

Variance request for fence building permit on 1230 vine street.

This property is on the corner of Vine Street and Poplar Avenue. The purpose of this fence is to enclose the back yard of the property to create a more useable and secure area for guests, children, and dogs. In order to fence the back yard, a section of the fence will run adjacent to poplar avenue. If the fence was to be built to the easement of the house, the fence will run parallel to a shed addition and storm shelter for a distance of approximately 16', leaving only a 4' space between the structures. In addition, due to the storm shelter there is a steep grade on all sides of the shelter extending out to approximately 8', which is 4' beyond the easement of the house. In order to build the fence to the easement, the fence would have to go over and across this grade. If built in this location, this area would be unusable yard space that would be extremely difficult to maintain and would ultimately become a leaf trap and a potential fire hazard.

According to city ordinance article VIII, section 117-329, A fence in the front yard may not exceed 4' high and must be 50% open. In order to build the fence that will allow for the full utilization and security of the property without creating unsafe and unusable areas and without undue difficulty, it is requested that a variance be issued to allow that the 6' privacy fence be built beyond the easement of the house to the property line/city right of way on the south side of the property that runs along Poplar avenue from the east property line to the parking area.