

Board of Adjustment Agenda Memo

From: Bailey Maca, Associate Planner

Meeting: July 1, 2025

Subject: Variance – 629 6th Avenue – Fence Height

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Benjamin Stout has made a request for a variance on Lot 9, Block 4, Peterson's Second Addition, also known as 629 6th Avenue. The request is for a six-foot-high fence in the front yard at the property line. 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:

629 6th Avenue is a single-family residence located at the corner of 7th Street and 6th Ave. The applicant is proposing to install a six-foot-high privacy fence for a length of sixty feet at the property line along 7th Street. 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.

A previous variance was requested and approved in 2000 for a five-foot-high fence in the same location. Although the previously granted variance remains in effect for the property, the applicant is now requesting a one-foot increase to the front yard fence height.

The lot is 50-feet wide and contains two front yards, which are located along both 7th Street and 6th Avenue. The small lot size makes it unfavorable to construct a fence at the 25-foot front yard setback, which would allow for a six-foot-high fence versus a four-foot-high fence. The proposed six-foot-high fence does not impact any site triangles.

Supporting Documentation:

Hearing Notice
Location Map
Application
Site Plan