

## Petition for Zoning Variance Responses for 1214 Needham Road

### **1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan**

The proposed fence not only upholds the purpose and intent of this Title and Naperville's Master plan, however it also improves on it. The proposed privacy fence will not inflict on open spaces, as it will still be set back 30.7 feet at its farthest location, and 16.5 feet at its closest location to the corner property line. The closer of the measurements is in conflict with the current 30 foot restriction, yet is still adequately reduced from the standard 10 foot provision provided on the fencing application [1]. Another reference cited for R1B zoned properties, the typical setback is 15 feet, which the proposed fence will still satisfy [2]. The proposed fence will not only conserve the value of all surrounding buildings, but should also enhance value by increasing the privacy of our lot and all surrounding properties. The proposed fence will not encroach on any surrounding properties, as the fence will be lower than all existing natural borders currently in place with shrubbery. The proposed style fence is a 6 foot tall vinyl privacy fence. This desired height should not be taller than the existing bushes, however if this is a concern, a 4 foot tall vinyl privacy fence will suffice. Also, being set back 16.5 feet from the property line, the fence should not obstruct visibility of the 799 Springhill Circle residence. The proposed fence will be aesthetically pleasing to all neighbors. Lot locations are relatively close in the Springhill subdivision. By adding a privacy fence, the idea of a close community is still intact, while also having a favorable impression on current and future residents by aiding in privacy.

### **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 majority of corner lots in Naperville are required to maintain a setback of 10 feet for a privacy fence in their backyard according to the Fencing Application [1]. According to the Residential Fence Guide and the Plat Application provided on the City of Naperville's website, the typical setback is 15 feet for a R1B zoned property, which is this property's zoning code [2] [3]. Our corner lot is under a restriction of 30 feet. Abiding by the 10 or 15 foot setback is extremely reasonable and will be maintained by this variance, however a 30 foot restriction is excessive. If abiding by the 30 foot restriction, the fence will become aesthetically unpleasing to all surrounding neighbors by an extremely awkward layout. The use of a privacy fence is desired to aid in privacy with our neighbors, while also minimizing visibility to the street and sidewalk which decreases noise pollution in our neighborhood. A privacy fence will benefit all by the reduced sightlines.

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

As mentioned in the first response, this proposed fence will be aesthetically pleasing and thus should not negatively impact our neighborhood. The majority of our surrounding neighbors have privacy fences; one directly across the street has a very similar vinyl fence. Their residence is also on a corner lot. With regards to residency 799 Springhill Circle, our proposed fence should not negatively impact their property. The proposed fence should provide more privacy which will be beneficial to the residents. The privacy fence should not obstruct any views of the property, which will still be visible from the street as the fence will be 16.5 feet from the property line. Our proposed fence is 6 feet in height, which should be

low enough to prevent obstruction of views of the residency. If there is a concern the fence will be too tall, a four foot privacy fence will be completely satisfactory.

## References

1. Naperville Application for Fence.  
<https://www.naperville.il.us/contentassets/c392616f9a744411a31e32526194189a/060-fence-020119.pdf> (accessed Mar 24 2019).
2. T.E.D. Business Group: Administrative Subdivision Plat/Plat of Easement Application Packet.  
[https://www.naperville.il.us/globalassets/media/permits-and-licenses/administrative\\_subdivision\\_2019.pdf](https://www.naperville.il.us/globalassets/media/permits-and-licenses/administrative_subdivision_2019.pdf) (accessed Mar 24 2019).
3. Naperville Residential Fence Guide.  
<http://gis.naperville.il.us/Html5Viewer280/Docs/FenceGuide.pdf> (accessed Mar 24 2019).