



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

Data Relative to Subject Property:

Date:

FOR OFFICE USE ONLY

Location address: 3975 DUNHAVEN RD Zoning District: R10(A)

Lot No.: 10 Block No.: 13/6177 Acreage: .30 Census Tract: 4811309402

Street Frontage (in Feet): 1) 114.44 2) 103.23 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): RICHARD BEZNER & LINDA BEZNER

Applicant: RICHARD BEZNER Telephone: 214-906-2048

Mailing Address: 3975 DUNHAVEN RD Zip Code: 75220

E-mail Address: RICK BEZNER @ GMAIL . Com

Represented by: APPLICANT Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance ☒ or Special Exception ☒ of SPECIAL EXCEPTION TO OPACITY AND 4' FENCE HEIGHT ALONG LAKEMONT DR. & VARIANCE of 21' TO FRONT YARD ALONG LAKEMONT DR.

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:

PURCHASED HOME IN 2023. FENCE & ALL IMPROVEMENTS WERE CONSTRUCTED PRIOR TO OUR OWNERSHIP

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 RICHARD BEZNER

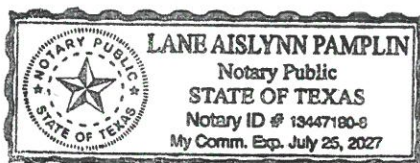
(Affiant/Applicant's name printed)

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 22 day of April, 2025

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





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

Data Relative to Subject Property:

Date:

FOR OFFICE USE ONLY

Location address: 3975 DUNHAVEN RD

Zoning District: R10 (A)

Lot No.: 10

Block No.: 13/6177

Acreage: .30

Census Tract: 4811309402

Street Frontage (in Feet): 1) 114.44 2) 103.23 3) _____

4) _____

5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed):

RICHARD BEZNER & LINDA BEZNER

Applicant: RICHARD BEZNER

Telephone: 214-906-2048

Mailing Address: 3975 DUNHAVEN RD

Zip Code: 75220

E-mail Address: RICK BEZNER @ GMAIL . Com

Represented by: APPLICANT

Telephone: _____

Mailing Address: _____

Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance ☒ or Special Exception ☒ of SPECIAL EXCEPTION TO CAPACITY
AND 4' FENCE HEIGHT ALONG LAKEMONT DR. & VARIANCE of 21' TO
FRONT YARD ALONG LAKEMONT DR.

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:

PURCHASED HOME IN 2023. FENCE & ALL IMPROVEMENTS WERE
CONSTRUCTED PRIOR TO OUR OWNERSHIP

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

RICHARD BEZNER

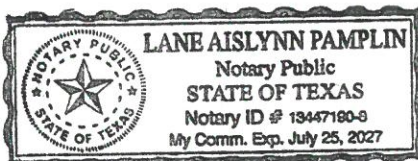
(Affiant/Applicant's name printed)

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: _____

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 22 day of April, 2026



Notary Public in and for Dallas County, Texas



CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA _____

I, RICHARD BEZNER & LINDA BEZNER, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 3915 DUNHAVEN RD
(Address of property as stated on application)

Authorize: RICHARD BEZNER
(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)
SPECIAL EXCEPTION

Specify: OF THE 4' FENCE HEIGHT ALONG LAKEMONT DR. & OPACITY
VARIANCE OF 81' TO FRONT YARD ALONG LAKEMONT DR.

LINDA BEZNER
Print name of property owner or registered agent

Linda R Bezner
Signature of property owner or registered agent

agent Date APRIL 22, 2025

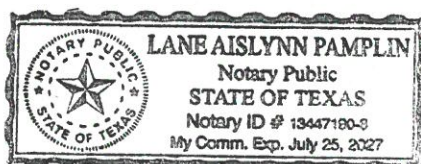
Before me, the undersigned, on this day personally appeared

Linda Bezner

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 22nd day of

April, 2025



Lane Aishyn Pamplin
Notary Public for Dallas County,
Texas

Commission expires on
July 25, 2027



CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA _____

I, RICHARD BEZNER & LINDA BEZNER, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 3915 DUNHAVEN RD
(Address of property as stated on application)

Authorize: RICHARD BEZNER
(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)
SPECIAL EXCEPTION
Specify: OF THE 4' FENCE HEIGHT ALONG LAKEMONT DR. & OPACITY
VARIANCE OF 81' TO FRONT YARD ALONG LAKEMONT DR.

LINDA BEZNER
Print name of property owner or registered agent

Linda R Bezner
Signature of property owner or registered agent

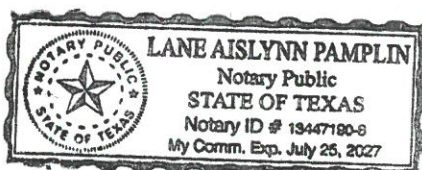
agent Date APRIL 22, 2025

Before me, the undersigned, on this day personally appeared

Linda Bezner

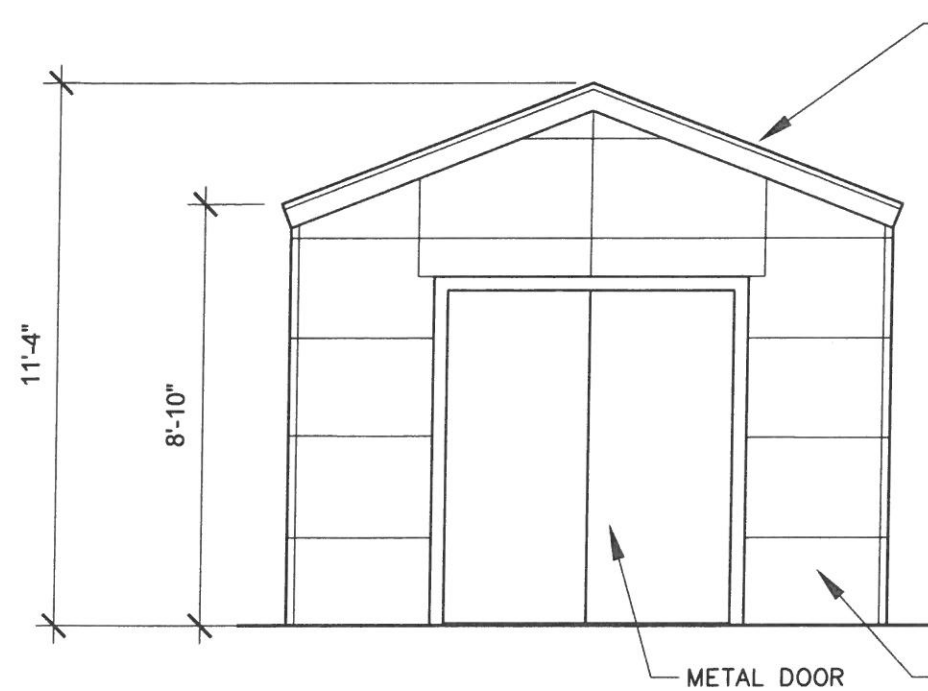
Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge. Subscribed and sworn to before me this 22nd day of

April, 2025

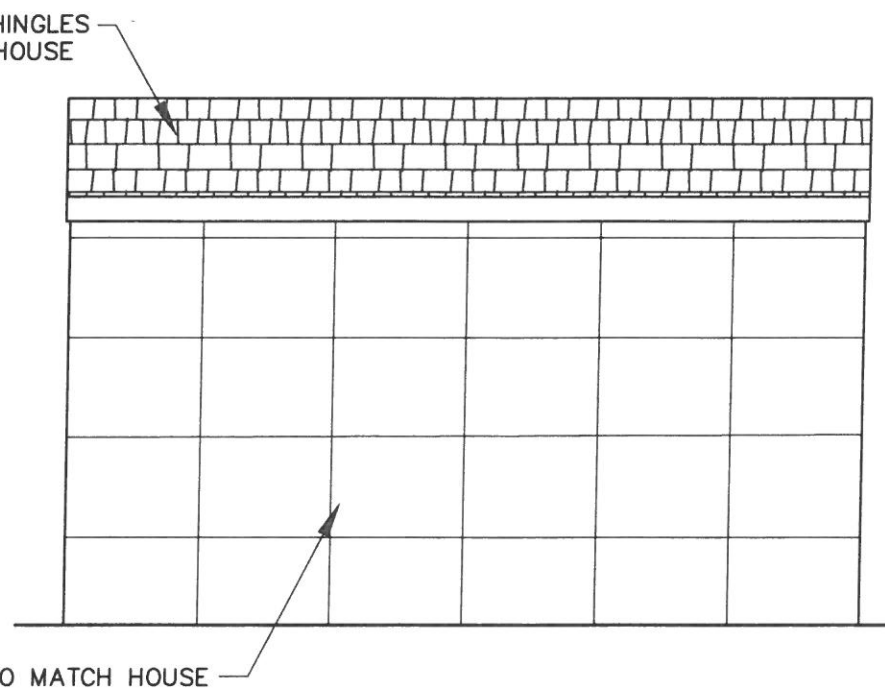


Lane AISLYNN Pamplin
Notary Public for Dallas County,
Texas

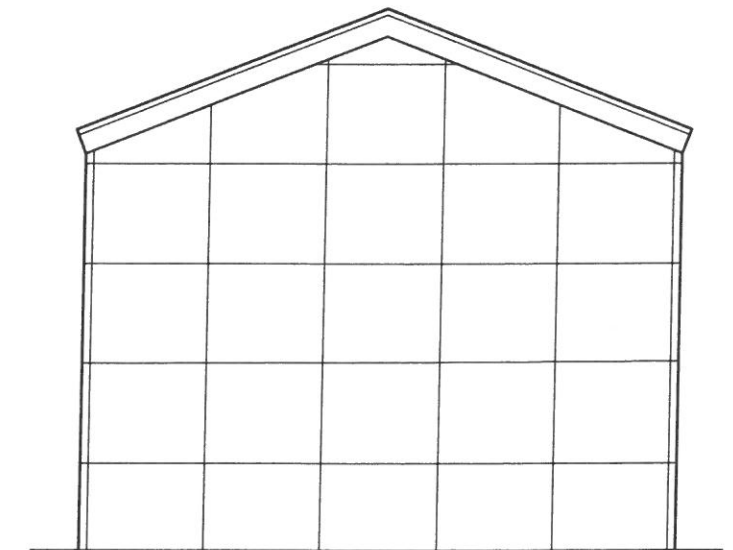
Commission expires on
July 25, 2027



NORTH



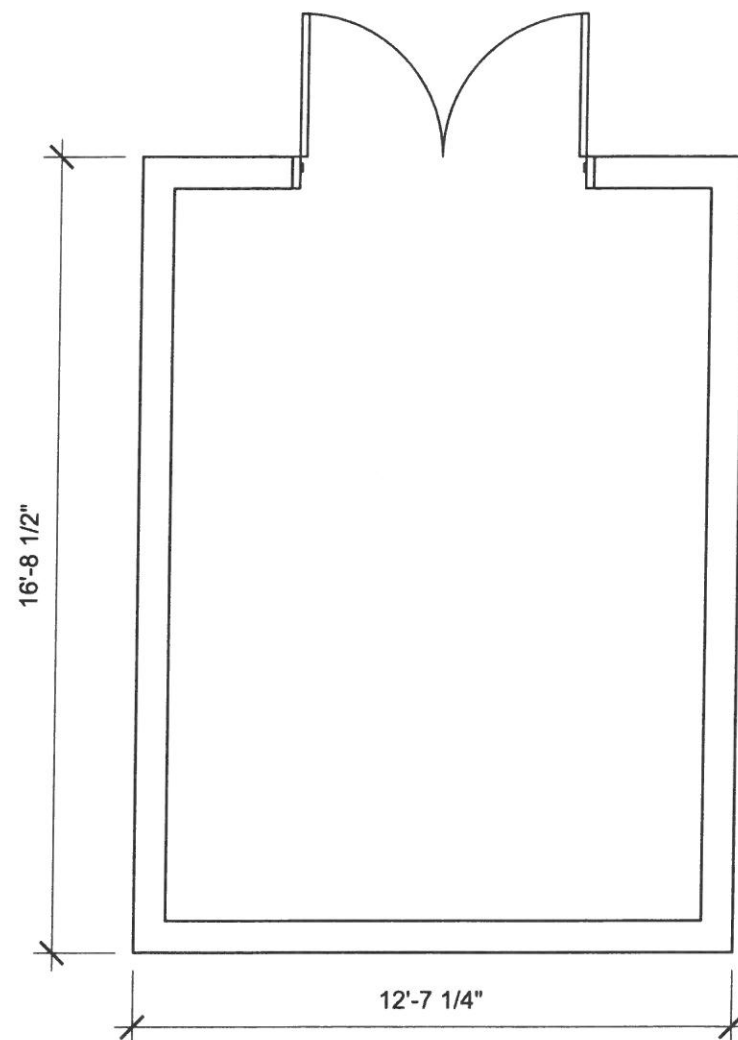
EAST & WEST



SOUTH

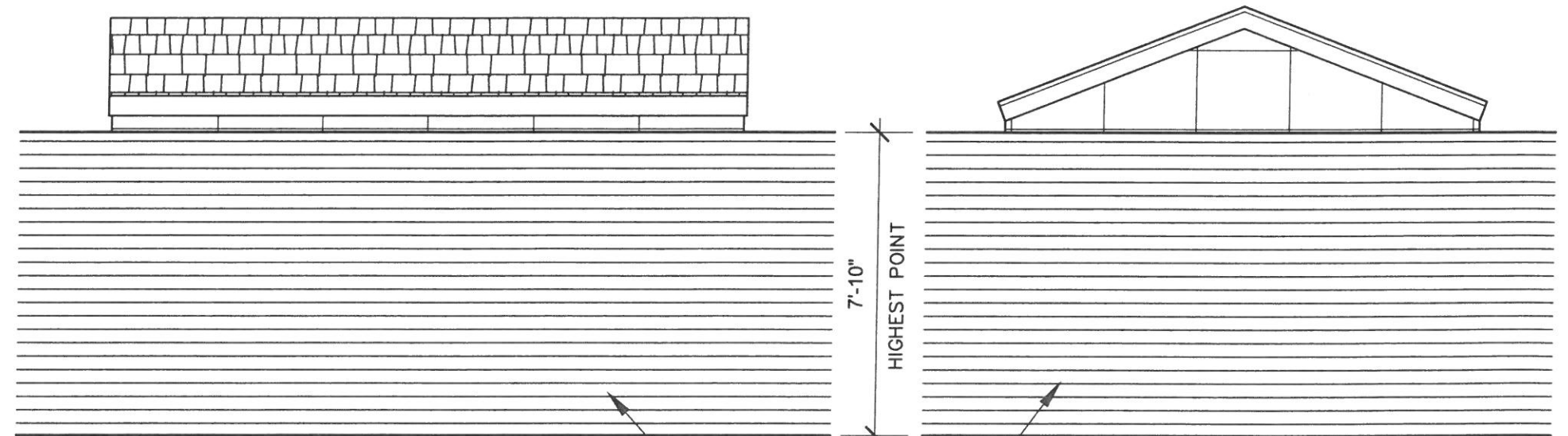
ELEVATIONS

SCALE: 1/4"=1'



FLOOR PLAN

SCALE: 1/4"=1'



EAST

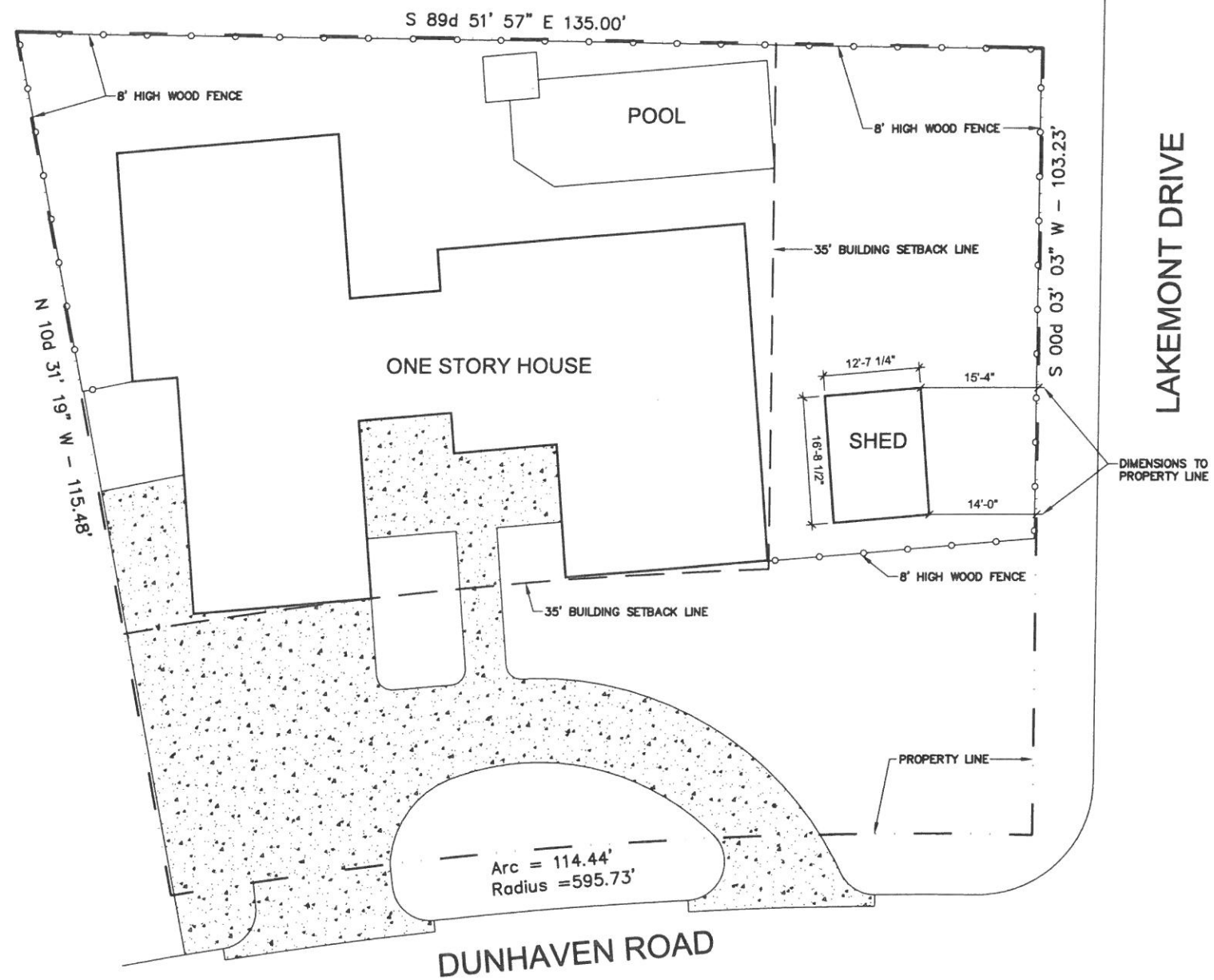
SOUTH

ELEVATIONS WITH FENCE

SCALE: 1/4"=1'

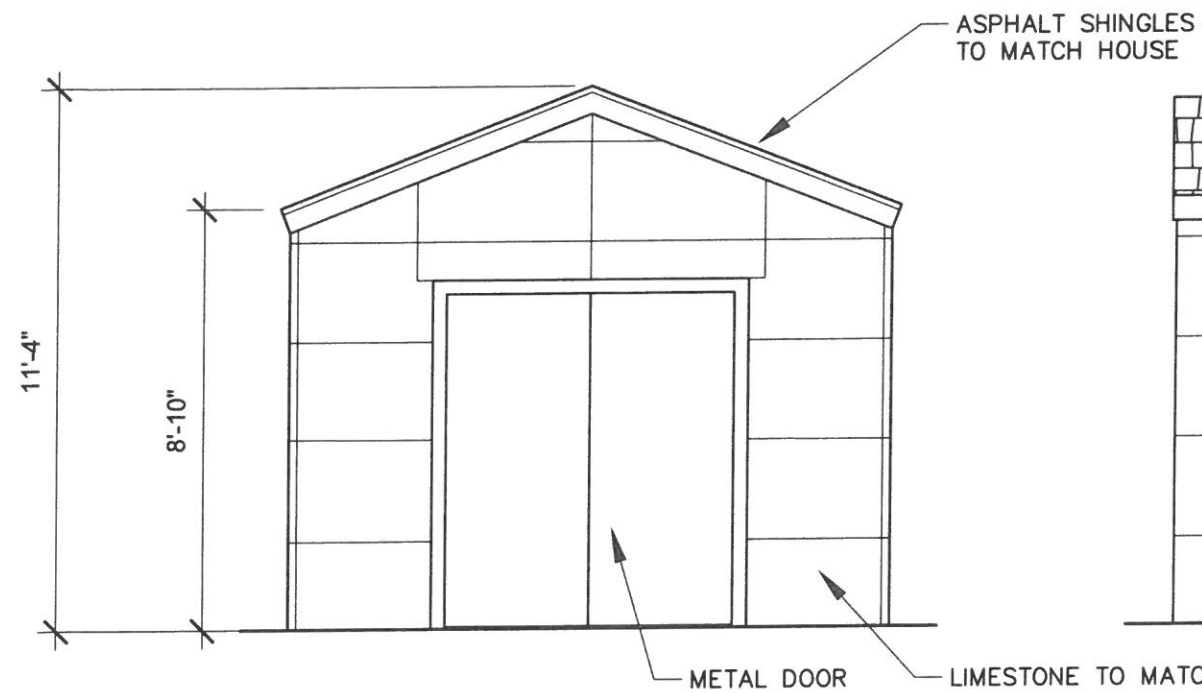
3975 DUNHAVEN

LOT 10, BLOCK 13/8177
NORTH DAVILLA DRIVE ESTATES

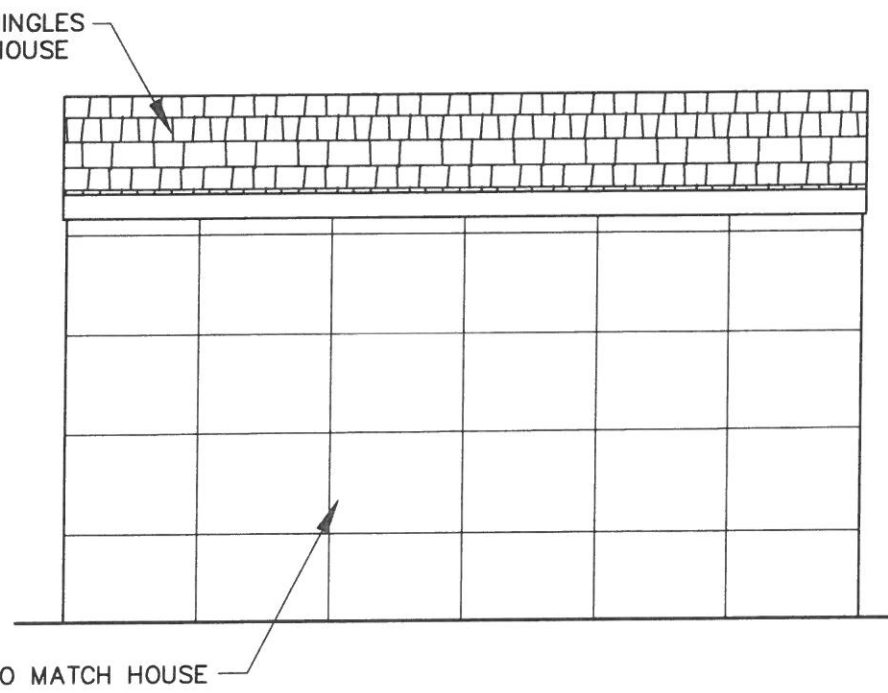


SITE PLAN
SCALE: 1"=20'

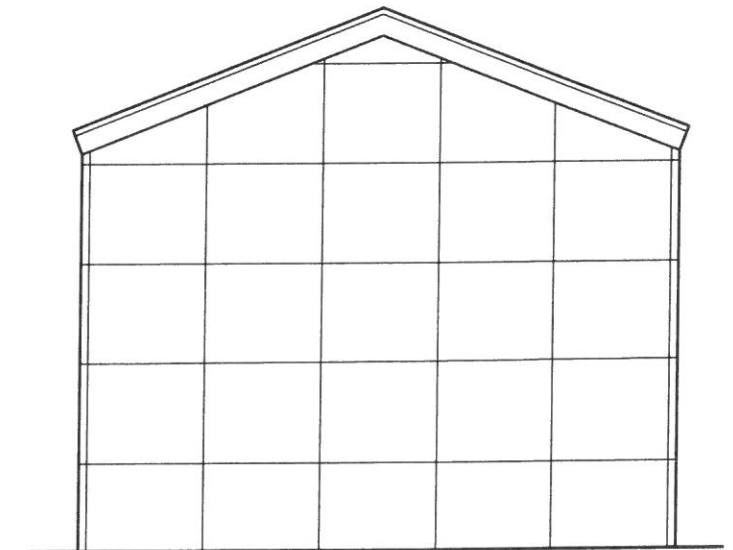
3975 DUNHAVEN
LOT 10, BLOCK 13/8177
NORTH DAVILLA DRIVE ESTATES



NORTH



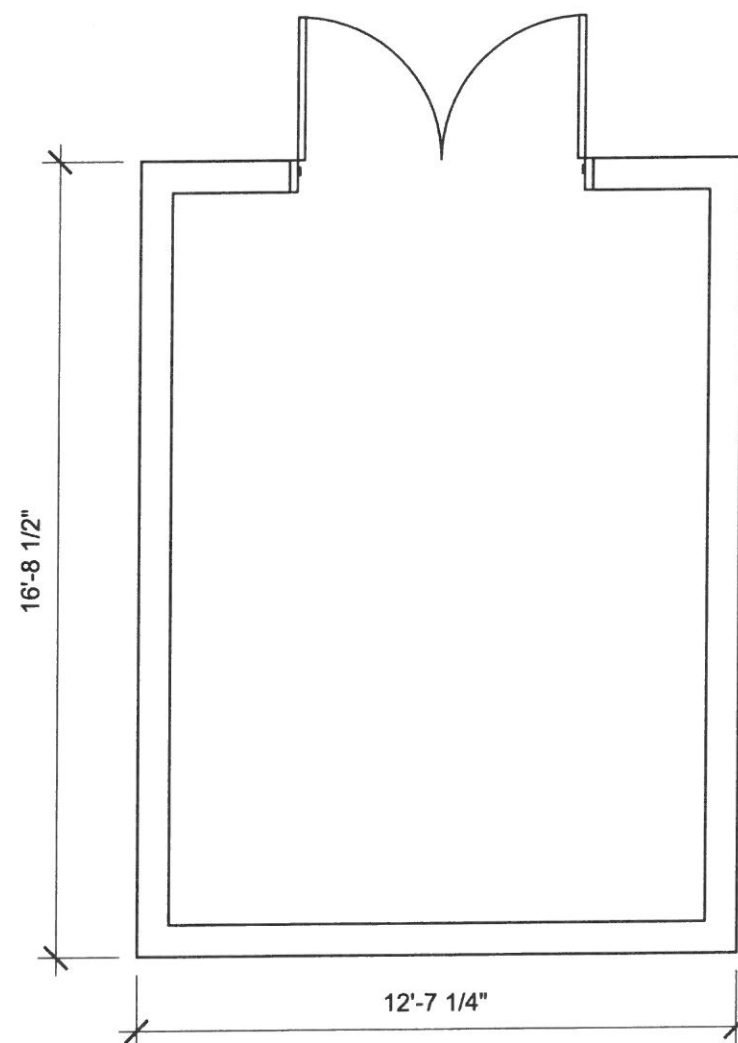
EAST & WEST



SOUTH

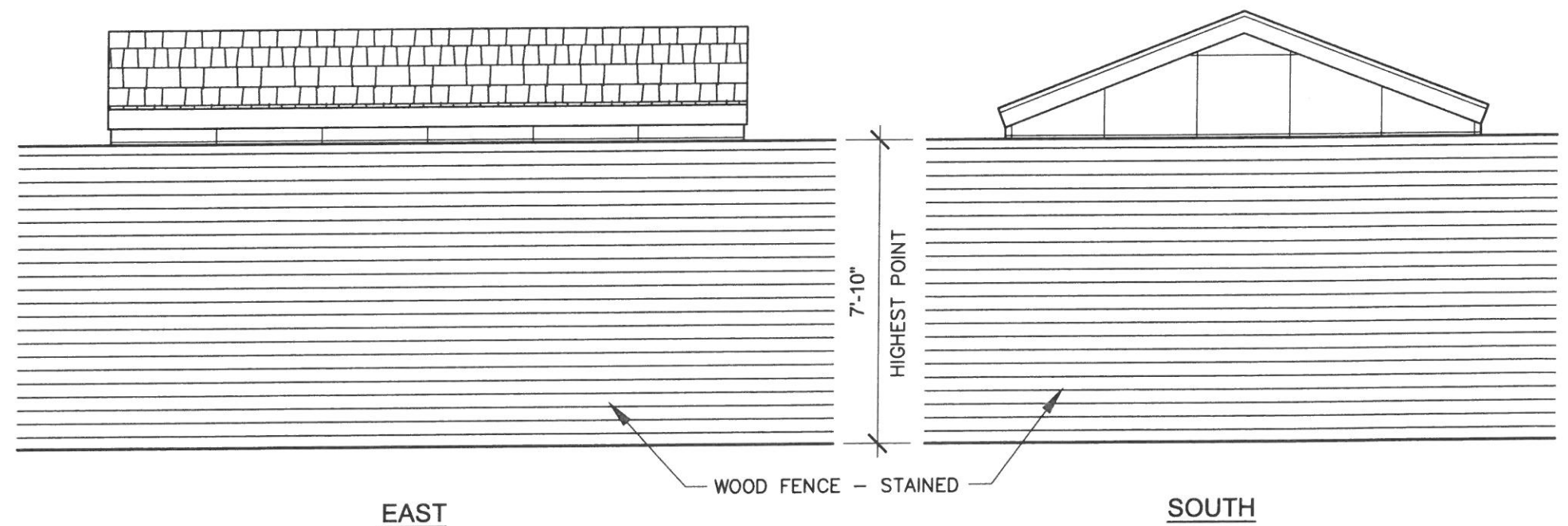
ELEVATIONS

SCALE: 1/4"=1'



FLOOR PLAN

SCALE: 1/4"=1'



EAST

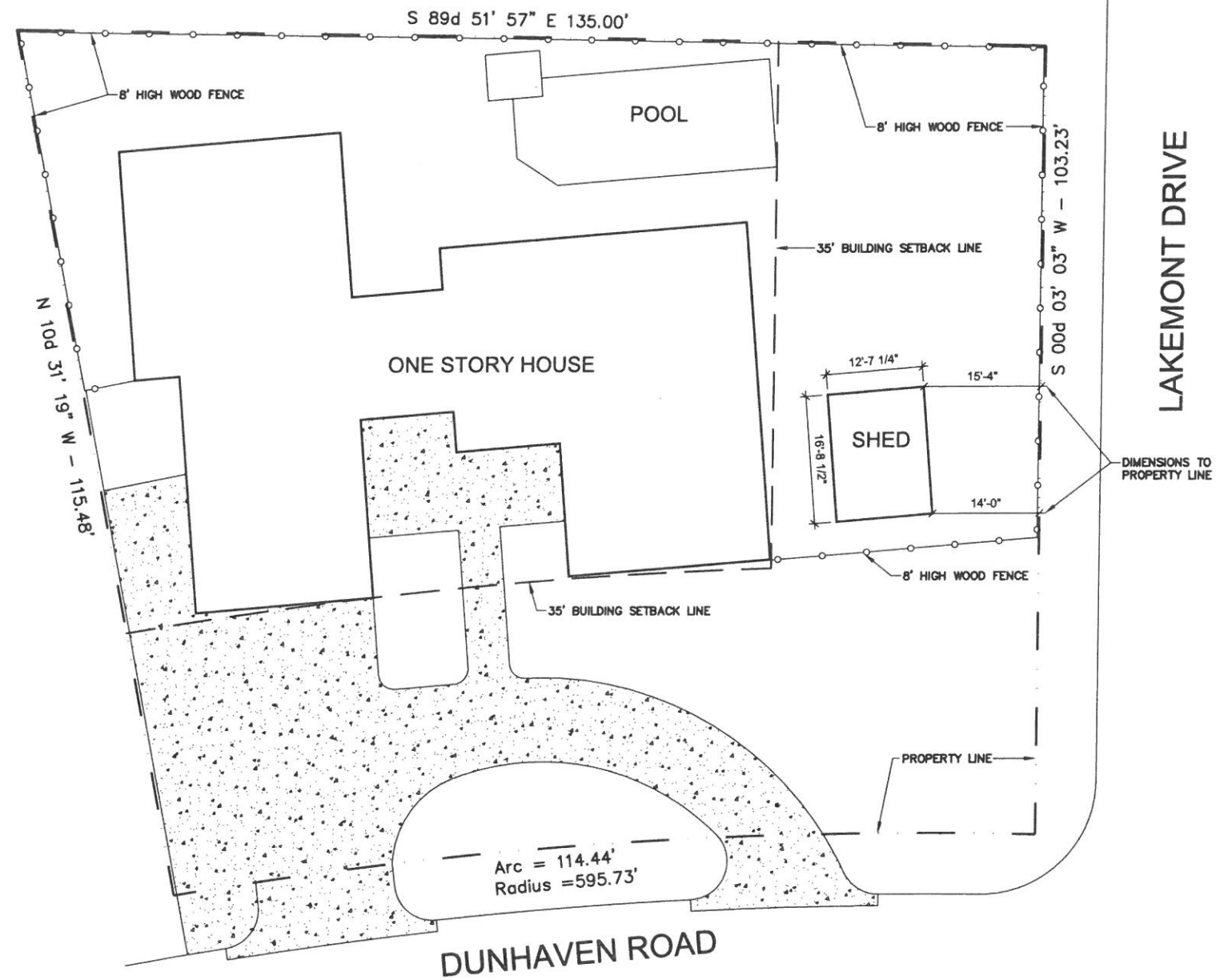
SOUTH

ELEVATIONS WITH FENCE

SCALE: 1/4"=1'

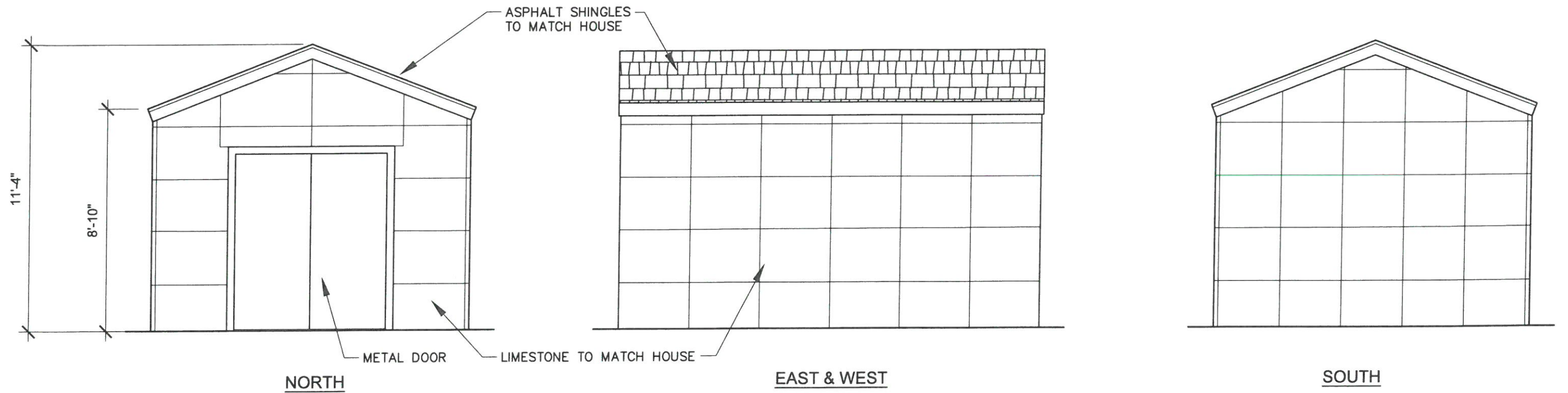
3975 DUNHAVEN

LOT 10, BLOCK 13/8177
NORTH DAVILLA DRIVE ESTATES



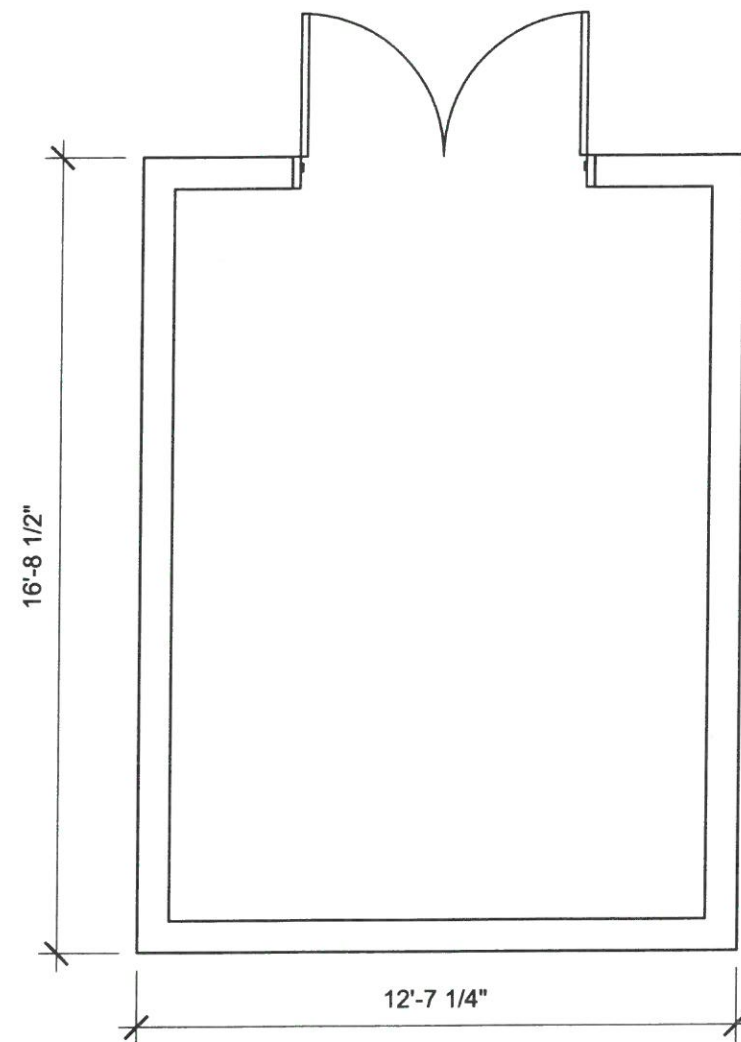
SITE PLAN
SCALE: 1"=20'

3975 DUNHAVEN
LOT 10, BLOCK 13/8177
NORTH DAVILLA DRIVE ESTATES



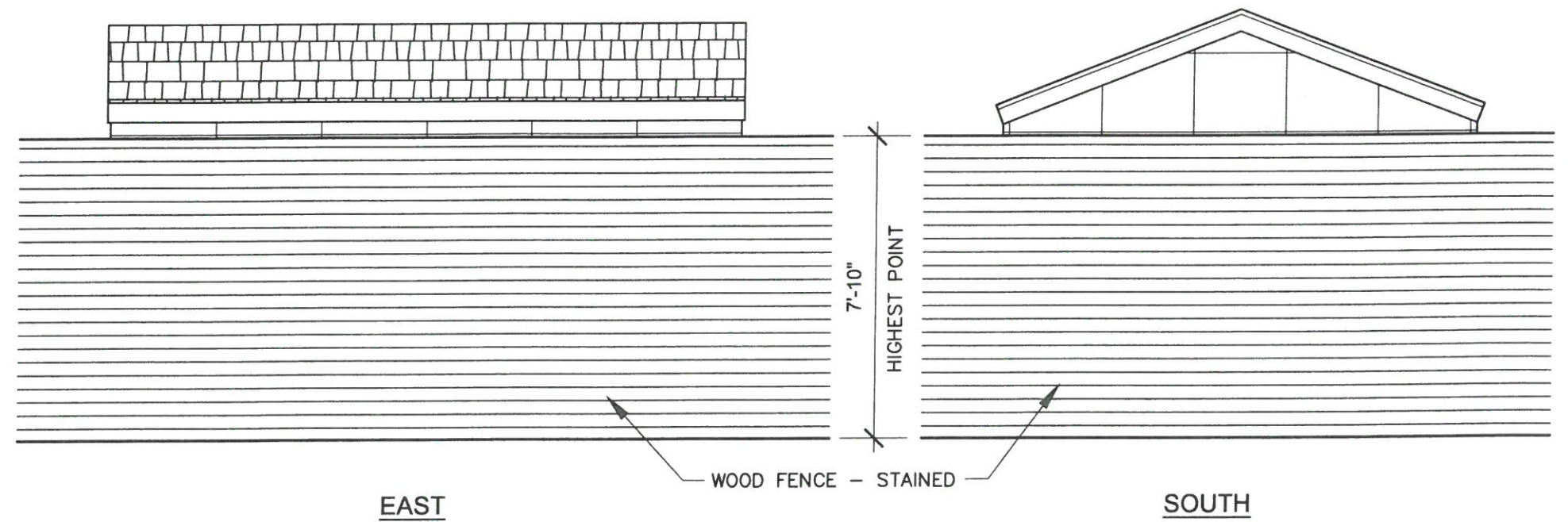
ELEVATIONS

SCALE: 1/4"=1'



FLOOR PLAN

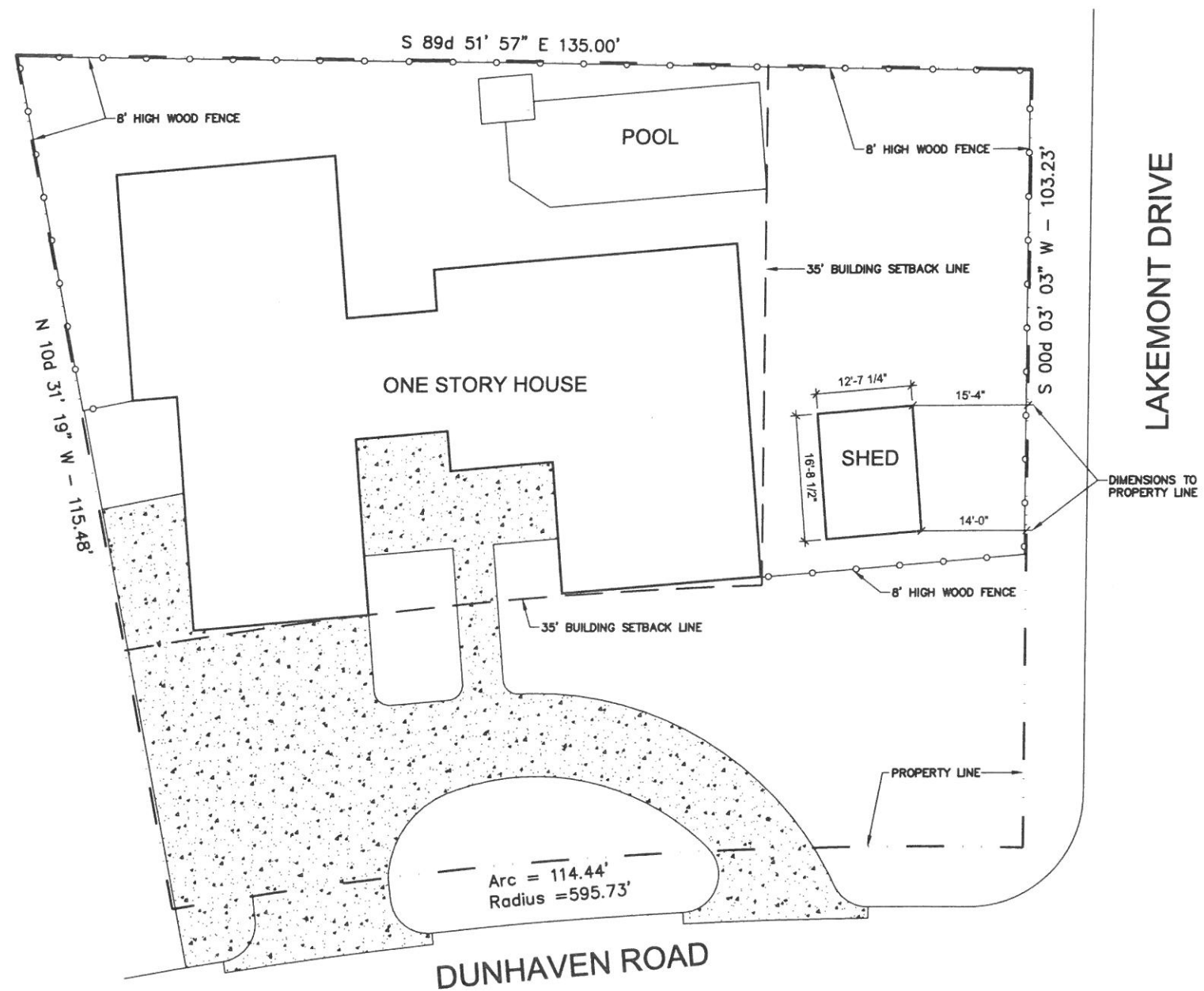
SCALE: 1/4"=1'



ELEVATIONS WITH FENCE

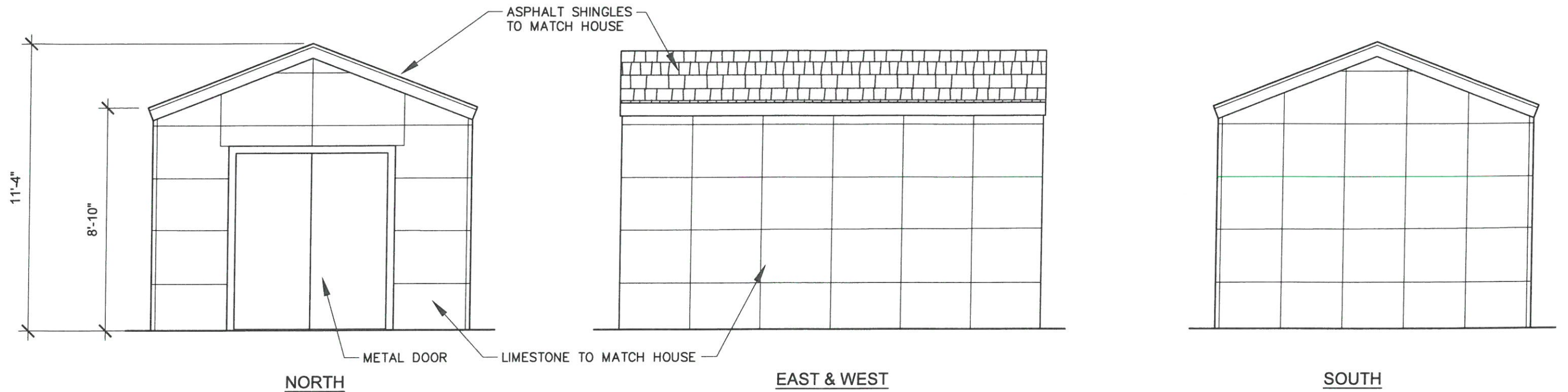
SCALE: 1/4"=1'

3975 DUNHAVEN
 LOT 10, BLOCK 13/8177
 NORTH DAVILLA DRIVE ESTATES



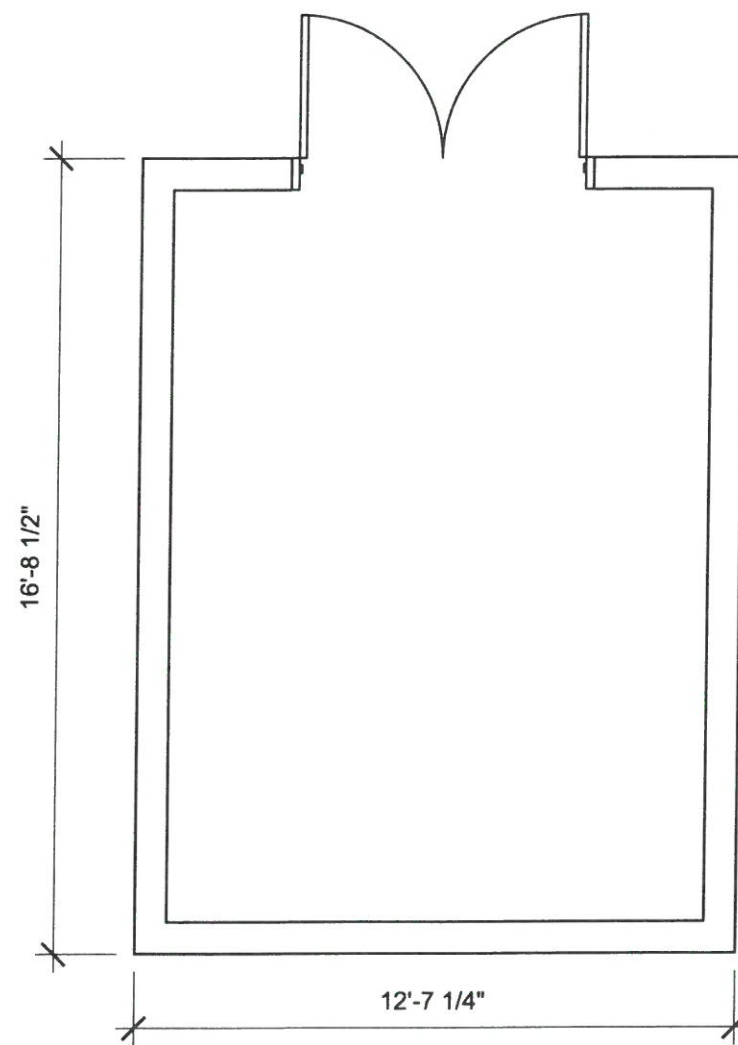
SITE PLAN
SCALE: 1"=20'

3975 DUNHAVEN
LOT 10, BLOCK 13/8177
NORTH DAVILLA DRIVE ESTATES



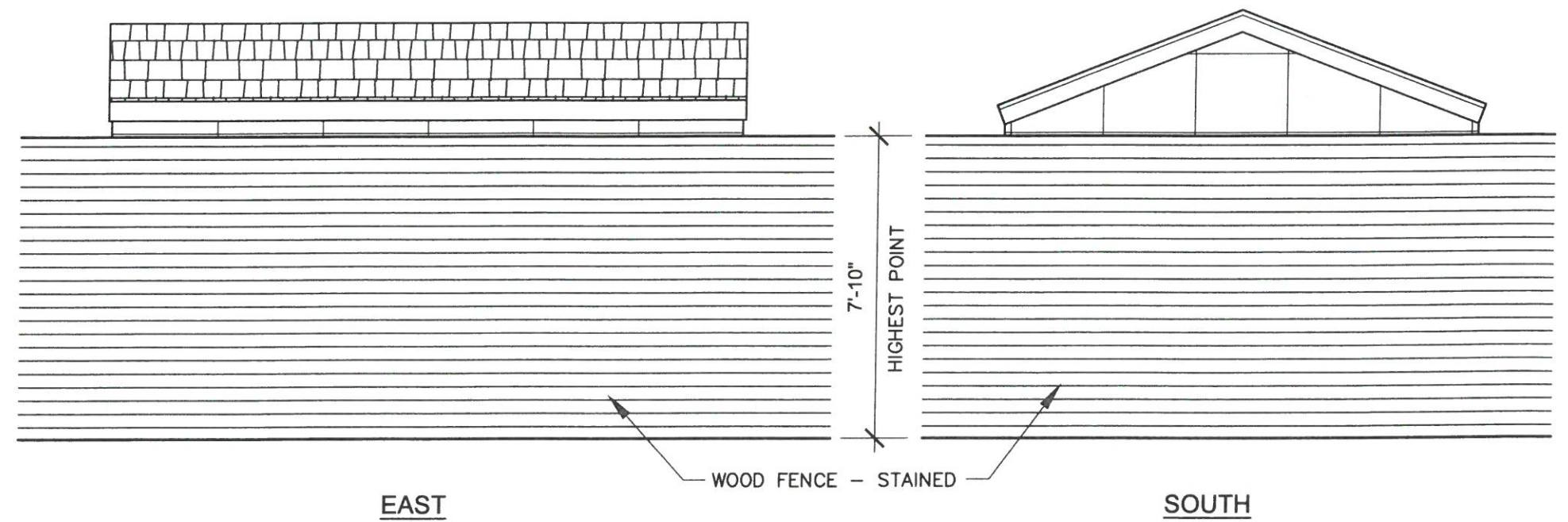
ELEVATIONS

SCALE: 1/4"=1'



FLOOR PLAN

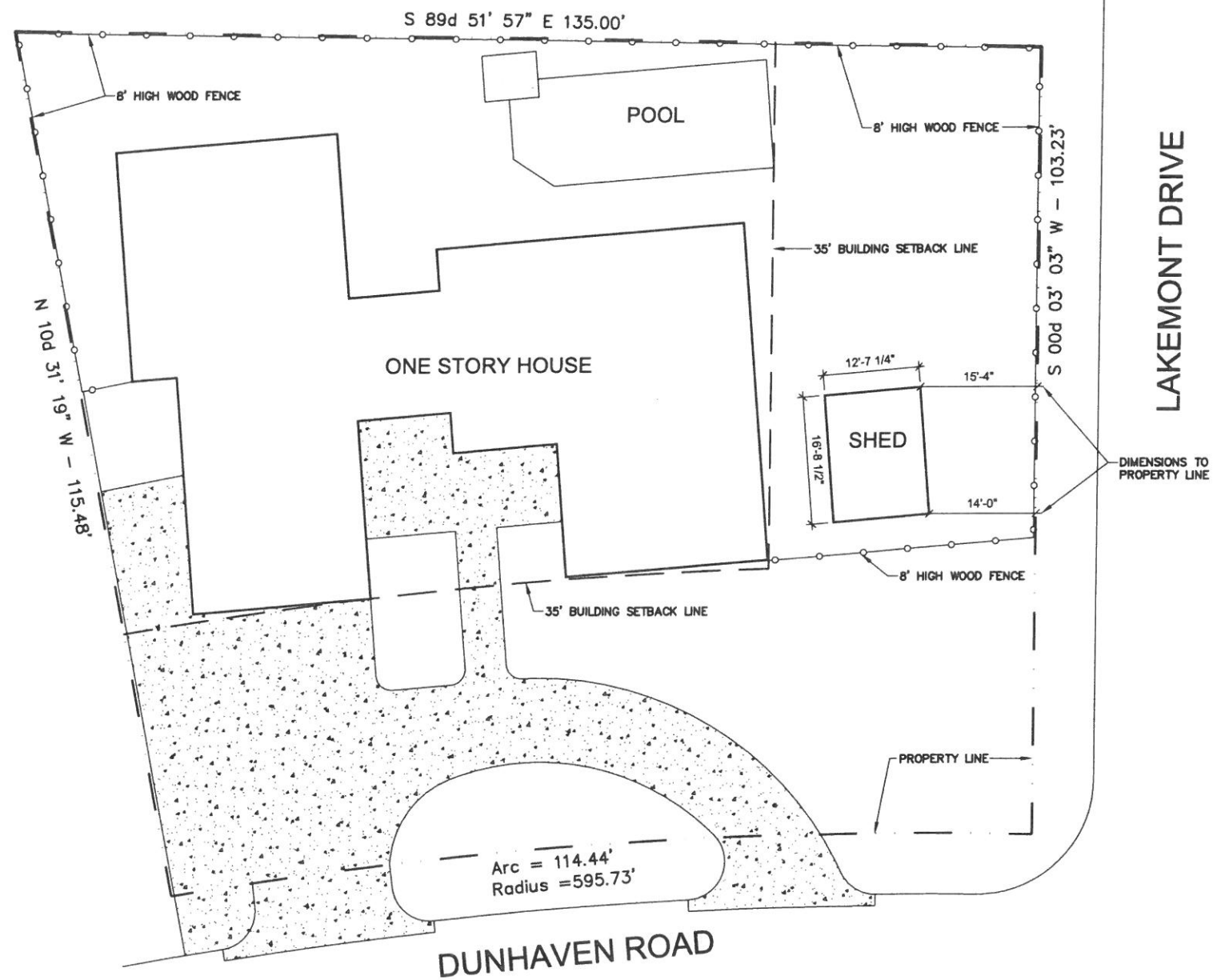
SCALE: 1/4"=1'



ELEVATIONS WITH FENCE

SCALE: 1/4"=1'

3975 DUNHAVEN
 LOT 10, BLOCK 13/8177
 NORTH DAVILLA DRIVE ESTATES



SITE PLAN
SCALE: 1"=20'

3975 DUNHAVEN
LOT 10, BLOCK 13/8177
NORTH DAVILLA DRIVE ESTATES