

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MARCH 9, 2022

Application Type

Dimensional Variance

Neighborhood

Elmhurst

Applicant

Natalie Angeles Vieyra

Parcel

AP 124 Lot 162

Address

518 Sharon Street

Parcel Size

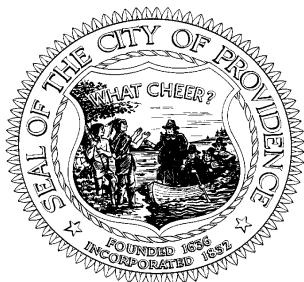
± 10,780 SF

Zoning District

R-1

Variance Requested

Dimensional variance for fence height



Updated: March 3, 2022

518 SHARON STREET



Location Map

View of fence

SUMMARY

Project Description

The applicant is seeking relief from the requirements of Zoning Ordinance Section 1302.I.2. for a 6-foot-high fence within the first 5 feet of the front lot line, where the Ordinance limits fences to 3 feet within that area.

Discussion

The subject property is located on a corner lot with the house set close to the lot lines in proximity to the street. The house is in the northeast portion of the lot with a large portion of the rest of the site covered by vegetation. These features contribute to the unique character of the lot.

The fence will run along the front lot line, south of the building entrance. Per the applicant, the erection of the fence is necessary for security and to screen from noise and littering. Given the proximity of the lot to the street, these reasons seem appropriate as it would improve safety and welfare of residents.

Based on provided images, the fence would not obstruct view of the house, therefore, a negative effect on neighborhood character is not expected.

Recommendation

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