



Legislation Text

File #: 160492., **Version:** 1

After-the-fact COA for installation of 48" chain link fencing (B)

Petition HP-16-97. Mt. Pleasant United Methodist Church, owner. After-the-fact COA for installation of 48" chain link fence. Located at 627 NW 2nd Street. The building is non-contributing to the Pleasant Street Historic District.

The property is located at 627 NW 2nd Street and is zoned RC. The parcel (14199-000-000) is .18 acres. The property is T-shaped with the largest portion of the lot facing NW 2nd Street and a smaller portion facing NW 7th Avenue. The property contains a new L-shaped Fellowship Hall building with frontages on both streets.

The applicant has installed a 48" high chain link fence along all of the property lines, except the two street frontages and except along the west side of the NW 7th Avenue lot, where there is a wooden privacy fence. (Note this fence is not part of the application.)

The east property line of the NW 7th Avenue part of the lot is approximately 100' in length and currently has a small wood picket fence along its length. The Fellowship Hall has an approximate 50' front setback from NW 7th Avenue. The north property line of the NW 2nd Street part of the lot is approximately 50' in length and the south property line is approximately 100' in length. Each side has an existing chain link fence with vegetative growth. The Fellowship Hall has an approximate 15' front setback from NW 2nd Street.

Staff recommends approval of Petition HP-16-97 with the following conditions:

1. Removal of chain link fencing along the east property line of the NW 7th Avenue frontage up to the front face of the Fellowship Hall (approximately 50').
2. That planting material be installed along the length of the fence in front of the Fellowship Hall on NW 2nd Street. Plantings shall have a three-foot growth height within three years. Alternately, the chain link fence could be removed back to the face of the Fellowship Hall for the lot frontage on NW 2nd Street.
3. The chain-link fencing at the rear (south border) of the property can be retained if the Owner plants vegetative material as a screening device. All other chain-link fencing not mentioned specifically can be retained.