



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

FROM CONCEPT TO CONSTRUCTION

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**Date:** December 23, 2011  
**To:** Interested Person  
**From:** Kathy Harnden, Land Use Services  
503-823-3581 / [Kathy.Harnden@portlandoregon.gov](mailto:Kathy.Harnden@portlandoregon.gov)

## **NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has **approved a proposal** in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

### **CASE FILE NUMBER: LU 11-191079 AD**

#### **GENERAL INFORMATION**

**Applicant/Owner:** Jillian Hinman  
5213 SW View Point Terrace  
Portland, OR 97239

**Owners:** Stephanie Tung  
5209 SW View Point Terrace  
Portland, OR 97239-3909

Kimberly V Price  
5215 SW View Point Terrace  
Portland, OR 97239-3909

Jaala M Hanson  
5211 SW View Point Terrace  
Portland, OR 97239

**Site Address:** 5209 SW VIEW POINT TERRACE

**Legal Description:** LOT 1, LAURA'S LOOKOUT; LOT 2, LAURA'S LOOKOUT; LOT 3, LAURA'S LOOKOUT; LOT 4, LAURA'S LOOKOUT

**Tax Account No.:** R477050050, R477050100, R477050150, R477050200

**State ID No.:** 1S1E15BC 03200, 1S1E15BC 03300, 1S1E15BC 03400, 1S1E15BC 03500

**Quarter Section:** 3529

**Neighborhood:** South Portland Neighborhood Association., contact Jim Davis at 503-248-9820

**Business District:** South Portland Business Association, contact Brian Alfano at 503-288-5661

**District Coalition:** Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592

**Plan District:** None

**Other Designations:** None

**Zoning:** R1 – Residential 1,000, a medium density multi-dwelling, residential zone

**Case Type:** AD – Adjustment

**Procedure:** Type II, an administrative decision with appeal to the Adjustment Committee.

**Proposal:**

The applicants constructed a 6-foot high wooden fence on top of an existing retaining wall in the front setback of the site along SW View Point Terrace. The applicants state that the fence protects not only children and adults in the backyard from falling into the street below, but also protects passersby from objects that might fall from the backyard, as it is substantially higher than the adjacent street and sidewalk. In addition, the fence provides privacy to the backyards of the four affected houses. One of the applicants has a St. Bernard that could easily jump over a 3.5-foot or even a four-foot tall fence. Because the property is contained by a retaining wall that reaches approximately seven to eight feet in height at the southeast corner, any animal or person jumping or falling from the yard, could suffer serious injury. Therefore, the applicants request an Adjustment to the fence standards of Chapter 33.120.285 to allow the 6-foot tall fence to remain in the setback for both safety and privacy reasons.

However, the applicants have reviewed the public comments and as a result, have modified their application to request a five-foot high, lattice-top fence that would have a 4-foot tall solid wood fence, with a 1-foot tall lattice fence on top along both SW View Point Terrace, and along the first 5 feet of the fence along the side yards.

The purpose of fence regulations is to promote the positive benefits of fences without negatively impacting the community or endangering public or vehicle safety.

**Relevant Approval Criteria:**

To be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

## ANALYSIS

**Site and Vicinity:** The applicants' site contains four individual properties with four attached houses, one per lot. Although the property frontage along SW Viewpoint Terrace is considered the front setback for the site, the existing yard area functions as a backyard for the properties. The main entrances face the common driveway, which accesses the site from SW Mitchell Street on the north side of the buildings. The site and surrounding properties are located on a steep, approximately 9.5 percent, slope that runs downhill from west to east and north to south. This slope has been filled to create a level site for the driveway, houses and backyards which created the need for a seven foot tall retaining wall at the southeast corner. The retaining wall is about three feet tall at the northeast corner of the site.

The site is located less than 200 feet east of Interstate 5 and approximately 600 feet west of Macadam Avenue. The neighborhood is a mix of older homes, circa 1910, with a number of older apartment buildings and newer row houses.

The abutting streets, SW View Point Terrace and SW Mitchell, are narrow, 24-foot wide paved neighborhood streets with parking on both sides, improved with curbing and sidewalks.

**Zoning:** The site is zoned Multi-Dwelling Residential 1,000 (R1), a medium density multi-dwelling zone. The multi-dwelling zones are intended to preserve land for urban housing and

to provide opportunities for multi-dwelling housing. This zone restricts fence heights to 3.5 feet in the required front and street building setbacks (3 feet), or within the first 5 feet, whichever is greater, as measured from a front lot line.

**Land Use History:** City records indicate there are no prior land use reviews for this site.

**Agency Review:** Several Bureaus responded to this proposal but had no concerns regarding the fence. Please refer to Exhibits “E” in the case file for details.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **November 22, 2011**. Three written responses were received from notified property owners in response to the proposal. Mary Lou Jacobs, Michele and Gerry Gamburd, and Kathryn and Charles Donaldson commented in opposition to the over-height fence. No other comments were received.

## ZONING CODE APPROVAL CRITERIA

### 33.805.040 Adjustment Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. stated below, have been met.

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

**Findings:** The regulation that would be modified by this proposal is 33.120.285, Fences. The Purpose Statement of this regulation states:

*The fence standards promote the positive benefits of fences without negatively impacting the community or endangering public or vehicle safety. Fences can create a sense of privacy, protect children and pets, provide separation from busy streets, and enhance the appearance of property by providing attractive landscape materials. The negative effects of fences can include the creation of street walls that inhibit police and community surveillance, decrease the sense of community, hinder emergency access, less solar access, hinder the safe movement of pedestrians and vehicles, and create an unattractive appearance. These standards are intended to promote the positive aspects of fences and to limit the negative ones.*

Because of the fill that was required to level the site for the existing development, there is a concrete retaining wall running the length of the front of the site along SW View Point Terrace. This wall varies in height from approximately 3 feet tall at the northeast corner to over 7 feet at the southeast corner. There is one access to the site from the front, up a flight of stairs, which accesses the yard areas, but does not provide direct access to doors. The main entrances are located on the west side of the houses which are oriented to the west, towards the parking area at the rear of the site. Therefore, the yard areas located along SW View Point Terrace function as the “backyards” for all four homes. The applicants believe that homeowners frequently have an expectation of more privacy in their backyards and less privacy in their front yards.

The six-foot tall, solid wood fence does create privacy for the homeowners, especially from the two-story condominiums situated across the street, which otherwise have a mostly unobstructed, 2<sup>nd</sup> level view into the applicants’ functional backyards. More importantly, however, the fence protects children and pets by separating them from the public street, located between 7 to 8 feet below the yard at the southeast corner of the site.

Safety is a major concern on this site. Small children could push a toy next to a regulation height fence (3.5 feet), stand on the toy and topple over the fence. In many cases, no serious harm might come from such a situation. However, because the fence is situated on top of a tall retaining wall, such a fall could be disastrous. Therefore, a compromise is

required to find a fence height that provides safety in the backyard without compromising the sense of community and without creating an unattractive appearance.

The existing 6-foot high solid wood fence does not enhance the property's appearance. Instead, it creates an almost "fortress-like" effect. At six feet tall, on top of a 3- to almost 8-foot tall retaining wall, it tends to shut out the neighborhood, thereby decreasing the overall "sense of community" among neighbors. It also inhibits both police and community surveillance of the site which could make the properties more susceptible to theft or other property crime. And, although it does not hinder the movement of pedestrians or vehicles, the 6-foot tall fence, situated on the 7- to 8-foot tall retaining wall, tends to provide an intimidating presence as one walks past.

After reviewing the neighbors' concerns about the negative impacts of the fence, the applicants' revised their proposal, reducing the requested height of the solid wood fence to four feet, but adding see-through lattice on top of the wooden fence. This compromise would provide the safety the applicants need in order to protect their children and pets, as well as enhance the sense of community for surrounding neighbors. The solid wood portion of the fence will be only six inches taller than that allowed by right. The additional foot of lattice fence will add the extra height needed to keep dogs and children from easily maneuvering over the fence, while allowing light and air to pass through, and breaking up the commanding appearance of the originally proposed 6-foot tall solid wood fence.

**Conclusions:** The zoning code allows a 3.5-foot fence in the front setback. But a 3.5-foot tall fence does not provide adequate safety in this situation. A taller fence is needed. The existing 6-foot tall fence, exaggerated by its location on top of a 7- to 8-foot tall, concrete wall, is overwhelming and projects a forbidding appearance to the neighborhood. A fence that is 4 feet tall would add only 6 inches to the allowed height of the fence, and to the margin of safety, than the allowed 3.5-foot fence. However, a foot of lattice fence built on top of a 4-foot fence would result in a 5-foot fence that would provide a greater level of safety in the backyard, thereby resolving the safety issue for the residents, while the lattice would allow more light and air and promote the sense of community with the neighborhood. Vegetative screening planted along the inside of the fence could provide additional privacy in this backyard. With a condition of approval that the fence must be built to match the modified plans, this criterion can be met.

- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

**Findings:** As discussed above, the 6-foot high fence has created a fortress-like appearance along SW View Point Terrace. It is especially imposing as it is located on top of a tall retaining wall.

The greatest impact from this site on the neighborhood is due mostly from the retaining wall. As noted above, it varies in height from about 3 feet at the northeast corner, to over 7 feet at the southeast corner. It is dark and intimidating to walk along the sidewalk adjacent to the wall. The combination of the 6-foot tall, solid wood fence on top of the 7+-foot wall is daunting. A six-foot tall, solid wood fence, constructed at ground level, might appear unfriendly and detract somewhat from the appearance of the neighborhood. But a 6-foot tall solid wood fence constructed on top of a 7 to 8 foot tall retaining wall gives the appearance of a fortress. The retaining wall exaggerates the impact of the fence.

Because the retaining wall was necessary for construction of the development on the site, it is not subject to this review. This review can only compare the height of the existing fence to the 3.5-foot tall fence allowed by right.

The applicants' revised request reduces the overall fence height by one foot, but reduces the bulkiness of the fence by two feet. The solid wood section of the fence will be only 6 inches taller than the 3.5 foot tall fence allowed by right. The proposed one-foot of lattice on top of the solid fence will open up the space, and reduce the fortress-like appearance. In addition, the lattice will add a degree of lightness and visual interest to the otherwise solid block of fence.

The applicants have agreed that a different style of lattice than the traditional cross-hatching would benefit the impact to the neighborhood. New styles that would add more character to the fence include a 4-inch trellis style lattice, and a "spindle" or "post"-style along the top of the solid portion of the fence. The trellis and post styles would add a level of sophistication to the fence that more closely matches that of the houses, and would improve the appearance of the fence far more than would the typical lattice style fencing. More importantly, the trellis or post styles would both be far stronger than the typical, cross-hatched lattice style, and therefore would supply a greater degree of safety than would the cross-hatched style.

**Conclusions:** The proposed 2-foot reduction in height of the solid wood fence, and replacement with one foot of lattice topped fencing, will enhance the appearance of the site as well as the livability for the community. Both the trellis and post style lattice would provide a significant improvement to the appearance of the fence, and would provide a greater degree of safety for pets and children in the yard. The applicants agree and have voiced a preference for post-style lattice. Because the applicant has not provided a drawing of the proposed lattice, conditions of approval are required to ensure that the post style lattice will remain open and provide the light and air necessary to reduce the over-all bulkiness of the wooden fence. Therefore, with a condition of approval to allow either a post-style or trellis-style lattice fence topping the 4-foot high solid wood fence, and with specifications for post size and spacing, this approval criterion can be met

The fence proposal has no impacts on street classifications.

- C. If more than one adjustment is being requested, the cumulative affect of the adjustments results in a project which is still consistent with the overall purpose of the zone;

**Findings:** Only one adjustment is requested, to allow a four-foot high solid wood fence with one additional foot of lattice fencing on top of the solid fence. Therefore, this criterion does not apply.

- D. City-designated scenic resources and historic resources are preserved; and

**Findings:** There are no scenic or historic resources on the site. Therefore, this criterion does not apply.

- E. Any impacts resulting from the adjustment are mitigated to the extent practical.

**Findings:** The applicants constructed a 6-foot tall, solid wood fence without permits, and subsequently submitted an application for an adjustment to approve the existing fence. After reviewing the concerns raised by their neighbors, and while still needing to protect their children and pets, the applicants modified their proposal from a 6-foot tall, solid wood fence, to a 5-foot tall, lattice-topped fence, with 4 feet of solid wood topped by one foot of lattice. Staff then determined that typical cross-hatched lattice would not provide the level of safety requested by the applicants and instead are requiring the lattice to be either post or trellis-style. The solid wood fence, at four feet, will be only six inches taller than the 3.5-foot fence allowed by right. Post or trellis style lattice on top will be open enough to break up the appearance of a solid wall and will enhance the appearance of the fence. The applicants stated in a December 21, 2011, phone conversation that they prefer the post or spindle-style lattice. Posts can range from small 1/2-inch diameter round spindles to large,

wide rectangles of flat wood. The applicant voiced a preference for the post-style lattice. To approve post or trellis-style lattice, conditions must be placed on their size and spacing.

**Conclusions:** The applicants have mitigated the impacts of their existing wall by proposing to reduce the height of the solid wood wall to 4 feet, only 6 inches taller than allowed by right, and by adding a foot of lattice fencing on top. Together, the fence will be 5-feet tall, but the one-foot high lattice will allow light and air and reduce the fortress-like effect that the 6-foot tall, solid wood fence evoked.

Because the idea behind the lattice is to open up the top of the fence as much as possible, the posts in the lattice must be at least 8 inches tall, not more than 1.5 inches in diameter and not less than 6 inches apart in order to provide the open feel required by this review. If the trellis-style lattice is used, the square openings must be at least 4-inches square. The addition of post or trellis-style lattice will improve the appearance of the fence and will add to the livability of the neighborhood. With these conditions, this criterion can be met.

## **DEVELOPMENT STANDARDS**

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

## **CONCLUSIONS**

The applicants' modification of their fence plan mitigates the negative impacts to the community at large. Instead of a solid wood fence that is 2.5 feet taller than allowed by code, the applicants decided to modify the existing fence by cutting the solid wood fence down to a height of 4 feet and installing 1-foot tall lattice along the top, to have a 5-foot tall lattice-topped fence. Staff determined that the lattice should be either post or trellis lattice rather than the more typical cross-hatched lattice.

As demonstrated above, all of the relevant approval criteria have been met. Approval of the request to increase fence height by 1.5 feet, from 3.5 feet to 5 feet, will provide the applicants with the level of safety they feel is required to protect their children and pets. Because the top foot of fence will be lattice, which is see-through and allows more air and light into and out of the yard, the impacts to the neighborhood will be greatly reduced. If a 5-foot tall fence, including one foot of lattice, were constructed at ground level, few passersby would notice. It is the very tall retaining wall that exaggerates the appearance of the fence. However, it is the very same retaining wall that creates the need for a taller fence than the 3.5 foot-tall fence allowed by right in the setback.

The lower solid wood fence combined with lattice fencing on top greatly reduces the fortress-like appearance of the fence and backyard. The lattice-topped fence will provide the additional safety required for people and pets on the site while letting in light and air to enhance the appearance for the surrounding community.

## **ADMINISTRATIVE DECISION**

Approval of an Adjustment to increase the height of a fence in the front setback (33.220.185.C.1.a.) from 3.5 feet to 5 feet, with 4 feet of solid wood fence and one foot of lattice fencing above, as shown on the approved drawings, Exhibits C.1.a, revised, dated December 19, 2011, and subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B and C) must be noted on each of the required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 11-191079 AD." All requirements must be graphically represented on the site plan or other required plan and must be labeled "REQUIRED."
- B. The lattice portion of the 5-foot tall, lattice-topping fence, shall be either post or trellis-style lattice. Cross-hatch lattice is not allowed.
- C. Posts in post-style lattice shall not be more than 1.5 inches in diameter, with not less than 8 inches exposed, and spaced not less than 6 inches apart. The squares in trellis-style lattice shall be at least 4 inches square.
- D. The 5-foot high lattice-topping fence can not be taller than 5 feet regardless of whether its location is on top of the existing retaining wall or on the adjacent ground inside the yard, within the 3-foot wide front setback area.
- E. The 5-foot tall fence shall be located along the SW View Point Terrace frontage and along the first 5 feet of each side yard adjoining the SW View Point Terrace frontage.

**Staff Planner: Kathy Harnden**

**Decision rendered by:**  **on December 22, 2011**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: December 23, 2011**

**About this Decision.** This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

**Procedural Information.** The application for this land use review was submitted on November 3, 2011, and was determined to be complete on **November 17, 2011**.

*Zoning Code Section 33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on November 3, 2011.

*ORS 227.178* states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended for 10 days. Unless further extended by the applicant, **the 120 days will expire on: March 27, 2012**

**Some of the information contained in this report was provided by the applicant.**

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

**Conditions of Approval.** If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be

documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

**Appealing this decision.** This decision may be appealed to the Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 pm on January 6, 2012**, at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3:00 pm. After 3:00 pm. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandonline.com](http://www.portlandonline.com).

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Adjustment Committee is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Adjustment Committee an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**Recording the final decision.**

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, the final decision may be recorded on or after **January 9, 2012 – (the first business day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.

- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034  
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

**Expiration of this approval.** An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

**Applying for your permits.** A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

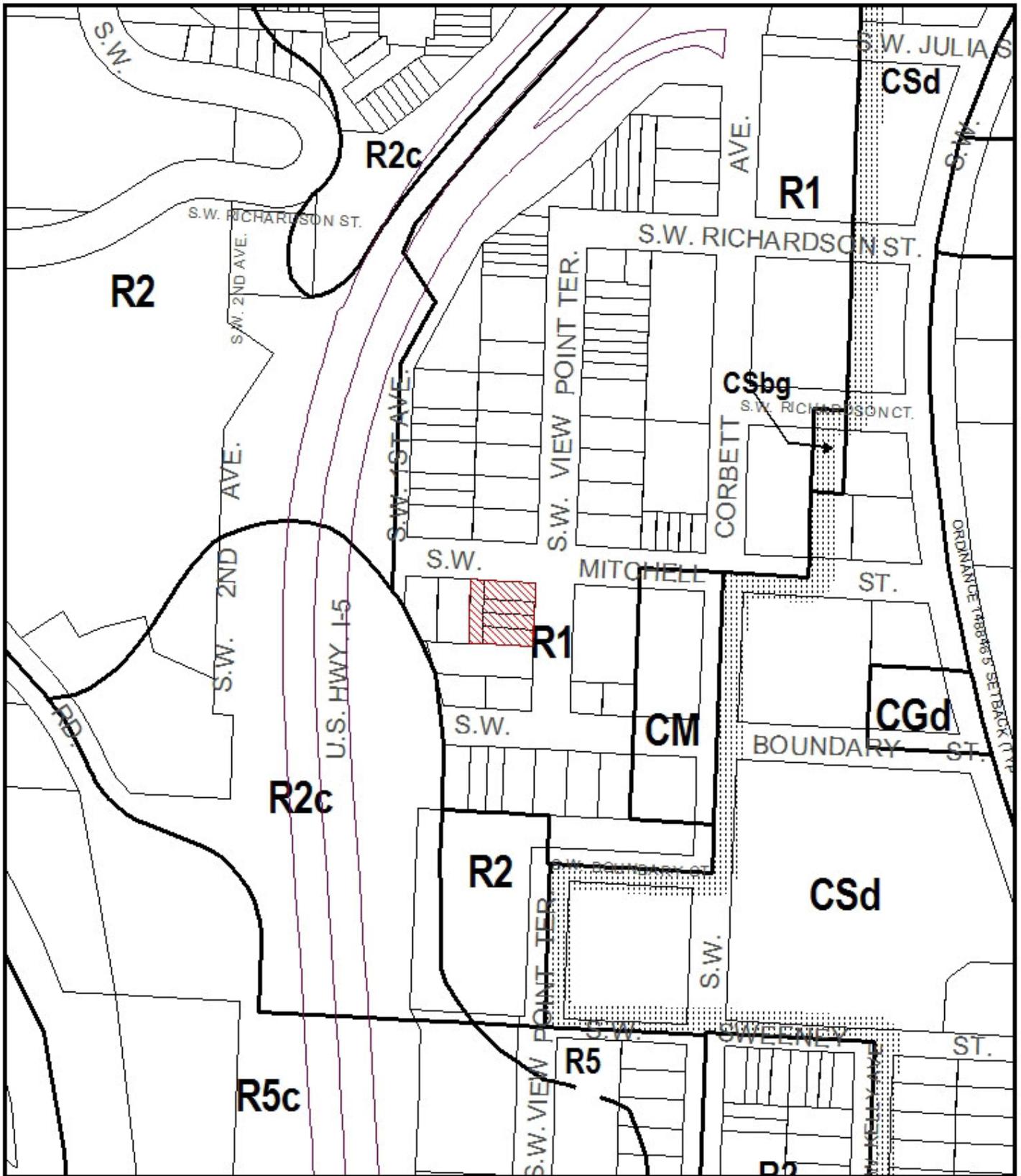
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. 1. Applicant's Statement
2. Applicant's request to extend the review period
- B. Zoning Map (attached)
- C. Plans/Drawings:
  1. Original Site Plan
  - 1.b Revised Site Plan (attached)
- D. Notification information:
  1. Mailing list
  2. Mailed notice
- E. Agency Responses:
  1. Bureau of Transportation Engineering and Development Review
  2. Water Bureau
  3. Life Safety
- F. Correspondence:
  1. Michelle and Gerry Gamburd, 11/28/11, in general opposition to any fence taller than 3.5 feet
  2. Kathryn and Charles Donaldson, 12/2/11, requesting a solution which satisfies both the applicants and condo owners from across the street
  3. Mary Lou Jacobs, 11/30/11, requesting a reduction in the fence height or other adjustments to "soften its appearance"
- G. Other:
  1. Original LU Application
  2. Site History Research

**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**



# ZONING

 Site

File No. LU 11-191079 AD

1/4 Section 3529

Scale 1 inch = 200 feet

State\_Id 1S1E15BC 3300

Exhibit B (Nov 07, 2011)



NORTH

1 foot = 1/2 inch

4 foot Solid fence + 1 foot lattice.

↳ on view Point Ter

↳ on side fences for ~~3~~<sup>5</sup> feet back from retaining wall

Lattice shall be either post or trellis, not cross-hatched, per K. Harnda, staff planner, 12-21-11.

