

APPLICATION NUMBER

5084

A REQUEST FOR

**FENCE HEIGHT VARIANCE TO ALLOW THE
CONSTRUCTION OF A 6' HIGH STUCCO FENCE ALONG
A SIDE STREET PROPERTY LINE; A 20' SIDE YARD
SETBACK IS REQUIRED FOR A FENCE HIGHER THAN
3', IN A B-1, BUFFER BUSINESS DISTRICT.**

LOCATED AT

1615 GOVERNMENT STREET

(Southeast corner of Government Street and Monterey Street)

APPLICANT

CLAUDE D. & SARA P. BOONE

BOARD OF ZONING ADJUSTMENT

JANUARY 2002

The applicant is requesting a Fence Height Variance to allow a 6' high stucco fence along a side street property line; a 20' side yard setback is required for a fence higher than 3', in an B-1, Buffer Business District.

The only reason the applicant states that he cannot build the fence to meet the minimum requirements is that it is a violation of the Zoning Ordinance.

As proposed, the fence would be constructed from the rear property line continuing northwardly approximately 53' to the south side of the existing driveway along South Monterey Street and from the north side of the drive way, the fence will be constructed 7' 8" from the side street property line of South Monterey Street.

Traffic Engineering conducted a site visit and determined that the fence would not be a line of sight problem. The one concern they did have is that the stucco fence would need to be at least one foot off of the sidewalk.

In similar cases, the Board has been lenient when considering requests for fence height variances on corner lots especially when the variance will not present a safety problem with visibility at the street corner.

Additionally, the site is located in the Leinkauf Historic District and any improvements would require Architectural Review Board approval.

RECOMMENDATION 5084**Date: January 7, 2002**

Based upon the preceding, this application is recommended for subject to the following conditions 1) the fence be relocated a minimum of one foot off of the sidewalk; and 2) the approval from the Architectural Review Board.

BOARD OF ZONING ADJUSTMENT VICINITY MAP - EXISTING ZONING



Located to the North of the site are miscellaneous retail, offices, and single family residential dwellings. To the East, South, and West of the site are single and multiple family residential dwellings.

APPLICATION NUMBER 5084 DATE January 7, 2002

APPLICANT Claude D. & Sara P. Boone

REQUEST Fence Height Variance

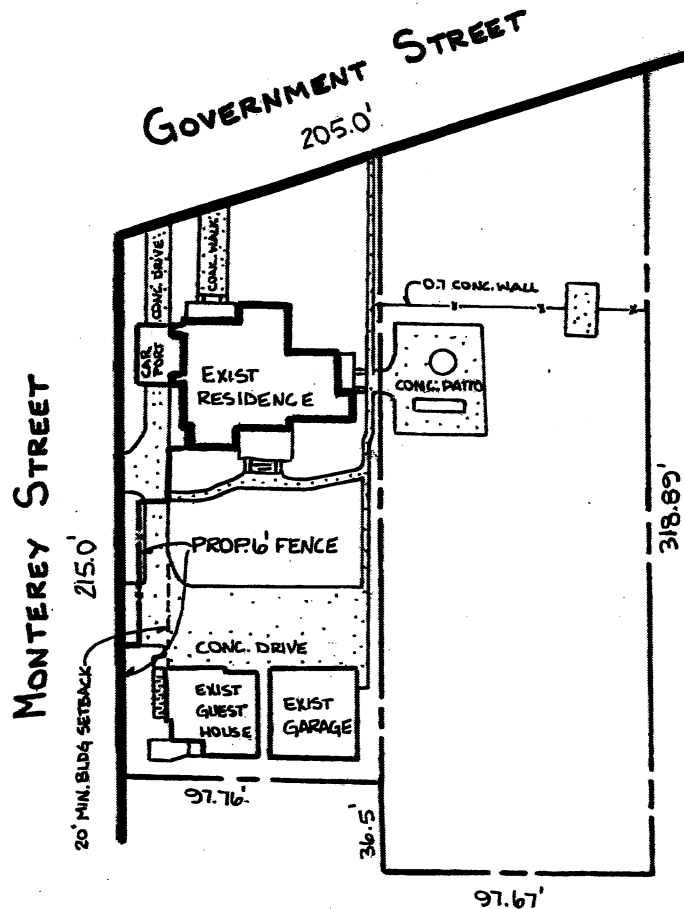
LEGEND

R-1	R-2	R-3	R-B	H-B	B-1	B-2	B-3	B-4	B-5	I-1	I-2



NTS

SITE PLAN



The site is located on the Southeast corner of Government Street and Monterey Street. The plan illustrates the existing structures and drive, along with the proposed fence.

APPLICATION NUMBER 5084 DATE January 7, 2002

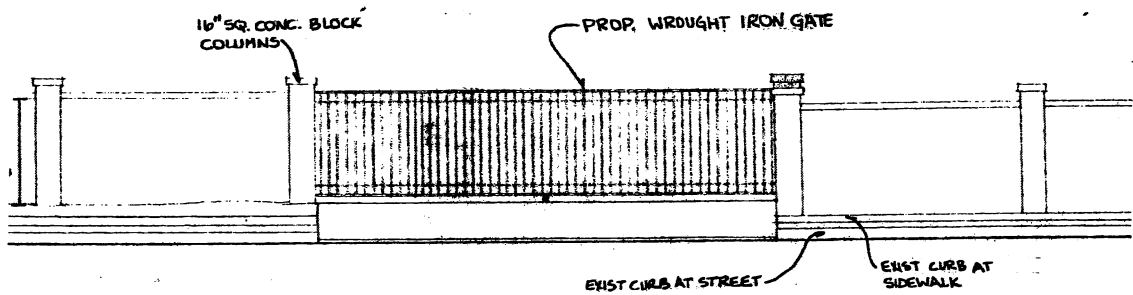
APPLICANT Claude D. & Sara P. Boone

USE/REQUEST Fence Height Variance



NTS

FENCE DETAIL



APPLICATION NUMBER 5084 DATE January 7, 2002

APPLICANT Claude D. & Sara P. Boone

USE/REQUEST Fence Height Variance

