

CASE NUMBER:

VR 16-31

APPLICANT NAME:

Bryan and Victoria Meadows

LOCATION:

2113 Wingate

VARIANCE REQUEST:

FENCE HEIGHT IN SETBACK: Variance for property located at 2113 Wingate Drive for approval of a 6 foot fence located on a corner lot that extends into secondary front yard, but to change from wood to 6 foot rod iron black fence. Fence to be left just like it sets, but different material.

**ZONING ORDINANCE
REQUIREMENT:****FENCE ORDINANCE:****Sec. 117-329. - Fences (permit required).**

modified

Except as otherwise specifically provided in other codes and regulations, the following regulations shall apply to the construction of all fences:

(1)

Maximum height. Fences shall not exceed six feet in height, unless approved by the planning commission.

a.

Front yards. Fences that are 50 percent open may be erected to a maximum height of four feet in the front yard.

b.

Fencing in the I-1 and I-2 districts, areas abutting interstate highways, around tennis courts and other recreational amenities, and on lots or tracts containing five acres or more shall be exempt from the height limitation.

(2)

Corner visibility. Fences shall comply with the corner visibility standards of [section 117-327](#).

(3)

Construction materials. Fences in all residential zoning districts shall be constructed so that the horizontal and vertical support posts are inside the fence area or hidden from view of those outside the fenced area. This requirement shall not apply to fences that abut nonresidential zoning districts, lots abutting interstate highways, or in situations where the owner of the lot adjacent to the fence gives written permission of a plan for placing support posts on the outside of the fence. All exposed steel, except galvanized metal, shall have a color finish coat applied to them and be preserved against rust and corrosion.

(4)

Design and maintenance. All fences shall be maintained in their original upright condition. Fences designed to be painted or have other surface finishes shall be maintained in their original condition as designed. Missing boards, pickets, or posts shall be replaced in a timely manner with material of the same type and quality.

(5)

Prohibited.

a.

Barbed wire and electrified fences shall be prohibited on all lots of less than two acres in area.

b.

Fencing shall be prohibited within any street right-of-way. Exact location of *fencing* shall be the sole responsibility of the property owner.

c.

Fencing shall not obstruct the passage or storage of floodwater, surface runoff, or stormwater along lot lines as regulated in [section 112-129](#) of [chapter 112](#), Stormwater Management, of this Code.

ZONING:

R-1 Single Family Residential District

PUBLIC COMMENT:

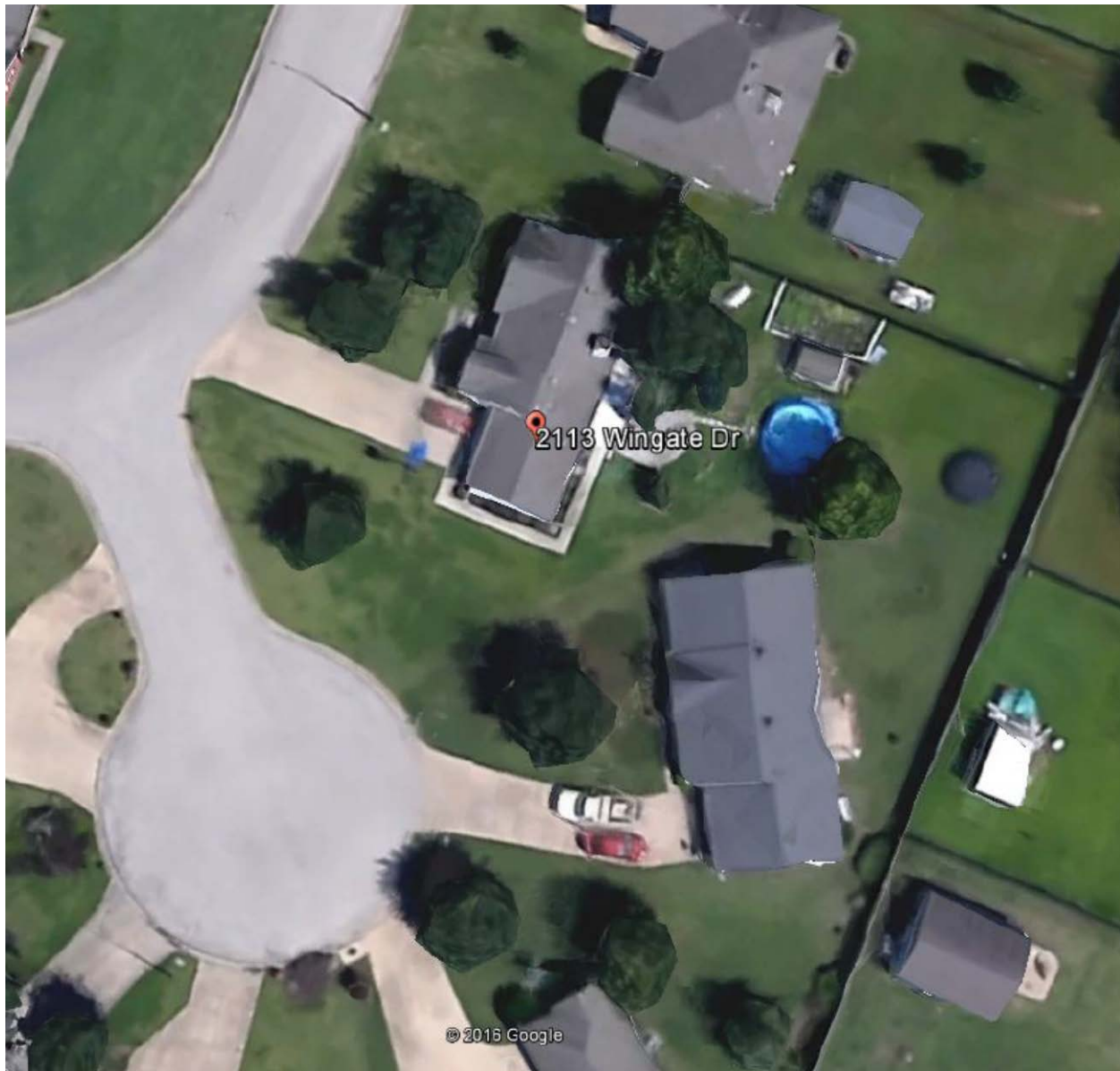
Courtesy notices were mailed to property owners adjoining the subject property the week of August 22, 2016.

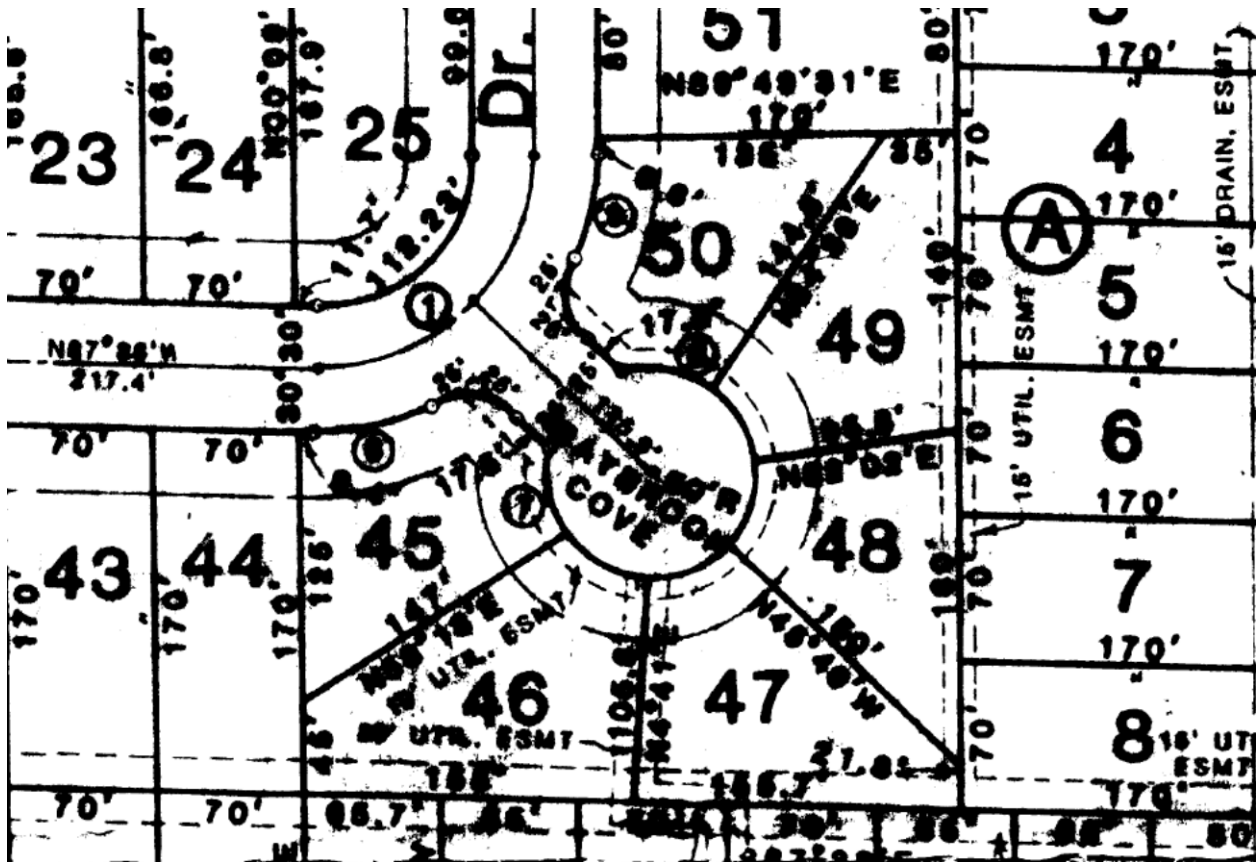
PROJECT ANALYSIS

Project Description

The subject property consists of a odd-shaped lot, with a one storey residential house in the Barrett Place.

The Applicant is wanting to leave the 6 foot fence in the front yard setback.





AERIAL PHOTO





Facing directly toward the south and toward the cove.



Facing directly toward fence from Wingate looking toward Baybrook Cove.



Facing toward 2113 Wingate from street.



Facing toward 2113 Wingate from Baybrook Cove toward the North.



Facing toward 2113 Wingate from Baybrook Cove at the back of the Fence with Ms. Edwards house on the right.



Facing directly toward 2113 Wingate looking North from Baybrook Cove.



Facing directly across the street from 2113 Wingate in the Cove.



View looking from Ms. Edwards House - Bedroom on end.



View from Ms. Edwards front porch.