

# Board of Adjustment Agenda Memo

**From:** Bailey Maca, Associate Planner  
**Meeting:** May 5, 2026  
**Subject:** Variance – 540 Deer Pass – Fence  
**Presenter:** Ryan Miller, City Planner

**Summary and Recommended Action:**

Lane and Dawn Munson have made a request for a variance on Lots 18 &19 of Block 1 of Hunters Ridge Addition, also known as 540 Deer Pass. The request is for a six-foot-high fence in the front yard. In all residential districts, privacy fencing fences and walls shall not exceed 48 inches in height when located between the front lot line and the principal building.

Staff recommends approval.

**Item Details:**

540 Deer Pass is a single-family residence located on a corner lot and has two front yards Deer Pass and Cardinal Drive. The applicant is proposing to install a six-foot-high privacy fence 21-feet off the east property line along Cardinal Drive. Per Section 94-398(a)(1) privacy fencing utilizing solid board or other similarly designed fences and walls shall not exceed 48 inches in height when located between the front lot line and the principal building. The house is setback approximately 41-feet from the east property line.

The proposed six-foot-high fence does not encroach upon or obstruct any required site triangles. Additionally, several corner lots have previously been granted variances allowing six-foot-tall fences located between the front lot line and the principal structure, including:

404 Martin Boulevard- 10' setback- April 2026  
2101 Freedom Street- 8.5' setback – November 2025  
320 20<sup>th</sup> Ave- 5' setback- May 2024  
1705 Derdall Drive- 10' setback- November 2020  
2004 23<sup>rd</sup> Street- 5' setback- June 2024  
629 6<sup>th</sup> Avenue- 2' setback – July 2025

Staff recommends approval.

**Supporting Documentation:**

Hearing Notice

Location Map  
Application  
Site Plan  
Renderings