

VARIANCE TO THE UNIFIED DEVELOPMENT CODE (UDC) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: Mr. and Mrs. Dewayne Gray
Street Address: 1300 Keller Parkway, APT. 1615
City: Keller State: TX Zip: 76248
Telephone: 817-925-9368 Fax: _____ E-mail: dewayne_gray@hotmail.com
Applicant's Status: (Check One) Owner ☐ Tenant ☐ Prospective Buyer ☒

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

Owner: Drees Custom Homes
Street Address: 6225 North State Highway 161
City: Irving State: Texas Zip: 75038
Telephone: 817-819-5775 Fax: _____ E-mail: lstate@dreescustomhomes.com
Signature of Applicant: Dewayne Gray Signature of Owner: Drees Custom Homes Printed Name of Owner: Larry M. Tate
Date: 3/5/2018 Date: 3-5-18

SECTION 2. VARIANCE REQUEST(S) INFORMATION

Address or Legal Description: 520 Bennington Lane
Lot(s): 8 Block(s): D Subdivision Name: Woodford Estates

Justification for Requested Variance(s): A variance is warranted for the placement of a wooden fence at its originally planned location due to the unusual shape and elevation of the lot in conjunction with a retaining wall's proximity to a side walk. For the sake of public safety and homeowner's privacy, please consider the approval for this variance.

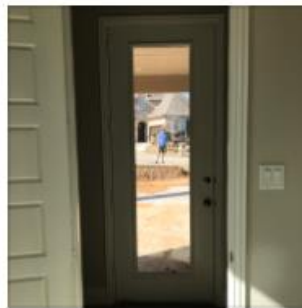
A detailed letter of justification and/or exhibits shall accompany this application.
One or more variances can be requested with this application.

817-925-9368
dewayne_gray@hotmail.com

3/5/2018

City Council Members,

My wife and I are building a house located in the Woodford neighborhood at 520 Bennington Lane; Keller, Texas; 76248 and are scheduled to close on March 28, 2018. On March 1, 2018, we were notified by our builder (Justin Cannaday with Drees Customs Homes) that we are unable to have our wooden fence where it was originally planned due to an unforeseen city requirements since our lot sits on a two sided corner. The original location of our fence would have been on top of the retaining wall. Drees has provided us two options to comply with the city's requirements, and both pose privacy concerns because of the elevation and locations of our back windows, back door, and the location of our bedroom (which looks out the back door). Please see the attached pictures that depict these two options and our privacy concerns. The red line closer to the house is our option for a wooden fence and the farther line is for a metal fence.



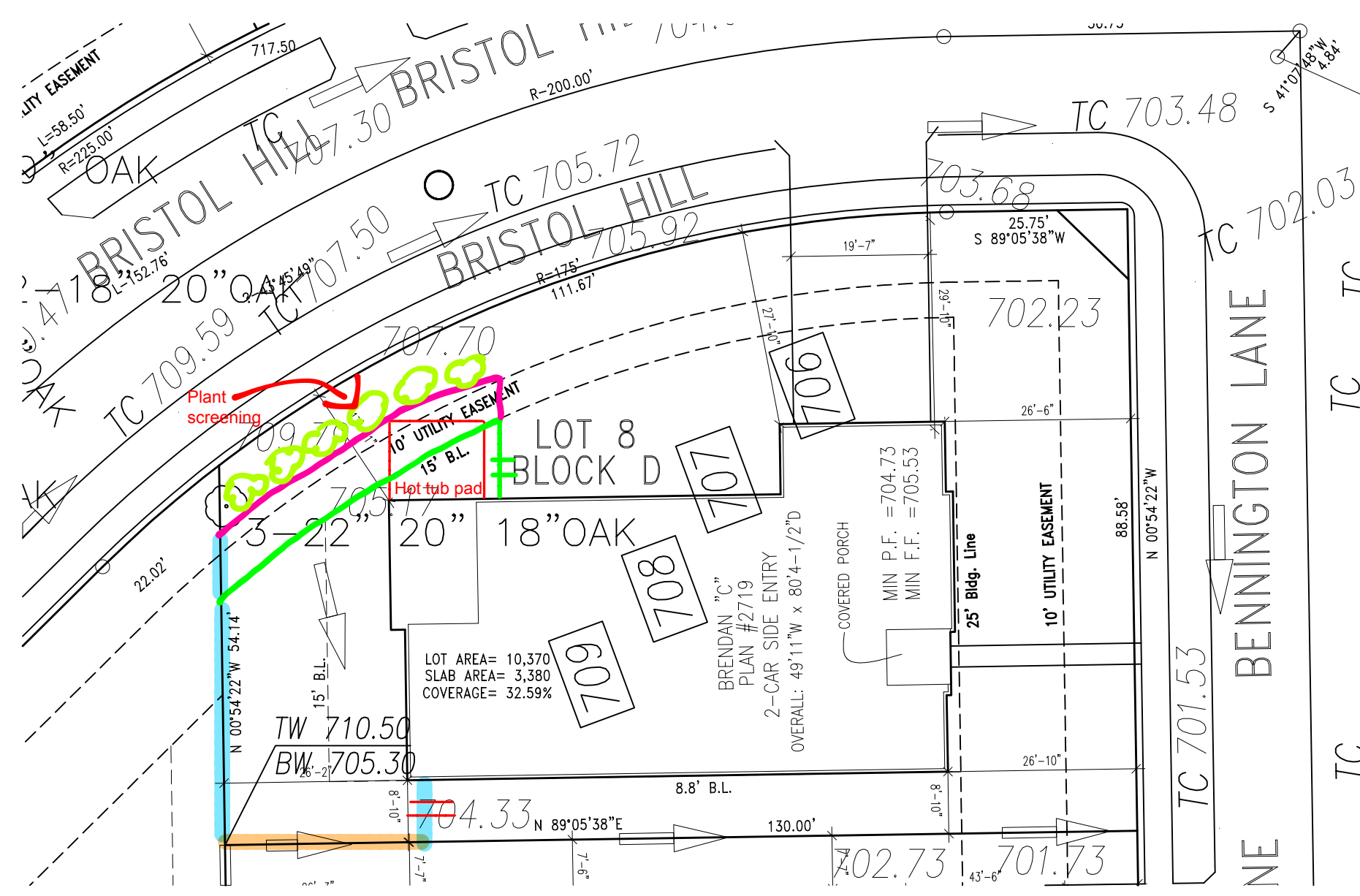
Driving around Keller, we have noticed the following:

- Two houses in our previous neighborhood, Highland Oaks, are on two sided corner lots and have wooden fences. Additionally, these fences are located closer to the sidewalk than our fence would be. These houses are on 1300 and 1301 Snow Mountain.
- The other houses on two sided lots in the Woodford neighborhood have fences farther away from their windows and porches. These are not similar to our lot because of the proximity to the back of the house to the proposed fence, the elevation, and having a rectangular backyard versus squared.

Please consider approving a variance based on practicality to ensure privacy. We are proposing for the wooden fence to be located in the location we originally planned. It is in the spirit of Section 8.11(B) of the Unified Development Code that placing the wooden fence in the originally planned location would prevent urban blight, unlike the two proposed options.

Thank you for your time and consideration,
Dewayne Gray

SCALE: 1"=20'



New wood fence
Possible wood fence
Existing wood Fence
Possible metal fence



DREES CUSTOM HOMES L.P.
6225 N. STATE HIGHWAY 161, SUITE 400, IRVING, TX 75038 (972) 953-4300

SUBDIVISION NOTES

PLOT PLAN REQUIREMENTS	
MINIMUM FRONT YARD	25'
MINIMUM REAR YARD	15'
MINIMUM SIDE YARD	7'6"
MINIMUM SIDE YARD FOR CORNER LOTS	15'
DETACHED GARAGES	
MINIMUM DISTANCE FROM HOUSE	XX
MINIMUM SIDE YARD	XX
MINIMUM REAR YARD	XX
BRICK REQUIREMENTS	
	100% FIRST FLOOR
CAN BAY WINDOWS ENCROACH SIDE YARD ?	
	NO
CAN CHIMNEY ENCROACH SIDE YARD ?	
	NO
NOTES	
- MAX LOT COVERAGE 40%	
- MAX GARAGE SQ FT OF MAIN GARAGE 700 SF	
- XX	

LEGEND

	5' WIDE MAT		TRASH		SILT FENCE
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CUSTOMER AGREEMENT

I UNDERSTAND THAT MY NEW DREES HOME WILL BE BUILT IN GENERAL CONFORMANCE TO THE PLANS, SPECIFICATIONS, SELECTIONS AND THE PURCHASE AGREEMENT, ALL OF WHICH I HAVE REVIEWED AND APPROVED. THIS SET OF PLANS MAY NOT REFLECT THE ELEVATIONS OR OPTIONS FOR MY HOUSE. DREES DRAWS THE STANDARD PLANS COMPLETE WITH THE MOST COMMON OPTIONS. THE SUBCONTRACTORS' SETS WILL SHOW THE OPTIONS I SELECTED IN MY SELECTION SHEETS.

I HAVE REVIEWED THE PLOT 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 IT'S OWN SET OF UNIQUE 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 SIDYARD 8-9-17

RESIDENCE FOR:

CONSTRUCTION ADDRESS: 520 BENNINGTON LANE		
CONTRACT BY: RTB	SUBDIVISION: WOODFORD ESTATES	SHEET NO. OP. 1
PHONE NO.: 859 578 4322	JOB #:	
CONTRACT DATE: 5-11-17	WDFO-0008-D	
Title=Plat.dwg 01/03/03 12:09:15 pm EST		