

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

AUGUST 12, 2020

*Application Type*

Dimensional Variance

*Neighborhood*

Blackstone

*Applicant*

Daniel and Natasha Feinberg

*Parcel*

AP 40 Lot 278

*Address*

11 Loring Ave

*Parcel Size*

± 15,120 SF

*Zoning District*

R-1A

*Variance Requested*

Dimensional Variance from maximum fence height of 6'

## 11 LORING AVE



Location Map

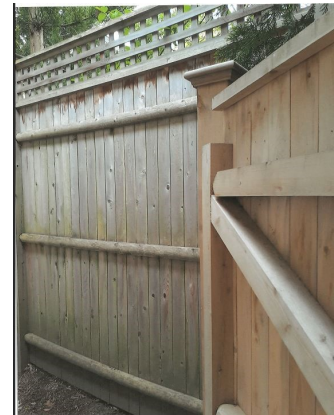


Image of the fence

### SUMMARY

#### Project Description

The applicant is seeking relief from Section 1302.I. in order to erect 8-foot high fencing at the rear lot line and portions of the interior side lot lines, where 6 feet is the maximum height permitted.

#### Discussion

According to the submitted application, the increased fence height is required due to the unique characteristics of the property, which abuts multiple lots to the east, west and south. It is the applicant's contention that the increased fence height is necessary to allow for privacy from neighboring properties. Based on plans provided, the applicant intends to install a 7-foot tightboard fence topped by a one foot lattice on the westerly and southerly lot lines. An eight foot stockade fence is proposed along the eastern lot line. The proposed fencing will be in addition to an eight foot lattice fence that has been installed along the boundary between the subject lot and lot 276.

The proposed fencing will be set back from Loring Ave and begin further than five feet from the front lot line, where fences may be six feet in height. Given the setback and distance from the street, the location of the proposed installation is not expected to negatively affect neighborhood character.

The DPD does not object to the height increase as the fences could serve to increase privacy between properties and provide increased security.

#### Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted.

