

2. Standards for Variances: Any recommendation by the Planning and Zoning Commission and any decision by the City Council shall be predicated on evidence and finding that:

The 6' fence does not further obstruct the view of the 95th street going south or north. Nor does the fence obstruct the view of rolling meadows drive.

2.1 The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and

The fence is aesthetically pleasing. The fence is not unreasonably high and is within the limits for a non-corner property. The fence is an improvement from the previous fence.

2.2 Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; and

Our property resides on a corner lot in a high-volume traffic area (95th street/Gateshead Drive). There is a current road expansion project in progress which will result in an increase in the already high volume of traffic and pollution.

2.3 The variance, if granted will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

The character of the neighborhood is not adversely affected because the fence is visually in harmony with the 95th street sound wall. There is no detriment to any adjacent properties because it is a corner lot and the fence is not next to any adjacent properties.