

Staff Report

ACTION ITEM: Request for a variance to reduce the required 30-foot setback on a double-frontage lot by 30 feet, allowing an accessory structure (fence) to be placed directly adjacent to the rear street right-of-way at 533 Morgan Street, as submitted by Travis and Trisha Sikes.

APPLICANT: Travis and Trisha Sikes

APPLICANT STATUS: Property Owners

PURPOSE: To provide a bigger fenced-in yard area

SIZE: .36 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: Single Family-Family Residential

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

FLOODPLAIN INFORMATION: This property is not in the floodplain per FEMA panel 29031C0143E, dated 9/29/11.

PHYSICAL CHARACTERISTICS: This property has two street frontages: Morgan Street in the front and Harrison Drive in the rear.

COMMENTS: It doesn't appear to block the site picture when stopped at the Harrison Drive and Donna Lane stop sign. See the attached site plan for the 533 Morgan Street fence layout.

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