

**ORDER: APPROVE DIMENSIONAL VARIANCE ON LAFAYETTE COUNTY  
PARCEL 129-31-018.89**

Motion was made by Brent Larson, duly seconded by Larry Gillespie, to approve Dimensional Variance on Lafayette County.

The vote on the motion was as follows:

Supervisor Brent Larson, voted yes  
Supervisor Larry Gillespie, voted yes  
Supervisor David Rikard, voted yes  
Supervisor Chad McLarty, voted yes  
Supervisor Mike Roberts, voted yes

After the vote, Vice President, McLarty, declared the motion carried, this the 18<sup>th</sup> day of July, 2022.

  
Chad McLarty, Vice President  
Board of Supervisors

  
Sherry Wall, Chancery Clerk

To: Lafayette County Planning Commission

From: Travis and Jennifer Neppi

Date: June 20, 2022

Re: Dimensional Variance for Fence Construction at 607 Tuscan Valley Drive

We are requesting a dimensional variance for the construction of a fence in our backyard. The fence we are hoping to have constructed is a black metal fence (see Figure 1) that is commonly found throughout our neighborhood. Please see the attached email from our HOA with their approval of the proposed fence.

Within our neighborhood, there are numerous houses on corner lots like ours that have fences. These fences are all adjacent to and plainly visible from both roads. These include:

- 77 Tuscan Hills Drive – corner of Tuscan Hills and Tuscan Cove, wooden fence
- 79 Tuscan Hills Drive – corner of Tuscan Hills and Tuscan Cove, wooden fence
- 84 Tuscan Hills Drive – corner of Tuscan Hills and Tuscan Ridge, wooden fence
- 412 Andalusia Drive – corner of Tuscan Valley Dr and Andalusia Dr, metal fence
- 420 Andalusia Drive – corner of Idyllwild and Highlands Circle, metal fence

If the Planning Commission approves construction of the fence in our backyard, we would also request a "setback variance" to allow us to construct the fence within the existing setback, but outside of the "right of way" along Idyllwild Drive. We propose to locate the fence up to but no closer than 25' from the edge of Idyllwild Drive and Tuscan Valley Drive. The fence will be located behind the existing wood line and will be largely concealed behind existing mature trees and brush. See Figure 2 for a property map with the proposed fence location and Figure 3 for a picture of the proposed fence location.

The electric, gas, and fiber utilities have been marked in recent weeks. The only existing utility within the proposed fence location is the fiber optic cable. The sewer line runs from the front of our house through the front yard to the end of the driveway, and is outside of the proposed fence location. Bennett Hill, HOA president, licensed surveyor, and developer of Tuscan Hills, advised that the sewer lines on Idyllwild Drive go directly from manhole cover to manhole cover in the center of Idyllwild Drive (see Figure 1 for a map including known utility locations). Bennett Hill will be available to survey our property lines in early July.

The fence will provide increased security for our home while also providing a safe place for our child and dog to play. We appreciate your consideration of this request.

*8' variance granted*



Figure 1: Example of black metal fence to be constructed (photo taken at 420 Andalusia Drive)

**Figure 2: Property map showing approximate fence location and utility locations**

## Lafayette County MS

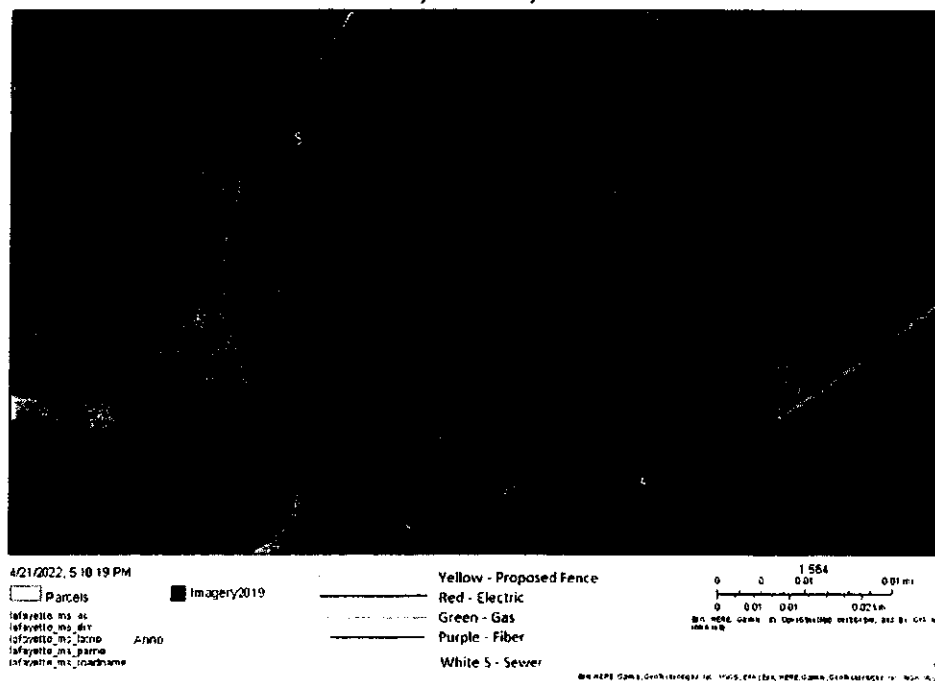




Figure 3: The proposed fence will follow the yellow flags and dirt path shown in the photo. By staying inside (north of) the wood line the fence can be constructed without removing the existing trees and brush along Idyllwild Drive.

On Thu, Mar 10, 2022 at 2:51 PM Allison Russell <ARussell@keithcollinsco.com> wrote:

**You have been approved just please make sure you are within your property line and setbacks.**

Thank you!

*Allison Russell*

Assistant Manager

2094 Old Taylor Road, Suite 157

Oxford, Mississippi 38655

Phone: (662)236-9611

Cell: (662)816-2882

Fax: (662)236-9612

[www.keithcollinsco.com](http://www.keithcollinsco.com)

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From: Jennifer Neppi <jenn.neppi@gmail.com>  
Sent: Tuesday, March 8, 2022 10:21 AM  
To: Allison Russell <ARussell@keithcollinsco.com>  
Subject: Architectural Request/Approval Form-607 Tuscan Valley Dr

Good Morning,

We are planning construction for an Inground pool and fence in our backyard at 607 Tuscan Valley Dr. Let me know if you need anything further.

Thanks,

Lafayette County MS



4/21/2022, 5:10:19 PM

Parcels

lafayette.ms.ec  
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Arno

Imagery2019

Yellow - Proposed Fence

Red - Electric

Green - Gas

Purple - Fiber

White S - Sewer

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