

CITY OF ROCKWALL

APPLICATION FOR FRONT YARD FENCE

Case No. 1987-36-Fence

Date: MAY 11, 1987

Filing Fee: \$35.00

Applicant: RONALD + MARTHA HITCHCOCK

Mailing Address: 1608 AMESBURY

ROCKWALL TX 75087

Phone: 722-0030

744-2840

Legal Description of Property:

LOT FOUR IN BLOCK F OF NORTASHORE PHASE 2-A,
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY,
TEXAS, ACCORDING TO THE PLAT RECORDED IN SLIDE B, PAGE 112
PLAT RECORDS OF ROCKWALL COUNTY TEXAS.

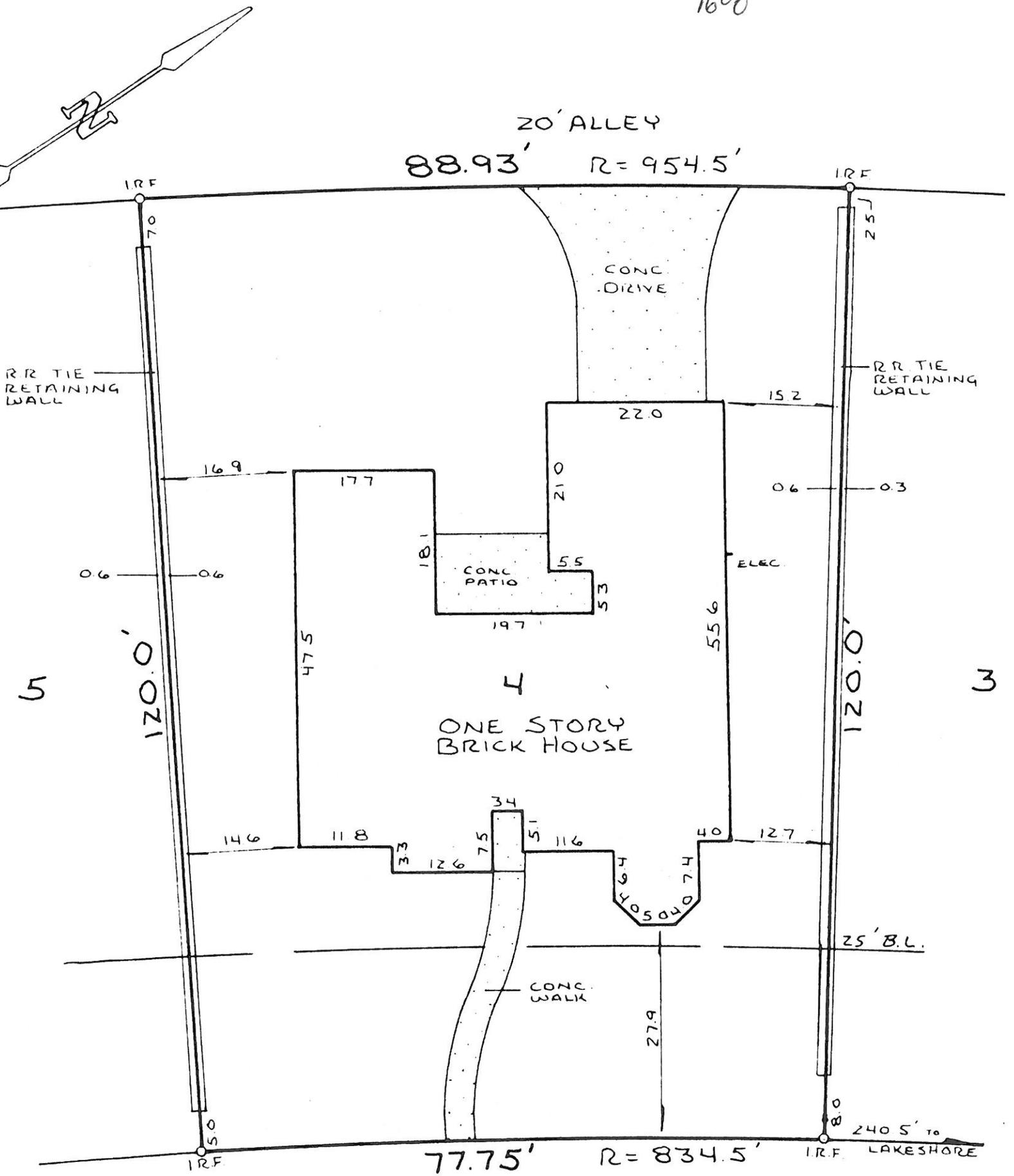
Description of Fence:

TWO RAIL SPLIT CEDAR, POSTS 42" HIGH, RAILS 36" FROM
GROUND LEVEL. STARTING APPROXIMATELY 13 1/2' FROM
STREET ON SW. SIDE FOLLOWING RAILROAD TIE RETAINING
WALL TO WITHIN 4' OF ALLEY.

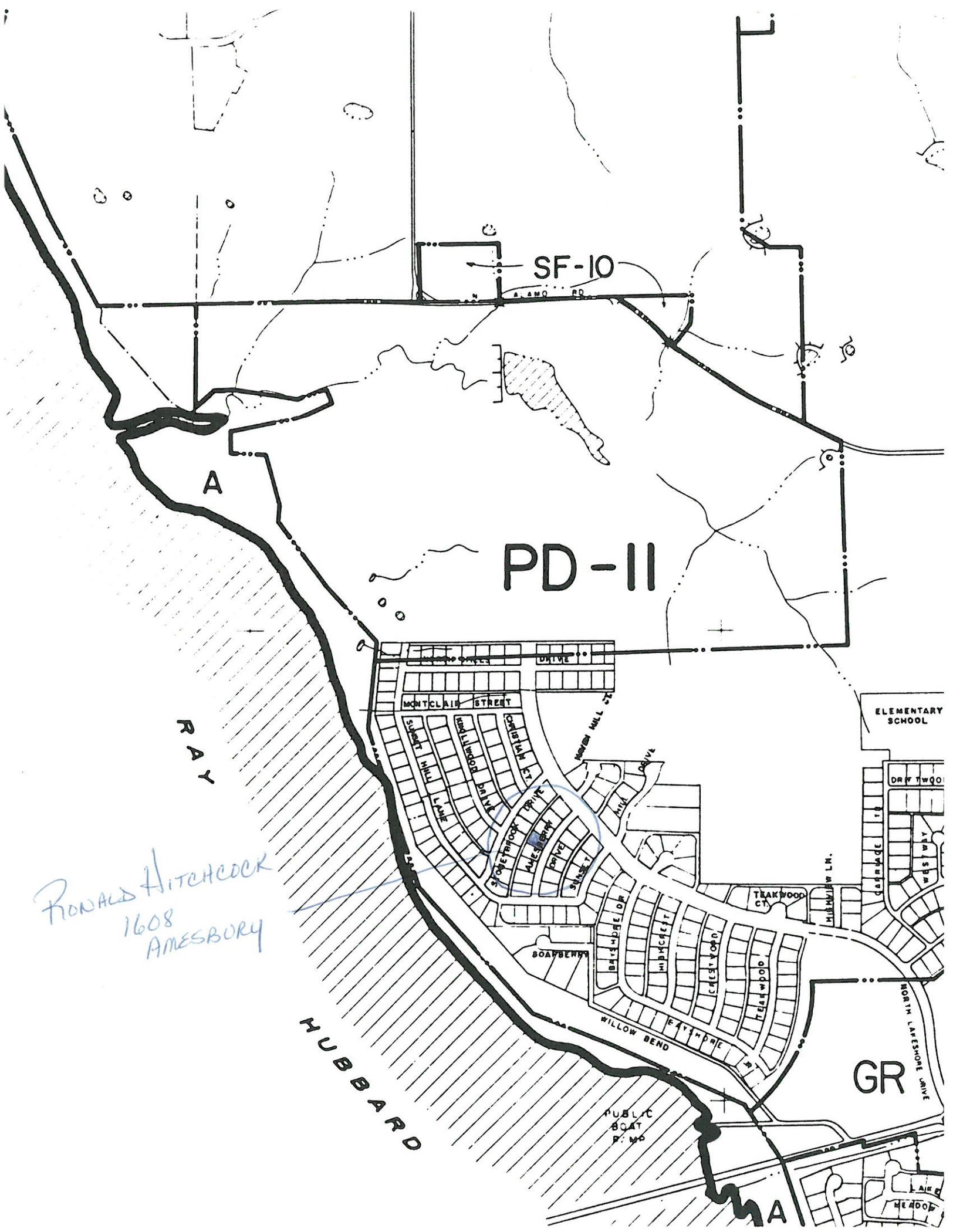
PURPOSE: TO PROTECT CHILDREN AND ADULTS FROM
FALLING OFF 6' + DROP TO NEXT YARD, AND
STILL MAINTAINING VIEW.

SURVEY PLAT ATTACHED

RONALD HITCHCOCK 408 AMESBURY LN.
1608



AMESBURY LANE (50' R.O.W.)



SF-10

PD-II

A

RAY

HUBBARD

RONALD HITCHCOCK
1608
AMESBURY

ELEMENTARY
SCHOOL

GR

PUBLIC
BOAT
RAMP

MA

**City of Rockwall
Planning and Zoning Applicant Receipt**

Date 5/11/87
Applicant Robald Hitchcock Phone 722-0030
Address 1608 Amesbury
Development Northshore Lot 4 Blk F

The following items have been received on this date by the City of Rockwall Administrative Office:

- Site Plan Application
- Prel. Plat Application
- Final Plat Application
- Zone Change Application
- Sign Board Application
- Board of Adj. Application - Council
- Front Yard Fence Application
- CUP Application
- () sets/site plans - Submission # _____
- () sets/prel. plats - Submission # _____
- () sets/final plats - Submission # _____
- () sets/executed final plats/mylars
- () sets/engineer drawings - Submission # _____
- Filing fee \$ 35⁰⁰
- Other _____

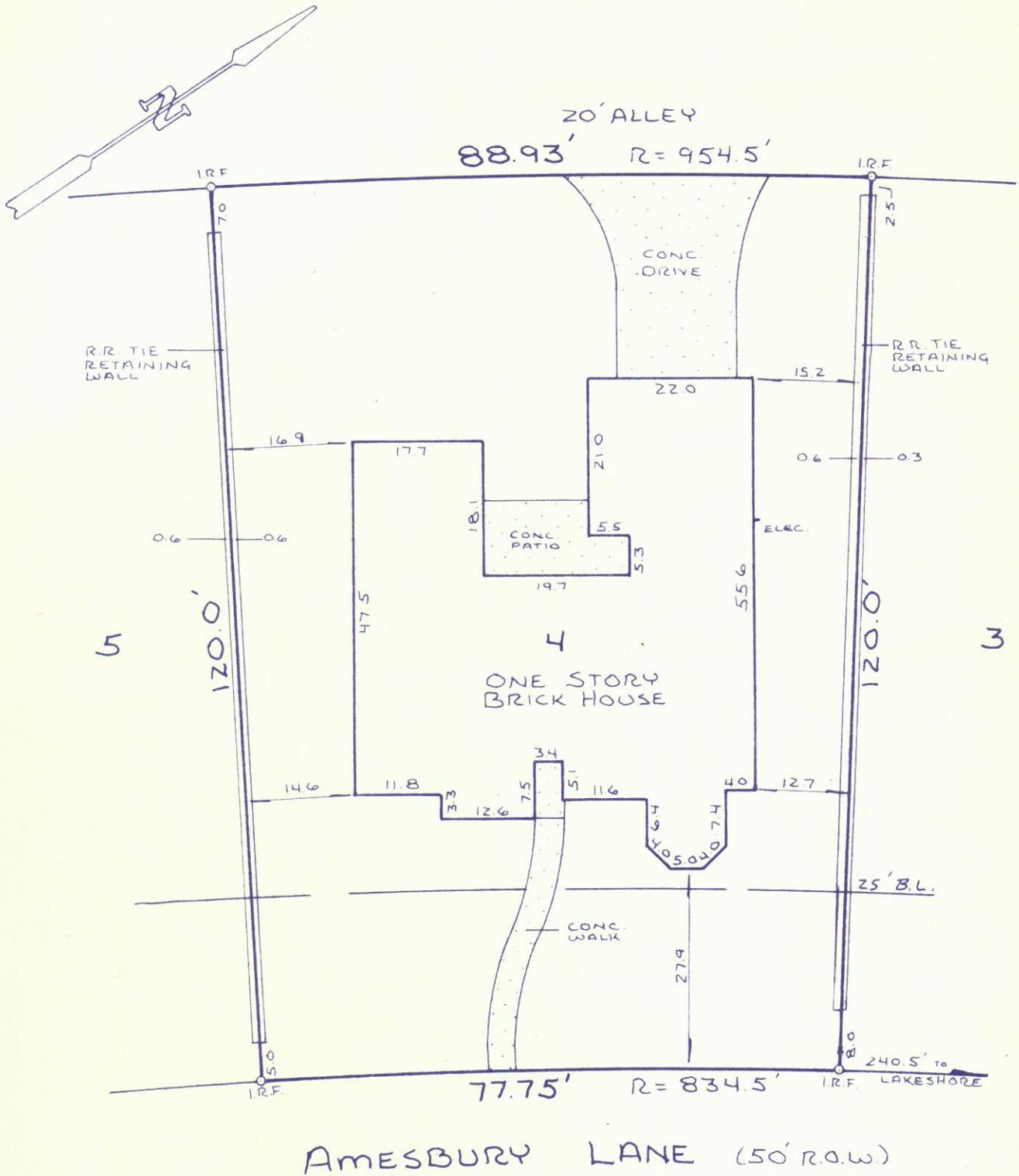
With this application, you are scheduled to appear before the
City Council
on June 1, _____,
at 7:00 P.M. at City Hall, 205 W. Rusk, Rockwall,
Texas.

Received By: _____

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1608 AMESBURY LANE, in the city of ROCKWALL, Texas Lot No. 4, Block No. F City Block No. _____ of NORTHSHORE PHASE Z-A, an addition to the City of ROCKWALL Texas, according to the PLAT THEREOF recorded in SLIDE B at page 112 of the PLAT Records of ROCKWALL COUNTY, TEXAS.



AMESBURY LANE (50' R.O.W.)

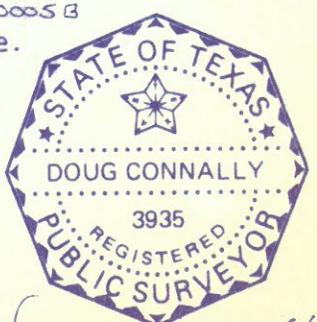
NOTE: According to the F.I.R.M. in Community Panel No. 4805470005B this property does not lie within the 100 year flood zone.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS.

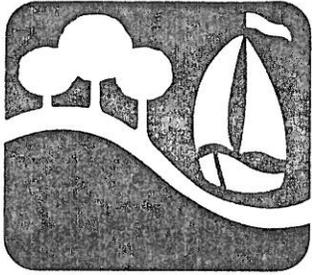
Scale: 1" = 20'
 Date: 4-15-86
 T. F. No.: 12697
 Job No.: 12436
 Checked by: PRS

S.Q.C., INC.
 3815 GUS THOMASSON
 MESQUITE, TEXAS 75150
 214/686-6495



Doug Connally





CITY OF ROCKWALL
"THE NEW HORIZON"

June 4, 1987

Mr. Ronald Hitchcock
1608 Amesbury
Rockwall, Texas 75087

Dear Mr. Hitchcock:

On June 1, 1987, the Rockwall City Council approved a front yard fence for the west side of your property at 1608 Amesbury. Please note that you must still obtain the permit from the Inspection Department at City Hall.

Under our fence ordinance, the City Council may grant a front yard fence of a decorative nature and of non-opaque materials for a height not to exceed 36 inches. Although the slats of the fence are 36 inches, you've indicated that the posts are 42 inches high. These will need to be reduced to the maximum 36 inches.

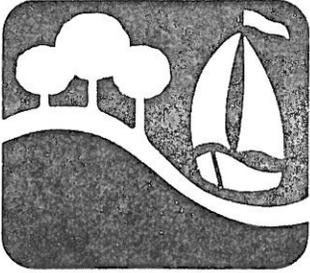
Again, please be sure to obtain your fence permit from the Inspection Department and feel free to call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

June 17, 1987

Mr. Ronald Hitchcock
1608 Amesbury
Rockwall, TX 75087

Dear Mr. Hitchcock,

The Rockwall City Council will consider an amendment to the fence ordinance, to provide for a variance procedure which would allow Council to waive certain requirements including the requirement that a fence may not exceed 36 inches in the front yard.

As an interested property owner, you may wish to attend this meeting and make your feelings known with regard to this matter.

Please contact me, if you have any questions.

Sincerely, .

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Assistant City Secretary

MN/ss

CITY OF ROCKWALL
Council Agenda

AGENDA DATE: July 6, 1987

AGENDA NO. VI-A

AGENDA ITEM: Discuss and Consider Approval of an Amendment to the Fence Ordinance Authorizing Council to Grant Variances to Certain Requirements Regarding Front Yard Fences (1st reading)

ITEM GENERATED BY: Staff

ACTION NEEDED: Approval or denial of an ordinance amending the Fence Ordinance to allow variances for height of front yard fences.

BACKGROUND INFORMATION: At your last meeting you approved a request for a front yard fence at 1608 Amesbury in Northshore. The owner had already constructed his fence when he learned that he had to have approval. His fence meets all of the requirements of a front yard fence except that the posts are 42" tall rather than 36" which is the maximum height for a front yard fence. The Council approved the location, but under the current ordinance there is no variance procedure for height of a front yard fence. The property owner will be required to lower his fence by 8" unless Council wishes to consider amending the current ordinance to allow a variance procedure. We have drafted an ordinance for your review.

ATTACHMENTS: 1. Draft of ordinance

PLANNING AND ZONING ACTION SHEET

Applicant RONALD HITCHCOCK Case No. 87-36-F
Property Description 1608 AMESBURY
Case Subject Matter FRONT YARD FENCE

CASE ACTION

Date to P&Z N/A Approved Disapproved Tabled
Conditions _____

Date to City Council 6/1/87 _____
Conditions _____

Ordinance no. _____ Date _____

ITEMS IN FILE

Zoning Cases

- Application
- Site Plan
- Filing Fee
- Notice to Paper
- Notice to Residents
- List of Residents Notified
- Residents' Responses
- Consultant's Review
- Agenda Notes
- Minutes
- Ordinance
- Correspondence
- Applicant Receipts

Plat/Site Plan Cases

- Application
- Filing Fee
- Plat/Plan
- Engineer's Review
- Consultant's Review
- Agenda Notes
- Minutes
- Correspondence
- County File Number
- Applicant Receipts

PUBLIC NOTICE

The City of Rockwall Planning and Zoning Commission will consider approval of a front yard fence, to be located at 1608 Amesbury Lane, at 7:00 o'clock P. M., on the 1st day of June, at City Hall, 205 W. Rusk, Rockwall, Texas, at the request of Ronald Hitchcock.

Under Ordinance No. 81-18, a front yard fence in a residentially zoned area can be no taller than 36 in., must be made of either wood or decorative wrought iron, and may not be opaque.

This applicant's fence is split rail from back property to front property line on the west side of the lot.

As an interested property owner, you may attend this meeting or notify the Council of your feelings with regard to the matter by returning the form below.

The following form may be filled out and mailed to the City Council
205 W. Rusk, Rockwall, Texas 75087.

Location of Proposed Front Yard Fence 1608 Amesbury

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below: _____

- 1.
- 2.
- 3.

Name

Address

PUBLIC NOTICE

The City of Rockwall Planning and Zoning Commission will consider approval of a front yard fence, to be located at 1608 AMESBURY LADE, at 7:00 o'clock P. M., on the 1ST day of JUNE, at CITY HALL, 205 W ROSK, Rockwall, Texas, at the request of RONALD HITCHCOCK.

Under Ordinance No. 81-18, a front yard fence in a residentially zoned area can be no taller than 36 in., must be made of either wood or decorative wrought iron, and may not be opaque.

THIS APPLICANT'S FENCE IS SPLIT RAIL FROM BACK PROPERTY TO FRONT PROPERTY LINE ON THE WEST SIDE OF THE LOT

As an interested property owner, you may attend this meeting or notify the Council of your feelings with regard to the matter by returning the form below.

The following form may be filled out and mailed to the ^{CITY COUNCIL} ~~Planning and Zoning Commission~~, 205 W ROSK, Rockwall, Texas 75087.

Location of Proposed Front Yard Fence 1608 AMESBURY

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below: _____

- 1.
- 2.
- 3.

Name

Address

1608 Amesbury - Lot 4 Block F - Northshore Phase 2A

LOT 3, BLKF	THOMAS CALDERON 1606 AMESBURY	MICHAEL McCLENDON 1605 STONEYBROOK DR	15F
LOT 2 BLKF	COMMODORE FINANCIAL P.O. Box 2900 DALLAS 75221	MARSHALL E. NODINE 107 SHEPHERDS CLEN	16F
LOT 1 BLKF	O. K. STEGER III 504 W ROSK	GERALD B CLARK 1601 STONEYBROOK DR	17F
LOTS 5 BLKF	STEPHEN G HAWKES 1610 AMESBURY	RONALD LATHAM 610 KILLWOOD DR	1#
LOT 6 BLKF	FIRST TEXAS SAVINGS ASSOC. GIBRALTER SAVINGS	BOBBY H HOSEBY 408 DRIFTWOOD	23G
LOT 7, BLKF	P.O. Box 2507 HOUSTON 77252	DONALD BLEVINS P.O. Box 46112 CARLAND, TX 75040	1E
LOT 10, BLKF	UNITED AUTO ASSOC. UAA BLD, 13TH AND HIGHT ST LINCOLN, NE 68502	JAMES HARRIS 1604 SUNSET HILL	2E
LOT 11, BLKF	COELLNER CUSTOM HOMES 107 SHEPHERDS CLEN	GARY SIMMONS 1606 SUNSET HILL	3E
LOT 12, BLKF	GEORGE, RAYMOND A. 1611 STONEYBROOK DR	RALPH M TORGER 1615 AMESBURY	5E
LOT 13 BLKF	STEPHEN L. CORUM 1609 STONEYBROOK DR	DAVID AND SHIRLEY SAMPSON 1613 AMESBURY	6E
LOT 14 BLKF	FORREST WHITTEN 1607 STONEYBROOK DR	RICHARD C BLANKENBAGEL 1611 AMESBURY	7E

8E WILLIAM BARTENSTEIN
1609 AMESBURY LN

9E NORMAN HUTCHINGS
1607 AMESBURY LN

10E MICHAEL J NAAG
1605 AMESBURY LN

Rwd 6/3/87

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205 W. Rusk, Rockwall, Texas 75087.

Location of Proposed Front Yard Fence 1608 Amesbury

I am in favor of the request for the reasons listed below: _____

I am opposed to the request for the reasons listed below: _____

1. *It is attractive*
2. *It doesnot distract from property*
3. *It is split rail*

Rebecca P. Casper
Name

1609 Stonybrook
Address

PUBLIC NOTICE

The Rockwall City Council will hold a public hearing on June 1, 1987, at 7:00 P.M. in City Hall, 205 West Rusk, to consider approval of a request from Ronald Hitchcock for approval of a front yard fence at 1608 Amesbury, further described as Lot 4, Block F, Northshore Phase 2A.