

**ARTICLE NINE
Unified Development Code**

Adopted: July 7, 2015



**VARIANCE TO THE UNIFIED DEVELOPMENT CODE (UDC)
APPLICATION**

SECTION 1. APPLICANT/OWNER INFORMATION
Please Print or Type

Applicant/Developer: Zhangyi He
Street Address: 8845 Laurel Ln.
City: Keller State: TX Zip: 76248
Telephone: 6262032443 Fax: _____ E-mail: _____
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

Property Owner must sign the application or submit a notarized letter of authorization.

Owner: Zhangyi He
Street Address: 8845 Laurel Ln.
City: Keller State: TX Zip: 76248
Telephone: 6262032443 Fax: _____ E-mail: _____

Signature of Applicant: [Signature] Signature of Owner: [Signature] Printed Name of Owner: Zhangyi He
Date: 6/5/17 Date: 6/5/17

SECTION 2. VARIANCE REQUEST(S) INFORMATION

Address or Legal Description: 8845 Laurel Ln
Lot(s): 1 Block(s): D Subdivision Name: Creekview Ph. 11

Justification for Requested Variance(s): My house was closed in last April, the builder is Khouranian. On 5/16/17 I received a Inspection Ticket Fence Permit from city of Keller, which told me that the fence don't meet the requirement of 8' inside of property line. After spoke with builder, they suggested me to apply for a variance at the Keller City Hall. BTW I've never done any of Fence change myself.

A detailed letter of justification and/or exhibits shall accompany this application.
One or more variances can be requested with this application.

RECEIVED
JUN 05 2017

BY:

2/17/16 - Denied

COPY

Resubmittal? 3-7-16

 **FENCE PERMIT APPLICATION**
Community Development Department
DEVELOPMENT SERVICES DIVISION

JOB ADDRESS: 8845 Laurel Lane CONSTRUCTION VALUE \$ 3000.-
 CONTRACTOR NAME: Premier Fence PHONE #: 2143886309
 If Homeowner is performing the work, please provide in this space
 Contractor Complete Address: PO Box 159 Van Alstyne Contact: Natalie McDonald

Type of Fence (IDENTIFY ONE)	<input checked="" type="checkbox"/> NEW	<input type="checkbox"/> REPAIR / REPLACEMENT	
Wood		Height <u>6'</u>	Linear Feet <u>13'</u>
Ornamental		Height <u>6'</u>	Linear Feet <u>100'</u>
Other (specify _____)		Height _____	Linear Feet _____

A PLOT PLAN SHALL BE SUBMITTED FOR REVIEW SHOWING LOCATION OF REQUESTED FENCING. SPECIAL RESTRICTIONS MAY APPLY FOR FENCING WITHIN DRAINAGE EASEMENTS. FOR FURTHER INFORMATION AND REGULATIONS REGARDING FENCING, PLEASE REFER TO ARTICLE NINE, SECTION 9.06 OF THE UNIFIED DEVELOPMENT CODE, CITY OF KELLER, TEXAS.

- All fences require a permit (new and replacement).
- Barbed wire, electrical or chain link fencing is allowed for farming or ranching purposes only on undeveloped property over 2 acres.
- Maximum height for fencing is as follows:
 - 36" (3') for front yards in front of the main structure
 - 8' for side or rear yards not adjacent to any street, park or trail
 - 6' for side or rear yards adjacent to any street, park or trail
- Split rail, ornamental metal, tubular steel or similar open fencing is allowed in front and side yards along property lines on lots and tracts in SF-LD zoning district.
- Fences adjacent to parks, trails or open space areas shall be ornamental metal, tubular steel or similar material. No wood fencing shall be allowed behind open fencing.
- All new (or replacement) fences adjacent to a thoroughfare shall be Cedar material with metal posts with Cedar top and bottom caps and stained with Ready Seal or equivalent. Pickets shall be placed on outside of posts and rails and all hardware shall be on inside of fence.
- Allowable wood fences adjacent to streets, schools, parks or other public spaces shall have the finished side facing the public space. All fence posts and structural components shall be placed on the interior of the lot.
- Fence location for double frontage or corner lots shall be as follows:
 - Wood fencing shall not encroach into side or rear yards and shall follow established building lines.
 - Distance shall be reduced to 8' from the property line if ornamental, tubular steel or similar open fencing is used.
 - Wood fencing shall not be allowed behind open fencing.
 - Corner lots adjacent to subdivision screening walls may have fencing outside the building line in order to connect to the wall.
 - Fences adjacent or perpendicular to subdivision screening walls shall not exceed the height of screening walls.

I HEREBY CERTIFY THE FOREGOING IS CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THE SAID WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE INFORMATION HEREIN SET FORTH AND IN COMPLIANCE WITH THE CITY OF KELLER CODES REGULATING FENCE REQUIREMENTS. FURTHER, I UNDERSTAND IF THE FENCE IS INSTALLED INCORRECTLY I SHALL BE REQUIRED TO REMOVE AND REPLACE FENCING OR ACTION MAY BE TAKEN, UP TO OR INCLUDING, ISSUANCE OF A CITATION.

PRINT NAME: Natalie McDonald
 SIGNATURE: [Signature] Date: 3-7-16

REVIEWED BY: [Signature] Date: 03-21-16

COMMENTS: _____

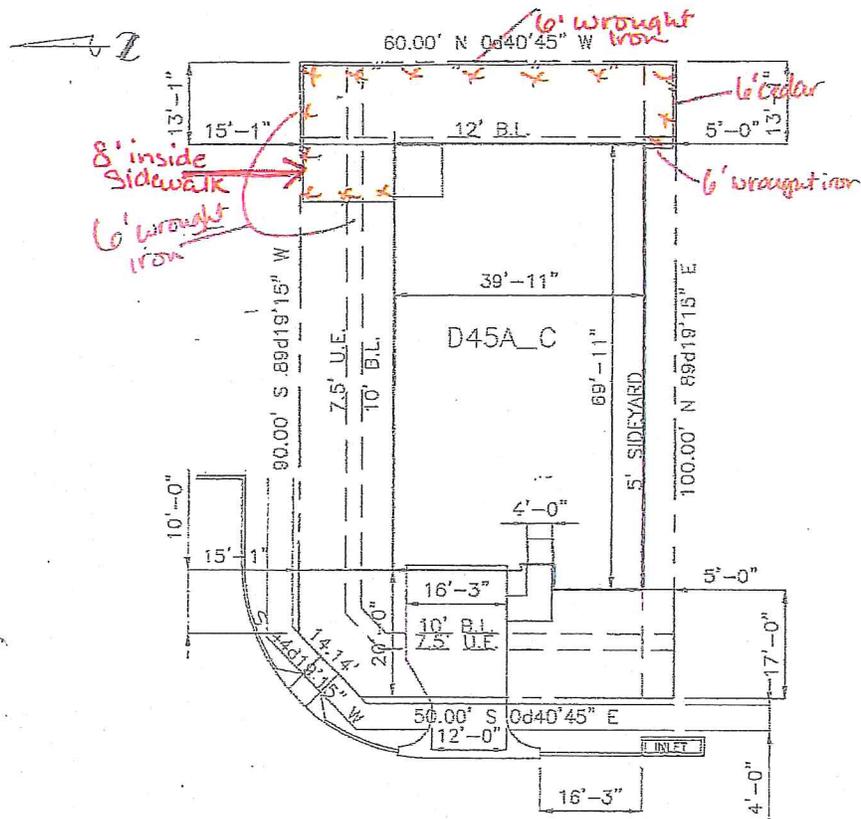
PERMIT #: F16-0037 TOTAL FEES \$ 50.⁰⁰

1100 Bear Creek Pkwy. P. O. Box 770 development@cityofkeller.com www.cityofkeller.com
 KELLER TEXAS 76248 KELLER TEXAS 76244 TELEPHONE: 817-743-4110 FAX: 817-743-4123

Revised 4.1.11

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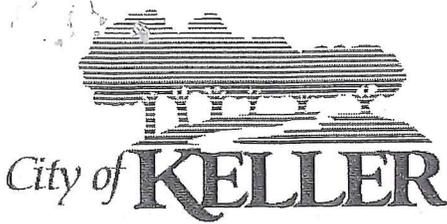


Sod Calculations			Flatwork Calculations		
Description			Description	SQ.FT.	CU.YD.
Front Sod	108	SQ.YD.	Drive	341.25	4.21
Back Sod	101	SQ.YD.	Approach	169.11	3.13
Left Sod	112	SQ.YD.	City Walk	204.96	2.53
Right Sod	39	SQ.YD.	Lead Walk	48.08	0.59
TOTAL	360	SQ.YD.	TOTAL	783.41	10.47

REVIEWED
 MAR 21 2016
 City of Keller
 Building Inspections

 CONSTRUCTION SERVICES DEPT. 8809 W. PLANO PARKWAY PLANO, TEXAS 75063 DIRECT LINE: 469-737-1400 WWW.KHOV.COM	job. no.	21130.0136		LOT SUMMARY	
	subdiv.	Creekview Ph. II		LOT AREA	5950
lot	1	bldg	D	SLAB AREA	2709
address	8845 Laurel Lane			COVERAGE	45.53%
city	Keller, TX			FENCE	113'
date	7/14/15	master plan	D45A_C	SCALE:	1" =
GENERAL NOTES: DRIVEWAY & GARAGE: MIN. 15' WIDE DRIVEWAY @ STREET APPROACH: MIN. 12' WIDE PUBLIC SIDEWALK: MIN. 4' WIDE				RECEIVED JUN 05 2017	

BY:



1100 Bear Creek Pkwy
 Keller, Texas 76248
 Phone 817-743-4110
 Fax 817-743-4123

Online Inspection Scheduling
 www.cityofkeller.com
 Automated Inspection Line
 817-743-4120

FENCE PERMIT

PERMIT NUMBER: F16-0037				PERMIT TYPE: FENCE PERMIT		WOOD FENCE	
JOB ADDRESS: 8845 LAUREL LN				LOT: 1 PER PL	BLOCK: D	SUBDIVISION: CREEKVIEW ADDITION PHASE II	
OWNER: K HOVNIANIAN HOMES-DFW LLC 5808 W PLANO PKWY Plano TX 75093				APPLICATION DATE: 2/17/2016		APPROVAL DATE: 3/21/2016	
PHONE:				PERMIT/ISSUE DATE: 3/22/2016		EXPIRATION DATE: 9/18/2016	
CONTRACTOR: PREMIER FENCE TX 1002 S POWELL PKWY Van Alstyne TX 75495				DESCRIPTION OF WORK: WOOD & IRON FENCE			
PHONE: 9729247225							
VALUATION: \$ 3,000.00		TOTAL SF: 0.00		BUILDING (SF) : 0		UTILITY PROVIDER CITY SEWER SERVICES	
FRNT SETBACK (FT): 0	RR SETBACK (FT): 0	LT SIDE SETBACK (FT): 0	RT SIDE SETBACK (FT): 0				

FEES:

100-41040 FENCE PERMIT - NEW \$50.00

TOTAL FEE	TOTAL FEES PAID	TOTAL DUE
\$ 50.00	\$ 50.00	\$ 0.00

COMMENTS:

**6 FT WOOD 13 LINEAR FT
 6 FT IRON 100 LINEAR FT**

Fence on corner lot - adjacent to street shall be a minimum of 8' away from the sidewalk.... measured from the inside of the sidewalk

FENCE FINAL INSPECTION REQUIRED PRIOR TO BUILDING FINAL INSPECTION

*MEP Permits expire if work not commenced or inspected within 180 days.
 Scheduled Inspections will be performed between 9 a.m. and 12 p.m.
 A reactivation fee of \$100 is applied if permit expires.*

PERMIT NO: F16-0037



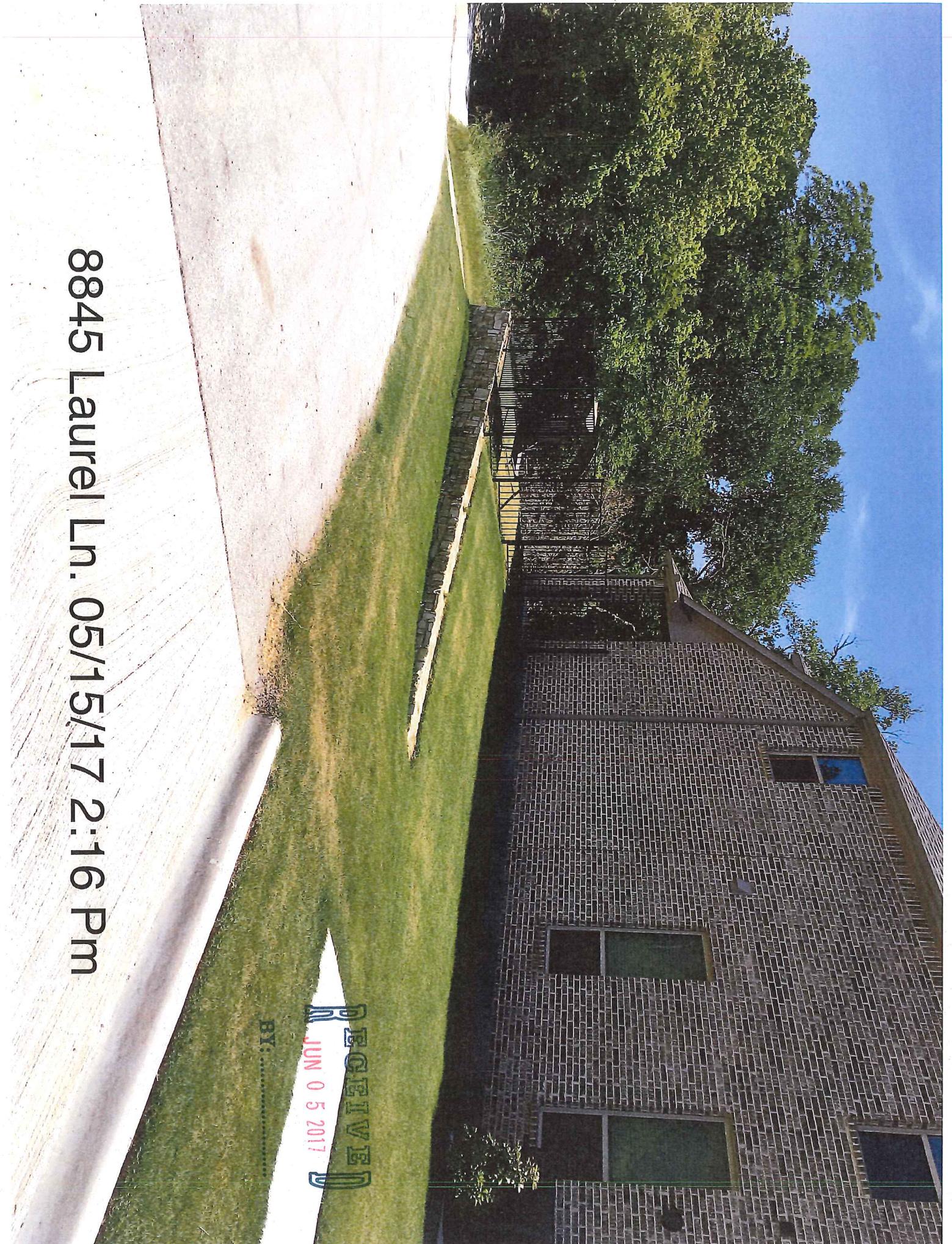
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