



CITY OF GRAPEVINE, TEXAS
BUILDING BOARD OF APPEALS MEETING AGENDA
MONDAY, MAY 12, 2025

GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

6:00 p.m. Briefing Session – Planning and Zoning Commission Conference Room
6:15 p.m. Public Hearing – City Council Chambers

CALL TO ORDER: 6:00 p.m. – Planning and Zoning Conference Room

1. Roll Call

BRIEFING SESSION

2. Building Board of Appeals to conduct a briefing session to discuss items scheduled to be heard in the May 12, 2025, public hearing.

PUBLIC HEARING: 6:15 p.m. – City Council Chambers

5. Call to Order
6. Roll Call

CITIZEN COMMENTS

7. Any person who is not scheduled on the agenda may address the Commission under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the staff. A member of the public may address the Commission regarding an item on the agenda either before or during the Commission's consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

OLD BUSINESS

8. None

NEW BUSINESS

9. Building Board of Appeals to conduct a public hearing relative to Case BBA25-01.
10. Building Board of Appeals to conduct a public hearing relative to Case BBA25-02.

11. Building Board of Appeals to consider the minutes of the October 14, 2024, meeting and take any necessary action.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on May 9, 2025, by 5:00 p.m.


LARRY GRAY
BUILDING OFFICIAL

If you plan to attend this public hearing and you have a disability that requires special arrangements at the meeting, please contact the office of Building Services at (817) 410-3158 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

MEMORANDUM

BUILDING SERVICES

MEMO TO: BUILDING BOARD OF APPEALS

FROM: LARRY GRAY, BUILDING OFFICIAL

SUBJECT: BUILDING BOARD OF APPEALS CASE #BBA25-01
LELAND AND CHRISSEY PENNINGTON
2910 PARR LANE

MEETING DATE: MAY 12, 2025

RECOMMENDATION:

Staff recommends the Building Board of Appeals **Deny** the request to City of Grapevine Code of Ordinances, Chapter 7, Article IV, Fences, Section 7-127 for property addressed as 2910 Parr Lane, platted as Lot 1, Block 1, Faithful and True Addition, Grapevine, Texas as follows:

Section 7-127, Fences, Front Yard Requirements, requires fences constructed in a required or established front yard to be 36 inches or less in height, and have at least 50 percent through vision, and on properties zoned R-20 Single Family District with a lot size in excess of 50,000 square feet may be a maximum of 48 inches in height, and have at least 50 percent through vision.

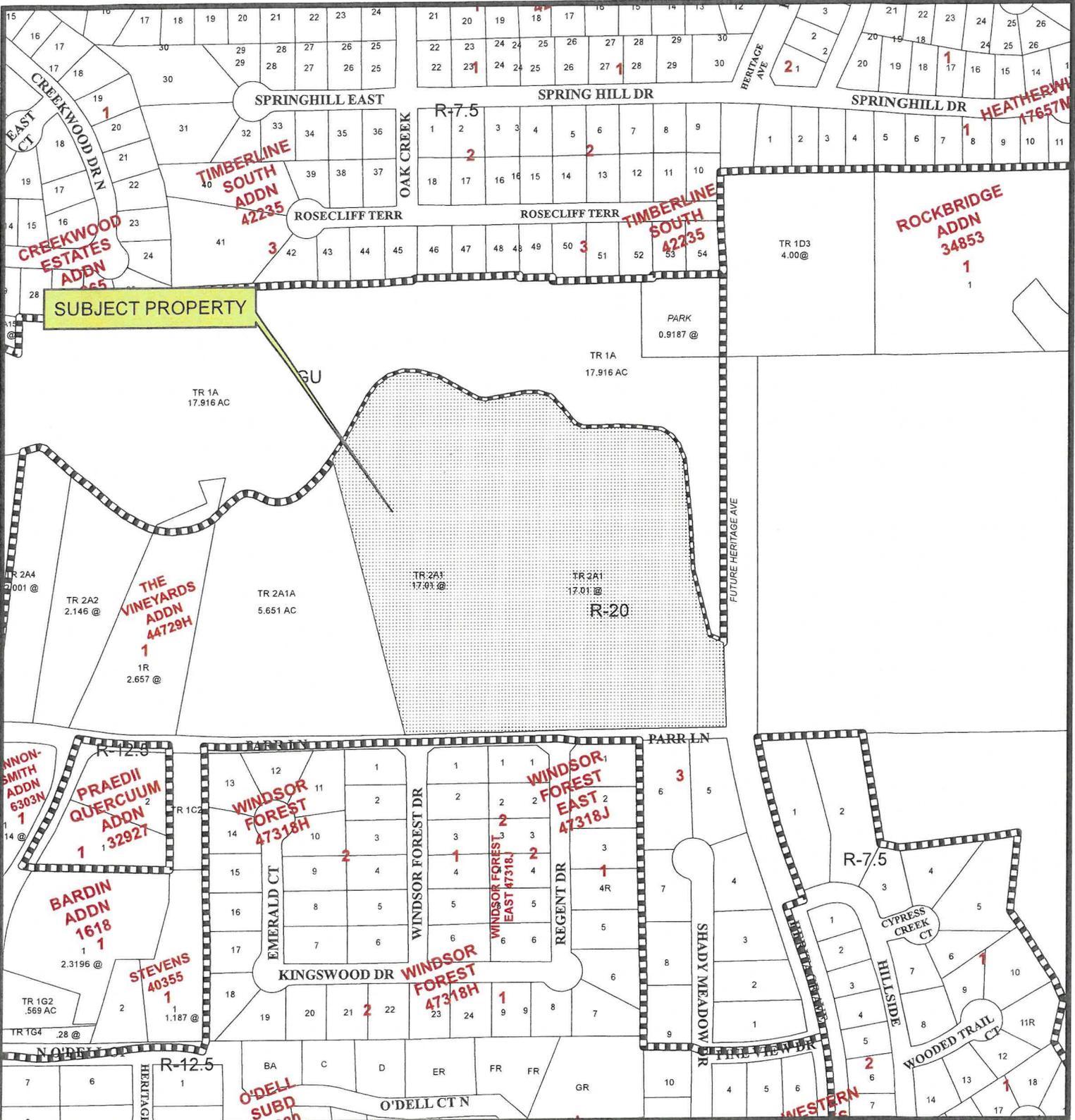
The applicant is requesting to construct a six-foot (6') welded iron fence along the front property line with more than 50% through vision within the required and established front yard with 7-foot and 8-foot masonry columns and a 7' X 19'-7" electric gate with ten-foot (10') masonry columns, on a lot zoned R-20, with a lot size of 741,072 square feet.

SPECIAL CONDITION:

Staff did not determine a special condition exists for this property as the ordinance can be reasonably complied with. The applicant has a desire to utilize the established front yard area for livestock, and does not believe a 48" tall fence will provide adequate protection for the animals and public.

BACKGROUND INFORMATION:

This application was submitted by Leland and Chrissy Pennington.



2910 Parr Lane



Date Prepared: 4/15/2025

This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

BBA 2501
25-001460

CITY OF GRAPEVINE BUILDING BOARD OF APPEALS APPLICATION

1. APPLICANT:

NAME: Leland Pennington

ADDRESS: 300 Black Drive

CITY/STATE: Colleyville, Texas ZIP: 76034

HOME: _____ WORK: _____ MOBILE: 817-917-4999

E-MAIL: lelandepenningtontx.com

2. PROPERTY OWNER(S):

NAME: Leland + Chrissy Pennington

ADDRESS: 300 Black Drive

CITY/STATE: Colleyville, Texas ZIP: 76034

HOME: _____ WORK: 817-929-5234 MOBILE: 817-917-4999

E-MAIL: Chrissyepenningtoncommercial.net

3. LEGAL DESCRIPTION (SUBJECT PROPERTY):

STREET ADDRESS, LOT, BLOCK AND SUBDIVISION NAME OF THE SUBJECT PROPERTY:
(Please attach Survey of the Subject Property)

ADDRESS: 2910 Parr Lane

LOT: 1 BLOCK: _____ SUB-DIVISION: _____

4. SPECIFIC NATURE OF APPEAL: [IF NECESSARY, USE A SEPARATE SHEET]

We would like to increase the height of our front fence from 4' tall to 6' tall.

5. STATE JUSTIFICATION FOR THE APPEAL AND EXPLAIN HOW A HARDSHIP WOULD BE CREATED IF THE APPEAL IS NOT GRANTED. EXPLAIN HOW YOUR SITUATION IS PECULIAR TO THE CIRCUMSTANCES CONTEMPLATED BY THE ORDINANCE AND ATTACH DRAWINGS NECESSARY TO HELP EXPLAIN THE CASE TO THE BOARD. (YOU DO NOT NEED TO ATTACH THE SAME DRAWINGS AS ATTACHED TO YOUR APPLICATION FOR A BUILDING PERMIT AS THE BUILDING OFFICIAL WILL PROVIDE THE BOARD WITH THOSE RECORDS).

See attachment, Exhibit One + two

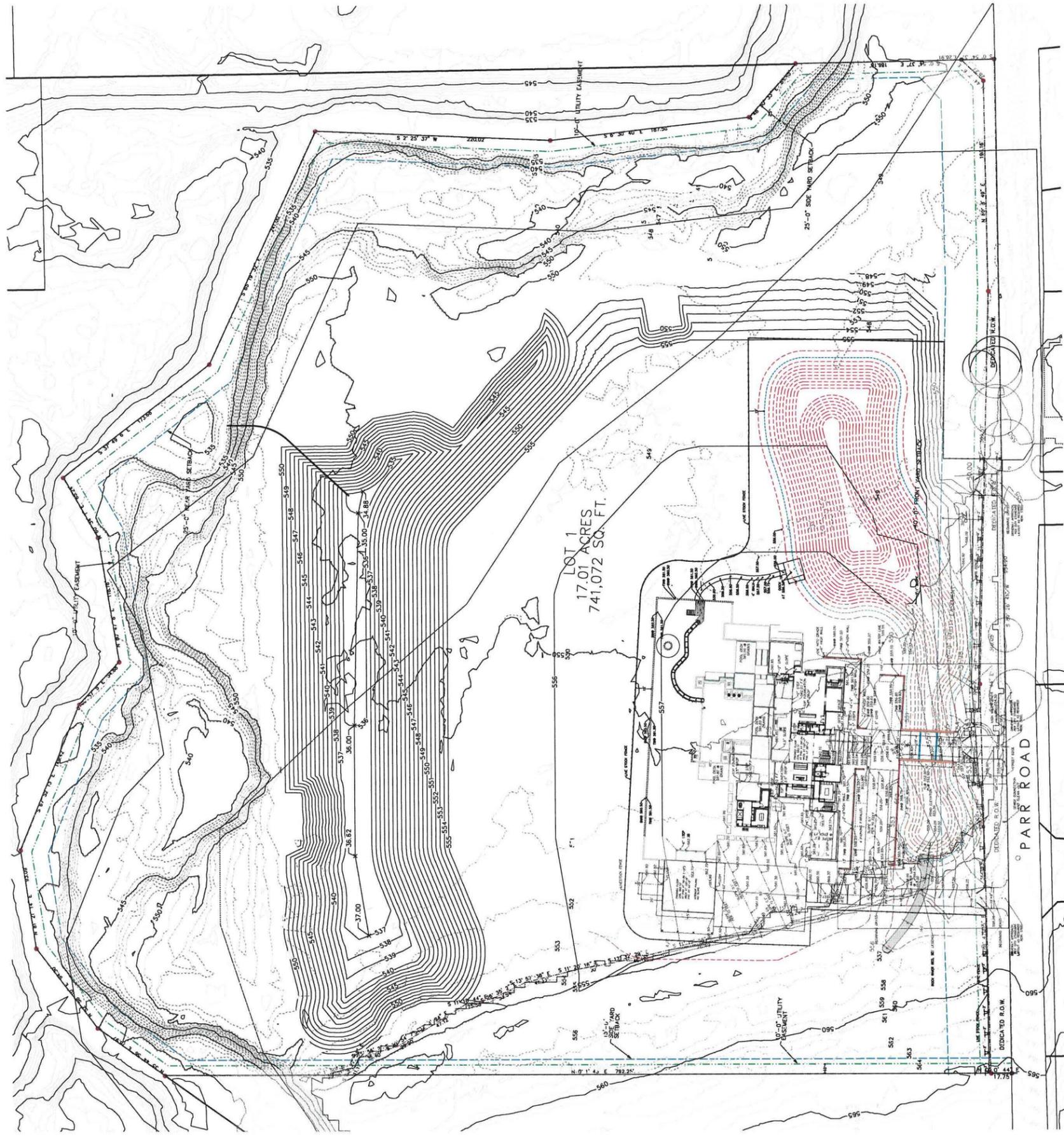
APPLICANTS ARE REQUESTED TO ATTEND MEETING

APPLICANT (PRINT) Leland Pennington

APPLICANT SIGNATURE 

OWNER (PRINT) Leland + Chrissy Pennington

OWNER SIGNATURE  



2910 Parr Road

DRAFT

CARY HY CUSTOM HOMES
3501 Emerald Ct.
Grapevine, Texas 76051
Office: 817-253-1218



1" = 100'



T. H. Pritchett / Associates
1111 Commerce Loop, Suite 200, Grapevine, TX 76051
www.thpritchett.com

SITE DEVELOPMENT PLAN 160' SETBACK

The Pennington Estate Residence & Property
2910 Parr Road
Lot 1, Fajita and True Addition 17.01 Acres
Grapevine, Texas

DATE: March 1, 2023
DRAWING NO. SC&D-40

Exhibit One

The Case for a 6-Foot Fence: Ensuring the Safety and Well-Being of Our Livestock & Community

It has always been our dream to have a family farm within city limits. Almost four years ago now, with the ruling from Major Tate rejecting Toll Brothers zoning for this farm turning it into a subdivision. We were able to purchase this 17 acre track in the beautiful city of Grapevine Texas. Fast forwarding to now we are finally starting to build on the property and look to be completed Summer of 2026.

While planning and constructing this land into our family farm, we ran into a snag when we started applying for a fence permit. We found out that we could not build a 6-foot fence anywhere in front of the 160' front set back from the street to the front of the house. That is a major problem when trying to convert this land into our family farm. It is essential to have a 6-foot fence for the safety and welfare of our livestock and others. While a 4-foot fence may seem adequate, I urge city officials and community members to recognize the necessity of a 6-foot fence to provide a secure environment for our animals and the community around us. Not being able to provide a 6-foot fence in front of the house reduces live stock coverage on the land by 25%.

Protecting the community is heavily on our mind as we feel like a 4-foot fence will not keep or deter kids from jumping the fence and falling into our pond or messing with the livestock animals. As a 6-foot fence would protect the farm from kids climbing and keeping them out of a potentially hazardous area.

Best practices in animal husbandry recommends robust fencing to ensure the safety and welfare of livestock. Many agricultural experts advocate for taller fences, especially in areas where livestock are vulnerable to external threats. By implementing a 6-foot fence, we align with these recommendations, demonstrating our commitment to responsible farming and animal welfare.

One of the primary reasons for opting for a 6-foot fence is the increased protection it offers against predators. Animals such as coyotes, foxes, and even dogs pose significant threats to our livestock. A 4-foot fence is often insufficient to deter these predators, who can easily leap over or burrow under a lower barrier. A 6-foot fence provides a formidable barrier that significantly reduces the risk of predation, ensuring that our livestock remain safe from harm.

Livestock animals are known for their curiosity and agility. A 4-foot fence may not only allow predators access but also enable livestock to escape. Escaping animals can lead to dangerous situations, including traffic accidents and injuries to the animals themselves. A 6-foot fence offers a greater sense of security, minimizing the chances of escape and ensuring our livestock remain where they belong.

A well-constructed 6-foot fence can enhance the aesthetic appeal of our property while also reflecting our community's commitment to responsible animal care. With proper materials and design, a taller fence can be both functional and visually pleasing, contributing positively to the neighborhood's overall appearance. This investment not only protects our livestock but also promotes community pride. Together, we can ensure a safe and sustainable environment for our animals and the community.

Exhibit Two

April 3, 2025

TO: Grapevine Board of Appeals

FROM: Windsor Forest Homeowners Association

The purpose of this letter is to provide the City of Grapevine with additional information regarding the proposed fence height exception being submitted by Mr. Pennington for his house being constructed at 2910 Parr Lane across from the Windsor Forest Subdivision.

Mr. Pennington has shared with the HOA his request for an exception to the existing City specification that fences located in the front of residences be no more than 4' in height. He advised the HOA he is requesting to raise the height of the fence to 6'. Pictures and placement information were provided to the HOA for its 'review.

The Windsor Forest Homeowner's Association whole heartily supports Mr. Pennington's request for this exception. The Windsor Forest HOA appreciates the aesthetic beauty of the proposed fence and the fact that if the exception is approved the 6' height will match the 6' height of the existing brick wall running along the south side of Parr Lane.

Best Regards,

Jim Gagnon

Jim Gagnon – President, Windsor Forest Homeowners Association

Jimgagnon1@tx.rr.com

817-307-2953

Sec. 7-120. - Definitions.

As used in this article, the following terms shall have the respective meanings ascribed to them:

Lot, corner: A lot situated at the junction of two or more dedicated public streets.

Lot, corner, reverse frontage: A corner lot where the rear lot line is adjacent to a side lot line of an adjoining lot or across an alley from such side line.

Lot, interior: A lot situated in a block with frontage on only one dedicated public street and specifically not a corner lot.

Lot line, interior: The side yard lot line of a corner lot that is adjacent to an interior lot's side yard line.

Yard, front: An open, unoccupied space on a lot facing a street and extending across the front of a lot between the side yard lines.

Yard, rear: A space unoccupied by principal structure extending for the full width of the lot between a principal structure and the rear lot line.

Yard, side: An open unoccupied space on the same lot with the building, situated between the building and the side line of the lot, and extending through from the street or the front line to the rear line of the lot. Any lot line not a rear line or a front line shall be deemed a side line.

(Ord. No. 72-7, § 1, 2-15-72)

Sec. 7-121. - Construction permit—Required.

It shall be unlawful for any person to erect or have erected a fence or any part of a fence of permanent construction in the city without first obtaining a construction permit.

(Ord. No. 72-7, § 2, 2-15-72)

Sec. 7-122. - Same—Application.

Any person making application for a fence construction permit must sign an application for same showing the following information:

- (1) Applicant's name and address, and in addition, if the applicant represents a firm or corporation, the name and address of the supervisor or foreman of said firm or corporation and the name of its president.
- (2) Name of owner of property.
- (3) Local address where fence is proposed to be erected.
- (4) Type of fence construction.

(5) Height of fence.

(6) Plat showing lot on which fence is proposed to be erected, location of adjoining or adjacent lots, and with heavy black lines outline the location of proposed fence.

(7) Approximate evaluation.

(Ord. No. 72-7, § 3, 2-15-72)

Sec. 7-123. - Same—Fee.

The fee for issuance of fence construction permits shall be \$21.00.

(Ord. No. 72-7, § 4, 2-15-72; Ord. No. 81-27, § 1, 4-21-81; Ord. No. 2001-55, § 3, 7-17-01)

Sec. 7-124. - Encroachment on public property.

No fence, guy wires, braces or any post of such fence shall be constructed upon or caused to protrude over property that the city or the general public has dominion and control over, owns, or has an easement over, under, around or through, except upon utility easements which are permitted to be fenced.

(Ord. No. 72-7, § 5, 2-15-72)

Sec. 7-125. - Rear yard requirements.

It shall be unlawful to erect a fence at a height exceeding eight feet in any rear yard or along any rear yard lot line.

(Ord. No. 72-7, § 6, 2-15-72)

Sec. 7-126. - Side yard requirements.

It shall be unlawful to erect a fence at a height exceeding eight feet in any side yard or along any side yard lot line.

(Ord. No. 72-7, § 7, 2-15-72)

Sec. 7-127. - Front yard requirements.

(a) *Corner lots:* It shall be unlawful to erect a fence in the required front yard building setback area or the established front yard area, whichever area is greater in depth, on any corner lot, except along the interior lot line in accordance with subsection (b).

(b) *Interior lots:*

- (1) It shall be unlawful to erect a fence, hedge or vines over 36 inches in height in the required front yard area or the established front yard area, whichever area is greater in depth, on any interior lot. Fences in a required or established front yard on properties zoned R-20 single family district with a lot size in excess of 50,000 square feet may be a maximum of 48 inches in height.
- (2) It shall be unlawful to erect a fence, hedge or vines in the required front yard area or the established front yard area, whichever area is greater in depth, on any interior lot that does not have at least 50 percent through vision.
- (3) It shall be unlawful to maintain a fence, hedge or vines in the required front yard area or an established front yard area, whichever area is greater in depth, of an interior lot in a manner that does not permit at least 50 percent through vision.
- (4) For the purpose of this section, "established front yard area" shall mean an open, unoccupied space on a lot facing a street and extending across the front of a lot between the side yard lines and extending from the abutting street to a principal building or structure. The phrase "required front yard" shall have the meaning ascribed to it in the Grapevine Zoning Ordinance No. 82-73.
- (5) Fences within a required or established front yard area shall not be constructed of "chain-link" material.
- (6) Gates erected across driveways adjacent to streets shall be set back a minimum of 20 feet from the property line adjacent to the street.

(Ord. No. 72-7, § 8, 2-15-72; Ord. No. 88-84, § 1, 12-6-88; Ord. No. 2018-041, § 2, 5-1-18)

Sec. 7-128. - Reverse frontage corner lots requirements.

On all reverse frontage corner lots it shall be unlawful to construct a fence within the required side yard area that is adjacent to a front yard area at a distance closer than 15 feet to the side property line or at a height greater than eight feet.

(Ord. No. 72-7, § 9, 2-15-72)

Sec. 7-129. - Type of construction.

- (a) No fence erected on property within a platted subdivision shall be electrically charged in any manner or form. This exclusion includes but is not limited to fences electrically charged by battery or those tied in with the regular electrical outlet.
- (b) No fence erected on property within a platted subdivision shall be constructed of barbed wire fencing.

- (c) It shall be unlawful to construct a chain link fence in the required front yard area with the barbed wire along the top in an up position.
- (d) In order to allow ingress and egress for fire department personnel and fire department equipment, there shall be at least one gate or opening with a minimum width of three feet in each fence that is adjacent to or running parallel to any public alley, drainage easement or utility easement, except that this provision shall not apply to utility easements that the city has allowed to be completely fenced in.

(Ord. No. 72-7, § 10, 2-15-72; Ord. No. 80-3, § 1, 2-5-80)

Sec. 7-130. - Inspection.

Upon completion of installation, the building official shall be called upon for inspection. A certificate of acceptance will then be issued or a rejection slip indicating the defects in same. All fences constructed under the provisions of this article shall be maintained as to comply with the requirements of this article at all times.

(Ord. No. 72-7, § 11, 2-15-72)

Sec. 7-131. - Conflicts with zoning ordinance.

In all cases of direct conflict between this article and the basic zoning ordinance, this article shall prevail.

(Ord. No. 72-7, § 12, 2-15-72)

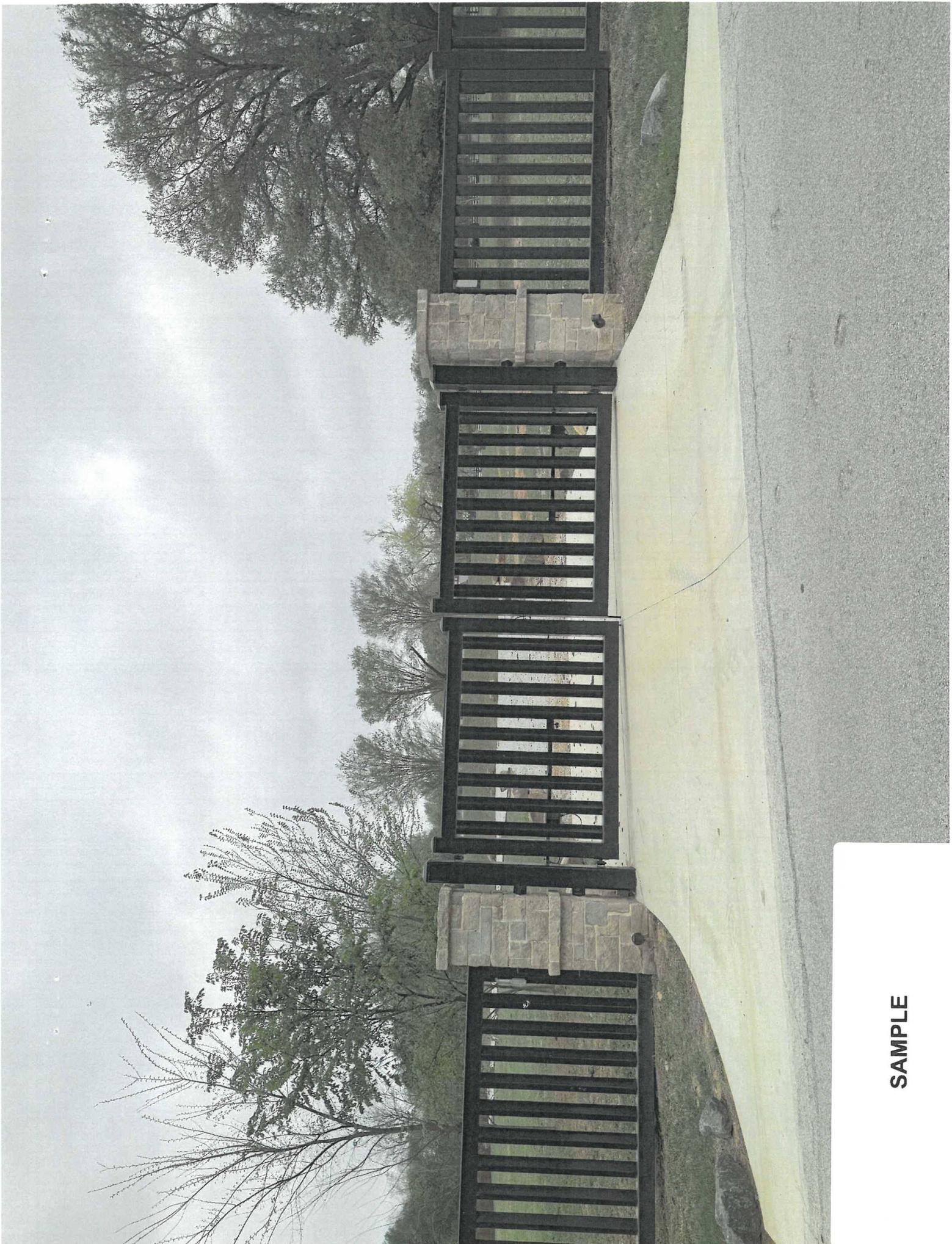
OUTLINE OF BUILDING BOARD OF APPEALS MEETING PROCEDURE

BRIEFING SESSION:

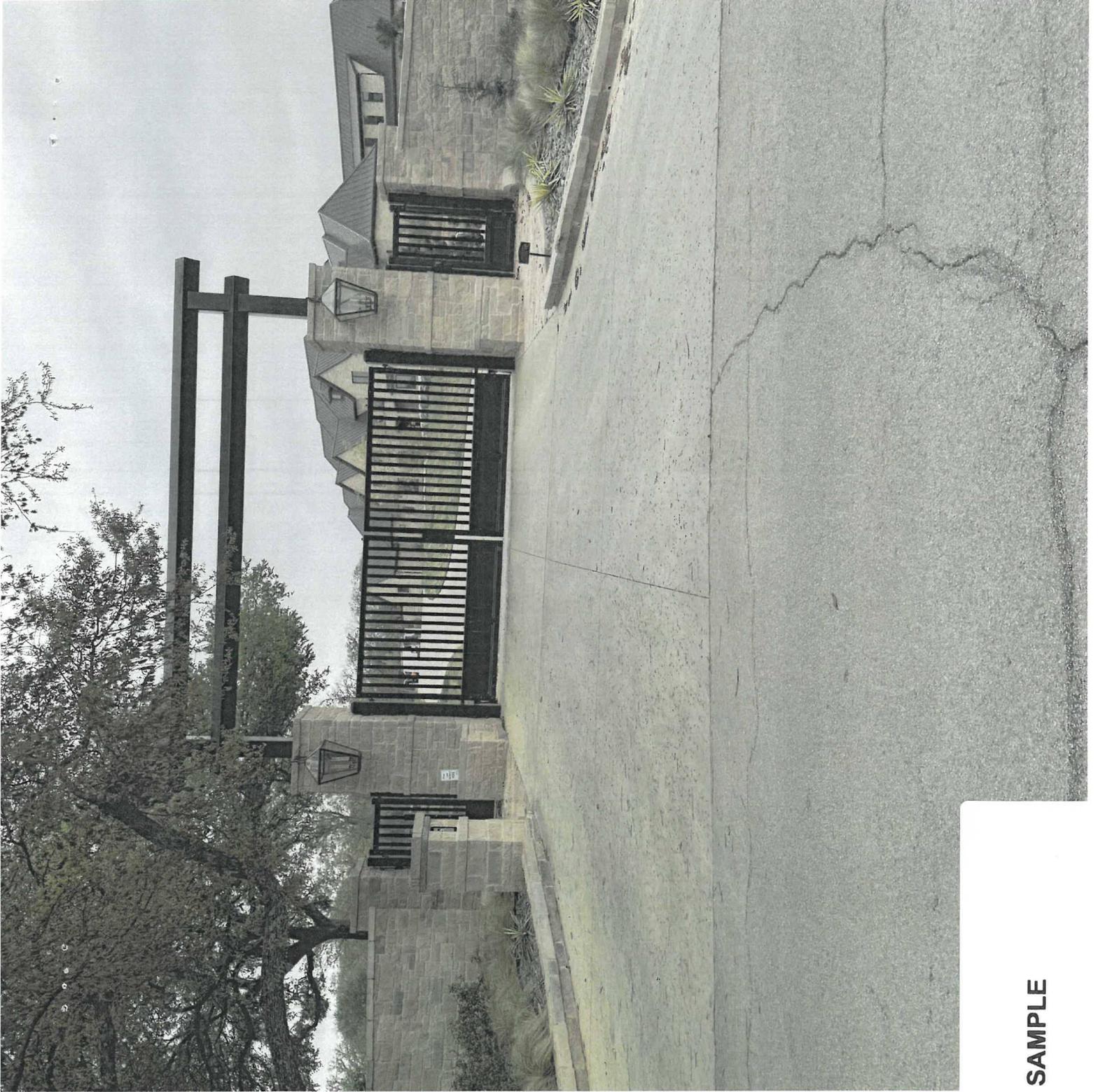
- Public meeting, but **NOT** a Public Hearing; public and applicants may attend but may not participate unless asked a specific question for clarification.
- New business – Building Official will present the case. Board members should use this opportunity to make sure they are clear on the specifics of the case. Asking questions at this point will help to make the public hearing more efficient. Board members should not use this briefing session to deliberate for or against the case.
- Building Official will present miscellaneous reports.

REGULAR MEETING:

- Call to order
- New business
 - Chairman will open Public Hearing.
 - Building Official will present the case. Board members may ask Building Official questions.
 - Applicant will give presentation; Board may ask applicant questions.
 - Any other interested party may speak and be questioned.
 - Chairman closes Public Hearing.
 - Board deliberation
 - Motion to find (or not find) a Special Condition (“I move that in BBA case 25-____, that a Special Condition exists, specifically that _____.”) or (“I move that in BBA case 25-____, no Special Condition exists.”) If Staff feels that the case warrants approval, Staff will always list a Special Condition for you to use. However, you are **NOT** obligated to use the Special Condition proposed by Staff.
 - Vote
 - If the Board finds no Special Condition, the case is automatically denied.
 - If the Board finds a Special Condition exists, a motion must then be made to approve the case: (“I move that in BBA case 25-____, the request for _____ be approved”.)
 - Vote
 - Consideration of Minutes (vote required for approval).
 - Meeting adjourned



SAMPLE



SAMPLE

MEMORANDUM

BUILDING SERVICES

MEMO TO: BUILDING BOARD OF APPEALS

FROM: LARRY GRAY, BUILDING OFFICIAL

SUBJECT: BUILDING BOARD OF APPEALS CASE #BBA25-02
AMY AND GRANT KIRCHHOFF
324 RUTH STREET

MEETING DATE: MAY 12, 2025

RECOMMENDATION:

Staff recommends the Building Board of Appeals **Deny** the request to City of Grapevine Code of Ordinances, Chapter 7, Article IV, Fences, Section 7-127 and 7-128 for property addressed as 324 Ruth Street, platted as Lot 4, Block 6, D.E. Box Addition, Grapevine, Texas as follows:

Section 7-127, Fences, Front Yard Requirements, requires fences constructed in a required or established front yard to be 36 inches or less in height, and have at least 50 percent through vision. Fences in a required or established front yard on properties zoned R-20 single family district with a lot size in excess of 50,000 square feet may be a maximum of 48 inches in height.

Section 7-128. Reverse frontage corner lot requirements. On all reverse frontage corner lots it shall be unlawful to construct a fence within the required side yard area that is adjacent to a front yard area at a distance closer than 15 feet to the side property line or at a height greater than eight feet.

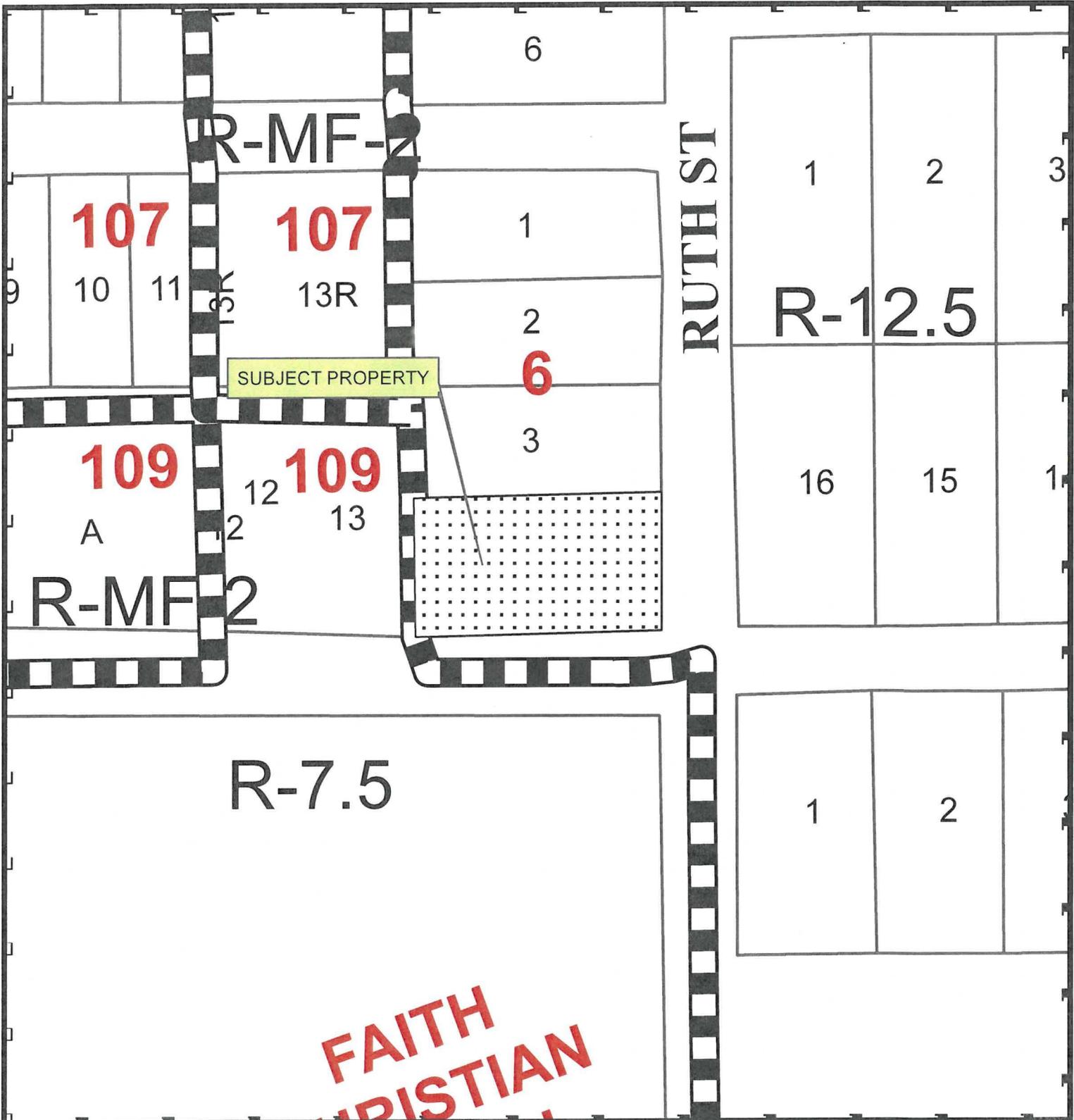
The applicant is requesting to construct a four-foot (4') wood picket fence along the side property line adjacent to the street with 50% through vision within the established front yard area of a reverse frontage corner lot in R-12.5 zoning district.

SPECIAL CONDITION:

There is no special condition for this request.

BACKGROUND INFORMATION:

This application was submitted by Amy and Grant Kirchhoff.



0 40 80 120 160 Feet



324 Ruth Street

Date Prepared: 4/15/2025

This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

BBA 25-02

25-001461

CITY OF GRAPEVINE BUILDING BOARD OF APPEALS APPLICATION

1. **APPLICANT:**

NAME: Amy & Grant Kirchhoff

ADDRESS: 324 Ruth St.

CITY/STATE: Grapevine, TX ZIP: 76051

HOME: 972-322-2415 WORK: _____ MOBILE: 214-668-1073

E-MAIL: amykirchhoff@me.com and grantkirchhoff@gmail.com

2. **PROPERTY OWNER(S):**

NAME: Amy & Grant Kirchhoff

ADDRESS: 324 Ruth St.

CITY/STATE: Grapevine, TX ZIP: 76051

HOME: 972-322-2415 WORK: _____ MOBILE: 214-668-1073

E-MAIL: amykirchhoff@me.com and grantkirchhoff@gmail.com

3. **LEGAL DESCRIPTION (SUBJECT PROPERTY):**

STREET ADDRESS, LOT, BLOCK AND SUBDIVISION NAME OF THE SUBJECT PROPERTY:
(Please attach Survey of the Subject Property)

ADDRESS: 324 Ruth St., Grapevine, TX 76051

LOT: 4 BLOCK: 6 SUB-DIVISION: D.E. Box Addition

4. **SPECIFIC NATURE OF APPEAL: [IF NECESSARY USE A SEPARATE SHEET]**

City would not issue permit for 4 foot picket fence to be constructed in side yard stating fence has to have 50% see-through and only 3 feet high. However, this rule is only for front yard fences. The yard section to be fenced is covered in Chap 7, Article IV, Sec 7-120 which offers neither a restriction on see-through portions nor height beyond 8 feet. (See attached notes, survey, and photo of proposed fence.)

5. STATE JUSTIFICATION FOR THE APPEAL AND EXPLAIN HOW A HARDSHIP WOULD BE CREATED IF THE APPEAL IS NOT GRANTED. EXPLAIN HOW YOUR SITUATION IS PECULIAR TO THE CIRCUMSTANCES CONTEMPLATED BY THE ORDINANCE AND ATTACH DRAWINGS NECESSARY TO HELP EXPLAIN THE CASE TO THE BOARD. (YOU DO NOT NEED TO ATTACH THE SAME DRAWINGS AS ATTACHED TO YOUR APPLICATION FOR A BUILDING PERMIT AS THE BUILDING OFFICIAL WILL PROVIDE THE BOARD WITH THOSE RECORDS).

This is an appeal to follow existing city ordinance for side yards, not to appeal or ask for exceptions to a existing code. It is to determine that this fence line is for a side yard and, therefore, be governed by those existing codes. The previous fence was considered a side fence. It was a 6' full coverage fence as can be seen in photos here. The city once determined this was a side yard, and nothing has changed with our address or where the front door is located.

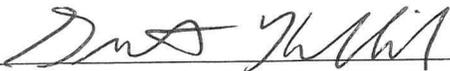
In addition, we do want this side yard to appear as if it is a front yard for security reasons. The side door leads to a private part of our house. Already, a city employee parked on Worth St and decided that our side/back yard was more convenient and knocked on it while Amy was home by herself. (It could have been our daughters.) This back part of our house is less secure and more private space than the front, and we want to avoid a situation like this from happening in the future. A 3 foot fence gives the impression of a front yard as many people in this neighborhood have them, and a person would think they should open the gate and enter to reach a front door.

APPLICANTS ARE REQUESTED TO ATTEND MEETING

APPLICANT (PRINT) Amy & Grant Kirchhoff

APPLICANT SIGNATURE  

OWNER (PRINT) Amy & Grant Kirchhoff

OWNER SIGNATURE  

85.00' N 01D31' 01' V

8' FENCE
8' UTILITY EASEMENT

Area in Photos

21'-5"
25'-1"
DRIVEWAY
NEW GARAGE

Back-yard

8 foot

GATE FENCE
6 foot

Proposed
4' tree
drop
1/2" 5' 4"

E. WORTH STREET

21'-7"

10'-0"

76'-6"

10'-3"

10' SETBACK

46'-1/2"

SIDEWALK
CITY GRASS
SIDEWALK

NEW PORCH
NEW PORCH

NEW HOUSE

38'-2 1/2"

67'-2 1/2"

EXISTING HOUSE

NEW HOUSE

21'-0"

10'-0"

61'-11"

30'-4"

6'-9 1/2"

6' SETBACK

164.93' S89D34' 50' E

8' FENCE

A/C PAD
A/C PAD

8' FENCE

along existing tree line

SIDE YARD

FRONT YARD

30' BUILDING SETBACK

SIDEWALK

83.00' S 00D02' 01' E

SIDEWALK

324 RUTH ST.

Always
Seal

Sec. 7-120. - Definitions.

As used in this article, the following terms shall have the respective meanings ascribed to them:

Lot, corner: A lot situated at the junction of two or more dedicated public streets.

Lot, corner, reverse frontage: A corner lot where the rear lot line is adjacent to a side lot line of an adjoining lot or across an alley from such side line.

Lot, interior: A lot situated in a block with frontage on only one dedicated public street and specifically not a corner lot.

Lot line, interior: The side yard lot line of a corner lot that is adjacent to an interior lot's side yard line.

Yard, front: An open, unoccupied space on a lot facing a street and extending across the front of a lot between the side yard lines.

Yard, rear: A space unoccupied by principal structure extending for the full width of the lot between a principal structure and the rear lot line.

Yard, side: An open unoccupied space on the same lot with the building, situated between the building and the side line of the lot, and extending through from the street or the front line to the rear line of the lot. Any lot line not a rear line or a front line shall be deemed a side line.

(Ord. No. 72-7, § 1, 2-15-72)

Sec. 7-121. - Construction permit—Required.

It shall be unlawful for any person to erect or have erected a fence or any part of a fence of permanent construction in the city without first obtaining a construction permit.

(Ord. No. 72-7, § 2, 2-15-72)

Sec. 7-122. - Same—Application.

Any person making application for a fence construction permit must sign an application for same showing the following information:

- (1) Applicant's name and address, and in addition, if the applicant represents a firm or corporation, the name and address of the supervisor or foreman of said firm or corporation and the name of its president.
- (2) Name of owner of property.
- (3) Local address where fence is proposed to be erected.
- (4) Type of fence construction.

- (5) Height of fence.
- (6) Plat showing lot on which fence is proposed to be erected, location of adjoining or adjacent lots, and with heavy black lines outline the location of proposed fence.
- (7) Approximate evaluation.

(Ord. No. 72-7, § 3, 2-15-72)

Sec. 7-123. - Same—Fee.

The fee for issuance of fence construction permits shall be \$21.00.

(Ord. No. 72-7, § 4, 2-15-72; Ord. No. 81-27, § 1, 4-21-81; Ord. No. 2001-55, § 3, 7-17-01)

Sec. 7-124. - Encroachment on public property.

No fence, guy wires, braces or any post of such fence shall be constructed upon or caused to protrude over property that the city or the general public has dominion and control over, owns, or has an easement over, under, around or through, except upon utility easements which are permitted to be fenced.

(Ord. No. 72-7, § 5, 2-15-72)

Sec. 7-125. - Rear yard requirements.

It shall be unlawful to erect a fence at a height exceeding eight feet in any rear yard or along any rear yard lot line.

(Ord. No. 72-7, § 6, 2-15-72)

Sec. 7-126. - Side yard requirements.

It shall be unlawful to erect a fence at a height exceeding eight feet in any side yard or along any side yard lot line.

(Ord. No. 72-7, § 7, 2-15-72)

Sec. 7-127. - Front yard requirements.

- (a) *Corner lots:* It shall be unlawful to erect a fence in the required front yard building setback area or the established front yard area, whichever area is greater in depth, on any corner lot, except along the interior lot line in accordance with subsection (b).
- (b) *Interior lots:*

- (1) It shall be unlawful to erect a fence, hedge or vines over 36 inches in height in the required front yard area or the established front yard area, whichever area is greater in depth, on any interior lot. Fences in a required or established front yard on properties zoned R-20 single family district with a lot size in excess of 50,000 square feet may be a maximum of 48 inches in height.
- (2) It shall be unlawful to erect a fence, hedge or vines in the required front yard area or the established front yard area, whichever area is greater in depth, on any interior lot that does not have at least 50 percent through vision.
- (3) It shall be unlawful to maintain a fence, hedge or vines in the required front yard area or an established front yard area, whichever area is greater in depth, of an interior lot in a manner that does not permit at least 50 percent through vision.
- (4) For the purpose of this section, "established front yard area" shall mean an open, unoccupied space on a lot facing a street and extending across the front of a lot between the side yard lines and extending from the abutting street to a principal building or structure. The phrase "required front yard" shall have the meaning ascribed to it in the Grapevine Zoning Ordinance No. 82-73.
- (5) Fences within a required or established front yard area shall not be constructed of "chain-link" material.
- (6) Gates erected across driveways adjacent to streets shall be set back a minimum of 20 feet from the property line adjacent to the street.

(Ord. No. 72-7, § 8, 2-15-72; Ord. No. 88-84, § 1, 12-6-88; Ord. No. 2018-041, § 2, 5-1-18)

Sec. 7-128. - Reverse frontage corner lots requirements.

On all reverse frontage corner lots it shall be unlawful to construct a fence within the required side yard area that is adjacent to a front yard area at a distance closer than 15 feet to the side property line or at a height greater than eight feet.

(Ord. No. 72-7, § 9, 2-15-72)

Sec. 7-129. - Type of construction.

- (a) No fence erected on property within a platted subdivision shall be electrically charged in any manner or form. This exclusion includes but is not limited to fences electrically charged by battery or those tied in with the regular electrical outlet.
- (b) No fence erected on property within a platted subdivision shall be constructed of barbed wire fencing.

- (c) It shall be unlawful to construct a chain link fence in the required front yard area with the barbed wire along the top in an up position.
- (d) In order to allow ingress and egress for fire department personnel and fire department equipment, there shall be at least one gate or opening with a minimum width of three feet in each fence that is adjacent to or running parallel to any public alley, drainage easement or utility easement, except that this provision shall not apply to utility easements that the city has allowed to be completely fenced in.

(Ord. No. 72-7, § 10, 2-15-72; Ord. No. 80-3, § 1, 2-5-80)

Sec. 7-130. - Inspection.

Upon completion of installation, the building official shall be called upon for inspection. A certificate of acceptance will then be issued or a rejection slip indicating the defects in same. All fences constructed under the provisions of this article shall be maintained as to comply with the requirements of this article at all times.

(Ord. No. 72-7, § 11, 2-15-72)

Sec. 7-131. - Conflicts with zoning ordinance.

In all cases of direct conflict between this article and the basic zoning ordinance, this article shall prevail.

(Ord. No. 72-7, § 12, 2-15-72)

OUTLINE OF BUILDING BOARD OF APPEALS MEETING PROCEDURE

BRIEFING SESSION:

- Public meeting, but **NOT** a Public Hearing; public and applicants may attend but may not participate unless asked a specific question for clarification.
- New business – Building Official will present the case. Board members should use this opportunity to make sure they are clear on the specifics of the case. Asking questions at this point will help to make the public hearing more efficient. Board members should not use this briefing session to deliberate for or against the case.
- Building Official will present miscellaneous reports.

REGULAR MEETING:

- Call to order
- New business
 - Chairman will open Public Hearing.
 - Building Official will present the case. Board members may ask Building Official questions.
 - Applicant will give presentation; Board may ask applicant questions.
 - Any other interested party may speak and be questioned.
 - Chairman closes Public Hearing.
 - Board deliberation
 - Motion to find (or not find) a Special Condition (“I move that in BBA case 25-____, that a Special Condition exists, specifically that _____.”) or (“I move that in BBA case 25-____, no Special Condition exists.”) If Staff feels that the case warrants approval, Staff will always list a Special Condition for you to use. However, you are **NOT** obligated to use the Special Condition proposed by Staff.
 - Vote
 - If the Board finds no Special Condition, the case is automatically denied.
 - If the Board finds a Special Condition exists, a motion must then be made to approve the case: (“I move that in BBA case 25-____, the request for _____ be approved”.)
 - Vote
 - Consideration of Minutes (vote required for approval).
 - Meeting adjourned

Original fence along same ~~lot~~^{fence} line.



324 Ruth St.

Photos of the old fence in same position. It was a 6' full coverage fence and considered the back/side yard.

Proposed fence is a 4' scalloped picket fence to replace the section circled in red.





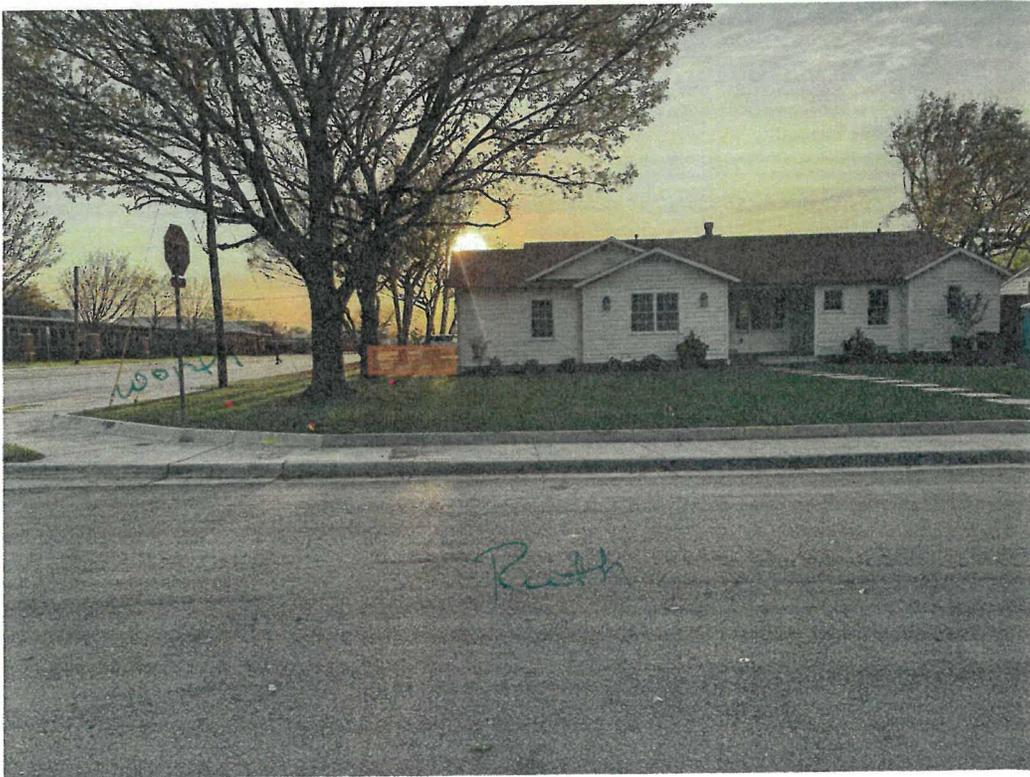
Max Height with Caps - 4'
Height at lowest point in scallop - 3.5'
Picket width - 4"
Space between pickets - 2.5"
Center Post spacing - 8'
Color - White

Proposed denied fence

324 Ruth St

Side yard 4'
mock up

P-1

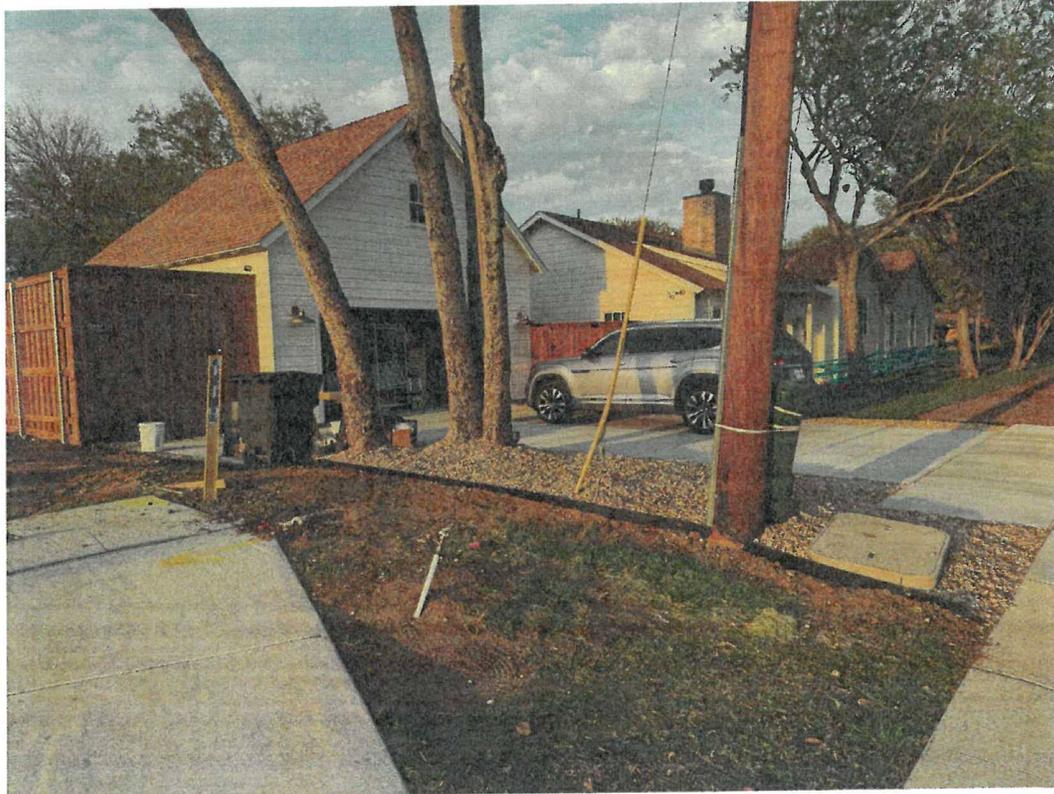


324 Ruth St

Side yard 4' *mockup*
mock up
p.2



Ruth





A Future With A Past

21 February 2025

Amy & Grant Kirchhoff
2117 Kings Forest Lane
Flower Mound, TX 75028

*Historic/David
approved*

**RE: HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS #CA25-09
HISTORIC 1953 WAYNE C. GOODENOUGH HOUSE
D. E. BOX ADDITION HISTORIC DISTRICT, #HL10-09
AMY & GRANT KIRCHHOFF, OWNERS
324 RUTH STREET
GRAPEVINE, TEXAS 76051**

This letter confirms on February 21, 2025 the Historic Preservation Staff **approved with conditions #CA24-09** for the property addressed 324 Ruth Street, legally described as Block 6, Lot 4, D. E. Box Addition, City of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended, for the following:

1. Install new fences and gates around the rear and side yards and pool area of the house as follows:
 - a. Install a new 8' high cedar fence, 198 feet in length around the north side, and rear yards of the house; fence to be constructed using steel posts set in concrete on 6' centers with 1" x 5.5" cedar x 8' pickets, mounted on 2" x 4" cedar rails with 1" x 4" cedar trim; fence not to exceed 8' in height; install 2 cedar access gates, 8' high at front and rear of yard; fence to be set back 18" from face of garage wall and face of front wall of house; steel posts to be enclosed with wood;
 - b. Pool gate: Install a new wood fence 8' high with scallop design and gate with arch above centered on the gate; pool fence and gate to be painted white; fence to be set back 18" from face of garage wall and face of side wall of house;
 - c. Worth Street picket fence: Install a new 4' high wood picket fence with 50% open picket spacing and a wood picket gate at driveway; fence posts to be wood; fence to be set back 18" from front wall of house;

as per the attached plan, specifications and photos with the condition a permit is obtained from the Building Department.

An approved Certificate of Appropriateness is not an approved building permit; a building permit is is not required. Contact the City of Grapevine's Building Department at 817.410.3165 for fees and information regarding permits.

Thank you,

David Klempin

Historic Preservation Officer

THE CITY OF GRAPEVINE

HISTORIC PRESERVATION • 636 South Main Street • Grapevine, Texas 76051

Phone 817/410-3556 • Fax 817/410-3038

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 2/18/25

Number #CA25-09

Property Owner Name, Address & Phone Number
 Grant Kirchhoff
 2117 Kings Forest Lane
 Flower Mound, TX 75028
 Phone: 972-322-2415
 Mobile:
 Email: grantkirchhoff@gmail.com
Property Address (include any suite number)
 324 Ruth Street
 Grapevine, TX 76051

Applicant Name, Address & Phone Number
 Same
 Phone:
 Mobile:
 Email:
Legal Description
 Block 6 Lot 4
 Subdivision DE Box Addition

Tenant Name/Occupancy/Use Single family residential House
HISTORIC 1953 WAYNE C GOOD ENOUGH HOUSE
D.E. BOX HISTORIC DISTRICT #HL10-09

Request/Description of Work to Be Done
Add fences + gates

Drawings/Sketches Attached
 Yes No

Photographs Attached
 Current Historic

Material Sample(s) Attached (please list)
Designs, property plan and quote

I hereby certify that this information is correct to the best of my knowledge and that the said work will be done in conformance with all submissions herein set forth, and in compliance with the City of Grapevine's Historic Overlay District Ordinances and Building Codes. APPROVAL OF A CERTIFICATE OF APPROPRIATENESS DOES NOT CONSTITUTE APPROVAL OF OTHER REQUIRED BUILDING PERMITS.

Signed x Grant Kirchhoff
 Owner or Contractor

Print Name Grant Kirchhoff

Approved Staff HPC
 Denied
 x _____
 Chair - Historic Preservation Commission
 x _____
 Building Official

Office Use
 Approved with Conditions:

Permit Required
 x Dana Coleman
 Historic Preservation Officer
Date February 20, 2025

**THIS IS NOT A BUILDING PERMIT.
 A SEPARATE BUILDING PERMIT MUST BE FILED AND APPROVED BY
 THE BUILDING DEPARTMENT BEFORE STARTING WORK.**

DELIVER TO: HISTORIC PRESERVATION DEPARTMENT
 636 SOUTH MAIN STREET, GRAPEVINE, TEXAS

OFFICE 817-410-3556

RECEIVED
 FEB 20 2025

ARTICLE IV. FENCES¹

Sec. 7-120. Definitions.

As used in this article, the following terms shall have the respective meanings ascribed to them:

Lot, corner: A lot situated at the junction of two or more dedicated public streets.

Lot, corner, reverse frontage: A corner lot where the rear lot line is adjacent to a side lot line of an adjoining lot or across an alley from such side line.

Lot, interior: A lot situated in a block with frontage on only one dedicated public street and specifically not a corner lot.

Lot line, interior: The side yard lot line of a corner lot that is adjacent to an interior lot's side yard line.

Yard, front: An open, unoccupied space on a lot facing a street and extending across the front of a lot between the side yard lines.

Yard, rear: A space unoccupied by principal structure extending for the full width of the lot between a principal structure and the rear lot line.

Yard, side: An open unoccupied space on the same lot with the building, situated between the building and the side line of the lot, and extending through from the street or the front line to the rear line of the lot. Any lot line not a rear line or a front line shall be deemed a side line.

(Ord. No. 72-7, § 1, 2-15-72)

Sec. 7-121. Construction permit—Required.

It shall be unlawful for any person to erect or have erected a fence or any part of a fence of permanent construction in the city without first obtaining a construction permit.

(Ord. No. 72-7, § 2, 2-15-72)

Sec. 7-122. Same—Application.

Any person making application for a fence construction permit must sign an application for same showing the following information:

- (1) Applicant's name and address, and in addition, if the applicant represents a firm or corporation, the name and address of the supervisor or foreman of said firm or corporation and the name of its president.
- (2) Name of owner of property.
- (3) Local address where fence is proposed to be erected.

¹Cross reference(s)—See also App. A.

-
- (4) Type of fence construction.
 - (5) Height of fence.
 - (6) Plat showing lot on which fence is proposed to be erected, location of adjoining or adjacent lots, and with heavy black lines outline the location of proposed fence.
 - (7) Approximate evaluation.

(Ord. No. 72-7, § 3, 2-15-72)

Sec. 7-123. Same—Fee.

The fee for issuance of fence construction permits shall be \$21.00.

(Ord. No. 72-7, § 4, 2-15-72; Ord. No. 81-27, § 1, 4-21-81; Ord. No. 2001-55, § 3, 7-17-01)

Sec. 7-124. Encroachment on public property.

No fence, guy wires, braces or any post of such fence shall be constructed upon or caused to protrude over property that the city or the general public has dominion and control over, owns, or has an easement over, under, around or through, except upon utility easements which are permitted to be fenced.

(Ord. No. 72-7, § 5, 2-15-72)

Sec. 7-125. Rear yard requirements.

It shall be unlawful to erect a fence at a height exceeding eight feet in any rear yard or along any rear yard lot line.

(Ord. No. 72-7, § 6, 2-15-72)

Sec. 7-126. Side yard requirements.

It shall be unlawful to erect a fence at a height exceeding eight feet in any side yard or along any side yard lot line.

(Ord. No. 72-7, § 7, 2-15-72)

Sec. 7-127. Front yard requirements.

- (a) *Corner lots:* It shall be unlawful to erect a fence in the required front yard building setback area or the established front yard area, whichever area is greater in depth, on any corner lot, except along the interior lot line in accordance with subsection (b).
- (b) *Interior lots:*
 - (1) It shall be unlawful to erect a fence, hedge or vines over 36 inches in height in the required front yard area or the established front yard area, whichever area is greater in depth, on any interior lot. Fences in a required or established front yard on properties zoned R-20 single family district with a lot size in excess of 50,000 square feet may be a maximum of 48 inches in height.



CITY OF GRAPEVINE, TEXAS
BUILDING BOARD OF APPEALS MEETING MINUTES
MONDAY, OCTOBER 14, 2024

GRAPEVINE CITY HALL, COUNCIL CHAMBERS
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

6:00 p.m. Dinner/Workshop - Planning and Zoning Commission Conference Room
Public Hearing – City Council Chambers

The Building Board of Appeals for the City of Grapevine, Texas, met on Monday evening, October 10, 2022, at 6:00 P.M. in the Planning and Zoning Conference Room, 2nd Floor, 200 South Main Street, Grapevine, Texas, for a Dinner / Workshop Session with the following members present to wit:

Joe Lipscomb	Chairman
Jerrold Sklar	Vice-Chairman
Shea Kirkman	Member
Becky St. John	Member
Dave Custable	Member
David Hallberg	Member
Sergio Harris	Alternate

Constituting a quorum. Also present was City Council Representative Chris Coy and the following City Staff:

Matthew Boyle	City Attorney
Larry Gray	Building Official
Scott Leavelle	Assistant Building Official
Connie Cook	Building Services Assistant

CALL TO ORDER:

Chairman, Joe Lipscomb called the Dinner/Workshop Session of the Building Board of Appeals to order at approximately 6:03 P.M.

1. Roll Call
2. City Attorney to conduct briefing of legal aspects of Building Board of Appeals.

Assistant City Attorney, Matthew Butler briefed the Board of the legal aspects of Building Board of Appeals.

ADJOURNMENT OF BRIEFING SESSION

With no further discussion, the meeting was adjourned at approximately 6:26 P.M.

PUBLIC HEARING: City Council Chambers.

Chairman Joe Lipscomb called the Public Hearing of the Building Board of Appeals to order at approximately 6:31 P.M.

3. Roll Call

4. Oath of Office

Connie Cook administered the Oath of Office to re-appointed Members, Joe Lipscomb and newly appointed Member Dave Custable, David Hallberg and Alternate Sergio Harris.

5. Election of Officers

For office of Chairman, Jerrold Sklar nominated Joe Lipscomb. Shea Kirkman seconded the motion which prevailed by the following vote:

Ayes: Sklar, Kirkman, St. John, Custable, Hallberg, Harris
Nays: None
Abstain: Lipscomb
Absent: None

Joe Lipscomb was re-elected as Chairman.

For office of Vice-Chairman, Shea Kirkman nominated Jerrold Sklar, Dave Custable seconded the motion which prevailed by the following vote:

Ayes: Lipscomb, Kirkman, St. John, Custable, Hallberg, Harris
Nays: None
Abstain: Sklar
Absent: None

Jerrold Sklar was re-elected Vice-Chairman.

CITIZEN COMMENTS

6. There was no one wishing to speak during citizen comments.

NEW BUSINESS

7. Building Board of Appeals to consider the 2025 Meeting Agenda Schedule and take any necessary action.

Next the Building Board of Appeals considered the 2025 Meeting Agenda Schedule.

Dave Hallberg made a motion to accept the 2025 Meeting Agenda Schedule. Becky St. John seconded the motion which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Kirkman, St. John, Custable, Hallberg, Harris
Nays: None
Abstain: None
Absent: None

8. Building Board of Appeals to consider the minutes of the August 14, 2023, meeting and take any necessary action.

Next the Building Board of Appeals to consider the minutes of the August 14, 2023, meeting.

Jerrold Sklar made a motion to accept the minutes of August 14, 2023, Briefing Session, and Public Hearing. Shea Kirkman seconded the motion which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Kirkman, St. John, Custable, Hallberg, Harris
Nays: None
Abstain: None
Absent: None

ADJOURNMENT

With no further discussion, Becky St. John made a motion to adjourn. Shea Kirkman seconded the motion, which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Kirkman, St. John, Custable, Hallberg, Harris
Nays: None
Abstain: None
Absent: None

The meeting was adjourned at approximately 6:34 P.M.

PASSED AND APPROVED BY THE BUILDING BOARD OF APPEALS OF THE CITY OF GRAPEVINE, TEXAS, ON THE 12TH DAY OF MAY 2025.

APPROVED:

CHAIRMAN

SECRETARY