

CUP22-067
3496 SPRING CREEK DR

Description of variance request:

The fence was built at a height of 6 ft with 7-inch lattice located 5 ft 8 inch from the sidewalk. The fence height was selected to provide privacy because the backyard is approximately 2 ft. higher than the sidewalk. The fence extends from the west side of the property line to the east and returns toward the house to at the eastern edge of the house allowing vehicular traffic and pedestrians a full and unincumbered view as they approach the intersection of Spring Creek Dr and Idaho Dr.

The fence is constructed outside of the vision triangle and does not pose a safety hazard to pedestrians or vehicular traffic. The fence is compatible with the design and appearance of the adjoining properties in the neighborhood. The fence was built to complement the property and avoids dominating the site or adjacent properties. The fence and landscape follow natural line and are orientated to complement the physical characteristics of the property and the surrounding neighborhood.

The fence was built to industrial standards and in accordance with the current applicable laws. The fence is of sound construction with the frame built with pressure treated wood completed with redwood slats. The orientation and the location of the fence shows a good balance between the distance from the sidewalk and the height of the fence.

Justification for Variance Requested:

The property contains a small single-family dwelling on a corner lot in East Santa Rosa. The fence serves three major purposes: full enjoyment, security and privacy of the property.

The backyard a limited usability with three neighbors who actively use their yards and is small enough to be able to hear and see everything each of us are doing, which impedes our full use and enjoyment of the back yard.

We both work from home and need a private place to discuss business over the phone without interruption or someone overhearing the conversation. The front yard is the only outside space we can use to work. Being able to use the front yard as a private work area has enhanced our lives. f
As the character of the neighborhood continues to change so does what is considered necessary or reasonable changes. The practical solution was to enclose a portion of the front yard with a fence.

For this reason, we believe the fence reasonably addresses the security and privacy concerns for the property and in this instance out-weighs the general concerns sought to be protected by the applicable city standards related to fence height and distance from the sidewalk. We believe a variance is reasonable in this circumstance. The fence was constructed with vehicular traffic and pedestrian safety in mind outside of the vision triangle.

Landscape diagram:

The landscape was designed with drought tolerant plants to minimize water use.

The circles along the fence represent lavender.

The triangle in the vision triangle area with consist of the following low growing plants that will not block view of the intersection. This area will have lavender, grasses and assorted wildflowers.