

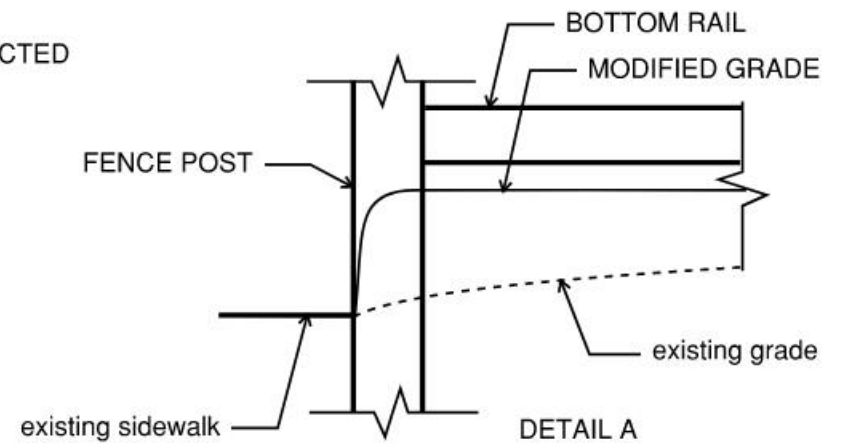
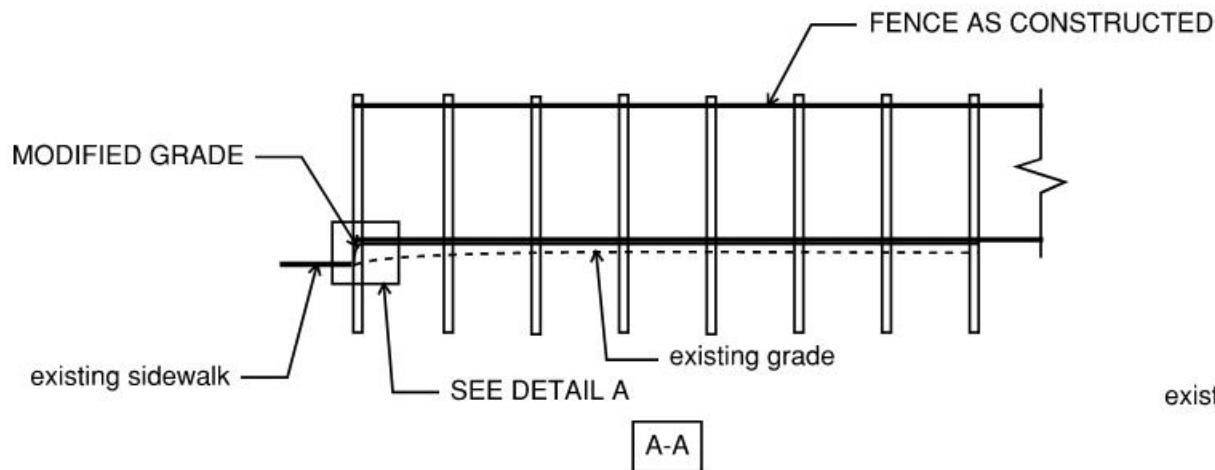
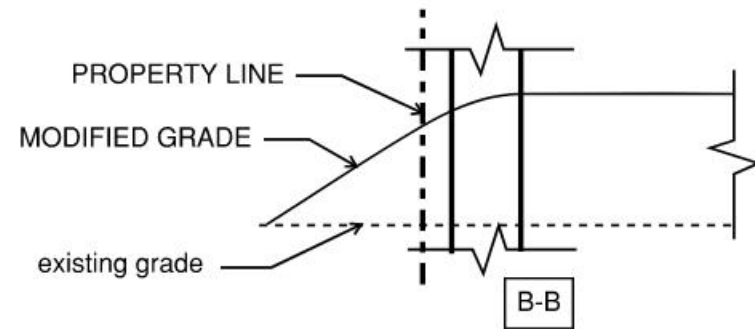
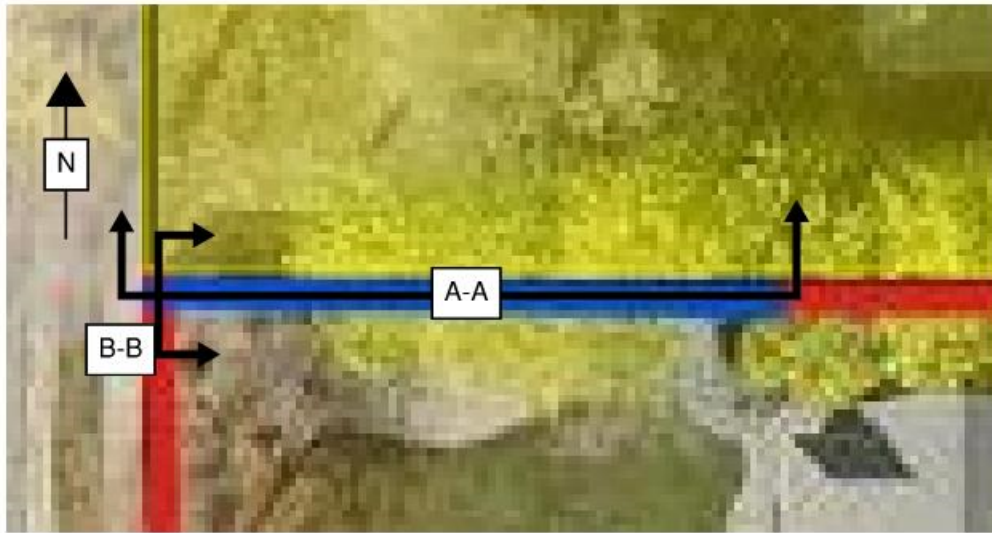
CUP23016

Bailey Comments

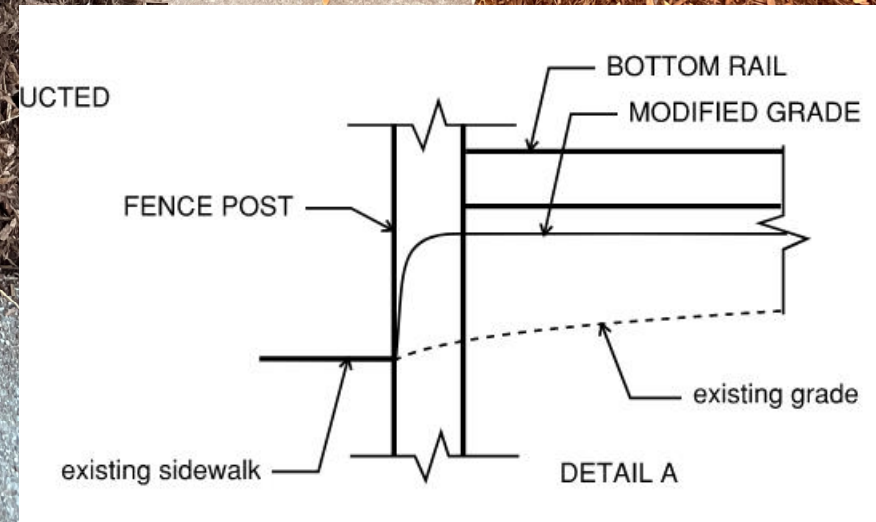
Location of Our Property



Fence Profile and Sections



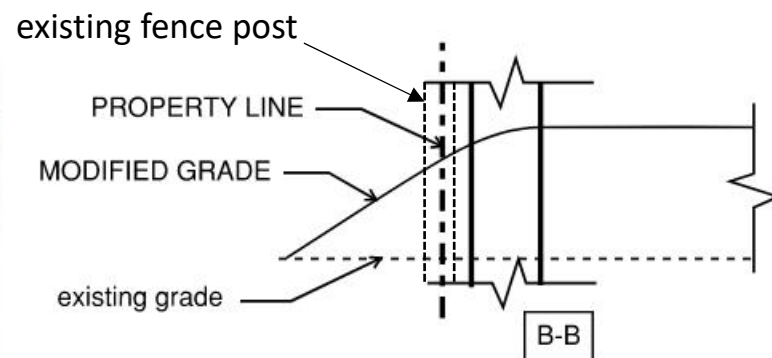
Fence Impacts Our Property



Modified grade is built up ~11" near the sidewalk to fill in the gap below the fence

Existing fence retaining dirt under the new fence

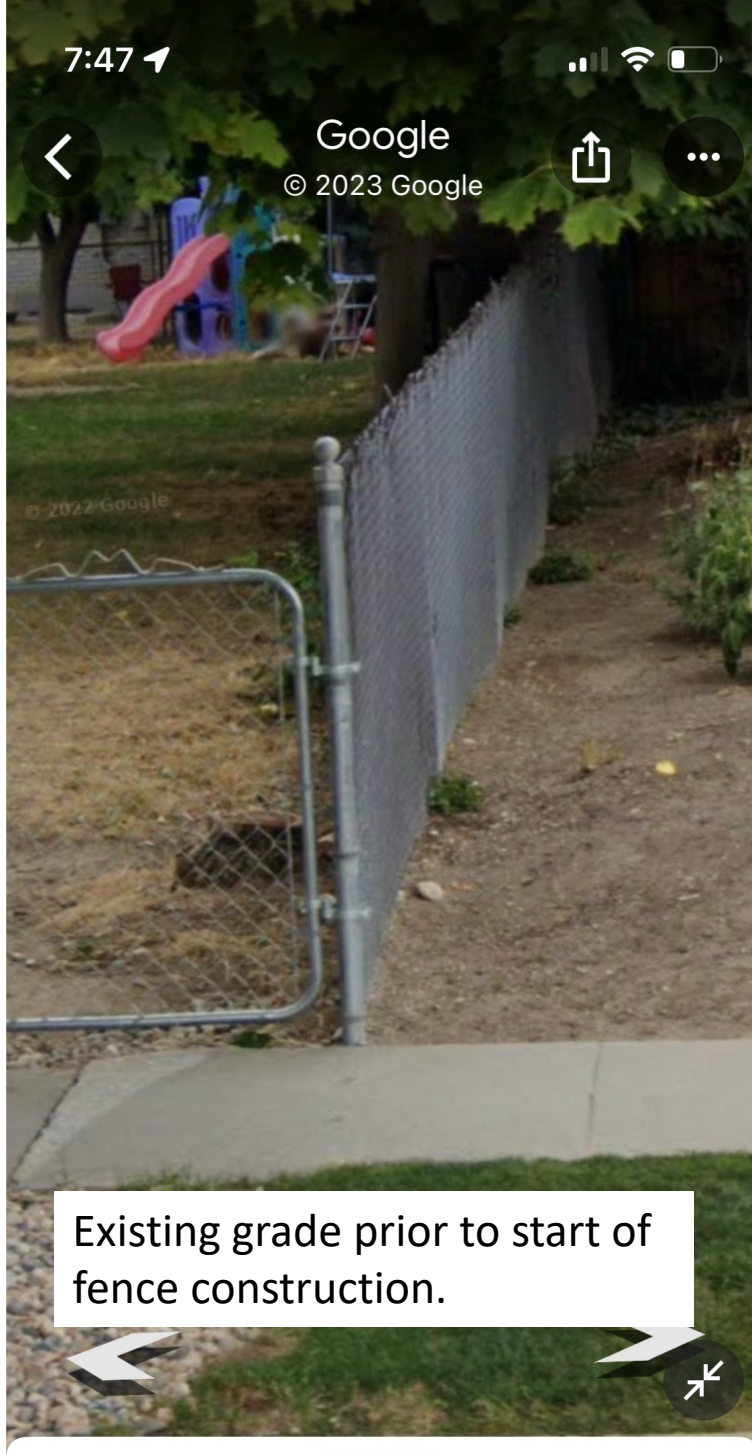
Without the existing fence dirt would spill into our yard





Bulging fence and dirt spilling through the fence. The existing fence is not built to retain dirt, but is being used as a retaining wall.





1 year ago · [See more dates](#) >





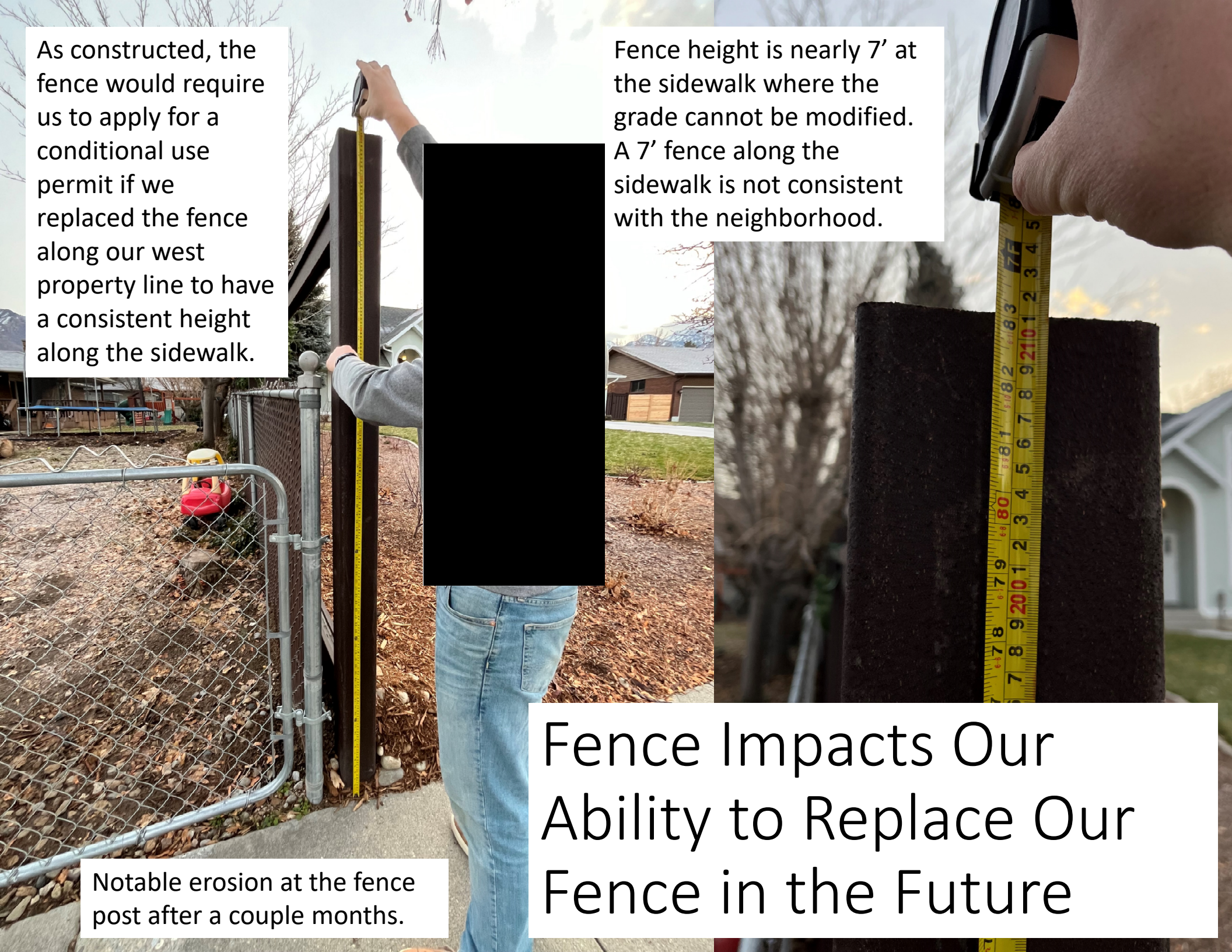
Grade has been built up along the property 7-"11" with the existing chain link fence used as a retaining wall.



Grade has been built up along the property 7-"11" with the existing chain link fence used as a retaining wall.

As constructed, the fence would require us to apply for a conditional use permit if we replaced the fence along our west property line to have a consistent height along the sidewalk.

Fence height is nearly 7' at the sidewalk where the grade cannot be modified. A 7' fence along the sidewalk is not consistent with the neighborhood.



Notable erosion at the fence post after a couple months.

Fence Impacts Our Ability to Replace Our Fence in the Future

The fence under construction is intended to be a 6' fence (6'-4" to top of posts) but is constructed as a 6'-8" to 7' fence. The foundations may not be deep enough to support the added height. Even if the grade is built up on the south side of the fence and compacted appropriately the fence would be less supported on the north and/or west side of the posts.

Potential Structural Issue



Fence Impacts Visibility



Existing 4.5' chain link fence allows some visibility but a solid fence eliminates that visibility. There are many children in the circle that ride bikes on the sidewalk. We are concerned that the 6' solid fence will make it difficult to see them coming around the sidewalk in the circle.