

**AGENDA**  
**CITY OF TAYLOR, TEXAS**  
**ZONING BOARD OF ADJUSTMENT MEETING**  
**CITY HALL COUNCIL CHAMBERS**  
**400 PORTER STREET, TAYLOR, TX 76574**  
**AUGUST 6, 2024, 6:00 PM**

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, August 6, 2024.

The agenda packet is on the City of Taylor's [website](#).

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

*(The Zoning Board of Adjustment welcomes public comment on items not listed on the agenda. However, the Board cannot respond until the item is posted on a future agenda. All public comments are limited to 3 minutes.)*

III. CONSENT AGENDA

*(The Consent Agenda includes non-controversial and routine items that the Board may act on with a single vote. The Chairman or a Board member may pull any item from the Consent Agenda to discuss and act upon it Individually as part of the Regular Agenda.)*

1. Review and approve minutes from the meeting on May 7, 2024


IV. REGULAR AGENDA

2. **PZ-2024-2209** - Hold a public hearing regarding a request for a variance related to fencing generally located at 915 Cecelia Street, consisting of approximately 0.16 acres of land, legally described as Kimbro Addition, Block One, Lot Five, (unrecorded), Abstract No 665, part of the W.R. Williams Survey, more particularly described by the Williamson Central Appraisal District Parcel R017396, Taylor, Williamson County, Texas. *Colin Harrison*
3. **PZ-2024-2209** – Take action regarding a request for a variance related to fencing generally located at 915 Cecelia Street, consisting of approximately 0.16 acres of land, legally described as Kimbro Addition, Block One, Lot Five, (unrecorded), Abstract No 665, part of the W.R. Williams Survey, more particularly described by the Williamson Central Appraisal District Parcel R017396, Taylor, Williamson County, Texas. *Colin Harrison*

V. ADJOURN

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally Justified under the Open Meetings Act.

I certify that the notice of this meeting was posted in the City of Taylor Hall Lobby continuously for 72 continuous hours before August 6, 2024. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted by:  Date: 08/02/2024  
Victoria Winchester, Administrative Assistant

**MINUTES**  
**ZONING BOARD OF ADJUSTMENT MEETING**  
**CITY OF TAYLOR, TEXAS**

**May 7, 2024, 6:00 P.M.**  
City Hall Council Chambers  
400 Porter Street, Taylor, TX 76574

<b><u>PRESENT</u></b>	<b><u>ABSENT</u></b>	<b><u>STAFF PRESENT</u></b>
Nancy Talley		Courtney Peres, Planning Manager
Emily Holmes		Victoria Winchester, Administrative Assistant
Michael Prillaman		Justinh Sauer, Planning Tech
Craig Eulenfeld		
Alex Allrich		

**I. CALL TO ORDER AND DECLARE A QUORUM**

*Chair, Nancy Talley called the meeting to order and declared a quorum at 6:02 P.M.*

**II. CITIZENS COMMUNICATION**

*(The Zoning Board of Adjustment welcomes public comments on items not listed on the Agenda. However, the Board cannot respond until an item is posted on a future meeting agenda. Registration forms are available at the sign in table.)*

**III. CONSENT AGENDA**

*(The Consent Agenda includes non-controversial and routine items that the Board may act on with one single vote. The Chair or a Board Member may pull any item from the Consent Agenda in order to discuss and act upon it individually as part of the Regular Agenda.)*

1. Review and approve minutes from the meeting on February 6, 2024.

***Motion was made by Board Member, Craig Eulenfeld, to approve minutes from February 6, 2024. Motion was Seconded by Board Member, Emily Holmes. There was no discussion made. Motion was passed unanimously.***

**IV. REGULAR AGENDA**

2. **WITHDRAWN - PZ-2024-2100** - Hold a public hearing regarding a request for a variance related to parking generally located at 301 Elliot Street, consisting of approximately 0.16 acres of land, legally described as City of Taylor, Block 13, Eastern Part of Lot 1-2, Southern Part of Lot 3, more particularly described by Williamson Central Appraisal District Parcel R014982, Taylor, Williamson County, Texas.
3. **WITHDRAWN - PZ-2024-2100** - Take action regarding a request for a variance related to parking spaces generally located at 301 Elliot Street, consisting of approximately 0.16 acres of land, legally described as City of Taylor, Block 13, Eastern Part of Lot 1-2, Southern Part of Lot 3, more particularly described by Williamson Central Appraisal District Parcel R014982, Taylor, Williamson County, Texas.

***A public hearing was not opened and no action was taken as the case was withdrawn by***

*the applicant. The meeting of the Board was a formality as a legal advertisement was run in the Taylor Press and public notices were sent out.*

**V. ADJOURN**

*Chair, Nancy Talley adjourned the meeting at 6:03*

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Victoria Winchester  
Administrative Assistant, Development Services

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Nancy Talley  
Chair

**City of Taylor**  
**PZ-2024-2209**  
**Zoning Variance**  
**Staff Report**

**Item Details**

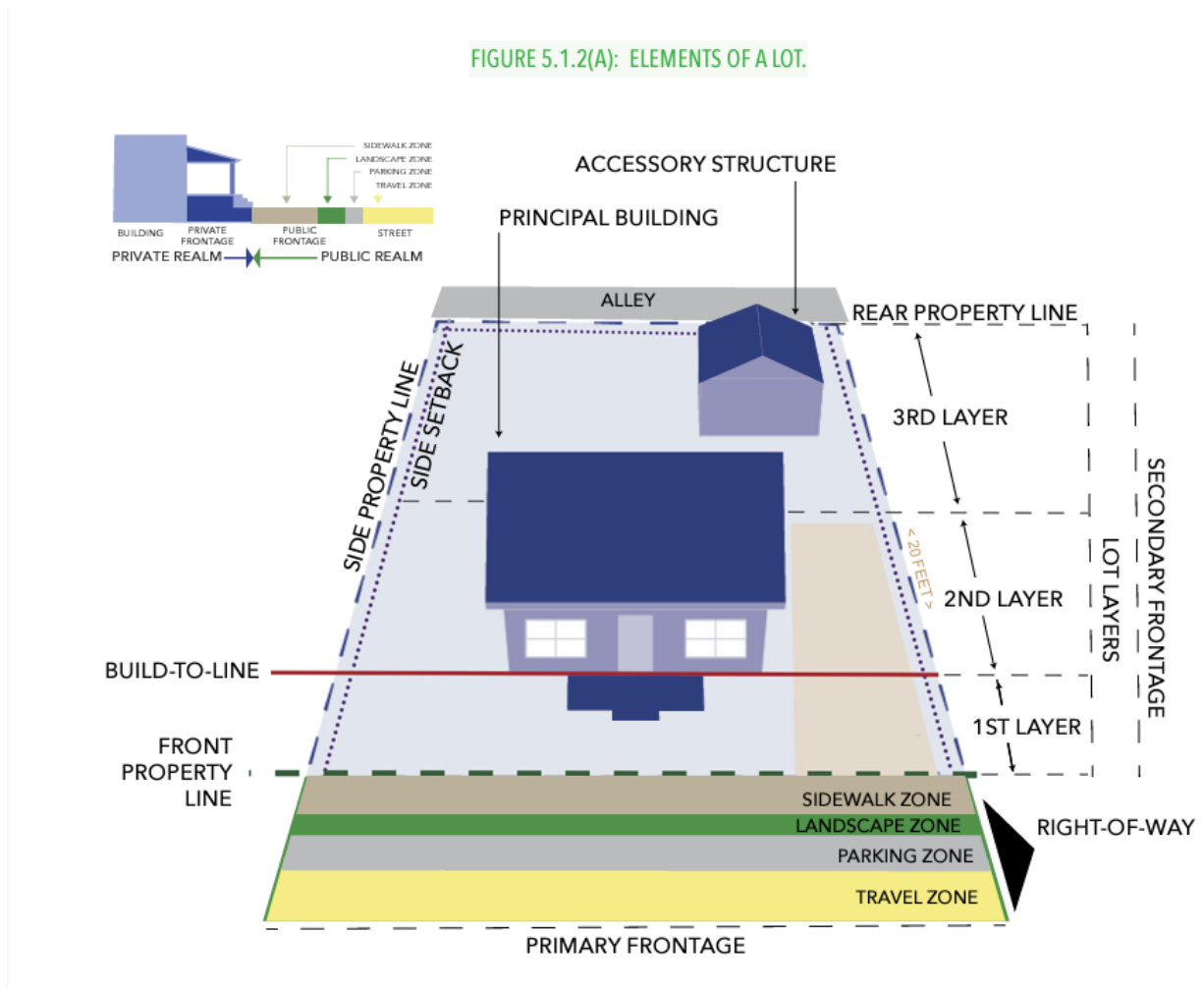
<b>Subject Property:</b>	915 Cecelia Street
<b>Total Acreage:</b>	Approximately 0.16 acres
<b>Legal Description:</b>	Kimbro, Block 1, Lot 5 (unrecorded)
<b>Property Owner:</b>	Irene Bucanek
<b>Applicant:</b>	Sidney Bucanek
<b>Request:</b>	A request for three variances under Section 5.8 (Fencing Standards) of the Land Development Code relating to a 6-foot high solid metal front fence erected at 915 Cecelia Street
<b>Case History:</b>	This is the first hearing of this request.

**Overview of Applicant’s Request & Background**

The applicant has requested a variance from the Land Development Code for the following variances:

1. Section 5.8.5.1 of the Land Development Code states:
  - “Fences may be made of wood, stone, rock, concrete block, masonry brick, brick, decorative wrought iron, chain link, welded wire, or other similar material. **Prohibited materials include** plywood, paper, plastic, fiberglass panels, chicken wire, fabric, **sheet, roll or corrugated metals**. The finished “face” side of the fence (opposite the structural supports) must face all public streets and public parkland.”
    - The existing fence is constructed of metal.
2. Section 5.8.5.1 of the Land Development Code states:
  - “**Fences within the front yard must be fifty percent (50%) see through** (i.e. wrought iron or picket fence)”.
    - The existing fence is solid and has no see-through element.
3. Section 5.8.5.4 of the Land Development Code states:
  - **Fence heights are regulated by layer as follows. A four (4) foot max height in the 1st layer.** A six (6) foot max height in the 2nd Layer and an eight (8) foot max height in the 3rd layer.
    - The existing fence exceeds the height permitted in the first layer

The first layer of the lot is shown in the diagram below:



In May 2024, a complaint about the front fence was received by Code Enforcement. The front fence at six (6) feet in height exceeded the height requirement in the front yard of the single-family home on the subject property. A letter was sent to the property owner to either reduce the height of the front fence or reposition the 6-foot fence. The property owner initially decided to reduce the height of the front fence before deciding to submit a variance.

On June 28, 2024, a variance request was submitted. The property owner has submitted a letter supporting his variance request.

**Physical and Natural Features:**

The subject property consists of one single-family structure of approximately 1,825 square feet on a 0.16-acre lot.

This is the only front fence in this block along Cecelia Street. There is an existing 6-foot wooden fence along the side property line of the adjoining property, to the east, 1009 Kimbro Street.

**Zoning Designation:**

The subject property is currently zoned P3 – Neighborhood.

<b>Direction</b>	<b>Place Type Zoning District</b>
<b>North</b>	P3
<b>South</b>	P3
<b>East</b>	P3
<b>West</b>	P3

**Utilities**

The subject property is located within the City’s service area for water and wastewater.

**Public Notification**

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the variance request (17 notices), and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, July 21, 2024.

**Staff Analysis**

The request for the subject property is for three variances from the Fencing Standards (Section 5.8) of the Land Development Code. A solid metal fence is prohibited by the Land Development Code. The maximum height of a front fence forward of the primary structure to line of this property (see figure 5.1.2 A above) should be 4-feet in height. The solid metal fence is 6-feet in height and extends 16-feet forward of the build-to-line of the subject property and 16 feet forward of the former position of the wooden fence. The forward most part of the front fence, as erected, is approximately 18 feet from the pavement along Cecelia Street. The former wooden fence was approximately 34 feet from the pavement along Cecelia Street. The front metal fence, as erected, is set back approximately 3-feet behind the 6-foot wooden fence along the side property line of the adjoining property, 1009 Kimbro Street.

The original position of the 6-foot-high wooden fence complied with the old zoning ordinance and the Land Development Code, as it did not project forward of the front of the house. The newly constructed 6-foot-high solid metal fence projects into the front yard of the property and is contrary to the Land Development Code.

The common purpose of fencing is to establish a visual demarcation of property boundaries and assert an understanding of what is public and what is private property. There are three general reasons for limiting the fence height in front yards to a lower height. One reason is to maintain the aesthetic appeal of a given neighborhood. The front yard typically faces neighborhood level streets and a maximum of four feet helps maintain a sense of community by preventing the visual impact of walled off properties from the adjacent roads and neighborhoods. Secondly, taller fences can

create potential traffic hazards. This is the primary reason for shorter front yard fences is not to obstruct or restrict the visibility of pedestrians, cyclists or other vehicles when exiting a driveway.

Lastly, a lower fence height allows law enforcement to see into yards adjacent to the streets they are patrolling. A taller fence reduces visibility of the yard and hinders their ability to notice suspicious activities. In general, emergency personnel can better traverse and gauge properties without visual obstructions in the event of a medical emergency or fire.

The board may authorize a variance when a property owner can show that a strict application of the code relating to the use, construction or alternations of buildings or structures of the use of land will impose upon the property owner unusual and practical difficulties or particular hardship.

The subject property, 915 Cecelia Street, has effectively no rear yard. The rear elevation of the house is very near the rear property line. The side yard on the eastern side of the property is the only private amenity space for this property. The owner has sought to expand and enclose this private amenity area to the side of the property and expanded into the front yard with the newly constructed 6-foot-high metal fence.

The existing 6-foot-heigh, solid metal fence is the only front fence in this block along Cecelia Street between Howard Street and Kimbro Street. There are two side fences in this block. The property at the intersection of Howard and Cecelia has a side fence. The property at the intersection of Kimbro and Cecelia, 1009 Kimbro, has a 6-foot-high wooden side fence.

As the newly constructed metal fence is set 3-feet behind the 6-foot-high wooden side fence at 1009 Kimbro, helps to reduce the prominence and impact of the metal fence. This setback means that the metal fence is not considered to be visually prominent or detrimental to the aesthetics of this block or neighborhood.

Given this information, staff recommends approval of these variance requests.

			Criteria for Approval
Consistent	Inconsistent	Neutral	
<u>X</u>			<p><b>There are special circumstances or conditions arising from the physical surroundings, shape, topography, or other feature affecting the land subject to the variance applicant, such that the strict application of the provisions of the Zoning Ordinance would create an unnecessary hardship or inequity upon or for the applicant, as distinguished from a mere economic impact, an inconvenience, frustration of objections in developing the land, not permitting the highest and best use for the land, or depriving the applicant of the reasonable and beneficial use of the land;</b></p> <p><i>Staff finds there are special circumstances or conditions arising from the physical surroundings, shape, topography, or other features affecting the land subject to the variance petition. This property has no effective rear yard.</i></p>

		<u>X</u>	<p><b>The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of or similarly classified as the applicant’s land;</b></p> <p><i>There are no other front fences in this block between Howard Street and Kimbro Street along Cecelia Street. There is no justification for a larger side yard to extend into the front yard.</i></p>
		<u>X</u>	<p><b>The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;</b></p> <p><i>No other properties in this block along Cecelia Street have front fences to secure their front property boundaries for security or for family gatherings.</i></p>
<u>X</u>			<p><b>Granting the variance application shall not be detrimental to the public health, safety, or welfare, or injurious to other property within the area;</b></p> <p><i>Staff finds that granting the variance may not be detrimental to public health and safety.</i></p>
<u>X</u>			<p><b>Granting the variance application shall not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of the development code, or adversely affect the rights of owners or residents of surrounding property;</b></p> <p><i>Staff finds that the variance would not affect other property owner’s use and enjoyment of their property.</i></p>
		<u>X</u>	<p><b>The hardship or inequity suffered by the applicant is not caused wholly or in substantial part by the applicant;</b></p> <p><i>Staff finds that a hardship does not exist as the action for a variance is retroactive and the 6 feet metal fence was constructed without official approval through the permitting process or initial request for a variance prior to construction.</i></p>

		<u>X</u>	<p><b>The request for a variance is not based exclusively on the applicant’s desire for increased financial gain from the property, or to reduce an existing financial hardship;</b></p> <p><i>Staff finds the request is based on the property owner’s desire for a larger private amenity area for family gatherings would not provide for an increase in financial gain from the property or to reduce existing financial hardship but merely for convenience.</i></p>
		<u>X</u>	<p><b>The degree of variance requested is the minimum amount necessary to meet the needs of the applicant to satisfy the standards.</b></p> <p><i>Staff finds that the degree of variance is the minimum amount necessary.</i></p>

**Zoning Board of Adjustment Recommendation**

In addition to the hardship presented, the questions below must also be addressed by the Commission.

No variance shall be granted or imposed unless:

1. 75% of the members of the Board are present to hear the case; and
2. 75% of the Board votes in favor of the request; and
3. The Board finds that the variance meets the requirements of Texas Local Government Code Section 211.009(3) which states:

**Texas Local Government Code, Section 211.009. AUTHORITY OF BOARD.**

*(a) The board of adjustment may:*

*(3) Authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done;*

**Land Development Code 2.2.14 Place Type Variance**

The Board finds that the variance requests meets or does not meet the requirements of Section 2.2.14 of the Land Development Code which states:

1. *In specific cases a variance from the terms of this LDC may be authorized by the ZBA if the variance is not contrary to the public interest and due to special conditions, a literal enforcement of the LDC would result in unnecessary hardship, and so that the spirit of the LDC is observed and substantial justice is done.*

2. *No variance shall be granted or imposed unless the ZBA finds:*
  - 1) *That there are special circumstances or conditions affecting the property involved such that the strict application of the provisions of this LDC would deprive the applicant of the reasonable use of their property; and*
  - 2) *That granting of the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and*
  - 3) *That the granting or imposition of the variance will not be detrimental to the public health, safety and welfare; and*
  - 4) *That the granting or imposition of the variance will not have the effect of preventing the orderly development of other property in the area in accordance with the provisions of this LDC.*

Such findings of the Zoning Board of Adjustment together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the Zoning Board of Adjustment meeting at which such variance is granted or imposed. Variances may be granted or imposed only when in harmony with the general purpose and intent of this Ordinance so that the public health, safety, and welfare may be secured. Pecuniary hardship to the subdivider, standing alone, shall not be deemed to constitute undue hardship. All variances shall be granted or imposed on a case-by-case basis and no variance shall be construed to serve as a precedence for subsequent variances.

**Attachments:**

1. Letter of Intent from Applicant and Supporting Evidence from Applicant
2. Former site plan showing former position of front fence
3. Current site plan showing current position of the front fence
4. Chronological photographs of 915 Cecelia St since April 2011
5. Location Map
6. Notice Map

Dear City of Taylor,

Hello,

My name is Sidney Bucanek and I am writing a letter of intent for my application number PZ-APP13149 for a newly rebuilt fence that I constructed that acts as a privacy border to our backyard.

I am the youngest son of Charles and Irene Bucanek, who resided at 915 Cecelia Street Taylor, Texas 76574. My parents are no longer with us and the home has been inherited by both my sisters Debbie Kubiak Bucanek, Cheryl Perez, my brother Charlie Bucanek, and myself.

My parents lived in and owned the home at 915 Cecelia for over sixty years. My father Charlie was a carpenter who worked at American Desk manufacturing for over 25 years and hand built furniture, until it closed its doors. My Mother Irene was the proud owner of The Kolache Shoppe of Taylor for nearly 48 years. She baked hundreds if not thousands of cookies, cakes and doughnuts at her business for many years. She unfortunately passed away this past January of 2024. I am currently residing in my parents home as per my moms final will and testament.

My parents were hard working and taught us so many core values. We learned the importance of integrity, strength and hard work ethics. My Mom and Dad both contributed to our community of Taylor in so many ways. Our Father taught us how to build anything and how to perform maintenance on our home. He taught us how to repair and maintain our cars. These are skills that are no longer taught in our schools. We also learned the importance of how to help our fellow neighbors and we were friends with all of them.

We grew up playing football on our street with our neighborhood friends and we rode our bicycles until dark. Our parents constantly worked hard to maintain our family home. You may be asking, "Why are my parents related to this case?" I bring this to your attention so that maybe you will understand and please consider my case for the new fence that I physically rebuilt for my Mom before she passed away in January.

I received a letter of code violation on June 11, 2024 for a fence that I rebuilt on my parents property. I have been in contact with Code Enforcement Inspector Daniel Cisneros and I understand my options that are written on the letter. I am writing this letter of intent to ask that you please consider that we will be able to keep the new fence where it currently is located with the current materials that it is made from.

The importance of the rebuilt fence is that it acts as a privacy barrier to our backyard. If you are standing on the street facing the house, the backyard is located on the left side of the house.

This type of backyard is not uncommon in the older neighborhoods in Taylor.

The house was built with a side yard that my family has used as our backyard for many generations. In fact, we had a privacy fence located facing the street that was in need of repairs. This is why I took it upon myself to tear the old fence down and rebuild the new fence as per my Mom's request.

Before my mother passed, I took her to the city offices where I physically walked in with her to ask permission to be able to rebuild the fence. We were given direct verbal instructions by a kind lady in the office, who told us that as long as our new fence doesn't go over 6' we should be good to rebuild the fence without a permit. We didn't get any more information about how this project could impact us with a code violation.

My mom passed in January and it has been a roller coaster for me and my family. We miss her so much. Until recently, I have finally been able to rebuild this fence per her wishes. My mom taught us so much about how to keep our word and how to fulfill our responsibilities. I'm proud to say that our Dad taught me how to build fences, repair our vehicles, and perform other types of jobs that most people no longer have the skills to do.

The new fence that I built was designed and made with a high grade metal material that I personally hand cut, painted with white and light blue trim. The current height of this fence is 70" tall. It doesn't exceed 6 feet. It is exactly 18 feet from the curb. The length of the fence is 35 feet.

The extension of the new fence is 8 feet from where the old fence line was located. This allows us to have a little more breathing room when we have family gatherings.

Directly where the fence is located, there is a gated locked door underneath our carport that opens up to our private backyard. We keep this locked for safety and security so that people can't come into our private backyard. \*Please see the attached photos on my application of the gated door underneath the carport.

My family has read the Code Inspection letter and we understand the requirements listed. I am aware that I have until July 27, 2024 to comply with the city's ordinance. However, I have been in contact via email with Mayor Dwayne Ariola, Colin Harrison, and Officer Daniel Cisneros.

On behalf of my family and myself, we are asking permission to please be able to keep the newly rebuilt fence where it is currently located with the materials that were used. We have decided to apply for a code variance directly on the City of Taylor website. Please see my application.

The new privacy fence creates an actual border that surrounds my family's property, the side yard which acts as our private backyard.

If you are standing directly at 915 Cecelia Street facing our house, you will see that the privacy fence is located on the left side of the house. You will see the gated door that opens up the fence to the backyard area which is located directly under the carport.

If you drive around in our neighborhood you will see that there are multiple older houses close by that have their backyards on the sides of their homes as well. By allowing us to keep the newly rebuilt fence, would mean a lot to our family so that we are able to enjoy our private backyard and so that nobody can see into our backyard while in use.

Attached to my application, I have submitted a few photos to show the newly rebuilt fence compared to the old fence, as well as a couple other examples of neighbors fences similar to mine.

To hopefully help our case, I have attached some photos of neighbors homes that have metal privacy fences that are taller than 6 feet in height. These fences protrude over their house lines and their front doors. I bring this to your attention because this is not allowed according to my letter and was mentioned to me by Officer Cisneros.

I've lived in Taylor practically my entire life.

I haven't ever witnessed a complaint from our neighbors like this one before, for whatever reason. Before rebuilding the new fence, I met with my neighbor directly next door to let her know about my project. She seemed a little hesitant about my project because of the location where her fence protrudes out further than the one I had about to rebuild. She owns and rents her property located on the corner to the left of our property facing Kimbro and Cecelia street. We grew up with the previous owners family and have been friends ever since.

Please keep in mind the location of our neighbors fence directly to the left exceeds this line and is much closer to the street curb facing Cecelia Street is approximately 3-4' closer to the curb than our fence. I bring this to your attention not with intention to argue but to sincerely show a case in our favor based on the exact location of the fence line. observations of his current fence.

I am planning to get a full survey of our property to see exactly where our borderlines are located. However the expense to do so is going to be costly and my family does not currently have the funds as of yet to get this paid for. As for now we are asking that we could keep the newly rebuilt fence where it is located.

I understand that times have changed and there are new people moving into town and people rent their houses out to tenants. I actually grew up in this old house and am currently staying here to live and work on maintenance and repairs so that my family can continue our traditional events. We need to feel safe in our private backyard area. By allowing us to keep the fence where it is located would help us tremendously.

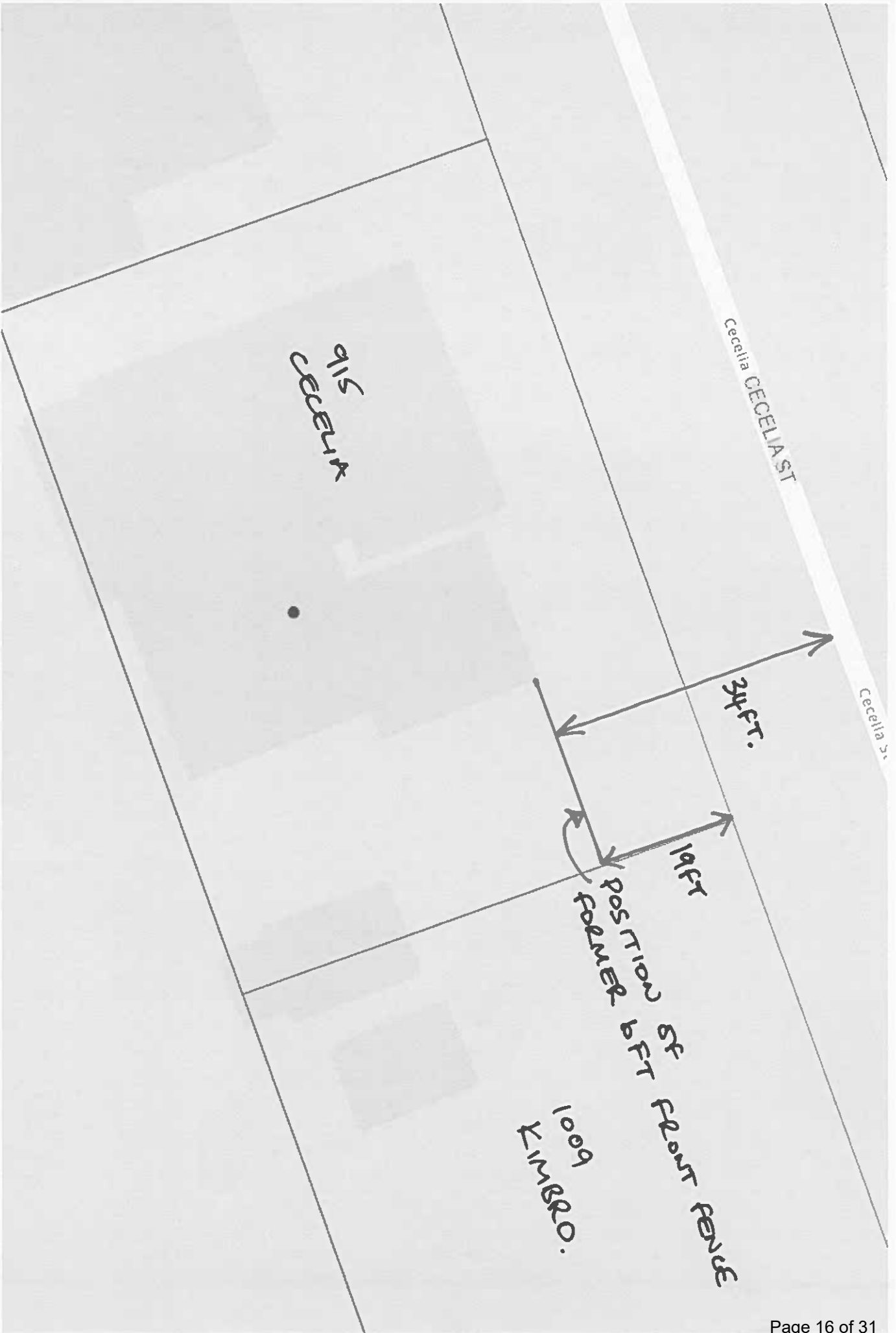
In closing, my family sincerely appreciates your consideration to allow us to keep the newly rebuilt fence where it is currently located. We would appreciate being able to keep the fence exactly the way it has been rebuilt. It would mean a lot to our family, and we know that our

Mother Irene and Father Charlie would be proud of this fence. We appreciate your time and consideration.

Please respond to me as soon as possible if you have any questions, or if there is anything else I need to do for consideration. Thank you for your time and consideration regarding this matter.

Thank you,

Sidney Bucanek



FORMER SITE PLAN - 915 CECELIA ST. TAYLOR  
 P2 2024 2209 NOT SUBMITTED BY APPLICANT



CURRENT SITE PLAN - 915 CECELIA ST. TAYLOR  
 P2 2024 2209 NOT SUBMITTED BY APPLICANT

915 Cecelia Street  
Chronological Photographs

April 2011



May 2022



Current metal fence under construction 2024



June 2024



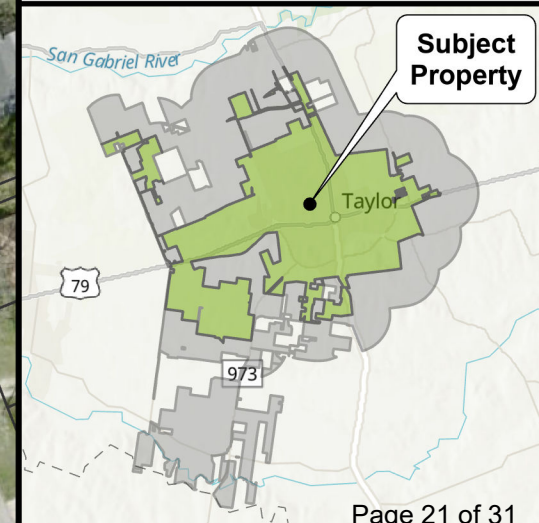




# PZ-2024-2209

**915 Cecelia St.  
Zoning Variance  
Location Map  
Approximately 0.2 acres**

- City Limits
- Subject Property
- Parcels

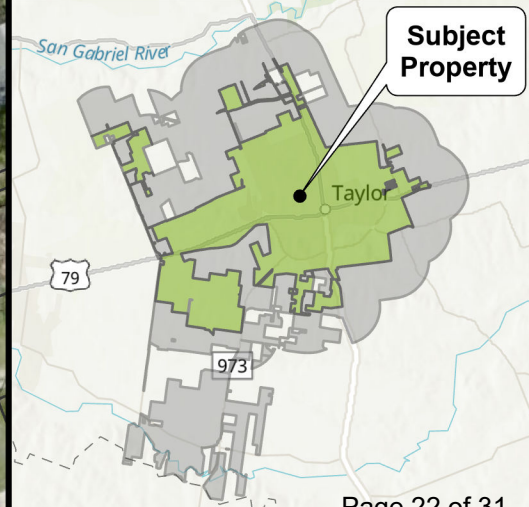




# PZ-2024-2209

**915 Cecelia St.  
Zoning Variance  
Notification Map  
Approximately 0.2 acres**

- City Limits
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels



# City of Taylor Zoning Board of Adjustment

August 6, 2024

# **PZ-2024-2209**

915 Cecelia St.

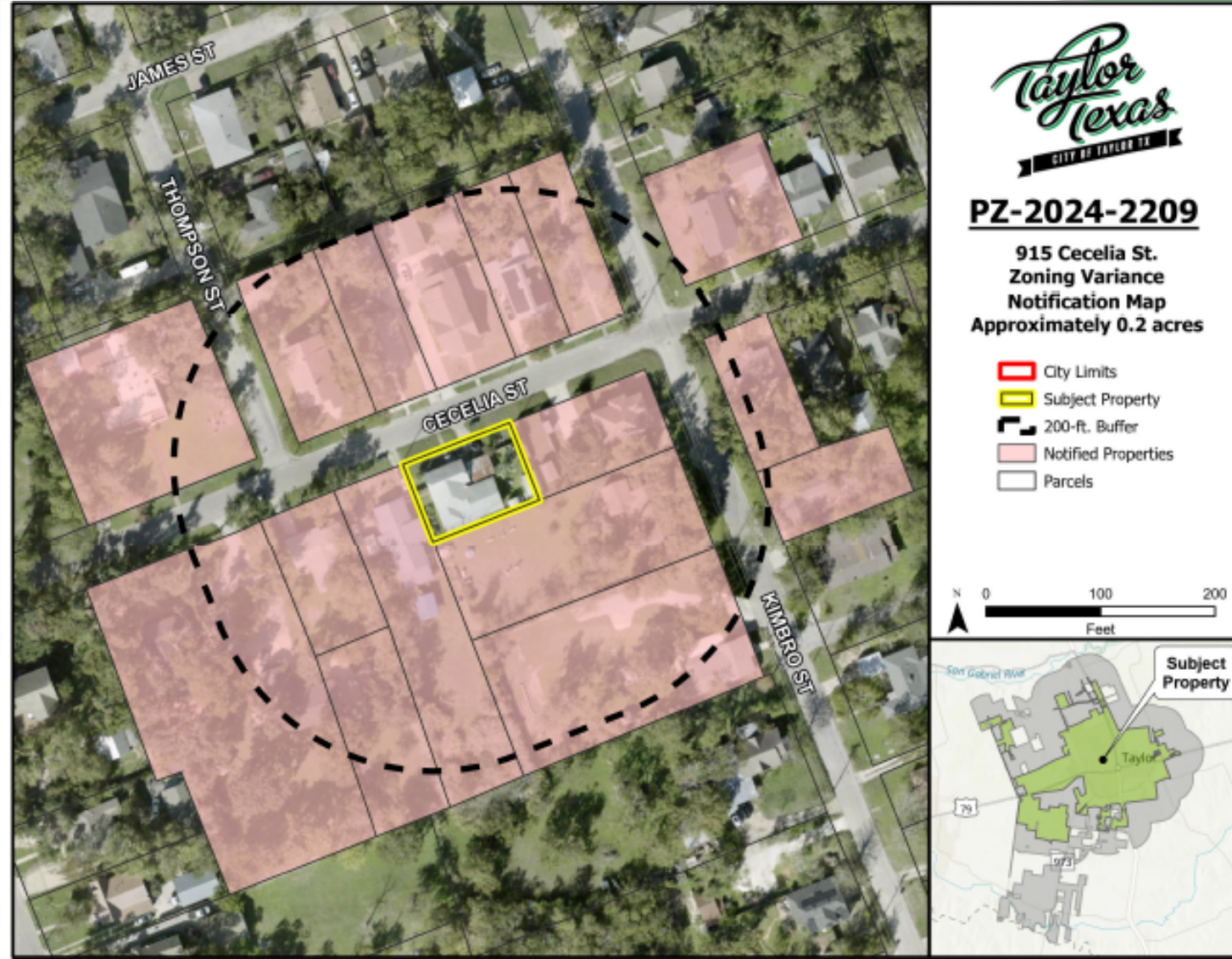
*Zoning Variances- Height of front fence, prohibited material used and design of fence does not comply with fencing standards in the Land Development Code.*

# Location Map



# Notice Map

- 16 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received one response in support.
- No negative responses received to date.
- Two responses seeking clarification/additional information.



# Land Development Code

1. Section 5.8.5.1 of the Land Development Code states:
  - “Fences may be made of wood, stone, rock, concrete block, masonry brick, brick, decorative wrought iron, chain link, welded wire, or other similar material. **Prohibited materials include** plywood, paper, plastic, fiberglass panels, chicken wire, fabric, **sheet, roll or corrugated metals**. The finished “face” side of the fence (opposite the structural supports) must face all public streets and public parkland.”
  - The existing fence is constructed of metal.

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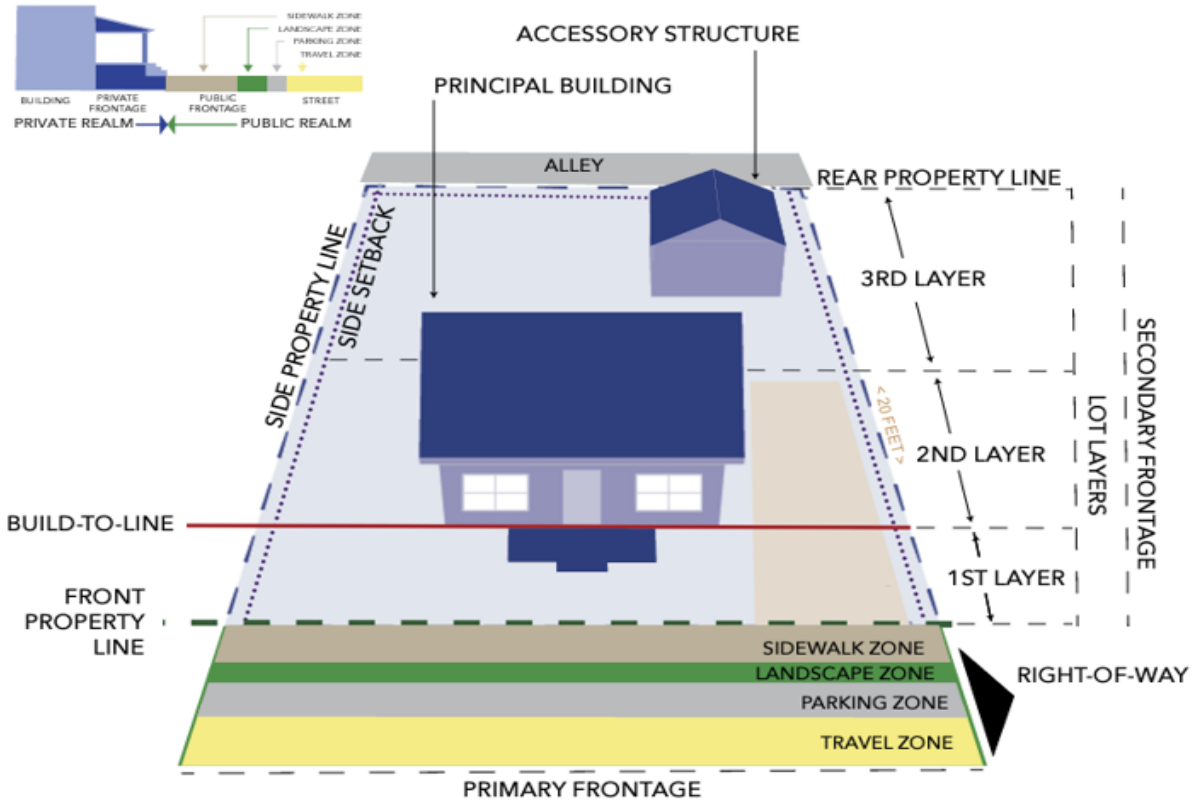
1. Section 5.8.5.1 of the Land Development Code states:
  - “**Fences within the front yard must be fifty percent (50%) see through** (i.e. wrought iron or picket fence)”.
  - The existing fence is solid and has no see-through element.

•

1. Section 5.8.5.4 of the Land Development Code states:
  - **Fence heights are regulated by layer as follows. A four (4) foot max height in the 1st layer.** A six (6) foot max height in the 2nd Layer and an eight (8) foot max height in the 3rd layer.
    - The existing fence exceeds the height permitted in the first layer

# Layout of a lot

FIGURE 5.1.2(A): ELEMENTS OF A LOT.



# New 6ft front gate added between May 2022 & June 2024

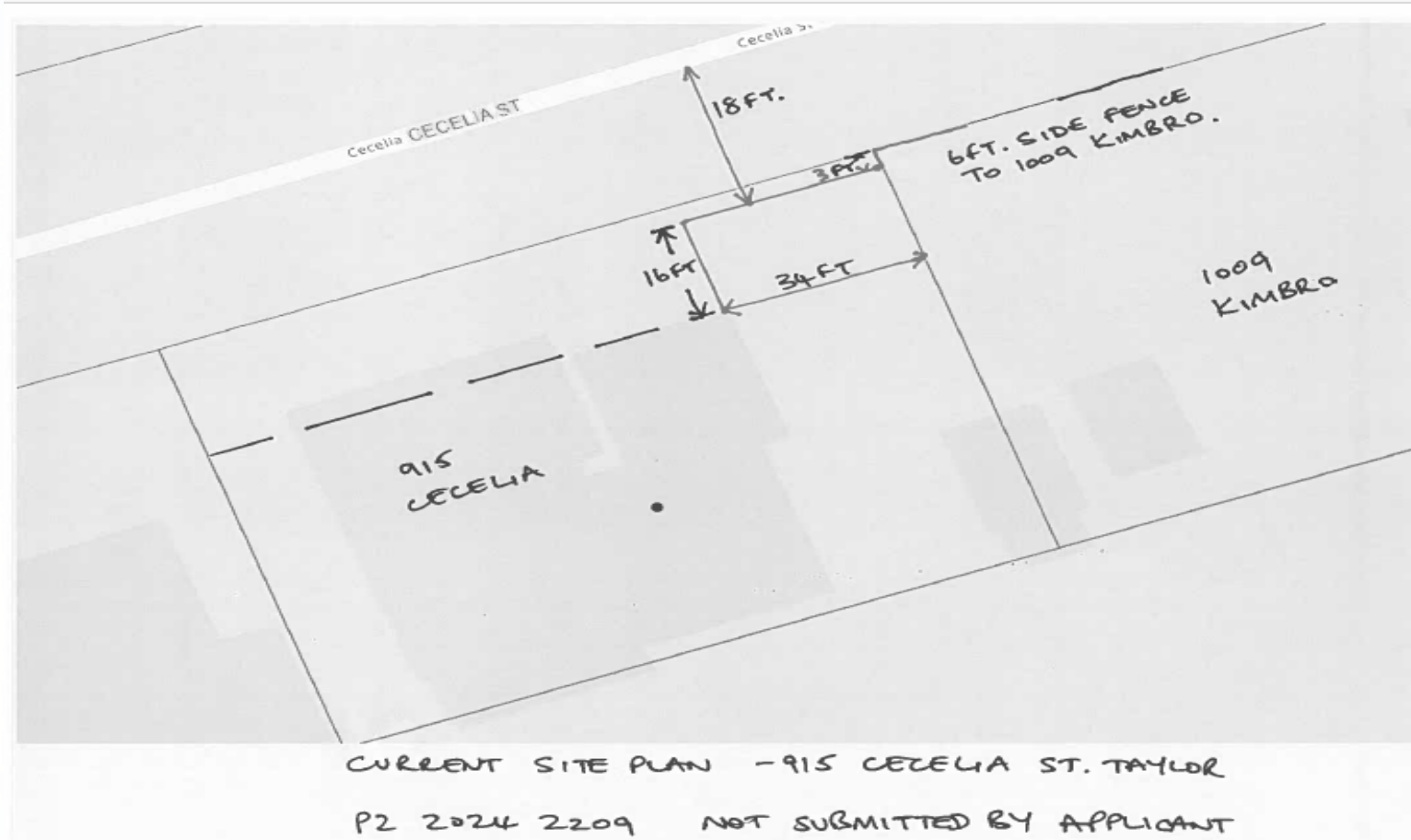
May 2022



June 2022



# Current site plan



# Staff Recommendation

Staff recommends approval of the request for a solid, metal 6 feet high front fence at 915 Cecelia Street.