



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

### SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: Maksym Kohanyuk & Sharon  
Street Address: 8747 Buckner Lane  
City: Keller State: TX Zip: 76248  
Telephone: 817-881-0592 Fax: \_\_\_\_\_ E-mail: max-shar-K@yahoo.com  
Applicant's Status: (Check One) Owner ☒ Tenant ☐ Prospective Buyer ☐

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

Owner: Same as above  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Maksym Kohanyuk  
Signature of Applicant  
Date: 2-12-19  
Sharon K

Sharon K  
Signature of Owner  
Printed Name of Owner  
Date: 2-12-19  
Sharon K

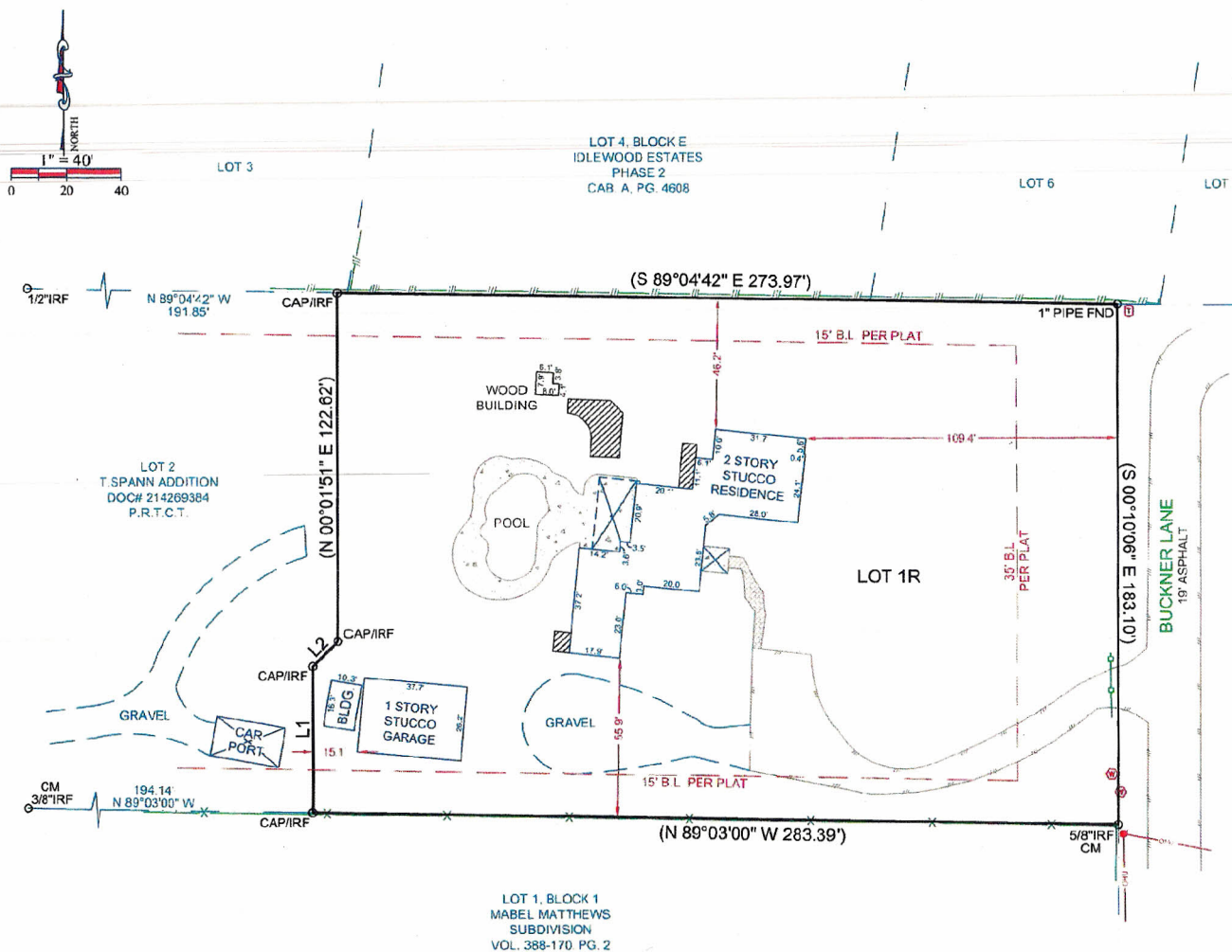
### SECTION 2. VARIANCE REQUEST(S) INFORMATION

Address or Legal Description: 8747 Buckner Ln  
Lot(s): 1R Block(s): \_\_\_\_\_ Subdivision Name: Spann Addition

Justification for Requested Variance(s): Topography, Location of  
1.16 acre lot at dead end (land locked - not  
open space in SF-36 zone; special  
family hardship \*\* see letter attached  
that was amended on 2/12/19 \*\*  
Fence Variance

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

survey after replat by Spanns



#### LEGEND

POB = POINT OF BEGINNING  
 CM = CONTROLLING MONUMENT  
 ( ) = PLAT OR DEED CALL  
 CAPI/RS = CAPPED IRON ROD SET  
 IRF = IRON ROD FOUND  
 B.L. = BUILDING LINE

—X— = BARBED WIRE FENCE  
 —//— = WOOD FENCE  
 ——— = OVERHEAD UTILITY  
 ⊕ = TELEPHONE RISER  
 ⊙ = WATER METER  
 ● = POWER POLE

LINE	BEARING	DISTANCE
L1	N 00°01'51" E	51.42'
L2	N 45°01'51" E	12.41'

#### TO ALL PARTIES DIRECTLY INTERESTED IN THE PREMISES SURVEYED

I have this date directed a careful and accurate survey made on the grounds of the property located at 8747 Buckner Lane in the City of Keller, Tarrant County, Texas, being Lot 1R of Lots 1R and 2, T. Spann Addition, an addition in the City of Keller, Tarrant County, Texas according to the Replat thereof recorded in County Clerk's Document No. D214269384, Plat Records, Tarrant County, Texas.

**FLOOD STATEMENT:** I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Keller, Community Number 480602 effective date 9-25-2009 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 90 K of said map.

**NOTE:** This survey is certified to Old Republic Title (GF# 5150004701), SWBC Mortgage Corporation, Delmer Wayne Spann and Carol Spann. This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 8-15-2014. There are no visible or apparent intrusions or protrusions except as shown hereon.

**NOTE:** All capped iron rods found are stamped "KAZ"



12-31-2014



1720 WESTMINSTER  
 DENTON, TX 76205  
 (940)382-3446

JOB NUMBER: 090046-5  
 DRAWN BY: P.J.W. & D.B.R.

DATE: 12-31-2014

R.P.L.S.

PAUL JUSTIN WHITLOCK





- fencing was wood posts with barbed wire and chicken wire on either side of 20 ft ornamental open fence/gate upon move in.

It was not code compliant. We hired the fence contractor to replace the front only in March 2018.





This is our property now after  
cleaning + improving. The 20 ft of open  
fencing is near the south property line  
at the drive way. This house was built  
200 or more feet back from Buckner Ln  
with much of the fence line on the corner/  
side yard.





Wood fencing on our  
North property line installed  
by Idlewood Estates of  
Hidden Lakes in 2001.  
Pre-existing upon move-in.

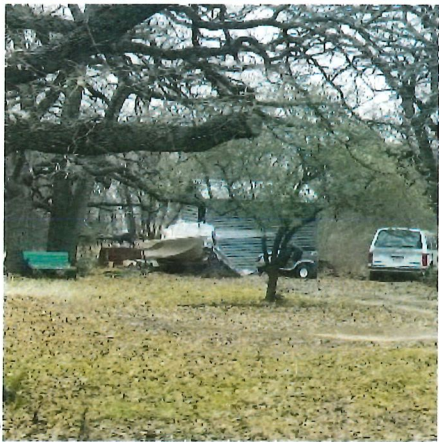


\* dead-end  
wood fence  
pre-existing  
(Hickory  
fences)

8747 Buckner Ln 1/3/19 12:40 Pm



dilapidated railroad tracks directly  
across from our property



↑ Shady Grove closeby

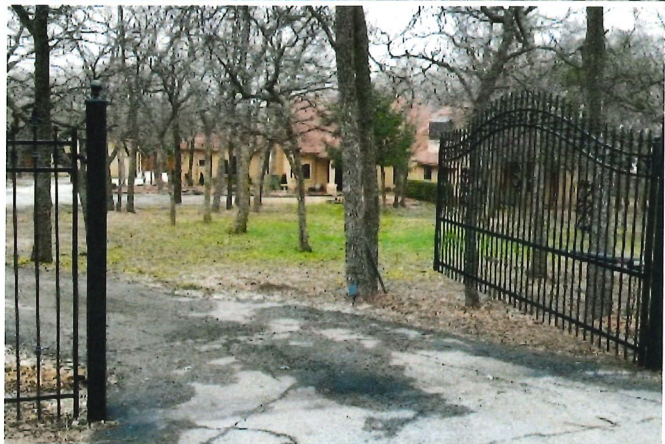
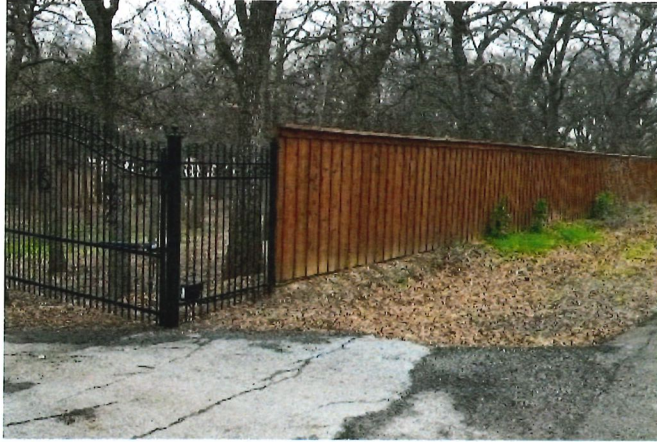
across Buckner Lane

Exhibit A



8747 Buckner Lane

Open fence/gate plus privacy fence (dead end lot)



ornamental open fence/gate - 20 ft

Exhibit B

entrance drive  
on south side  
shows fence runs  
along front + side yds