

## EXHIBIT 7

### Siracusano Consolidation / Variance 1223 Oxford Lane

#### Standards for Granting a Zoning Variance Section 6-3-6:2

**Variance:**

**Allow installation of a fence with a height of between 5 and 6 feet. The fence shall be 6' tall on the property line starting on the western property line approximately 90' from the northwest corner of the subject property; then the full length of the property on the northern lot line (along Hobson Road), then approximately 100' running south from the northeast corner. The southernmost 25' of this last leg shall be 5' in height.**

**1. The variance is in harmony with the general purpose and intent of this title.**

*The general purpose and intent of this title is to provide for consistent fence heights among neighbors and not unduly limit the provision of light, air, and open spaces of neighboring properties. The subject property is uniquely located in an area of estate zoning, on the SW corner of Hobson Road and Oxford Lane. Petitioner believes installation of the proposed fence with the will: (i) provide a safety buffer from automobile traffic generated by Hobson Road; (ii) delineate the Property's lot lines; (iii) provide additional privacy and security; and (iv) provide an overall aesthetic improvement to the area. With the large estate lots, the proposed fence would not unduly limit the provision of light, air and open spaces. Additionally, several of the neighboring properties have received variances for fences of heights similar to the requested variance. For the above-stated reasons, the proposed variance is consistent with the general purpose and intent of this title.*

**2. Strict enforcement of this title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district.**

*The location and character of the subject property together with the nature of the surrounding neighborhood creates a unique set of circumstances. The Property is located in close proximity to Hobson Road and the traffic that is generated by this roadway. Installation of the proposed fence will provide a clear delineation of the Property's lot lines, complement the home and landscaping, and allow the Petitioner to better utilize its side yards. The installation of the fence will have no impact to the residential neighborhood.*

**3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.**

*The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to the adjacent property. To the contrary, the fence will be appealing, tasteful and will have a positive effect to the character of the neighborhood. The proposed fence will be designed, laid out, and constructed, in a manner that achieves both balance and harmony with the neighborhood, and blends in a visually unobtrusive manner with the surrounding.*