

To Planning and Zoning and City Council,

I am applying for a fence variance to the unified development code. I am applying for this variance because as our property sits we are deprived the use of our yard and privacy within our yard.

1. If you view the attached survey our house does not have a backyard. In my opinion this is due to our house being built the wrong direction. Our house does not conform to other houses built on Roanoke Rd. The other houses built on Roanoke rd are built facing Roanoke Rd. This gives those lots ample back yards and private outdoor living spaces.
2. When we purchased the property the entire lot was grown over with vines and dead trees. It was very difficult to walk much less see the house from Roanoke rd. Now that it has been cleared there are clear views of our house and bedrooms.
3. Roanoke Rd is probably one of the busiest residential streets in Keller. Based on the thoroughfare plan this is only going to get worse as there are plans for this road to be converted to a 4 lane road as well as having a sidewalk. All of our bedrooms are on the Roanoke Rd side of our property. We have lights flashing in our bedroom all night.
4. Having a semi private style fence will blend in with other properties in the area. I have compiled a list and have attached photos of 10 properties within SF36 on corner lots with privacy style fences within a mile of my house. While this is not a complete list it is a small sample of properties to show how my fence will blend in with the area.
5. We also have 3 dogs. We purchased this property in the hopes of being able to give them as much space as possible to safely play and to ensure there is a safe barrier between them and Roanoke rd. I am constantly cleaning trash off the side of our property as this road continues to get busier with car and pedestrian traffic I want to ensure that people and vehicular traffic have a minimal affect on our privacy and minimize the road noise.
6. Our house has extreme topographical differences from most houses in the area. The back of our lot is at 744ft of elevation and the front is at 686ft. Our neighbor's driveway is at the back corner of our lot on Roanoke rd and as they turn into their driveway it also shines their lights throughout our entire house.