

Board of Adjustment Agenda Memo

From: Bailey Maca, Associate Planner

Meeting: November 4, 2025

Subject: Variance - Fence - 2101 Freedom Street

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Mary E. & Thomas M. Fishback have made a request for a variance on Lot 3C of Block 2 in the Americana Addition, also known as 2101 Freedom Street. The request is for a six-foot-high ornamental iron fence in the front yard setback. In all residential districts, fences shall not exceed 48 inches in height when located between the front lot line and the principal building.

Staff recommends approval.

Item Details:

2101 Freedom Street is a single-family residence located at the corner of Freedom Street and Franklin Avenue. As a corner lot, the property has two front yards- one along Freedom Street and one along Franklin Avenue. The applicant is proposing to install a six-foot-high ornamental iron fence within the front yard setback on Franklin Avenue. The purpose of the fence is to provide a safe play area. Per Section 94-398(a)(1) privacy fencing shall not exceed 48 inches in height when located between the front lot line and the principal building. The building setback ranges from 37.7-feet to 50-feet from the angled property line. The fence would have a setback ranging from 8.5' (at the closest point) to 12.5-feet (at the furthest point) from the property line along Franklin Ave.

The proposed fence does not impact any site triangles and is 75% transparent. Similar fences exist in the surrounding neighborhood and a previous variance was granted for a six-foot-high fence within the front yard setback on Franklin Ave.

Supporting Documentation:

Hearing Notice
Location Map
Application
Site Plan