

Staff Report

ACTION ITEM: Request for a variance from the restriction prohibiting privacy fences in side yards adjacent to streets in an R-2 Single Family Residential District to construct a 6' wooden privacy fence 8' from the property line in the side yard (front) at 1502 Jackson Ridge Drive as submitted by Curtis Ackman and Britney (Schott) Ackman.

APPLICANT: Curtis Ackman and Britney (Schott) Ackman

APPLICANT STATUS: Property Owners

PURPOSE: To provide safety for their kids from the traffic on S Farmington Road and to keep people walking through their yard.

SIZE: .219 acres

PRESENT USES: Single-Family Residential

PROPOSED USE: Same

PROPERTY ZONING: R-2 Single Family Residential

SURROUNDING ZONING: R-2 Single Family Residential in all directions

HISTORY: n/a

TRANSPORTATION AND PARKING: All required parking and street frontage currently exist.

CODE SECTION REQUESTED TO BE VARIED: Zoning Code (Chapter 65)

Sec. 65-20. - Accessory building, use, and structure regulations.

(6) *Fences.*

b. Fences located in residential and mobile home districts.

2. On corner lots where fences are to be located in the required front yards abutting both streets, said fences shall not exceed four (4) feet in height. Additionally, on corner lots, no fences over four (4) feet in height shall project beyond the main structure face, exclusive of unenclosed porches which project into the required front yard.

3. Fences may be constructed to the property lines, except, however, that no fence or walled enclosure greater than four (4) feet in height nor any fence or enclosure which causes sight obstruction to traffic shall be constructed within the sight triangle formed from the corner of a right-of-way intersection in each direction for a distance of thirty (30) feet from intersecting edges of pavement as projected to a

point of meeting. No fence shall be constructed upon or over the public right-of-way or alleyway.

5. Residential fences or walled enclosures located within a required front yard shall not exceed four (4) feet in height. Front yard fences must be a typical decorative split rail, wrought iron, or picket fence. At least fifty (50) percent of the surface of the fence shall be open. No front yard fence shall be constructed in whole or in part of chain link, woven wire, barbed wire, wire fabric, snow, concrete, tin, cloth, canvas, chicken coop wire, bamboo, or other similar fencing material.

2009 COMPREHENSIVE PLAN: Public/ Semi-Public

MAJOR STREET PLAN: Does not interfere with the major street plan.

FLOODPLAIN INFORMATION: This property is not in the floodplain per FEMA panel 29031C0231E, dated 9/29/11.

PHYSICAL CHARACTERISTICS: This is a corner lot, and the house sits on the North side of the road facing Jackson Ridge Drive. The side (front) yard runs parallel to S. Farmington Road.

COMMENTS: It doesn't appear to block the site picture when stopped at the Jackson Ridge Drive and S Farmington Road stop sign. See the attached site plan for the 1502 Jackson Ridge Road fence layout.

ACTION REQUIRED: The Board shall approve or deny this request based on the criteria for granting variances.