

Circumstances Necessitating the Variance Request

The requested variances are necessary due to the unique characteristics and commercial nature of the subject property and its relationship to the adjoining commercial property.

The subject property is an operating restaurant located on a corner lot immediately adjacent to another commercially zoned property. Because of the property's location and visibility, the restaurant's outdoor areas, customer parking, and primary street frontage are directly exposed to the adjacent property's existing visual conditions and commercial activity. A uniform six-foot privacy fence is necessary to establish an effective buffer between the two commercial uses, improve the overall appearance of the site, and create a more attractive and comfortable environment for customers and employees.

Reducing the fence height to four feet along the front portion of the property would substantially diminish the fence's ability to provide continuous screening, security, and visual buffering. Maintaining a consistent six-foot height for the full length of the property line will create a cohesive appearance, enhance security, and provide an appropriate separation between the adjoining commercial properties while remaining compatible with surrounding commercial development.

We are also requesting approval to orient the finished side of the fence toward our property. As the property owner is making the full investment in the construction and long-term maintenance of the fence, having the finished side face inward is a reasonable request that does not negatively impact adjacent properties or the public. The fence will be professionally constructed, maintained in good condition, and present an attractive appearance from both sides.

Approval of these variances would not create a detriment to the public or neighboring properties. Instead, the proposed fence will improve the visual character of the site, provide an appropriate buffer between adjacent commercial uses, enhance security and privacy, and further the orderly development and appearance of this commercial corridor. The requested relief is limited in scope, is appropriate for this specific property, and is consistent with the overall intent of the City's zoning regulations while addressing the unique circumstances of this site.