

1. Consider a recommendation for a variance to the Unified Development Code, Section 8.11, Fencing Requirements in Residential Zoning Districts to allow a six-foot (6') wrought iron fence to encroach into the side yard building setback of a single-family residential property, located on 0.136-acres, on the southeast corner of Bear Creek Parkway, and Laurel Lane, being Lot 1, Block B, Creekview Phase II, at 8845 Laurel Lane, and zoned PD-PH (Planned Development – Patio Home). Zhangyi He, owner/applicant. (UDC-17-0011)

Daniel Tuner, Planner I, gave staff's presentation and professional opinion.

Additional discussion was held regarding keeping track of contractors that violate city ordinances.

Commissioner Stansell made a motion to approve Item F-1 with the following condition:

1. A variance request for a six foot (6') height wrought iron fence to be located approximately one foot (1') from the north side yard property line shall be allowed.

Commissioner Bigbee seconded and the motion carried unanimously (4-0).