

Chad StoeckerChad Stoecker
11 Maple Lane
Naperville, IL, 60540
December 1st, 2018

Planning and Zoning Commission
400 S. Eagle Street
Naperville, IL, 60540

EXHIBIT #1

Dear Planning and Zoning Commission:

This letter is intended to serve as Exhibit 1 in my application for a zoning variance to install a fence on the property of my primary residence, 11 Maple Lane, Naperville, IL, 60540. I am seeking to install a 6-foot privacy fence along the lot line of our corner yard lot. The fence will be dog eared to follow the natural landscaping and ensure visibility for motorists is not impacted. The fence would be of the same style, and installed by the same contractor, as the existing fence to match and enhance the overall aesthetic of the neighborhood.

- **Exhibit 1: Section 6-3-6:2: Standards for Granting a Zoning Variance and/or Sign Variance**
 - ***1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and***
 - ***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; and***
 - ***3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property***
- **Owner's Response:**
 - 1.
 - I believe this variance is in harmony with the overall goal and intent of Naperville's Master Plan. Currently, 3 sides of the back yard of 11 Maple Lane are fenced with a 6-foot privacy fence. Our intent is to use the same style of fencing (6 ft Cedar Dog Eared Shadow Board with Williamsburg posts) from the same fence installer (Northwest fencing) to ensure continuity of the fence and enhance the overall aesthetic of the neighborhood.
 - Our proposed path for the fence would increase the aesthetic of the neighborhood by running along, and with, and existing wooded break of mature trees.

- The proposed path of the fence would NOT be rectangular but would have “dog-eared” north and south corners to ensure that motorist visibility is not impacted and the natural, existing, tree line is observed and enhanced.
- I believe our intent particularly applies to
 - *Goal #1, bullet #3 of the Naperville Master Plan, East Sector Plan Update of 1998, Page 40*
 - *Goal #1: Preserve/create high quality residential developments:*
 - *Policy #3: Give priority to the protection, rehabilitation, and improvement of existing neighborhoods and communities through code enforcement and preservation.*
 - *and Sections 6-1-2: 6*
 - *To zone all properties with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City.*
- 2.
 - Strict enforcement of the existing code provisions cannot be easily applied without negative ramifications to the value of the home or the aesthetics of the neighborhood.
 - To ensure the aesthetics of the neighborhood and match the existing fence style, the fence would need to be built along the 30-foot set back line. This would result in the natural backyard area of the lot being bisected in an unnatural manner. This would result in a reduction in property value by reducing the “perceived” back yard by approximately 200 square feet and would create an odd aesthetic for the neighborhood by a piece of yard and a wooded tree break “floating” on a corner.
 - Alternatively, a 4-foot, non-privacy, non-matching fence could be run along the property line. However, this would create a negative aesthetic for the neighborhood by creating mis-matched fence styles. This would also reduce the property’s home value by lessening the privacy of the back yard.
- 3.
 - This variance will not negatively affect the adjacent property or alter the essential character of the neighborhood.
 - As mentioned above, we are seeking to match the essential character of the neighborhood by using the same fencing style and fencing installer.
 - We are protecting the adjacent property by “dog-earring” the fence away from the property on the north.

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- We are protecting motorist visibility by “dog-earing” both the north and south corner of the proposed fence path.
- We are protecting the essential character of the neighborhood by suggesting the proposed path run along the natural tree break of the property.

Sincerely,

Chad StoeckerChad Stoecker

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Naperville, IL, 60540