



**City of Waverly
Building and Zoning Department
Variance Request Report**

Date: March 6, 2026

To: Waverly Board of Adjustment Members
Melissa Brown, Andrew Cockerill, Ron Dubas, Sonny Fankhauser, Joseph Poole, Kelly Sears

CC: Abbey Pascoe, Stephanie Fisher, Megan Frye

From: Mike Palm, Zoning Administrator

Subject: **Board of Adjustment Meeting – Variance Request Details**

Variance Request 26-01:

1. Mr. Stake's property is located at 14730 Folkestone St. It is a corner lot at the intersection of N 148th St. and Folkestone St. The west property line (street side yard) abuts the N 148th St. right-of-way. The north property line abuts the property owned by the Waverly School District (Waverly Intermediate School).
2. Mr. Stake is requesting to install an eight-foot-tall privacy fence along the property line abutting N 148th St. and a portion of the lot line abutting the Waverly Intermediate School.
3. Per Waverly's Zoning Regulations, the maximum height for any residential fence outside of the required front yard shall be six feet. The regulations allow for a residential fence height of up to eight feet if the portion of fence is separating the residential lot from a commercial or industrial lot.

4. **Surrounding Land Use and Zoning:**

North: Zoned; R-1

South: Zoned; R-1

East: Zoned; R-2

West: Zoned; R-1

Use: Waverly Intermediate School

Use: ROW, Single-Family Residential

Use: ROW, Single-Family Residential

Use: Single-Family Residential

5. Attachments:

- A copy of the Variance Request
- An aerial screenshot of the property
- A copy of Waverly's fence regulations