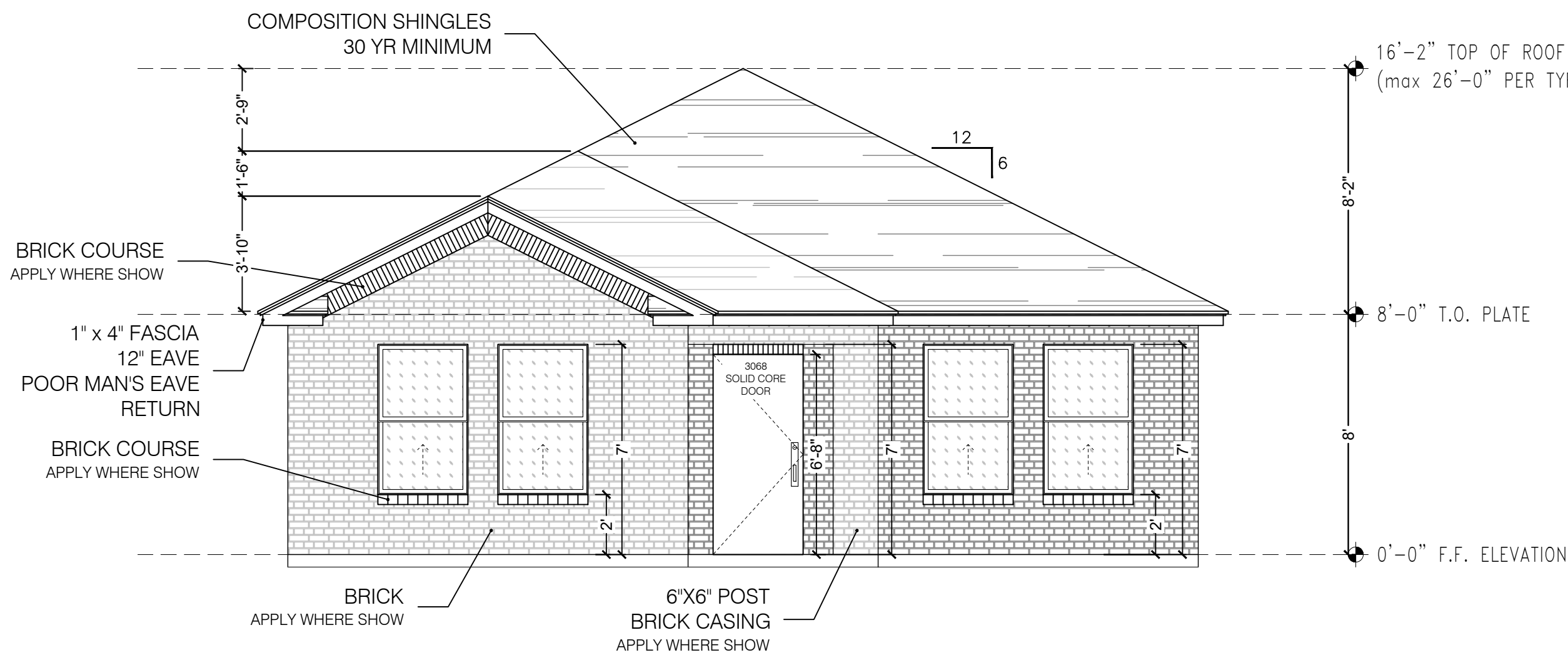
ELEVATIONS

A3-0

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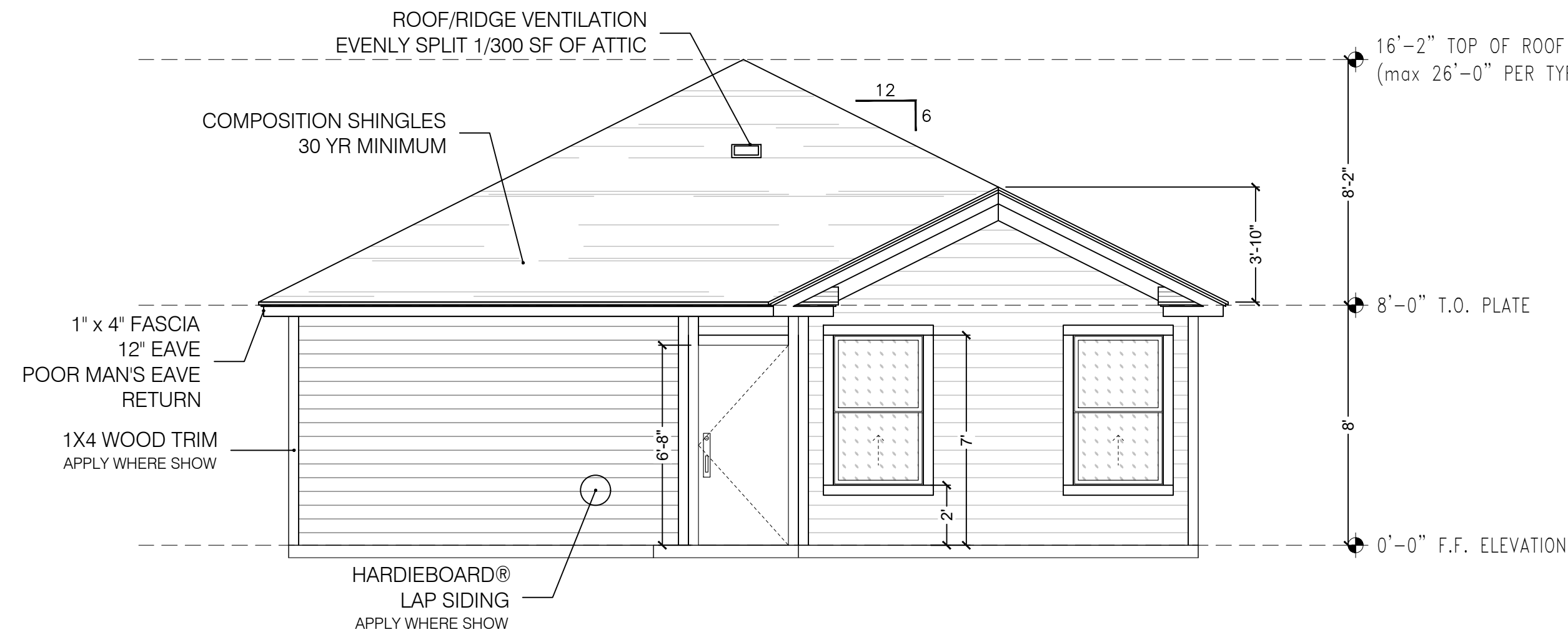
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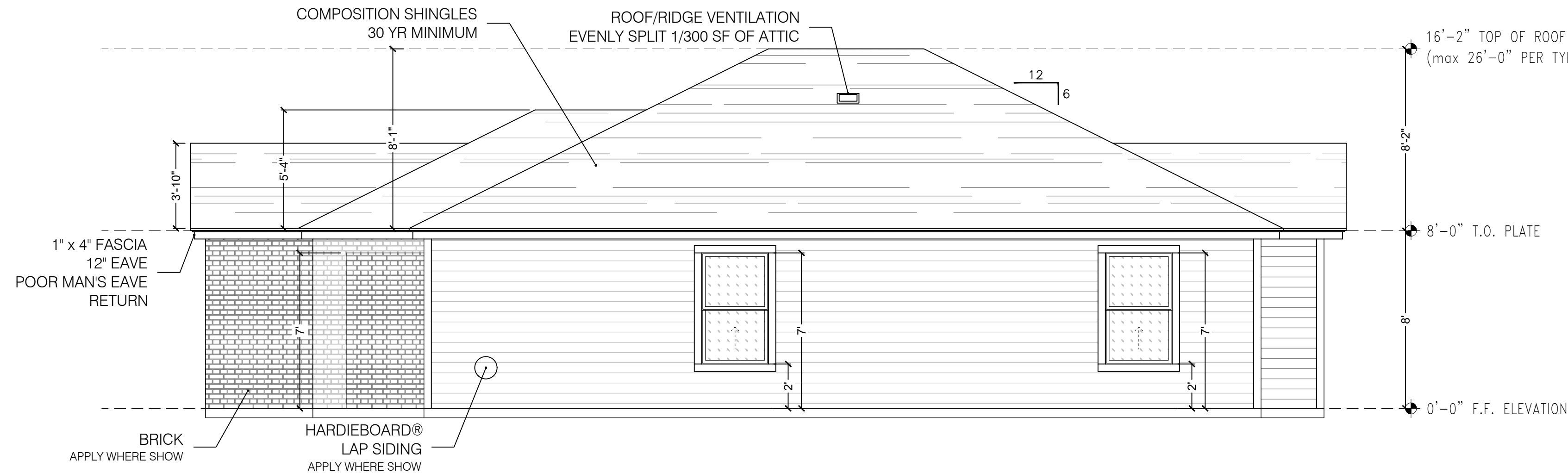
A FRONT ELEVATION

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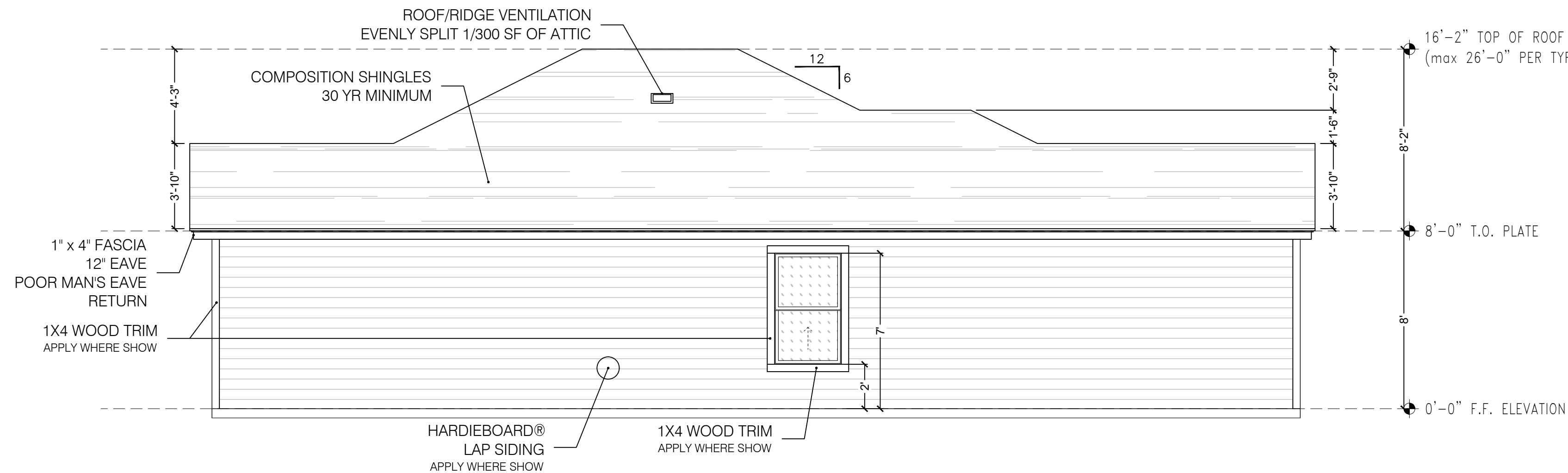
C REAR ELEVATION

SCALE:
24X36 SHEET: 1/4" = 1'-0"
11X17 SHEET: 1/8" = 1'-0"



B RIGHT ELEVATION

SCALE:
24X36 SHEET: 1/4" = 1'-0"
11X17 SHEET: 1/8" = 1'-0"



D LEFT ELEVATION

SCALE:
24X36 SHEET: 1/4" = 1'-0"
11X17 SHEET: 1/8" = 1'-0"