

Note to Commission: 114-118 Breese Terrace

The Condominium Board has submitted the design for a four foot black steel fence for the front yard of the building at 114-118 Breese Terrace. The building was designated a local landmark in 1995.

The style, color and placement of the fence is appropriate for this Tudor Revival building. Staff's only concern relates to the height of the fence, and whether or not a lower fence may accomplish the same goal as the larger 4-foot fence.

After a brief conversation with City Zoning Staff, there may be an issue related to the height of the fence adjacent to an intersection. Due to the required vision clearance triangle, any fence (or landscaping), within the vision triangle must be either 30-inches or less in height, or receive a waiver from the Traffic Engineering Division for a taller fence. The applicant will have to comply with this height requirement, or receive the waiver before any installation is allowed.

Staff does not object to this proposal, noting the concern over the fence's height.

Respectfully submitted,
Rebecca Cnare and Bill Fruhling
4/27/09