

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner
Meeting: April 2, 2024
Subject: Windrose Homes Variance – Fence – 1513 Franklin Avenue
Person(s) Responsible: Ryan Miller, City Planner

Summary:

Windrose Homes has made a request for a variance on Lot 5A in Block 2 of Americana Addition, also known as 1513 Franklin Avenue. The request is for reduced front yard setbacks for a six-foot fence. Fences shall not exceed 48 inches in height when located between the front lot line and the principal building. For corner lots, a fence up to six-feet in height may be placed in the front yard opposite the street address if the fence meets the minimum required setback.

Item Details:

1513 Franklin Avenue is a single-family lot with a home currently under construction. The homeowner would like a six-foot fence located within required front yard setback areas along Constitution Boulevard and 22nd Avenue South. The fence would be setback fifteen feet from the sidewalk along Constitution Boulevard and seven feet from the sidewalk along 22nd Avenue. The fence would not be located within a site triangle.

The seven-foot setback along 22nd Avenue would match the setback of the fence on the neighboring property at 1533 Franklin Avenue. That fence was allowed with a seven-foot setback based on Sec. 94-398 (b)(1) which allows fences in the front yard opposite the street address if the secondary frontage abuts an arterial or collector street, the lot is not a corner lot, and the fence maintains at least a four-foot setback. The same rule does not apply to 1513 Franklin Avenue due to that lot being a corner lot.

The fence is proposed as a 70% transparent fence similar to that of the fence on the neighboring property. A row of trees will be located between fence and the sidewalk along Constitution Boulevard.

Options and Recommendation:

The Board of Adjustment has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

Staff recommends approval of the request.

Supporting Documentation:

Hearing Notice

Location Map

Application

Site Plan