

MEMORANDUM

TO: Board of Adjustment Commissioner

FROM: Michael Arellano, Chief Building Official

DATE: June 19, 2015

REF: Agenda Item Number 2

PUBLIC HEARING:

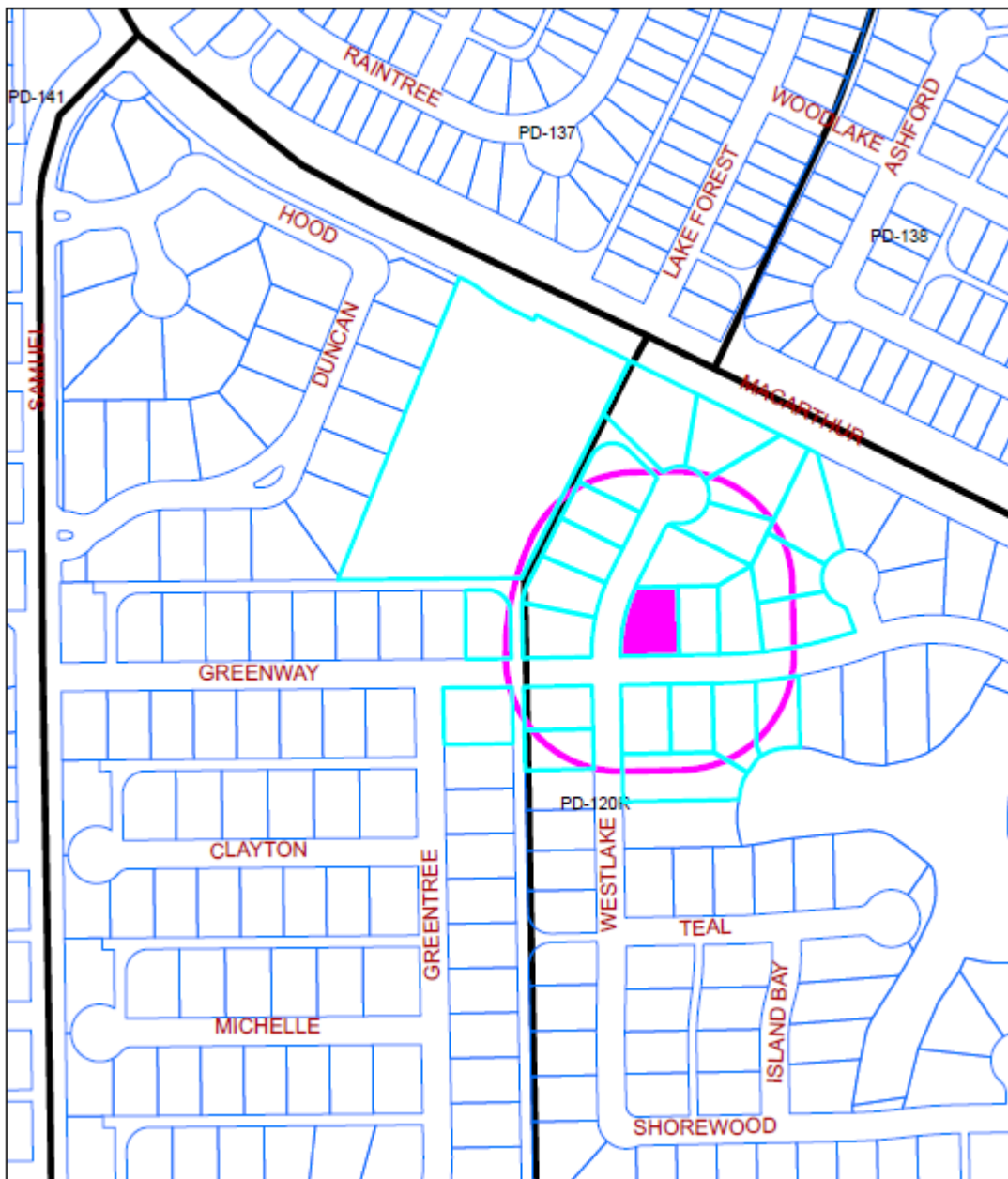
Public Hearing to consider approval of a variance from Section 9-2-6 D of the City's Zoning Ordinance, for the property located at 740 Greenway Drive, Mr. and Mrs. Damle, are requesting a variance to allow for a 5 foot black wrought iron fence in the front yard set-back on the side of the house 15 foot from the property line.

EXPLANATION:

Mr. and Miss Damle have stated that the double front yard set-back was intended to allow the developer the options to face the home to Greenway or Westlake. The home was subsequently built facing Greenway leaving the side with a front yard set-back. The house to the north of this property has a garage on the side where the wrought iron fence is to be constructed and would not obstruct the view. The HOA has approved the fence in the location and type of construction as stated above.

The Fence regulations Section 9-2-6 D state that:

Front yard. It shall be unlawful to erect or maintain a fence within the front yard of any lot, from the front building line to the front lot line. The front building line as that term is used herein shall mean the building line established by the building constructed on the lot if such established building line is a greater distance from the front lot line than that established by law.



STAFF RECOMMENDATION:

Staff Recommends approval of variance request.

- Attachments:
1. Application and checklist
 2. Copy of Section 9-2-6 D
 3. Site plan
 4. Location map