



CITY OF CAMPBELL
Community Development Department

April 5, 2018

**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 project proposal:

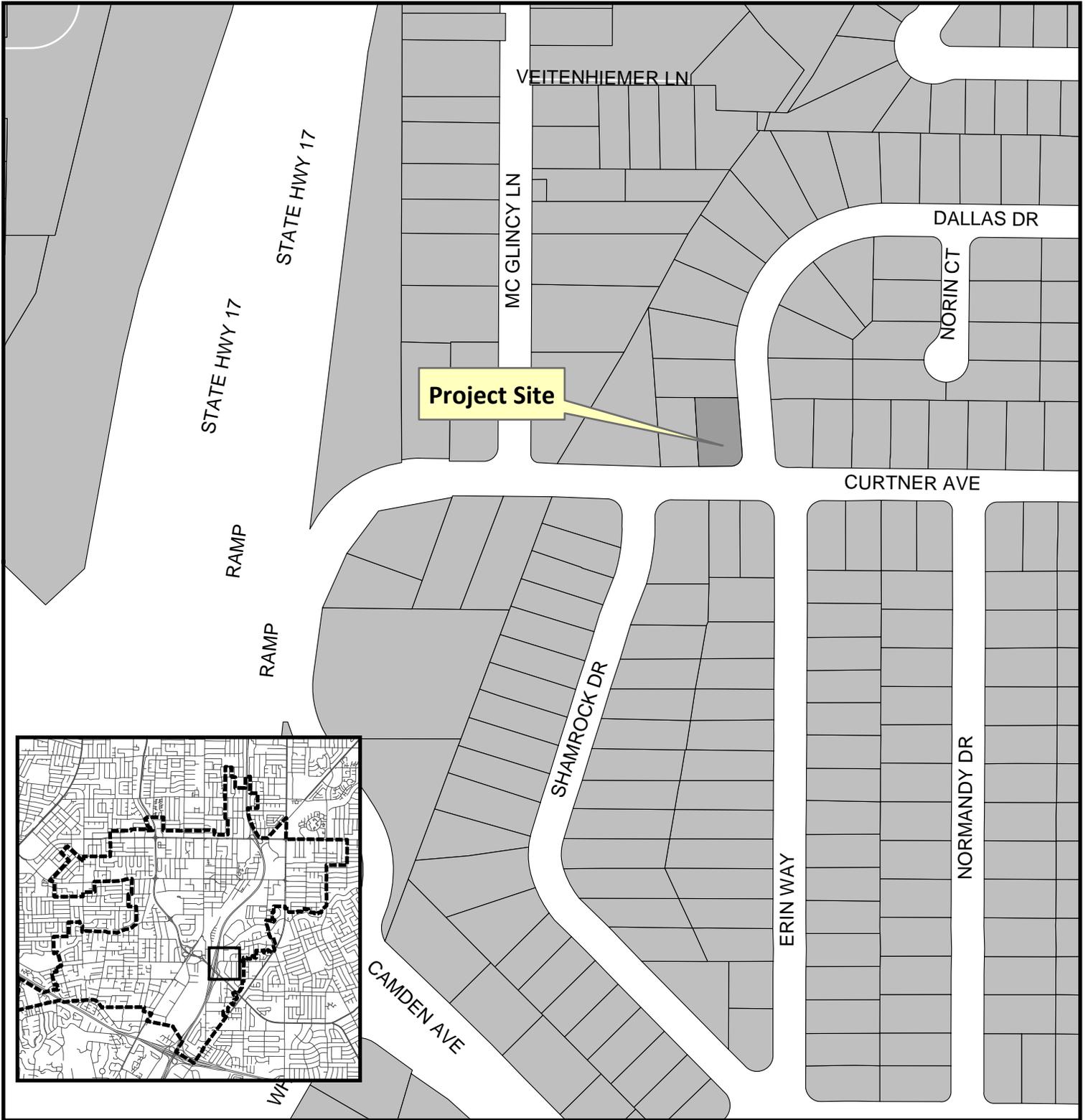
File No.: PLN2018-90
Applicant: Mathew and Julia Nussbaum
Project Address: 261 Dallas Drive
Property Owner: Mathew and Julia Nussbaum
Zoning District: R-1-8 (Single Family Residential)
General Plan: Low Density Residential (Less than 4.5 units/Gr. Acre)
Project Description: Fence Exception request for a 7-foot tall front yard fence at a 2-foot setback along Curtner Avenue and a 7-foot tall side yard fence at a 20-foot setback along Dallas Drive

This application will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The 10-day comment period for this application will begin on April 5, 2018 and end on April 16, 2018. Comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **April 16, 2018**, as a decision will be rendered after this time. No additional notice will be provided. A copy of the Fence Exception application, and all associated documents, are available for review from 8:00 a.m. to 5:00 p.m. at the Community Development Department, City Hall, 70 North First Street, Campbell, California and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'.

Decisions by the Community Development Director are final in 10 calendar days following the decision date, unless an appeal is received in writing (including email) at the 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 \$750 appeal filing fee.

Questions or comments regarding this application may be addressed to Naz Pouya, Planning Technician, in the Community Development Department at (408) 866-2144 or nazp@cityofcampbell.com.

Project Location Map

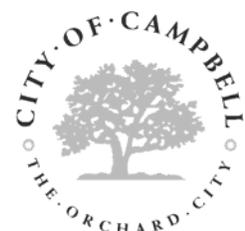
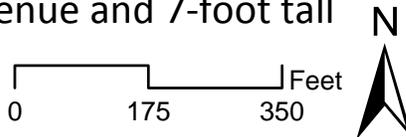


Project Location: 261 Dallas Dr

Application Type: Fence Exception

Planning File No.: PLN2018-90

Description: Request for 7-foot tall front yard fence at 2-foot setback along Curtner Avenue and 7-foot tall side yard fence at 20-foot setback along Dallas Drive



Community Development Department
Planning Division

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MAR 20 2018

CITY OF CAMPBELL
PLANNING DEPT.

Nussbaum

261 Dallas Drive
Campbell, CA 95008
805-909-2024
mpnuss@gmail.com

March 2, 2018

Planning Division
City of Campbell
70 North First Street
Campbell, CA 95008

To whom it may concern,

Through this Fence Exception Submittal (Submittal), we are hereby requesting exception to the maximum fence height allowed under Section 21.18.060 of the Municipal Code and Section III.D.15. of the Campbell Village Neighborhood Plan. We are proposing an increased fence height to seven feet above grade for enhanced security and privacy on the street sides of Dallas Drive and Curtner Avenue. The setbacks of the proposed fence will conform to Section 21.18.060 using the Dallas Drive property line as the front. Current fence lines will not be relocated, only improved and raised by one foot. The corner triangular area, as specified in the Municipal Code will also be maintained to ensure proper visibility for vehicular safety.

Given the City of Campbell's plan to install a sidewalk on Curtner Avenue, and the previously experienced invasion of privacy, our seven foot fence is proposed to enhance our security and privacy. This minor fence height increase would not be detrimental to neighbors, the City, or the community.

Please see attached Development Application, Neighbor Notification Form, neighbor signatures, and Plans. Please let us know if you have any questions.

Sincerely,

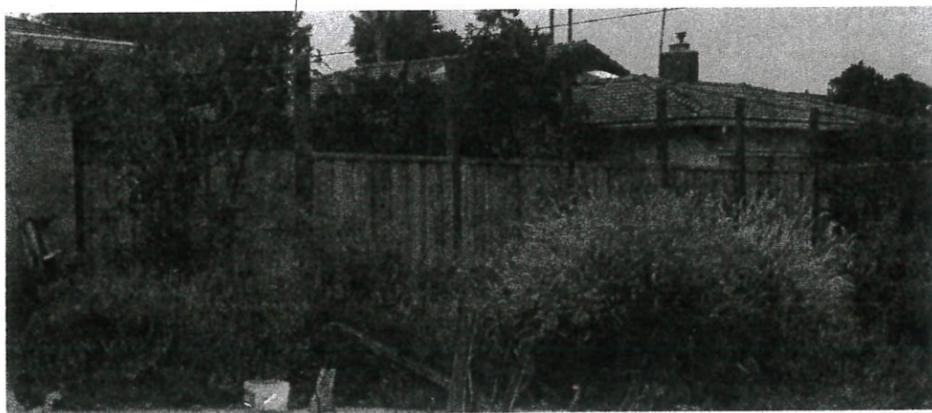
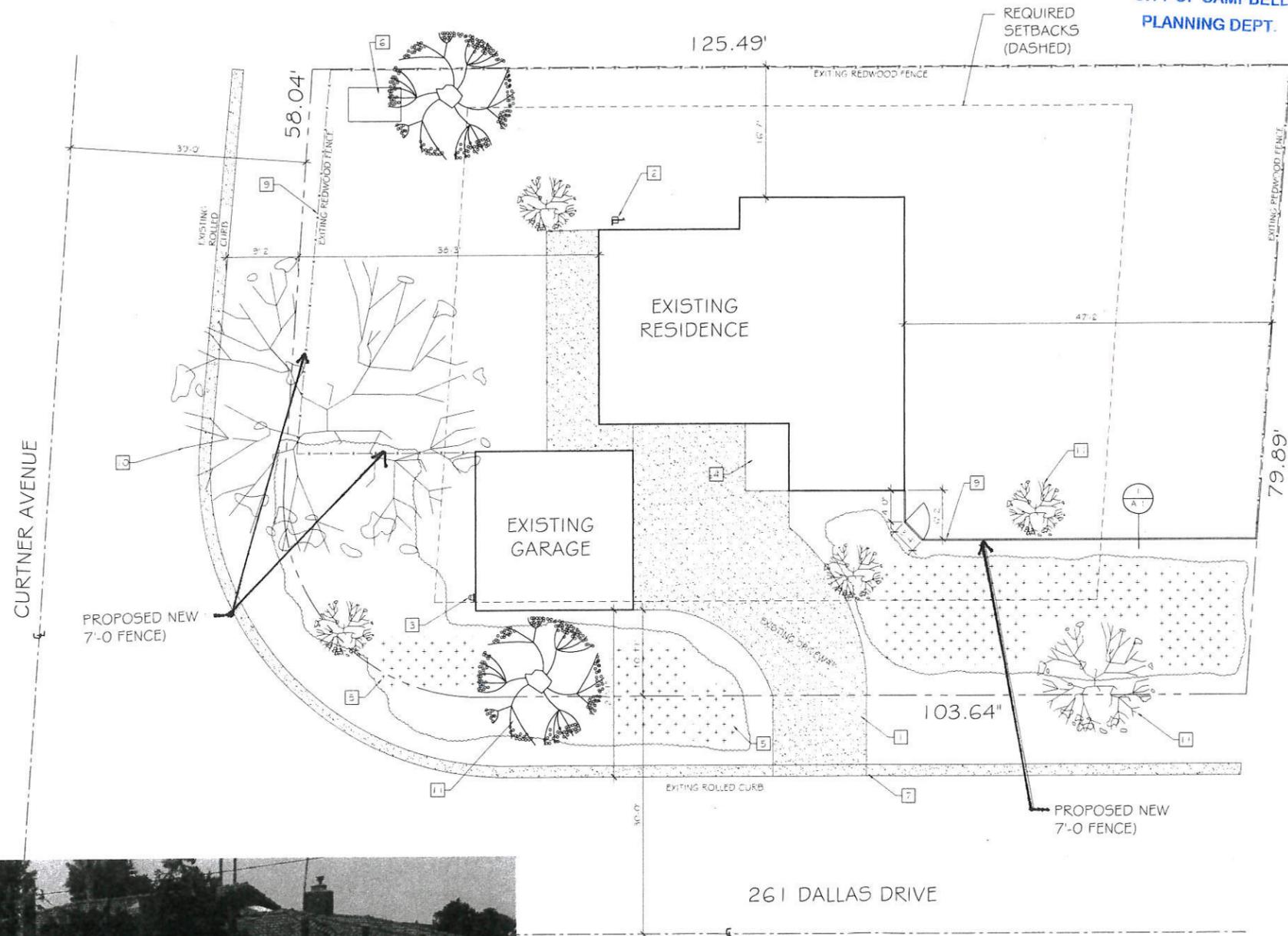


Mathew Nussbaum

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MAR 20 2018

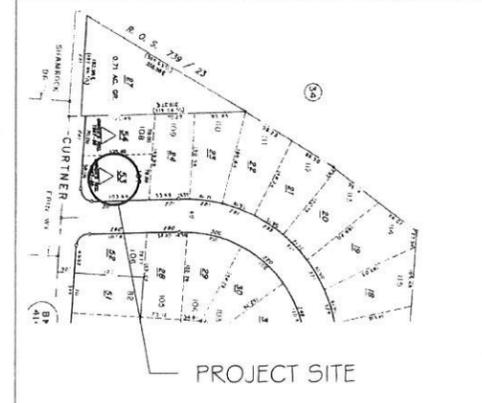
CITY OF CAMPBELL
PLANNING DEPT.



VIEW OF FENCE FROM STREET



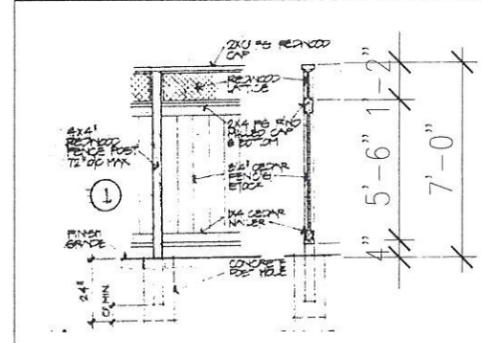
LOCATION MAP



PROJECT DATA

ADDRESS:	1636 MACKAY AVENUE SAN JOSE, CA 95125
APN:	434-27-055
ZONING:	R-1-B, SINGLE FAMILY RESIDENTIAL
OCCUPANCY GROUPS:	R-311
TYPE OF CONSTRUCTION:	V-N
NUMBER OF STORIES:	ONE
SPRINKLERS:	NO
SITE AREA (NET):	6325 SF
SLOPE ADJUSTMENT:	0 SF (FLAT LOT)

GOOD NEIGHBOR FENCE DETAIL



SCOPE OF WORK

THIS PROJECT INVOLVES A NEW 7' 0" TALL REDWOOD FENCE IN SIDE YARD.

SITE PLAN KEY NOTES

- 1 EXISTING DRIVEWAY
- 2 EXISTING GAS METER
- 3 NEW 200 AMP ELECTRICAL METER
- 4 EXISTING FRONT PORCH
- 5 EXISTING DROUGHT TOLERANT LANDSCAPING
- 6 EXISTING SHED
- 7 EXISTING ROLLED CURB
- 8 (B) WATER METER
- 9 NEW 7' 0" REDWOOD FENCE
- 10 20' WALNUT TREE
- 11 EXISTING SHORT TREES (under 6' tall)

Concepts & Documentation by:
ROLANDO NORIEGA DESIGN
 PLANNING • CONSULTING
 CUSTOM HOMES • REMODELING
 (415) 408-9977 • (415) 408-6542 • (415) 408-6542 • (415) 408-6542
 240 PAMPAS DRIVE SAN JOSE, CA 95128
 Email: Rnoriegadesign@gmail.com

Rolando Noriega

NUSSBAUM RESIDENCE
 261 DALLAS DRIVE
 CAMPBELL, CA 95008
 APN: 412-39-053

Revisions	By	Date

SITE PLAN
PROJECT INFORMATION

Date: DEC. 2017
 Project No.: 2017-17
 Drawn By: RBN-R
 Checked By: RBN-R

A.1