

Statement of Practical Difficulty
2655 Derbyshire Road
Larry & Christina DeAngelis
December 27, 2016

Our home at 2655 Derbyshire Road is new construction completed in September of this year by Payne & Payne builders. We have since installed a lawn and have now hired Henry Fence to secure the yard.

As our property is located at Derbyshire and Overlook Lane, Henry Fence has informed us that it is considered a corner lot by the city – and therefore our fence limited to a height of three feet in specific locations. There are special circumstances that are peculiar to the property and its placement on the site:

- The presence of an open porch necessitates pushing the fence into the front yard setback when, otherwise, it could be placed in line with the house.
- The variance for a 32' long portion of 4' tall ornamental metal fencing in the front yard is the minimum necessary to secure the yard for our family. This fence will also be setback 60' from the Derbyshire Road sidewalk, making the difference between a 3' tall fence and a 4' tall fence virtually imperceptible from the street.
- The essential character of the neighborhood will not be changed nor will adjoining properties suffer detriment. The owner of the adjacent land (Jim Haas) is in support of this proposal.

We were unaware of the zoning restriction when we built our house here and believe that there is no other way to secure our property without a variance. We feel that the spirit and intent behind the zoning requirement would be observed by granting this variance.

The enclosed site plans show where we are requesting the variance to the impacted areas.

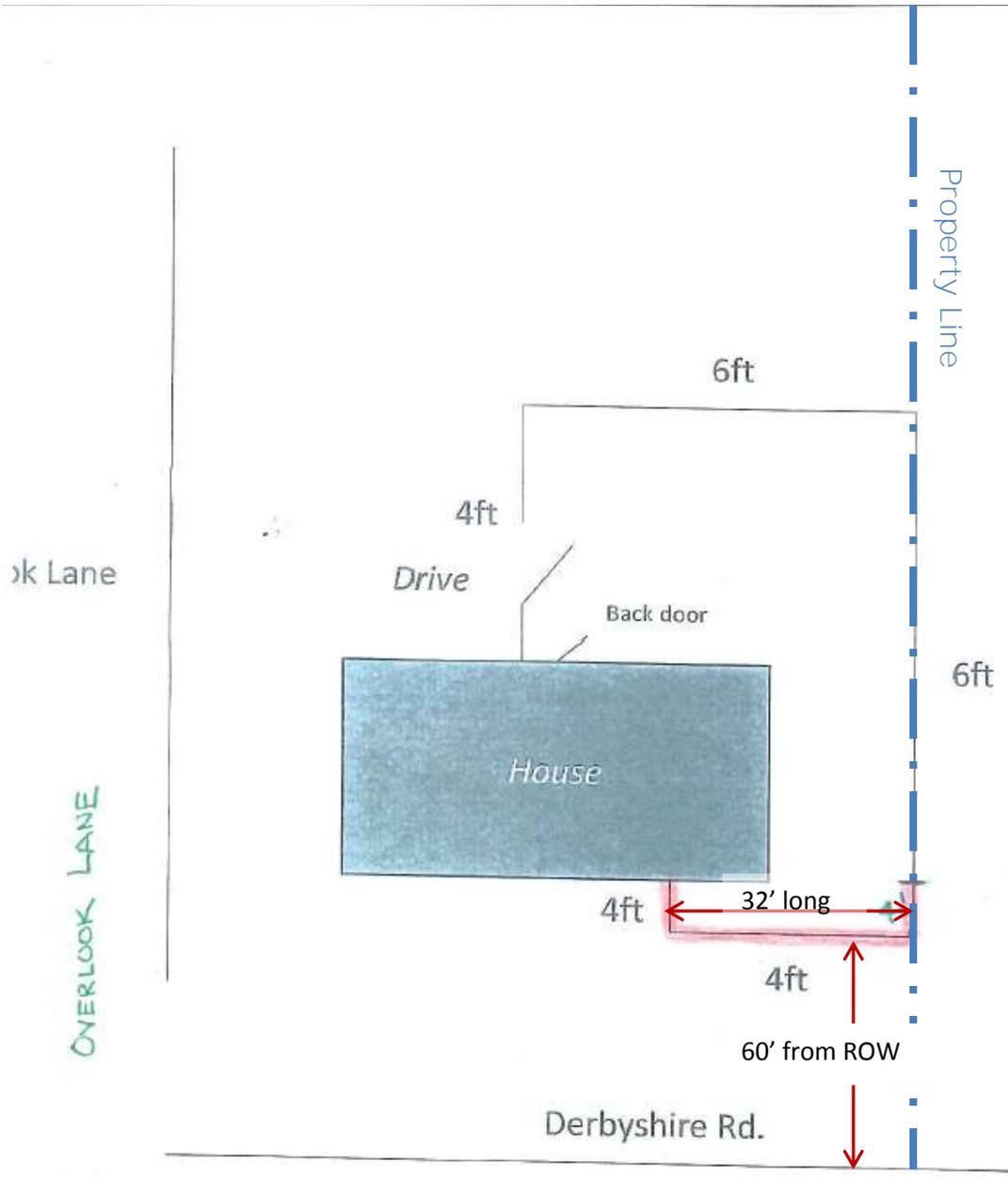
Regards,



Larry & Christina DeAngelis
2655 Derbyshire Rd.

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CAL. No. 3413
2655 DERBYSHIRE



Variance request is for 4' tall ornamental metal fence in the front yard.

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