



Legislation Details (With Text)

File #: 20-545 **Version:** 1

Type: Public Hearing **Status:** Agenda Ready

File created: 5/1/2020 **In control:** Planning and Zoning Commission

On agenda: 5/6/2020 **Final action:**

Title: Conduct the public hearing to consider variances from Section 6-2-12:1.2 in order to permit a 5' and 6' tall open style fencing within the required front and corner side yard setbacks at the subject property located at 1223 Oxford Lane, Naperville - PZC 19-1-143

Sponsors:

Indexes:

Code sections:

Attachments: 1. Development Petition, 2. Disclosure of Beneficiaries, 3. Location Map, 4. Fence Plan, 5. Fence Details, 6. Prelim-Final Subdivision Plat, 7. Response to Standards, 8. Legal Description

Date	Ver.	Action By	Action	Result
5/6/2020	1	Planning and Zoning Commission	accept	Pass

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing to consider variances from Section 6-2-12:1.2 in order to permit a 5' and 6' tall open style fencing within the required front and corner side yard setbacks at the subject property located at 1223 Oxford Lane, Naperville - PZC 19-1-143

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Scott Williams, AICP

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 19-1-143 was published in the Daily Herald on April 20, 2020.

BACKGROUND:

The subject property is zoned E2, Medium Density Estate District. The 2.4 acre property is currently improved with a single-family residence and associated accessory structures, located at the southwest corner of Hobson Road and Oxford Lane. The property has a platted 50' corner side yard setback (Hobson side), and a platted 35' front yard setback (Oxford side).

DISCUSSION:

The owners and petitioners, Robert J. and Andrea R. Siracusano, request approval to install a fence which exceeds 4' in height. Most of the proposed fence is 6' in height and runs the along the west, north (Hobson), and east (Oxford) property lines with a significant notch around a transformer located at the northwest corner of the property. A smaller, approximately 25' long, 5' tall section is shown just north of the Oxford Lane circular driveway.

Per Section 6-2-12:1.2 (General Zoning Provisions: Fences), an open, or picket style, fence 4' tall or less is permitted in the required front and corner yards. An open fence is defined in Section 6-1-6 (Zoning Title, Purpose, Definitions: Definitions) as a fence which has at least 30% of the surface area in open spaces which afford direct views through the fence (note: as proposed, the aluminum or wrought iron fence complies with the definition of an open fence; however, the proposed height exceeds the maximum allowable 4').

The purpose of this regulation is to preserve sight lines and the open nature of front and corner side yards. The proposed fence complies with the definition of an open fence and maintains intersection visibility relative to a corner lot. The fence also meets the Hobson Road fence type requirement and does not infringe upon its rural character. While the proposed height exceeds the maximum 4' allowed by code, staff finds that the fence is complimentary to existing fencing associated with larger estate lots.

The petitioner's responses to the Standards for Granting a Variance are included in the Development Petition. Staff is in general agreement with the petitioner's Findings and recommends adoption by the Planning and Zoning Commission.

Key Takeaways

- The petitioner requests a variance from Section 6-2-12:1.2 in order to construct a 6' tall open fence. Staff recommends approval of the variance request.