

Fence Height Exception Application
1425 Sydney Street
October 27, 2024

The following information is provided based on City Code Section 17.109.030.A, which states that, for a Director's Action, it is the responsibility of the applicant to provide evidence in support of the findings required by Section 17.109.040.

- Section 17.109.040.A.1 - The proposed Fence Height Exception is consistent with the intent of Section 17.70.070 (Fences, Walls, and Hedges) because the project achieves an appropriate balance between providing privacy between living areas of neighboring homes and maintaining the visual image of the streetscape and overall character of the neighborhood by balancing the visual impact and scale with natural materials and screen plantings. See Sheets L1 and L2.
- Section 17.109.040.A.2 - The proposed Fence Height Exception is consistent with the character of the neighborhood and zone because the project is located in the R1 - Single Family Residential Zone, where nearly every property is fenced on a minimum of three sides, but in some cases, four.
- Section 17.109.040.A.3 - The proposed Fence Height Exception provides adequate consideration of any potential adverse effects on surrounding properties by balancing the visual impact and scale with natural materials and screen plantings to ensure the provision of adequate light, air, and public safety for residences on both sides. See Sheets L1 and L2.
- Section 17.70.070.H - While site characteristics, such as topographic differences between the subject property and neighboring properties to the northeast and southwest make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms to the intent of Section 17.70.070.

Further, no public purpose would be served by strict adherence with the zoning regulations because the provisions for fence height exceptions are intended to provide flexibility for lots with unique characteristics, specifically including topography, and the location, height, and extent of the proposed fencing will not adversely affect the health, safety, or welfare of persons living or working in the vicinity, nor will the exception grant any special privileges to the property owners.