



BUILDING SERVICES

520 Bennington Lane, Permit #F18-0040

Woodford Addn., Block D, Lot 8

Fence Review

Reviewed by: Melinda Hernandez

Date: 02/16/2018

Comments:

1. DENIED-No wood fencing is allowed outside of the Building Line on a corner and/or a double frontage lot.

Notice:

- **Plans are void without notes attached.**
- **Inspection required once fence is complete.**
- **Permits shall conform to City of Keller Building Code and Zoning Requirements**
- **Corner/ Double Frontage Lots**
 - Wood fencing shall not encroach into the side building setback *with the exception of wrought iron fencing that may be located up to 8 ft. from the property line.*
 - Maximum height shall not exceed 6 ft. when adjacent to street; all other areas shall not exceed 8 ft. in height.
 - Finished side of fence shall face street with all hardware on the inside of fence line.
- **Fence Adjacent to Park, Trails, or Open Space Areas**
 - Must be wrought iron, tubular steel, or similar material (*wood fencing not permitted*).
 - Maximum 6 ft. in height.
- **Fences Adjacent to Thoroughfares**
 - Shall be cedar material with metal post, cedar bottom and top caps, and stained with ready seal.
 - Finished side of fence shall face street with all hardware on the inside of fence line.
- **Allowable Wood Fences Adjacent to Streets, Schools, Parks, or Other Public Spaces.**
 - Finished side of fence shall face the public space with all hardware on the inside of fence line.



FENCE PERMIT APPLICATION

BUILDING SERVICES

JOB ADDRESS: 520 Bennington CONSTRUCTION VALUE \$ \$2,600⁰⁰/_{xx}
CONTRACTOR NAME: All Texas Fence PHONE #: 940 321 2174
If Homeowner is performing the work, please provide in this space.
Contractor Complete Address: _____ Contact: _____
Email Address: _____

Homeowner _____ Homeowner E-mail Address _____

Type of Fence (IDENTIFY ONE) ☒ NEW ☐ REPAIR / REPLACEMENT
Wood Height 6' Linear Feet 130'
Ornamental Height _____ Linear Feet _____
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 EIGHT, SECTION 8.11, 8.12 AND 8.13 OF THE UNIFIED DEVELOPMENT CODE, CITY OF KELLER, TEXAS.

1. All fences require a permit (new and replacement).
2. Barbed wire, electrical or chain link fencing is allowed for farming or ranching purposes only on undeveloped property over 2 acres.
3. 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
4. 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-36 zoning district maximum height 5'.
5. 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 required open fencing.
6. 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.
7. 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.
8. 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: Chad Blocker
SIGNATURE: [Signature] Date: 2-15-18

REVIEWED BY: DENIED [Signature] Date: 02/16/18

COMMENTS: No wood fencing was allowed o/s of B/L on a corner and/or double corner lot.

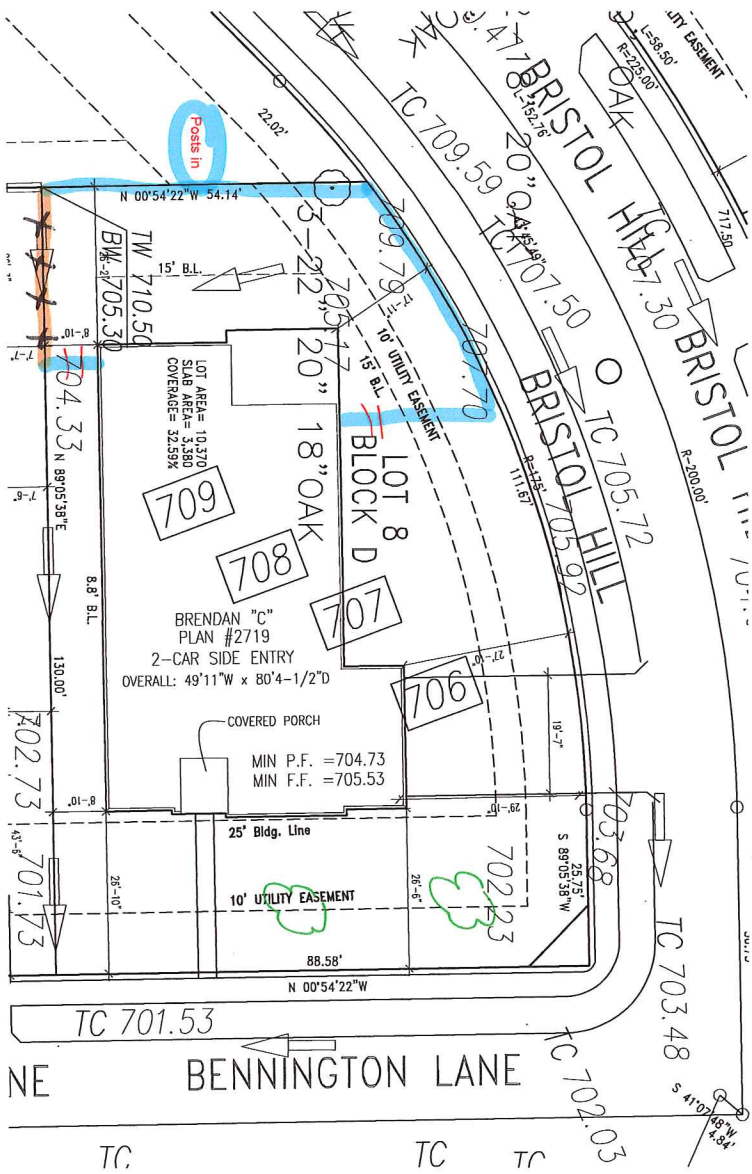
PERMIT #: F18-0040 TOTAL FEES \$ 50 paid

1100 Bear Creek Pkwy.
KELLER TEXAS 76248

P. O. Box 770
KELLER TEXAS 76244

buildingservices@cityofkeller.com
TELEPHONE: 817-743-4110

www.cityofkeller.com
FAX: 817-743-4123



Existing fence

Needed fence

SCALE: 1"=20'



6225 N. STATE HIGHWAY 181, SUITE 400, DALLAS, TX 75238 (972) 963-4000

SUBDIVISION NOTES

PLOT PLAN REQUIREMENTS	
MINIMUM REAR YARD	35'
MINIMUM SIDE YARD	15'
MINIMUM SIDE YARD FOR CORNER LOTS	7.5'
MINIMUM SIDE YARD	15'
DETACHED GARAGES	XX
MINIMUM DISTANCE FROM HOUSE	XX
MINIMUM SIDE YARD	XX
MINIMUM REAR YARD	XX
BRICK REQUIREMENTS	100% FIRST FLOOR
CAN BAY WINDOWS ENDOACH SIDE YARD 2	NO
CAN CHIMNEY ENDOACH SIDE YARD 2	NO
NOTES	
- MAX LOT COVERAGE 40%	
- MAX GARAGE SQ FT OF MAIN GARAGE 700 SF	
- XX	

LEGEND

		***** SPLIT FENCE
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CUSTOMER AGREEMENT

I UNDERSTAND THAT MY NEW Drees HOME WILL BE BUILT IN GENERAL CONFORMANCE TO THE CITY OF KELLER, TEXAS SUBDIVISION MAPS AND PLANS. I HAVE REVIEWED AND APPROVED THIS SET OF PLANS AND I AGREE TO THE CONDITIONS AND OPTIONS FOR MY HOUSE. Drees CUSTOM HOMES WILL SHOW THE OPTIONS I SELECTED IN MY SELECTION SHEETS.

I HAVE REVIEWED THE LOT PLAN FOR MY HOUSE AND UNDERSTAND THAT THERE MAY BE SOME FIELD ADJUSTMENTS AS TO THE EXACT LOCATION OF THE HOUSE ON THE LOT. I FURTHER UNDERSTAND THAT MY HOME WILL NOT BE BUILT EXACTLY LIKE ANY OTHER Drees HOME OR MODEL, AND THAT SOME MINOR VARIATION FROM MY PLANS AND SPECIFICATIONS MAY OCCUR SINCE EVERY HOME THAT IS BUILT HAS ITS OWN SET OF BRICK CONSTRUCTION PROBLEMS THAT MUST BE DEALT WITH AS THE HOME IS BEING BUILT.

DATE: _____ BUILDER (PLEASE PRINT) _____

CUSTOMER: _____ CUSTOMER: _____

DESCRIPTION

WOODFORD ESTATES
CITY OF KELLER, TX

CONTRACT REVISIONS:

ADJUSTED SCHEDULE 8-9-17

RESIDENCE FOR:

CONSTRUCTION ADDRESS: 3220 BENNINGTON LANE	SHEET NO.
CONTRACT BY: WOODFORD ESTATES	OP.1
PHONE NO: 972.978.4242	
JOB #: WDFD-0008-D	
CONTRACT DATE: 5-11-17	
Time-Plating 01/03/23 12:09:15 pm EST	