



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-026 **IVED**  
Date: 12/08/23 **JAN 1 REC'D**  
Zoning District: Dallas R-7.5(A)

Data Relative to Subject Property:

Location address: 1902 Lakeland Dr. Dallas, Tx  
Lot No.: 1A Block No.: 16-5243 Acreage: 0.22 Census Tract: \_\_\_\_\_  
Street Frontage (in Feet): 1) 65 ft 2) 155 ft 3) 65 ft 4) 155 ft 5) \_\_\_\_\_

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Bella Diamanti Inc.  
Applicant: Rotem Fartook Telephone: 214-454-5095  
Mailing Address: 2050 N Stemmon fwy. Ste 7507 Zip Code: 75207  
E-mail Address: Rfartok@yahoo.com  
Represented by: Rotem Fartook Telephone: 214-454-5095  
Mailing Address: 2050 N Stemmon fwy Ste 7507 Zip Code: 75207  
E-mail Address: Rfartok@yahoo.com

Affirm that an appeal has been made for a Variance \_\_, or Special Exception , of Constructing 8 foot high fence in a required front yard, which will require a 4 foot special exception to the fence regulation and construct a fence in a required front yard with fence panel having less than 50 percent opening.  
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:

Swimming pool enclosure and privacy/ security measures.

**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

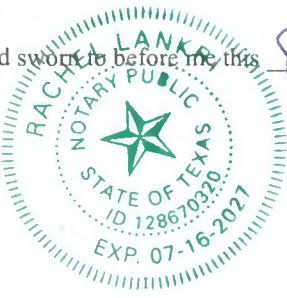
Before me the undersigned on this day personally appeared Rotem Fartook  
(Affiant/Applicant's name printed)

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 8th day of December, 2023

(Rev. 08-01-11) \_\_\_\_\_  
Notary Public in and for Dallas County, Texas





AFFIDAVIT

Appeal number: BDA 234-024

I, Rotem Fartook / Bella Diamanti Inc; Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 1902 Lakeland Drive Dallas, Tx. 75218  
(Address of property as stated on application)

Authorize: Rotem Fartook  
(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: 8 foot fence in a required front yard, which will require a 4th special exception to the fence regulation and construct a fence in a required front yard with fence panel having less than 50 percent opening.

ROTEM FARTOOK  
Print name of property owner or registered agent

[Signature]  
Signature of property owner or registered agent

agent Date 12/08/23

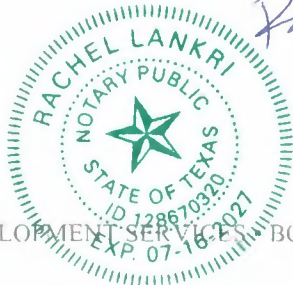
Before me, the undersigned, on this day personally appeared

Rotem Fartook

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 8th day of

December, 2023



Paul [Signature]

Commission expires on 07-16-2027



RF

BDA 234-026

Selected features: 0

SHIPPED DATE: 10-29-96 RECEIVED DATE: 12-29-96  
 ANNEXED: APRIL 14, 1945 ORD. NO. 3614  
 SURVEY: R. SCURRY ABST. 1382

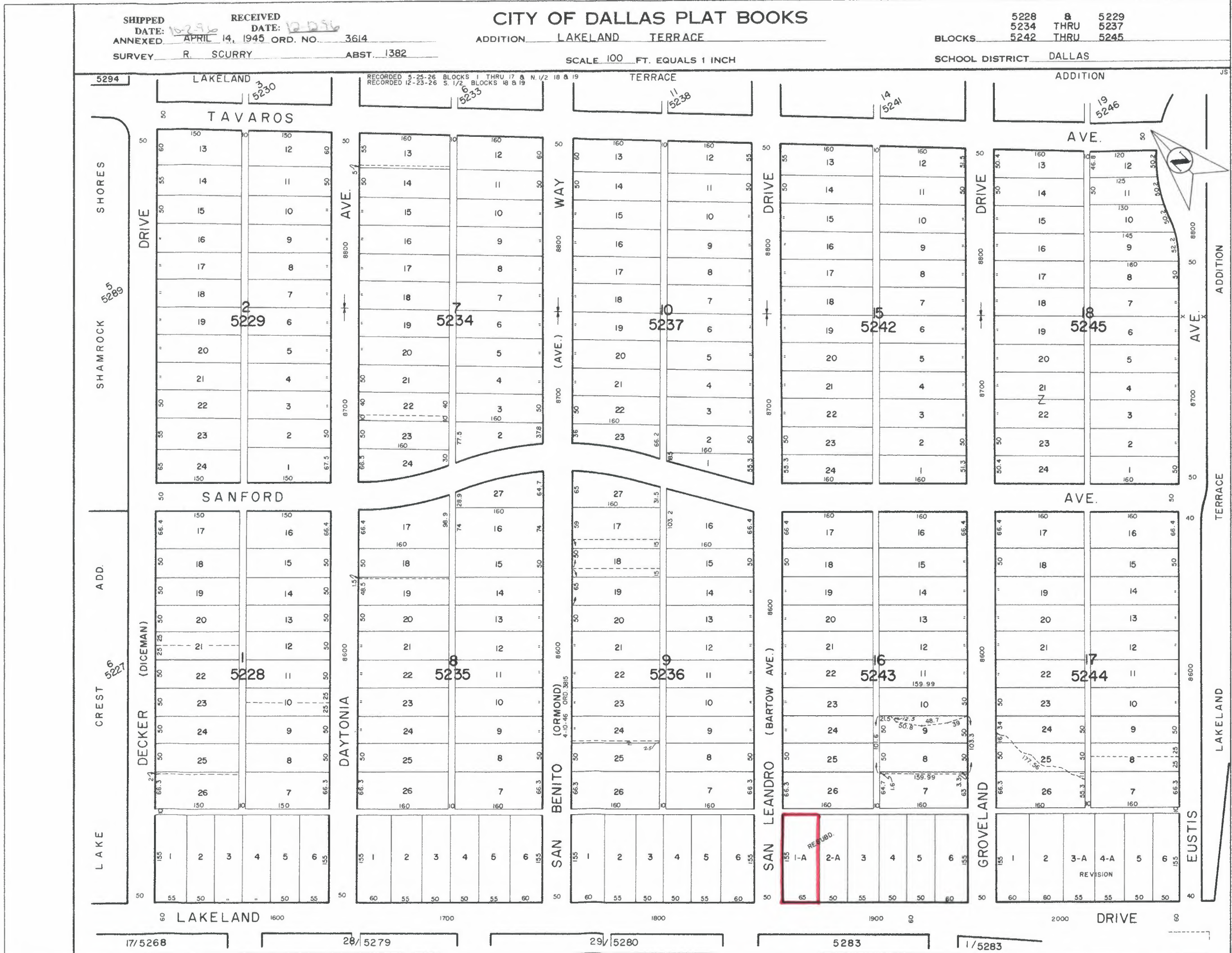
CITY OF DALLAS PLAT BOOKS

ADDITION: LAKELAND TERRACE

BLOCKS: 5228 THRU 5245  
 5234 THRU 5237  
 5242 THRU 5245

SCHOOL DISTRICT: DALLAS

SCALE: 100 FT. EQUALS 1 INCH

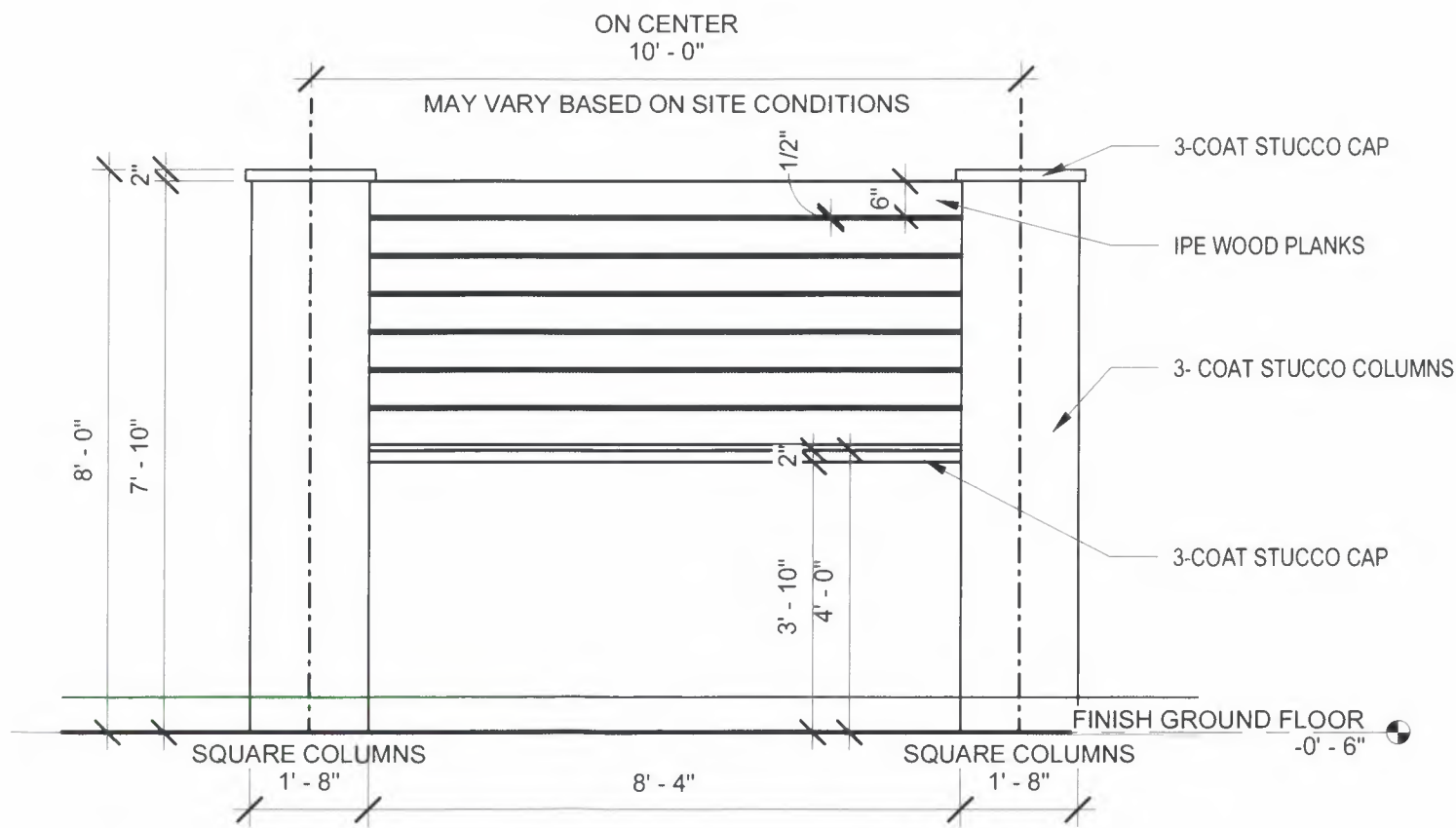
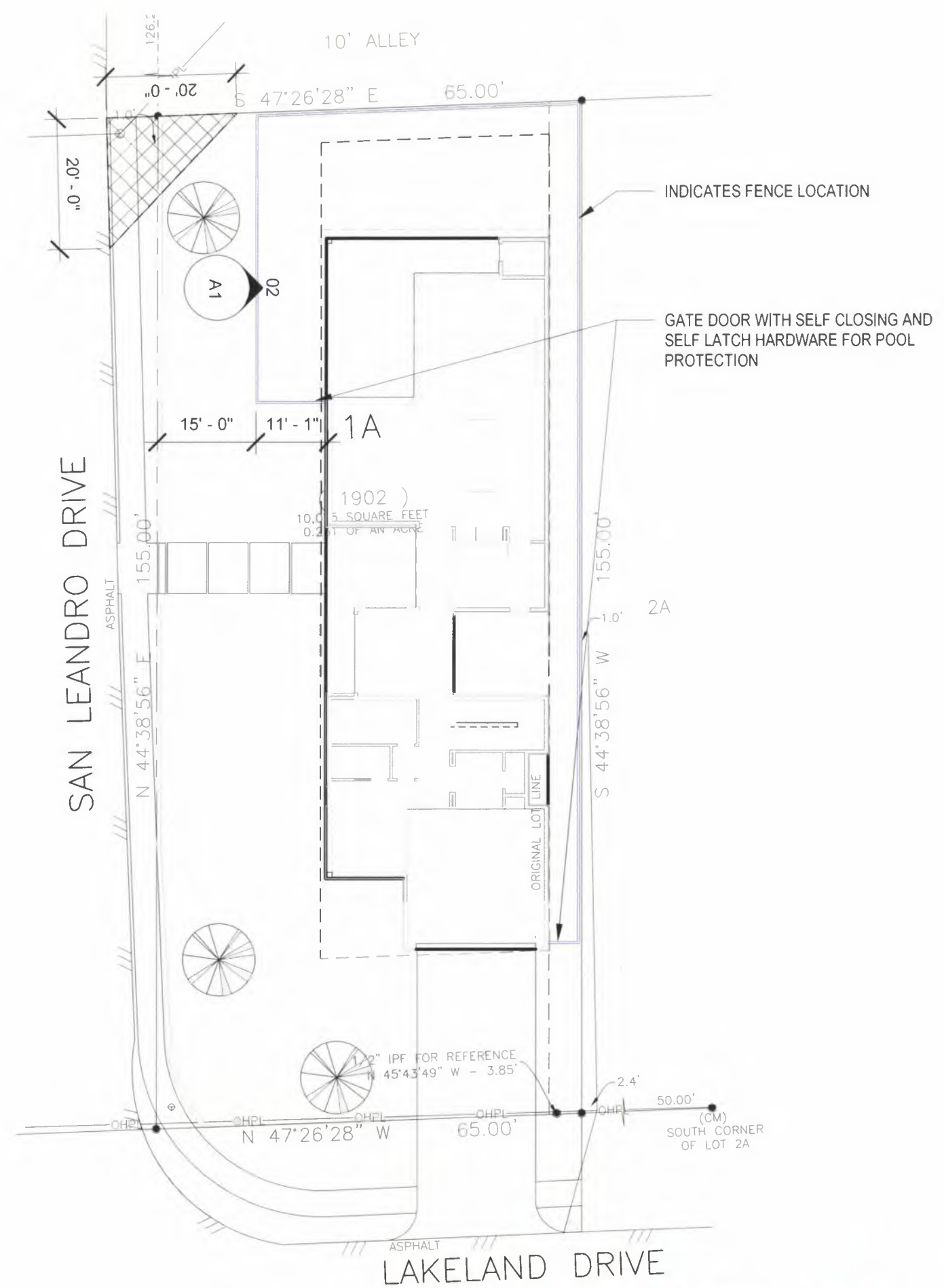


TRUE AND CORRECT COPY OF RECORD ON FILE IN CITY SURVEYOR'S OFFICE  
 BY: *Jerry P. [Signature]*  
 DATE: 11-27-2022

BDA234-026

# 01 FENCE PLAN - SITE PLAN

SCALE: 1" = 20'-0"



# 02 FENCE ELEVATION

SCALE: 3/8" = 1'-0"

BDA234-026