

2966 Linden Street - Zoning Application Narrative

Section 1318.12 limits the height of a fence in a front yard to four (4') feet. Applicant seeks variance to install a six (6') foot privacy fence in the front yard of the subject property, which front yard abuts the rear yard (and rear elevation) of the adjacent gas station and retail stores.

The increased height of the fence is the minimum relief necessary and, if granted, will result in no adverse impact to the neighboring properties. The increased fence height will provide a visual barrier between the rear of the existing buildings on the adjacent property and the newly constructed multi-family building and improvements on the subject property.