

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 03/04/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: Corinne Tilley

Subject

Consideration and possible action on the proposed installation of a privacy fence along the west property line at 606 College Street.

Recommendation

Staff recommends approval of the proposed installation of a privacy fence along the west property line at 606 College Street, subject to the following conditions:

1. The fence must be installed entirely (including fence posts) within the property boundary of 606 College Street.
2. The proposed fence must adhere to the Planning and Zoning Commission's approved design elements, as it is submitted on March 4, 2025, and based on the adopted design guidelines of the City of Montgomery.
3. Any modifications to the approved plans that alter the appearance of exterior elements visible from the public right-of-way must be resubmitted to the Planning and Zoning Commission for review.

Discussion

606 College Street is located in the Residential Zoning District and the Historic Preservation District.

The property owner proposes to install a 6' high privacy fence along 87' of the west property line (towards the rear yard) and a 4' high privacy fence along 63' of the west property line (towards the front yard).

Code References:

Sec. 98-347. Approval for alteration within historic preservation districts.

Sec. 98-350. Criteria for approval. (adopted design guidelines)

Findings:

Sec. 98-350

2. Fences. Fences must be consistent with the same period of the building.

This finding is met. The principal structure (single family dwelling) was constructed mid to late 2012 in a north american small victorian style. Since wood is a traditional building material often used in Victorian style houses, a wooden fence would be a period-appropriate look.

- a. Form. Fences must be constructed and maintained in a vertical position.

This finding is met. The proposed fence will be constructed and maintained in a vertical position as depicted in the example photo.

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- b. Heights. Within a front yard, no fence or wall shall be erected to exceed a height of four (4) feet.
This finding is met. The proposed fence height along the west property line, in the front yard will be 4' in height.
- c. Location.
 - (i) A fence in an interior side yard must be located no further forward on the lot than the front of the main building.
This finding does not apply.
 - (ii) A fence in a corner side yard must not be directly in front of the corner side façade, ...
This finding does not apply.
 - (iii) A fence must run either parallel or perpendicular to a building wall or lot line.
This finding is met. The proposed fence will run parallel to the lot line.
- d. Materials. A fence in a front or corner side yard must be constructed of wrought iron, wood or brick.
This finding is met. The proposed fence will be constructed of wood.
- e. Masonry columns and bases.
This finding does not apply.
- f. Metal fences.
This finding does not apply.
- g. Wooden fences.
 - (i) All wooden structural posts must be a least four (4) inches by four(4) inches in diameter.
This finding is met. The proposed fence posts are 4x4 pressure treated lumber posts.
 - (ii) Wooden fences facing a public street must present the finished side to the street.
This finding does not apply. The proposed fence does not face the public street.
 - (iii) Wooden fences may be painted or stained a color that is complementary to the main building.
This finding is met. The property owner proposes to keep the wood natural. The property owner states that as the wood ages, it will fade to a greyish color.

Neighboring, similar wood privacy fences visible from the public right-of-way, photos attached:

- A – rear yard of 14387 Liberty, corner lot
- B – interior rear yard of 603 College, SW corner of College and Pond
- C – rear yard of 504 Caroline, but front yard of 210 Pond
- D – rear yard of 603 College, but side yard of 605 College
- E - side yard of 14287 Liberty, corner lot
- F – rear yard of 602 Caroline, but front yard of 207 Pond
- G – rear yard of 14387 Liberty, corner lot
- H – rear yard of 504 Caroline, corner lot

Approved By		
City Secretary & Director of Administrative Services	Ruby Beaven	Date: 02/25/2025
Interim City Administrator & Police Chief	Anthony Solomon	Date: 02/25/2025