

DATE: November 12, 2024

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

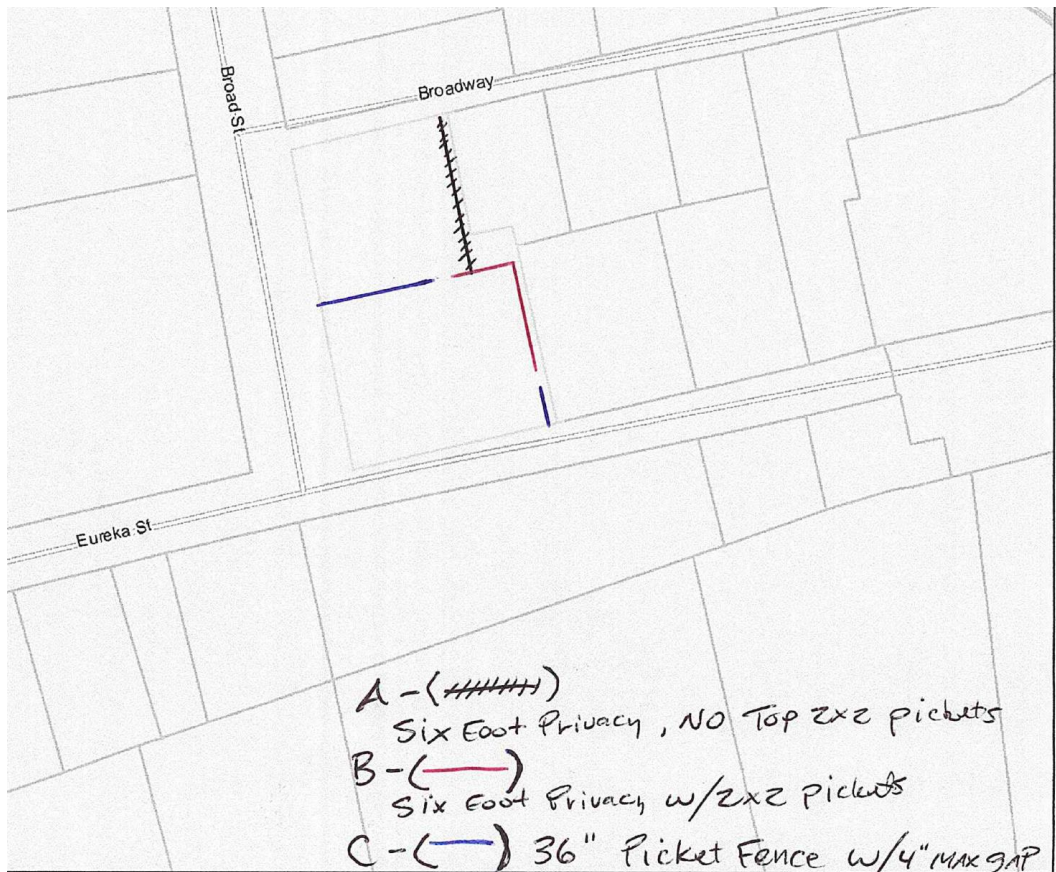
RE: 40 Broad Street- Design Clearance: Fence
 (APN: 018-163-013)
 Zoning: R-1 One Family Dwelling
 Design Standard District: Historic District
 Applicant: RAS Construction

RECOMMENDATION:

Approve Design Clearance, with conditions, for the construction of fences within the Historic District.

BACKGROUND:

The applicant, RAS Construction, is proposing to construct fences at 40 Broad Street. Based on the location of the property, there is a rear yard setback, a front yard setback, and two street side yard setbacks.



The maximum allowed height of a fence within the street side yard can be 4ft and then can step up to 6ft once setback 5ft from the property line or back of curb. The applicant is proposing the fence to be 4ft and then set up to 6 ft (Fence A)

A fence in the rear yard setback can be a maximum of 6ft, which is what the applicant is proposing (Fence B).

The maximum allowed height of a fence within the front yard setback is 4ft, the applicant is proposing a 3 ft high fence (Fence C).

DISCUSSION:

The style and material of the proposed fences meets the design criteria in the Design Standards. Specially, 2.2.8 Fences and Wall Design, requires fences to harmonize with the site and the buildings. The existing home on the site is Victorian in nature and the proposed fences match the style of the home and neighborhood.