



To: BZA/PRC
From: Cathi Spaugy, Community Development Administrator
Date: August 13, 2025
Subject: Staff Report for BZA Case #25-02: 2214 Tampico Trail

Summary of the Request

The applicant and property owner Denise Tanka is requesting approval for a variance of Zoning Code section 18.06 1(A) to allow the construction of a privacy fence with the support posts facing the exterior of the lot. The current privacy fence is set four inches inside the property line (both side yards and backyard). Neighbor to the west (2210 Tampico) has a chain link fence which traverses inside, on and over the property line. None of the contractors will work "through" the neighbor's chain link fence – all stating it is not possible. All are requesting that the supporting fence posts be allowed to be placed facing the neighbors chain link fence to enable proper placement, construction, and warranty of the replacement fence. The desired construction/placement of the new fence is the reason for the variance request as all fences shall be constructed with supporting fence posts placed facing the interior of the lot. The replacement fence is of the same materials and same footprint of the existing fence, and this request only affects the west "run" of the replacement fence. The rest of the project complies with the zoning requirements.

Zoning Code for reference (with applicable portions to the request bolded)

18.06 Fences & Walls

*(1) Non corner lots: (a) Side and rear yards: No fence or wall shall exceed six (6) feet in height unless it is ten (10) or more feet from the property line. In residential zones, chain link, wire or wire mesh fences shall not exceed five (5) feet in height unless ten (10) or more feet from the property line. Side yard fences and walls shall not extend forward of the house or front setback line. **All fences shall be constructed with supporting fence posts placed facing the interior of the lot.***

Applicant Information

Denise Tanka, Applicant and Property Owner

Current Zoning District
R-1B, One-Family Residential
Parcel Identification
L35-0002-0012-0-0193-00
Additional Actions or Next Steps to be taken by the City
The Board of Zoning Appeals will decide on the variance request at its meeting on August 19, 2025.
Applicant's Reason for the Request
<p>The applicant wishes to construct the replacement privacy fence with the support posts facing the exterior of the lot (west side only).</p> <p>The applicant's statement regarding the request is included in the packet.</p>
Surrounding Land Use within 1,000 Feet
The surrounding land use within 1,000 feet includes Residential (R-1B).
Previous Related Development Decisions in the Immediate Area (3-5 Years)
N/A
Comprehensive Plan Applied to the Geographical Area
N/A
Existing Public Utilities
Existing public utilities include water, storm, sanitary sewer, gas and electric.
Soil Survey Data
N/A
Classification of Streets, Traffic Volumes & Direction, Planned Improvements
N/A
Flood Plain Information

N/A

Comments from City and County Agencies

N/A

Supporting Maps & Graphics

Supporting documents are attached.

Staff Recommendation

Staff recommend that the Board of Zoning Appeals consider the request.

