



## **Staff Report**

**Subject:** 401 Mayfair Drive

**Department/Program:** Administration (Planning & Zoning/Building Department)

**Explanation:**

Request for a fence in the front yard of a corner lot on the northwest corner of Mayfair Drive and Clayton Road. This dwelling, which was recently constructed, replaced a dwelling that faced Clayton Road. That structure was demolished in 2020. The new dwelling faces Mayfair Drive and the property owners are proposing to install a fence in the front yard along Clayton Road, approximately twenty-three feet (23') from the property line.

**Recommendation:**

Section 7-224 of the City's Code of Ordinances prohibits fences "within the front yard area between the street right-of-way line and the building line" except with the permission of the Board of Aldermen. It goes on to reference Article XVI, Section 9 of the Zoning Ordinance for submittal details, which include: a site plan showing the location of the fence; height of the fence; proposed landscaping on the right of way side of the fence; an illustration of the type of fence; and the approximate grade of the area of the fence. The application shall include an agreement by the property owner that the fence shall be maintained; permit annual inspection by the city; and the property owner shall agree to make any repairs found necessary after such inspection, on penalty of revocation of such permit.



Section 9 also requires front yard fences to be uniform and harmonious with similar fences in the neighborhood; and be installed with the finished side facing the roadway.

As proposed, the fence would meet the above requirements and would not interfere with site distance for drivers at the corner of Mayfair Drive and Clayton Road. Therefore, staff recommends approval of this petition with the condition that the property owner agrees to the above requirements.

**Submitted By:** Lynn Sprick

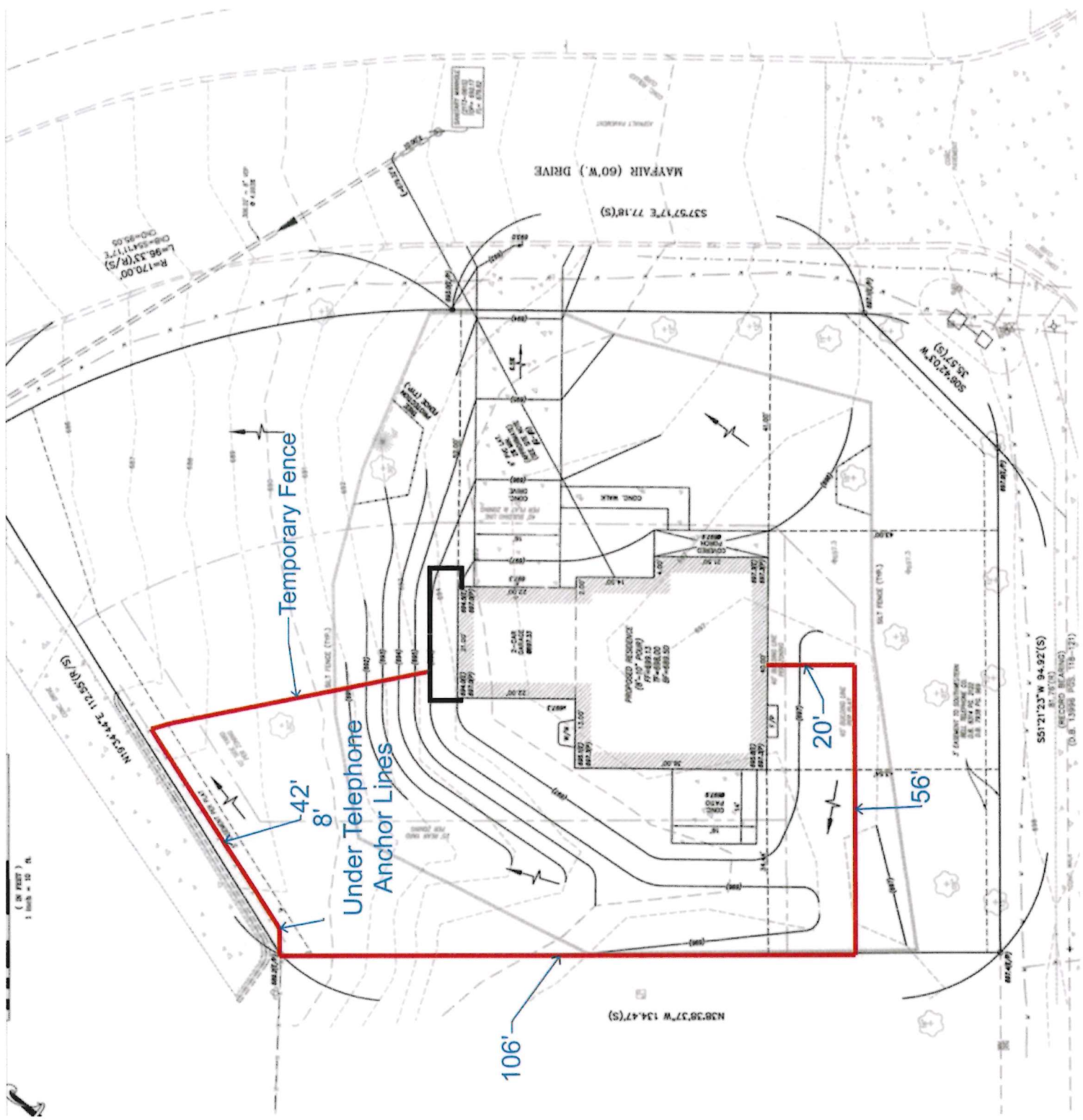
**Date:** April 22, 2024



**Looking east**



**Looking west**



(IN FEET)  
1 inch = 10 feet

Temporary Fence

Under Telephone Anchor Lines

42'

8'

106'

20'

56'

MAYFAIR (60 W.) DRIVE

S57°57'17"E 77.18'(S)

N8°38'37" W 134.47'(S)

S51°21'23" W 94.92'(S)

R=170.00  
L=96.33(R/S)  
C=85.54(1/1)  
C=0=85.05

PROPOSED RESIDENCE  
(R-10) PUD  
21'-0" x 21'-0"  
21'-0" x 21'-0"  
21'-0" x 21'-0"

2-CAR GARAGE  
22'-0" x 22'-0"  
22'-0" x 22'-0"

COND. FLOOR  
21'-0" x 21'-0"  
21'-0" x 21'-0"

COND. WALK

PROPERTY MARKER  
(21'-0" x 21'-0")  
(21'-0" x 21'-0")  
(21'-0" x 21'-0")

S58°23'01" W 105.57'(S)

(D.B. 13398 P.18-19)