

VARIANCE TO THE UNIFIED DEVELOPMENT CODE (UDC) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: ROSS ADAMS
Street Address: 1511 LAKEVIEW DR
City: KELLER State: TX Zip: 76248
Telephone: 817-932-4046 Fax: _____ E-mail: RPAPTLG@GMAIL.COM
Applicant's Status: (Check One) Owner ☒ Tenant ☐ Prospective Buyer ☐

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

Owner: ROSS P & MARYANN L ADAMS
Street Address: 1511 LAKEVIEW DR
City: KELLER State: TX Zip: 76248
Telephone: 817-932-4046 Fax: _____ E-mail: RPAPTLG@GMAIL.COM
Ross P. Adams Ross P. Adams
Signature of Applicant Signature of Owner Printed Name of Owner
Date: 4-6-18 Date: 4-6-18

SECTION 2. VARIANCE REQUEST(S) INFORMATION

Address or Legal Description: 1511 LAKEVIEW DR, KELLER, TX 76248
Lot(s): 27 Block(s): 2 Subdivision Name: LAKE OF HIGHLAND OAKS

Justification for Requested Variance(s):
SEE ATTACHED DOCUMENTS
AND THUMB DRIVE CONTAINING
PHOTOS.

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

Attachment for Section 2. Variance Request Information:

We (Ross & Maryann Adams) are requesting a variance to our fence permit to allow the finished side of the fence to face in toward our home; the side of our fence that borders our alley. The side of our fence that faces the street from the front yard does already have the smooth side facing out toward Lakeview Drive. See attached pictures.

Our intent was to replace the existing fence in like-kind with higher quality materials and a professional appearance. The previous fence was permitted for, and had the finished side facing in from the alleyway. This alley is defined by Keller as a public space. We had the replacement fence built with the same orientation as the original, which was the finished side facing in along the alley, and the smooth side of the fence facing out toward the front of the house and the street.

To improve upon the appearance of our replacement fence, upgrades we added:

- Galvanized metal poles anchored 4 feet deep in concrete for longer lasting support,
- 6-inch-wide top grade cedar pickets
- 1 x 4-inch cedar top trim
- 2 x 4-inch cedar rails on top of the fence
- 2 x 6-inch pressure treated baseboards

Cost: \$8,131

It was unfortunately not until the fence failed permit inspection upon the completion of the project that we became aware of the newer requirement of the smooth side having to face public spaces, or our alley in this case. We acknowledge our responsibility in knowing of the regulation before the fence was constructed, and apologize for not having done our due diligence to learn the requirement had changed since the construction of our original fence. We apologize for that error on our part.

Maryann and I have the support of our surrounding neighbors on both sides and immediately behind us to have the smooth side facing in on the section of our fence that borders the alley. Please see attached letters of support.

Our alleyway is designated as a public space by the City of Keller. It is a narrow concrete alley, with just enough width for one vehicle to travel over. The only vehicle traffic through our alleyway are residents of homes whose driveways are accessed by this alley. There are no outlets from the alley to thoroughfare streets. We believe the only reason it is designated as a public space is for the City of Keller to be able to maintain drainage, and access utilities.

Another factor we request that you take into consideration is the permit history of the fence for our home/address. The original fence was permitted back in 1994 for the smooth side facing in along the alley. We are requesting to be able to have our replacement fence approved having the same orientation of the smooth side facing in along the alley.

We have lived at this address in Keller for 22 years, raised four children through the Keller ISD who have gone to/graduated from college and are now contributing citizens of the DFW area. Maryann and I have valued our quality of living in Keller and appreciate the quality of the city's municipal services and planning. We plan to continue living in Keller for the foreseeable future. Maryann and I respectfully request your approval for a variance to our fence permit to allow the smooth side of our fence to face in along the side that borders our alleyway.