



CITY OF CAMPBELL
Community Development Department

October 14, 2021

NOTICE OF FENCE EXCEPTION APPLICATION

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for a Fence Exception for the following proposal:

Project Address: 745 Emory Ave.

Zoning/Area Plan: R-1-16

File No.: PLN-2021-131

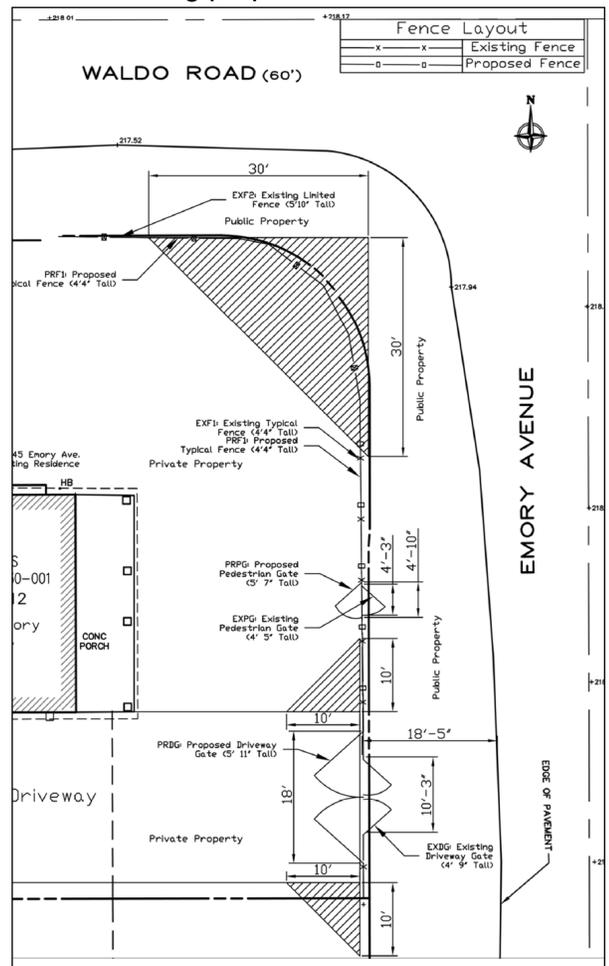
APN: 404-30-001

Applicant: Panayiotis Niktas

Application Type: Fence Exception

Project Description: Allow installation of new front and side-yard fencing and gates at a height greater than otherwise permitted by the Zoning Code (ranging from 4.3-ft to 6-ft).

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on October 14, 2021. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **October 25, 2021**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.



Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email at danielf@campbellca.gov.

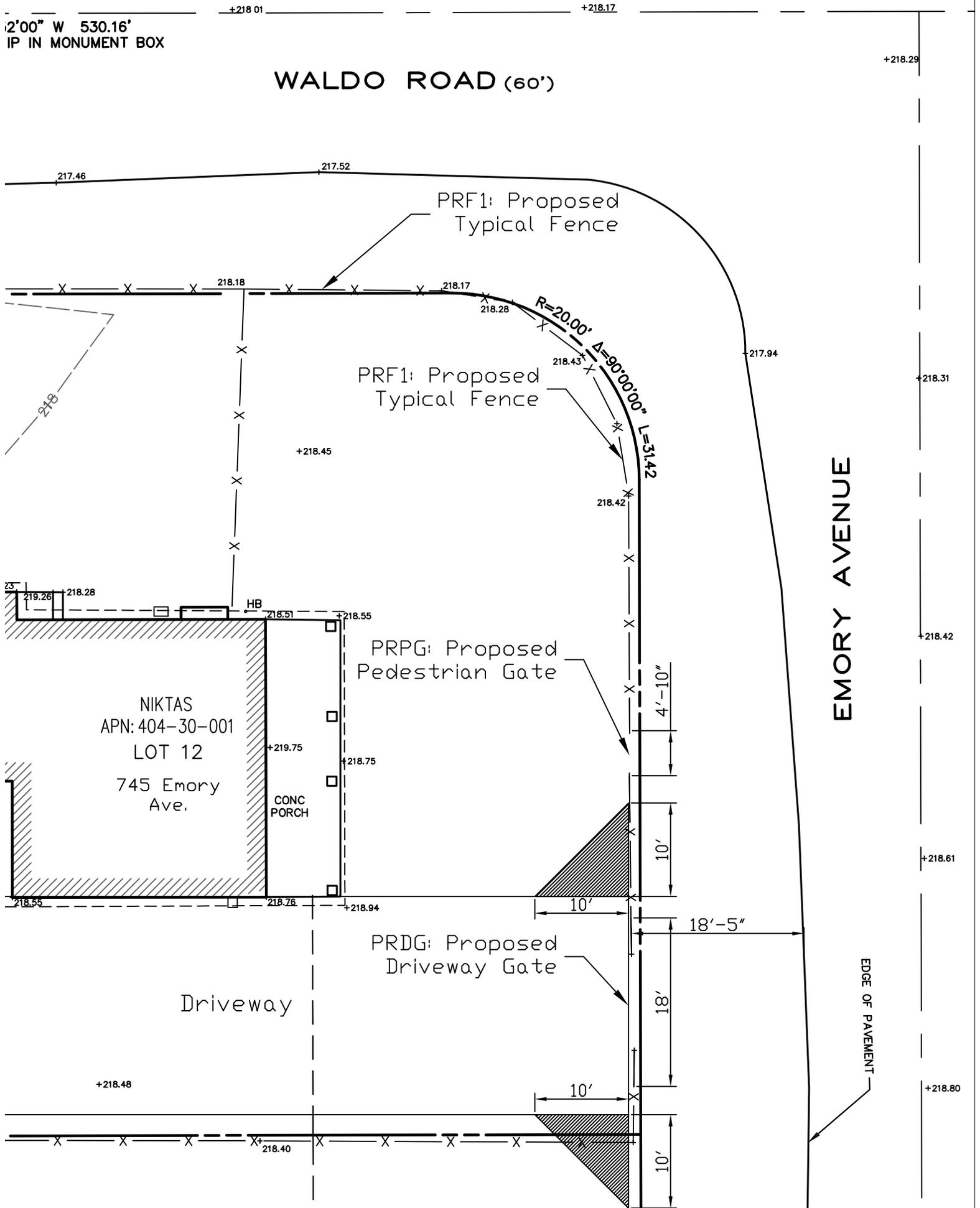


Location Map - 745 Emory Ave

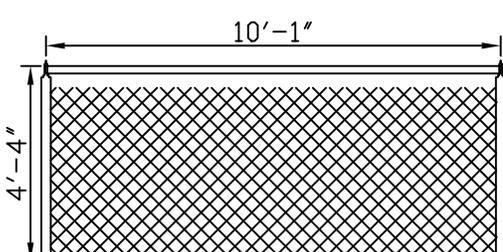
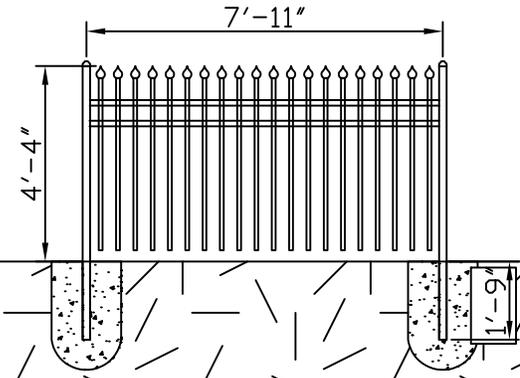


This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

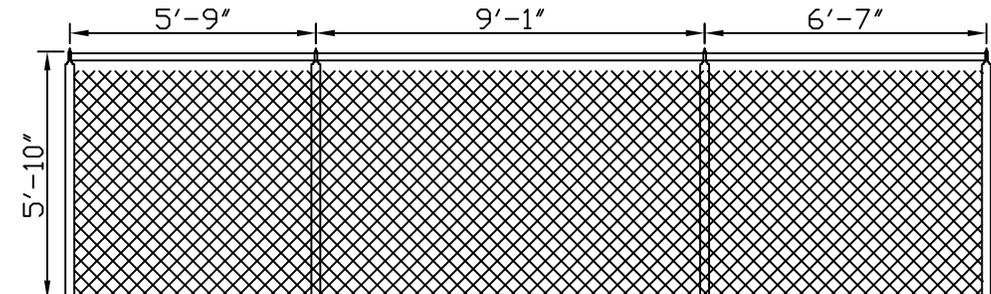
3. Proposed Fence Layout



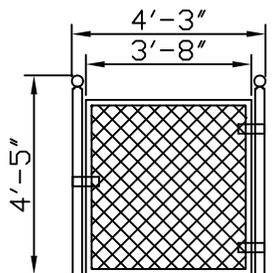
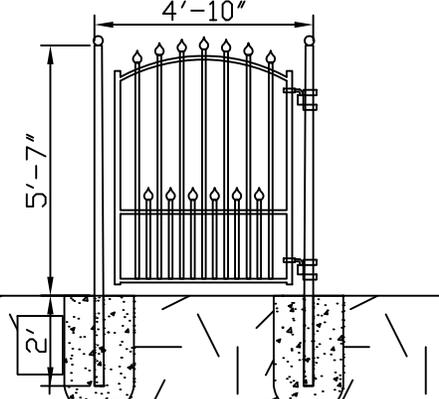
5. Existing vs. Proposed Fence & Pedestrian Gate

EXF1: Existing Typical Fence	PRF1: Proposed Typical Fence	The proposed fence is a prefabricated steel fence panel. Posts will be buried and secured with fence post concrete 1' 9" into earth per manufacturer specifications.
		

The Proposed Typical Fence Portion will almost match the Existing Fence's height while maintaining or improving visibility and structural stability

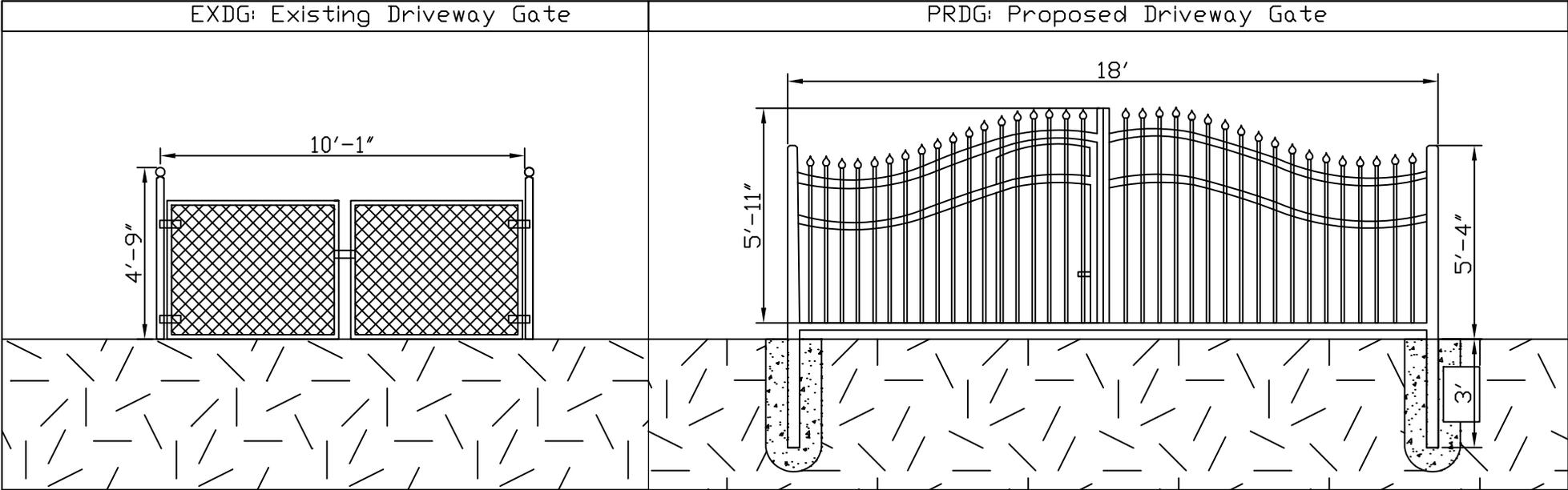
EXF2: Existing Limited Fence Portion


The Proposed Typical Fence Portion will also greatly decrease the total height of the Existing Limited Fence Portion, further increasing overall visibility

EXPG: Existing Pedestrian Gate	PRPG: Proposed Pedestrian Gate	The Proposed Pedestrian Gate is a prefabricated steel gate. posts will be buried and secured with fence post concrete 2 feet into earth per manufacturer specifications.
		

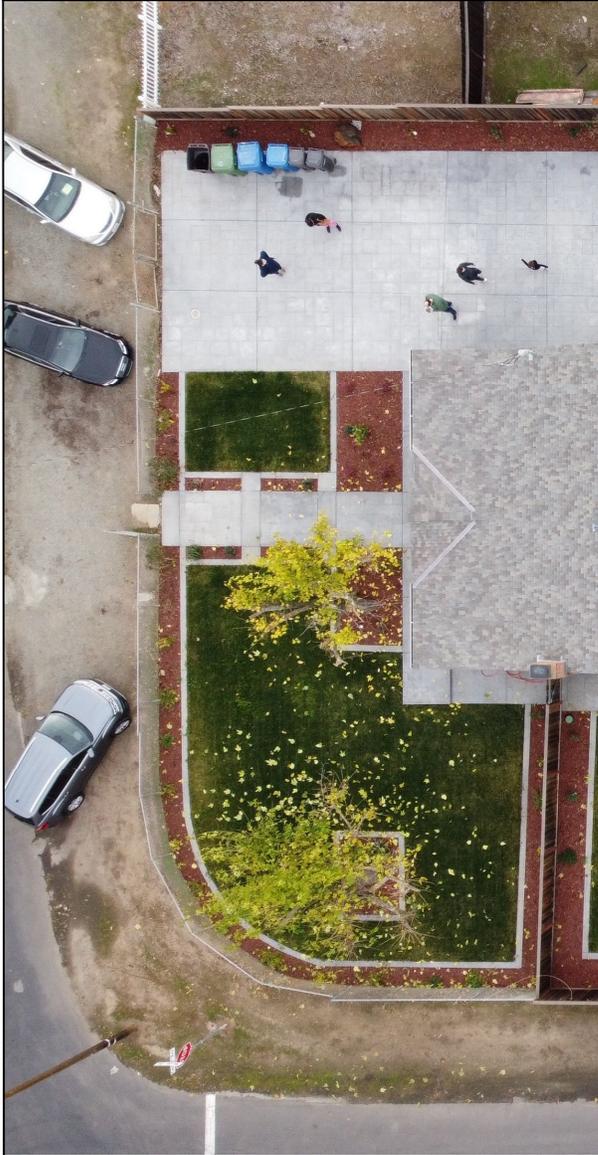
The Proposed Pedestrian Gate will indeed exceed the 4ft limit but will be greatly below the 6ft limit that several other residences in the neighborhood reach (refer to pg 4).

6. Proposed Changes to Driveway Gate



The Proposed Gate will greatly increase the opening to the driveway by almost 8ft and will therefore increase clearance and visibility for pedestrians and vehicles alike while open. The tallest point of the gate will not exceed 6ft at the tallest point. The existing space between the edge of the pavement and property line (18' 5") is already used throughout the neighborhood to park vehicles, so a vehicle only temporarily taking up this space is an improvement to the safety and space allotment for pedestrians.

4. SITE PHOTOGRAPHS



745 Emory Above View of Existing Frontage



EXDG: Existing Driveway Gate: The existing gate lacks the aesthetic of the remodeled home and the neighborhood as a whole. Both Gates to be removed.



EXF1: Existing Typical Fence



EXF2: Existing Limited Fence Portion

Existing EMDRY AVE. Fence Examples

The above photographs are taken from other residences along Emory Ave. (not consistent scale) with respective heights annotated on the photographs. These photographs show several examples of fences and gates in the neighborhood that are constructed along the property lines and exceed 4 feet but not 6 feet in height. Thus, the proposed fence and gate replacement at 745 Emory Ave, would not contradict the precedent set in the neighborhood.