



**CITY BOARD OF ADJUSTMENT**  
**AGENDA-Wednesday, July 3, 2024, 6:00 p.m.**  
Miller Building, 1<sup>st</sup> Floor Conference Room  
2825 3<sup>rd</sup> Avenue North, Billings, Montana

**NOTICE TO THE PUBLIC**

**In the event a quorum of the Council is present, no City-related decisions will be made during this meeting or event.**

Citizens are invited to:

- Review the Agenda Packet on the City's website at: <https://ci.billings.mt.us/117/Agendas-Minutes>
- View the meeting live online at Facebook: <https://tinyurl.com/yckr478k>

Public comment will be taken only during the Public Comment periods as indicated on the agenda and during the Public Hearings, if any are scheduled, under the Regular agenda. Comments may be sent to Board via email before 10:00 AM on the meeting date. All emails received prior to this time will be read into the record for the public hearing. Comments may be submitted by:

- Mail: City/County Planning Division, 2825 3rd Ave N 4th Floor, Billings, MT 59101
  - Email: [bernsb@billingsmt.gov](mailto:bernsb@billingsmt.gov)
- Call in during the Public Comment periods as indicated on the agenda:
  - Citizens may call in during specific Public Comment periods at **406.237.6165**. All callers will be placed in a queued system and are asked to remain on hold and be patient. Calls will be taken in the order in which they are received. Callers will be limited to 3 minutes of testimony as is customary. Future delivery methods may be explored as best practice is learned.

NOTICE: All meetings and official activities of the MPO are held in buildings and locations that comply with accessibility standards according to the Americans with Disabilities Act (ADA). A TTY number for the hearing impaired, 406-657-3079, is available upon request. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify the Planning Division Office, at 406-247-8676.

Please direct questions to Brenda Berns, Planning Clerk; [bernsb@billingsmt.gov](mailto:bernsb@billingsmt.gov)

**Call the meeting to order.**

**Introduction of City Board of Adjustment Members and Planning Department Staff.**

**Public Comment**

**Approval of Minutes:**

The minutes of the Board meeting of May 1, 2024

**Disclosure of any Conflict of Interest-Members of the Commission and Staff**

**Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff**  
**a. The Exparte Communication Binder is available at the Sign-In and Agenda Station.**

**Regular Business:**

- A. Opening of public hearings.
- B. Reading of rules for the procedure by which the public hearings will be conducted.
- C. Reading of notices of the public hearings on the following items:

## **Public Hearings:**

- a. **City Variance 1375 -- 412 3rd St West** -- A variance from Section 27-1802.H.3(b.1) and Section 27-1209.D requiring any fence or obstruction over 30 inches in height above the curb to be outside of clear vision area for an uncontrolled intersection. The clear vision area for un-controlled 4-way intersections is measured from the point of the intersecting street centerlines, 110 feet in both directions and connecting those end points (Figure 3a of Section 27-1802.3(b.1)). The purpose of the variance is to allow a 6-foot tall chain link fence at the intersection of 3rd St West and Miles Avenue. Tax ID: A15922

## **Other Business/Announcements**

### **Adjournment**

Additional information on this application is available on-line at

<https://www.billingsmt.gov/2361/Current-Zoning-Applications> or in the Planning Offices at 2825 3<sup>rd</sup> Ave N -- 4<sup>th</sup> Floor.

Public hearings are accessible to individuals with physical disabilities. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify Brenda Berns, Planning Clerk; [bernsb@billingsmt.gov](mailto:bernsb@billingsmt.gov)

**City Board of Adjustment**  
**Meeting Date:** 07/03/2024

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**Information**

**Subject**

The minutes of the Board meeting of May 1, 2024

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**Attachments**

Minutes of May 1, 2024

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**CITY BOARD OF ADJUSTMENT**  
MINUTES MAY 1, 2024

Name	Title	01/03/2024	02/07/2024	03/06/2024	04/03/2024	05/01/2024	06/05/2024	07/03/2024	08/07/2024	09/04/2024	10/02/2024	11/06/2024	12/04/2024	
Josh Sayer	Chair	C	C	C	1	1								
Oscar Heinrich	Vice Chair	C	C	C	1	1								
George Warmer	Member	C	C	C	1	A								
Michael Bruschwein	Member	C	C	C	1	1								
Chris Hayes	Member	C	C	C	1	1								
Dave Hagstrom	Member	C	C	C	1	1								
Brian Roush	Member	C	C	C	E	1								
<b>TOTAL NUMBER OF APPLICATIONS 2024</b>		<b>01/03/2024</b>	<b>02/07/2024</b>	<b>03/06/2024</b>	<b>04/04/2024</b>	<b>05/01/2024</b>	<b>06/07/2023</b>	<b>07/06/2023</b>	<b>08/02/2023</b>	<b>09/06/2023</b>	<b>10/04/2023</b>	<b>11/01/2023</b>	<b>12/06/2023</b>	<b>TOTAL</b>
<b>Variance</b>		-	-	-	1	1								2
<b>Appeal</b>		-	-	-	-									

Chairman Josh Sayer called the meeting to order at 6:00 PM.

**Attending:**

Nicole Cromwell, Zoning Coordinator; Brenda Berns, Planning Clerk PCSD  
Applicant’s Agent; Taylor Kasperick, Performance Engineering

**Public Comment**

Chair Sayer opened the public comment period and asked if there was anyone wishing to speak during the public comment portion of the meeting. There were none.

### **Approval of Meeting Minutes**

Meeting minutes for April 3, 2024 – Approved by motion. Board member Hagstrom made a motion, seconded by Board member Heinrich to approve the minutes.

Disclosure of Exparte Communications - None

Disclosure of Site Visits – Board member Heinrich visited the site of Variance 1374

Disclosure of Conflict of Interest - None

### **Public Hearings**

**City Variance 1374 – 3245 & 3275 Conrad Rd.** – A variance request for property located at 3245 & 3275 Conrad Rd in a Heavy Commercial (CX) zone district. The applicant is requesting to locate some of the off-street parking in front of the building. This is a variance from Section 27-409 – Table 27-400.6 (B.6) requiring surface parking to be in the side or rear yard to allow parking in the front yard of property in a Heavy Commercial (CX) zone. The legal description of the property is Lots 1 and 2, Block 1 of Tierra Yellowstone Subdivision, a 2.022-acre parcel of land. Submitted by Karen Husman, Planner I.

Nicole Cromwell gave a brief overview of the applicants request for the variance.

Karen Husman presented picture slides of the general area and subject property. Karen stated some of the neighboring properties have in front of the business.

### **Recommendation**

Planning staff recommends conditional approval and adoption of the recommended findings of the review criteria for Variance 1374.

a) There is a hardship with the property that is not applicable to other lands in the same district.

The proposed commercial building, featuring both retail and warehouse areas, incorporates front parking to cater to retail needs while ensuring unobstructed drive aisles for convenient access by large trucks handling incoming and outgoing shipments.

b) Denying the variance might deprive this owner of similar rights enjoyed by others in the area.

The board has granted two previous variances to allow parking in front of a building in the CX zone. One was for a new Costco Warehouse on Zoo Drive and another on 3160 S. Frontage Rd. Several older developments in the area do have at least some parking in front of buildings on Conrad Rd.

Section 27-1627.E –

- 1) The variance is to allow 12 surface parking spaces in front of the building. No other variance is intended or implied.
- 2) The variance is limited to this legally described lot.
- 3) Minor modification of the site plan allowed.
- 4) Building permit to be acquired within 1 year, construction to be completed within 2 years.
- 5) Any additional structures will comply with zoning.
- 6) All other zoning regulations will be met.
- 7) Failure to begin or complete will void the variance.
- 8) These conditions run with the land.

## **Board Discussion**

Board member Heinrich asked for clarification regarding Project Recode and the subject property.

Karen advised that most of the properties in the development were established prior to Project Recode.

## **Applicant's Agent**

Taylor Kasperick, Performance Engineering Applicant's agent.

Mr. Kasperick mentioned that their current space has become too small for their needs, prompting them to consider constructing their own facility. Their vision includes incorporating manufacturing at the rear while dedicating the front for retail, thus facilitating customer access through a showroom. Additionally, they intend to lease out any unused space on the North side. The building's design necessitates a sufficient turning radius for large trucks, which is the primary reason for seeking a variance. This variance would permit front access to mitigate congestion at the rear of the building. Details regarding landscaping and signage are yet to be finalized, but they assure compliance with current guidelines.

## **Motion**

**Motion made by Board member Hayes, seconded by Board Member Heinrich to Approve City Variance 1374 and adopt the staff recommended findings and conditions. Motion was carried with a unanimous voice vote.**

**Other Business:** There was no other business.

**ADJOURNMENT: The meeting adjourned at 6:19PM.**

**ATTEST: Draft to be approved by a motion at the next regularly scheduled meeting.**

***Brenda J Berns, Planning Clerk***

**Board of Adjustment**

**Date:** 07/03/2024  
**Title:** City Variance #1375 - 412 3rd St W - Fence Height Clear Vision  
**Presented by:** Tate Johnson, Planner 1  
**Department:** Planning & Community Services  
**Presentation:** Yes

**Information****RECOMMENDATION**

Staff recommends denial of the variance #1375 request based on the variance review criteria detailed in the Summary section of this report.

**BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)**

**City Variance 1375 -- 412 3rd St West --** A variance from Section 27-1802.H.3(b).(1.) as described in Table 27-1802.2 and Section 27-1209.D requiring any fence or obstruction over 30 inches in height above the curb to be outside of clear vision area for an uncontrolled intersection. The clear vision area for uncontrolled 4-way intersections is measured from the point of the intersecting street centerlines, 110 feet in both directions and connecting those end points (Figure 3a of Section 27-1802.3(b).(1)) and Table 27-1802.2. The purpose of the variance is to allow a 6-foot tall chain link fence at the intersection of 3rd St West and Miles Avenue. Tax ID: A15922

**APPLICATION DATA**

**OWNER:** Lorin Peterson  
**PURPOSE:** 6 foot fence in rear yard that encompasses a clear vision area at an uncontrolled intersection.  
**LEGAL DESCRIPTION:** SUBURBAN SUBD, S04, T01 S, R26 E, BLOCK 11, Lots 1 - 2  
**ADDRESS:** 412 3rd St W  
**SIZE OF PARCEL:** 7,000 sq feet  
**ZONING:** NX1- Mixed Residential 1-4 Units (NX1)  
**EXISTING LAND USE:** Residential Single Family  
**PROPOSED LAND USE:** Residential Single Family

**SURROUNDING ZONING & LAND USE**

**NORTH:** Zoning: NX1  
Land Use: Residential  
**SOUTH:** Zoning: NX1  
Land Use: Residential  
**EAST:** Zoning: NX1  
Land Use: Residential  
**WEST:** Zoning: NX1  
Land Use: Residential Multi-Family

**STAKEHOLDERS**

Planning staff notified the surrounding property owners by mail, placed a legal advertisement in the Yellowstone County News, and posted the property with the required sign. The application was also posted on our webpage for current zoning applications. At the time of this report, June 25, 2024, no comments from any surrounding owners were received by staff.

**ALTERNATIVES**

The Board of Adjustment may:

- Conditionally approve the requested variance and adopt the proposed findings of fact for the review criteria as recommended by the Planning staff;
- Approve the requested variance with different or added conditions, or no conditions;
- Deny the requested variance and amend the findings of fact for the criteria;
- Allow the applicant to withdraw the variance request; or
- Delay action on the variance to a future BOA meeting.

## FISCAL EFFECTS

Approval or denial of the requested variance will have no financial effect on the Planning Division budget.

## SUMMARY

Prior to approval, the Board of Adjustment shall ensure that the determinations for variances (Sec. 27-1627.D and E.), as outlined below, have been satisfied:

### Section 27-1627.D

**1) That special conditions and circumstances exist which are peculiar to the land, the lot or something inherent in the land which causes the hardship, and which are not applicable to other lands in the same district.**

This property is unique, due to its adjacency to an alley on the northern side and an uncontrolled intersection to the south. This results in three clear vision areas that affect the property, the uncontrolled intersection, driveway, and alley. The property which fronts onto 3rd Street West and sits on the northwest side of the lot, faces a challenge in yard fencing due to the necessary clear vision areas dictated by regulations. Clear vision standards have been established to prioritize the safety of all transportation modes at intersections. Even though enclosing the yard with a fence might be difficult, it doesn't lessen the safety concerns at this intersection.

**2) That a literal interpretation of the provisions of this Chapter would deprive the applicant of rights commonly enjoyed by other tracts in the same district.**

Numerous residences situated on comparable corners have erected fences that comply with the mandated clear vision zones. At 517 5th Street West, a 30-inch fence is positioned to maintain the clear vision areas from the driveway, alley, and minor street intersection. 412 4th Street West, which is situated on a corner lot at an uncontrolled intersection, erected a 30-inch fence to preserve clear vision areas. 603 Howard Avenue, which is affected by a minor street intersection and alley clear vision areas, has a 30-inch fence surrounding both the front and backyard that adhere to the requirements. 504 7th Street West, also at an uncontrolled intersection, has the side yard garden area fenced with a 30-inch fence.

**3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this zoning code to other land in the same district.**

The granting of this variance would provide special privilege to the applicant, as clear vision standards have been imposed on various residential properties within the City. No variances of this type have been reviewed within the immediate vicinity of this subdivision. Around the City, there have been several variances reviewed for fences within clear vision areas. At 2107 Colton Boulevard, a request for a 4-foot fence constructed without a permit in the driveway clear vision area was reviewed and subsequently denied. Similarly, at 802 Parkway Lane, a variance for an 8-foot fence constructed against the submitted permit within a driveway clear vision area was also denied. However, variances were approved at 2244 Fairview Place and 3014 Shady Lane for replacing 6-foot fences within the driveway clear vision area. The variance approval conditions for 2244 Fairview Place stipulate that the constructed 6 foot fence within the alley clear vision must adhere to future clear vision regulations if the alley is ever developed.

In 2016, two additional variances related to clear vision were approved: one for Silver Creek Estates and another for 607 4th Avenue North. Both variance applications included privately commissioned engineering studies focusing on the clear vision requirements affecting the respective properties. The variance granted to Silver Creek Estates allowed for a clear vision of 25 feet by 25 feet for a stop controlled intersection, instead of the typical 10 feet along the intersecting street and 75 feet along the collector street at the property lines, or 55 feet along the local street at the property lines. KLJ (Kadrmas, Lee & Jackson) Engineers prepared an engineering study for the City Traffic Engineer for the intersection of 46th St West and Silver Creek Trail and Elk Ridge Trail. The City Engineer accepted this engineering study as sufficient for both intersections. Similarly, the variance for 607 4th Avenue North allowed for a permanent structure over 30 inches in height to encroach up to 4 feet into the required clear vision area, based on an American Association of Highway and Transportation Officials (AASHTO) analysis submitted for the traffic signal-controlled intersection. The City Traffic Engineer reviewed the AASHTO analysis and accompanying drawings, determining the proposed clear vision area to be adequate for ensuring traffic safety at this intersection.

Staff found several properties in the subdivision with fences, hedges, or obstructions in the required clear vision areas. The southeast corner of the uncontrolled intersection at 3rd Street West and Miles Avenue is particularly concerning. Bloedorn Lumber has a 6-foot chain-link fence and stacked construction materials, obstructing the clear vision area. Other properties with encroachments in clear vision areas include 323 Miles Avenue, 310 5th Street West, 418 Terry Avenue, 503 Terry Avenue, 502 Custer Avenue, and 604 2nd Street West, all of which remain non-compliant with Zoning restrictions for clear vision areas.

**4) That the granting of the variance will be in harmony with the general purpose and intent of this zoning code and with the Growth Policy.**

The 2016 Growth Policy, along with the 2021 Zoning Code crafted to advance its objectives, prioritizes clear vision areas as the main tool in the Zoning Regulations to ensure the safety and visibility for both motorists and non-motorists in these critical areas. Clear vision area standards are enforced to prioritize and maximize the safety for all users of multimodal

transportation at intersections. Encroachments into clear vision areas can create significant safety issues as it may cause unsafe traffic and pedestrian passage at the intersection of 3rd St W and Miles Ave. Safety is specifically called out in the purpose of the Zoning Code within Section 27-102.B, "to promote the interest of health, safety and general welfare." The Growth Policy and Zoning Code do not support this variance request.

**Section 27-1627.E**

**2) In granting any variance, the Board may prescribe appropriate conditions and safeguards in conformity with this Zoning Code. Violation of such conditions and safeguards, when made a part of the terms upon which the variance is granted, shall be deemed a violation of this Zoning Code;**

***Although the recommendation is for denial, Staff has prepared draft conditions to be considered if the BOA makes the findings for approval;***

1. The variance is from Section 27-1802.H.3(b).(1.) as described in the Table 27-1802.2 and Section 27-1209.D, requiring any fence or obstruction over 30 inches in height above the curb to be outside of clear vision area for an uncontrolled instruction.
2. The variance is limited to Lots 1 and 2, Block 11 of Suburban Sub, generally located at 412 3rd Street West.
3. The fence shall be constructed in substantial conformance to the drawings submitted to the Planning Division with this application. There will be no barbed wire or any type of site obscuring pieces inserted in the fence.
4. The owner will submit a fence permit application within 3 months of Board of Adjustment approval and complete the construction within 6 months of Board of Adjustment approval.
5. All other zoning regulations, except for this specific variance, and any other applicable city regulations apply to the development of the site.
6. Failure to begin or complete actions required by this approval within the time limits set forth shall void this variance.
7. These conditions of variance approval shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, lease-holders, heirs and assigns.

**3) The Board shall prescribe a time limit within which the action for which the variance is required shall be begun or completed, or both. Failure to begin or complete such action within the time limit set shall void the variance.**

Staff is recommending denial of the variance. However, the draft conditions, if approved, include a timeline of 6 months to complete the project.

**4) Under no circumstances shall the Board grant a variance to allow a use not permissible under the terms of this zoning code in the district involved. A variance shall not be a grant of special privilege inconsistent with limitations placed upon other properties in the district.**

A fence is a permitted use within any zoning district, provided that the height and clear vision requirements are satisfied. Granting this variance would be providing a special privilege to this individual property owner.

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**Attachments**

Zoning Map & Site Photos  
Application & Applicant Letter  
Site Plan  
History

# Zoning Map and Site Photos





Subject Property looking east from 2<sup>nd</sup> St W



View looking west from 3<sup>rd</sup> St W



View to the north of subject property



View to the north up 3<sup>rd</sup> St W of subject property



View north from Miles Ave



View west of subject property



View to the southeast of subject property



View to the southwest of subject property

**CITY VARIANCE APPLICATION FORM**  
**CITY VARIANCE : Billings Variance # 1375 - Project # 24-00147**

The undersigned as owner(s) of the following described property hereby request a Variance from the terms of the City of Billings Zoning Regulations.

PARCEL TAX ID # A15922 CITY ELECTION WARD # 1

Legal Description of Property: SUBURBAN SUBD, S04, T01 S, R26 E, BLOCK 11, Lot 1 -2

Address or General Location (If unknown, contact City Engineering): 412 3rd Street West, Billings, MT 59101

Zoning Classification: N1

Size of Parcel (Area & Dimensions): 7000 Square Feet

Variance(s) Requested: Building a 6 ft Chain Link fence on corner lot to keep homeless and trespassers from access to garden and stealing produce.

Facts of Hardship: (attach letter)

\*\*\* Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Lorin Peterson

(Recorded Owner)

1014 W. Maryland Ln Laurel, MT 59044

(Address)

406-208-1100

(Phone Number)

alsundeen@gmail.com

(email)

Agent(s): \_\_\_\_\_

(Name)

\_\_\_\_\_  
(Address)

(Phone Number)

(email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Variance. Also, I attest that all the information presented herein is factual and correct.

Signature: 

(Recorded Owner – digital signature allowed)

Date: 5/13/2024

May 13, 2024

To: Chairperson of the Board of Adjustments

I am requesting a variance to the fence codes/zoning at 412 3<sup>rd</sup> Street West, Billings, MT 59101. I am requesting this variance because my 84-year-old father and 79-year-old mother currently live at this house and last year he planted apple trees by the garage driveway and homeless/trespassers went through and stole all of his new apples and stole propane tanks off his camper. He wants to plant a garden in the space and keep the growing homeless population from stealing all his produce.

I would like to install a 6ft chain link fence at what I perceive to be the back lot of the property. The house is located on the property right next to the alley and the garage blocks the view of this fenced area.

Across the street is Bloedorn Lumber - 233 Howard Avenue. They have an 8ft chain link fence on their corner lot. I am trying to build a fence that resembles that one, but only at 6ft height, to keep the look of the neighborhood consistent.

I do not see this fence as a danger to drivers at the corner because it is see-through. If I only put up a 30-inch fence, anyone could just step over that. If we follow the existing codes for a 6ft fence and set the fence back from the corner the 110ft, the lot is useless because it will be over halfway back in the lot at an angle leaving no room for a secure garden.

This has become a rather "rough" area of town with a lot of pedestrian traffic coming though on a daily/nightly basis. People always cut across this part of the property, and I would like to stop that so that dad can have a garden and people not trample through it and steal all his produce and property.

In the pictures you will see that I put wire on the top, so it would match Bloedorn. I can and will remove that wire part, if needed, to comply with City code. The additional photos show the layout of the property and the chain link fence and clearly show that it is see-through from the street.

I do not see that this variance would impact any of the neighbors or limit the view of traffic driving on the streets.

Please consider this variance. It would make an elderly man very happy to have a garden and to be able to use this portion of the property that they pay property taxes for. Thank you.

Sincerely,

Lorin Peterson

Owner of 412 3<sup>rd</sup> Street West, Billings, MT 59101

Cell # 406-208-1100

## **Questions:**

### **A. What reasons prevent you from using this property in conformance with the Zoning Regulations requirements?**

If I only put up a 30-inch fence, anyone could just step over that. If we follow the existing codes for a 6ft fence and set the fence back from the corner the 110ft, the lot is useless because it will be over halfway back in the lot at an angle leaving no room for a secure garden.

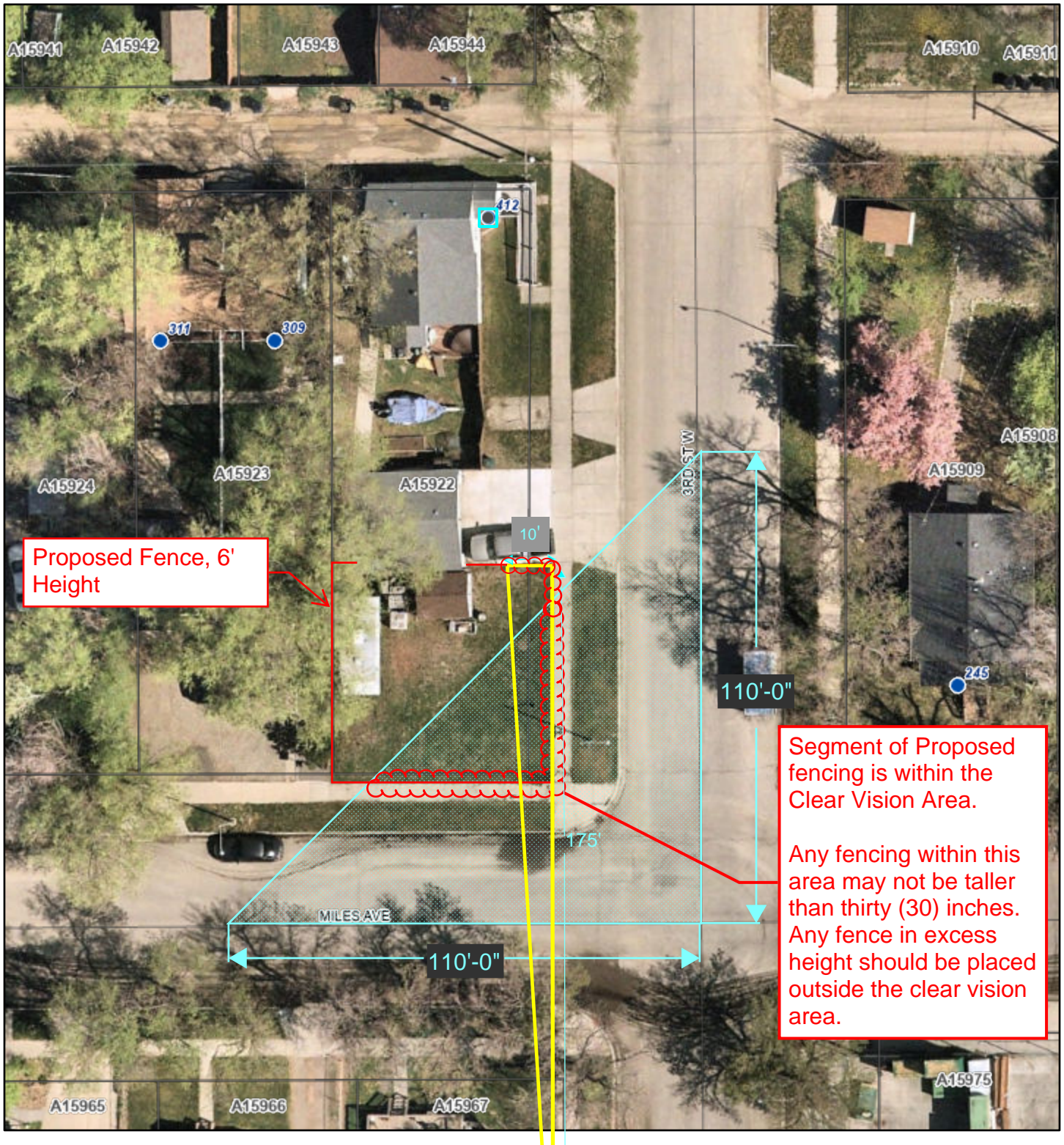
Please see enclosed letter to the Chairperson of the Bord of Adjustments too.

### **B. Why is there a need for the intended use of the property at this location?**

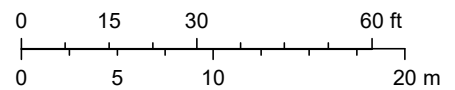
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Please see enclosed letter to the Chairperson of the Bord of Adjustments too.

# ArcGIS Web Map



1:564



# ArcGIS Web Map



If it were a 4 way stop (stop signs)

Proposed Fence, 6' Height

Segment of Proposed fencing is within the Clear Vision Area.  
 Any fencing within this area may not be taller than thirty (30) inches. Any fence in excess height should be placed outside the clear vision area.

5/6/2024, 3:04:58 PM

1:564

Tax Parcels

Billings\_2023\_3inch\_Imagery

Address Point

Red: Band\_1

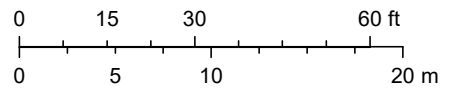
Billings City Limits

Green: Band\_2

Road Centerline

Blue: Band\_3

STREET



# ArcGIS Web Map



5/6/2024, 3:04:58 PM

1:564

Tax Parcels

Billings\_2023\_3inch\_Imagery

Address Point

Red: Band\_1

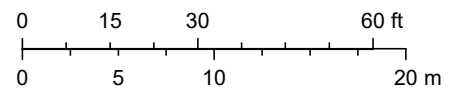
Billings City Limits

Green: Band\_2

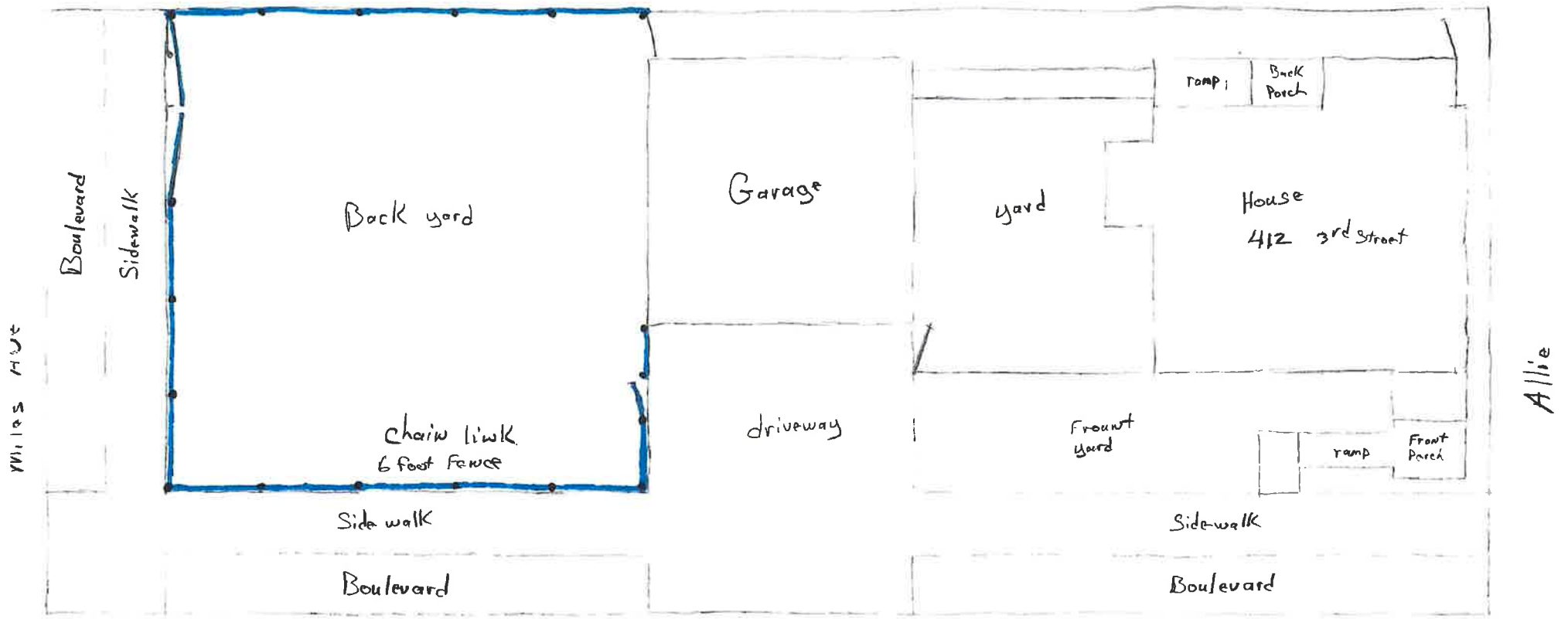
Road Centerline

Blue: Band\_3

STREET



Petersow Fence Project



Miles HWY

3rd Street

North

10 feet

RECEIVED  
CITY OF BILLINGS  
01 MAY 2024  
PLANNING & COMMUNITY  
SERVICES DEPARTMENT

**APPLICABLE ZONING HISTORY**

<b>SUBJECT PROPERTY</b>	<b>VARIANCE</b>	<b>DATE</b>	<b>FOR</b>	<b>APPROVED (Y/N)</b>	<b>ADDITIONAL DATA</b>
None					
<b>SURROUNDING PROPERTY</b>	<b>VARIANCE</b>	<b>DATE</b>	<b>FOR</b>	<b>APPROVED (Y/N)</b>	<b>ADDITIONAL DATA</b>
Silver Creek Estates	City 1224	3/3/2016	CV at intersections	Y	Private engineering study
2107 Colton Blvd	City 1220	10/9/2015	4' fence in CV	N	Built without permit
2244 Fairview Pl	City 1211	4/2/2015	6' fence in CV	Y	Replacement Fence in CV
440 Bench Rd	County 268	5/9/2014	6' fence height in front yard	Y	Topography
1243 N 31 <sup>st</sup> St	City 1085	3/14/2011	4' fence height in front yard	Y	Daycare
3014 Shady Ln	City 1049	5/8/2009	6' fence height in CV	Y	Clear Vision
3026 Hunters Ridge Loop	City 1048	5/6/2009	Home in CV	Withdrew	Clear Vision
1565 Park Pl	City 990	7/7/2006	CV reduction for proposed home	Y	Reduced 110 x 110 CV to 85 x 85
802 Parkway Ln	City 958	4/7/2005	8' fence in CV	N	Built against submitted permit
607 4 <sup>th</sup> Ave N	City 1235	2016	Building in CV	Y	Private engineering study