



#2018-84 Barkley – Variation Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	September 5, 2018
<u>Request:</u>	To construct a 4-foot fence in the front yard, 22 feet into the required 27-foot average front yard setback.
<u>Location:</u>	225 College
<u>Acreage:</u>	Approximately 7,920 square feet
<u>Existing Zoning:</u>	R-2 Single Family
<u>Surrounding Properties:</u>	North: R-2 Single Family South: R-2 Single Family East: R-2 Single Family West: R-2 Single Family
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- The property is an existing single family home.
- Recently, the City made a change to the ordinance, which would permit 4-foot fences in the yard abutting a street (corner side yard).
- The petitioner's house is oriented towards College Street, so he believed Lill Avenue to be his yard abutting a street (corner side yard). The narrow side of the lot is considered the front yard, which would be Lill Avenue.
- The petitioner has already retained a contractor and purchased the materials for the 4-foot fence. He is now requesting a variation to allow the fence as proposed.
- A list of requested variations is attached with this report. There have been a few variations approved for a fence in the front yard. Typically they are very unique situations, including a similar situation where the fence was installed in what the owner considered the side yard, but the UDO defines as the front yard.

Development Analysis:

General

- **Request:** Variation to allow the construction of a 4-foot fence in the front yard, 5 feet from the property line, which is a 22-foot encroachment into the 27-foot required average front yard setback.

- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.
- Zoning: The site is zoned R-2 Single Family. This property is used as a single-family home.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use - Residential

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

This can be accomplished with the following supporting action:

Supporting Action: Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

Housing – Single Family Housing

Goal: Promote strong neighborhoods by preserving their character and historical significance and ensuring that they are well serviced by a variety of community facilities and services.

This can be accomplished with the following supporting action:

Supporting Action: Encourage quality subdivision design.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting a variation from Article 4 Fences, Wall and Screening to allow the construction of a 4-foot fence in the front yard, 5 feet from the property line, which is a 22-foot encroachment into the 27-foot required average front yard setback.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

- a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

Meets *Does not meet*

- b. Also, that the variation, if granted, will not alter the essential character of the locality.

Meets *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

- a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

Meets *Does not meet*

- b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

Meets *Does not meet*

- c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

Meets *Does not meet*

- d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

Meets *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

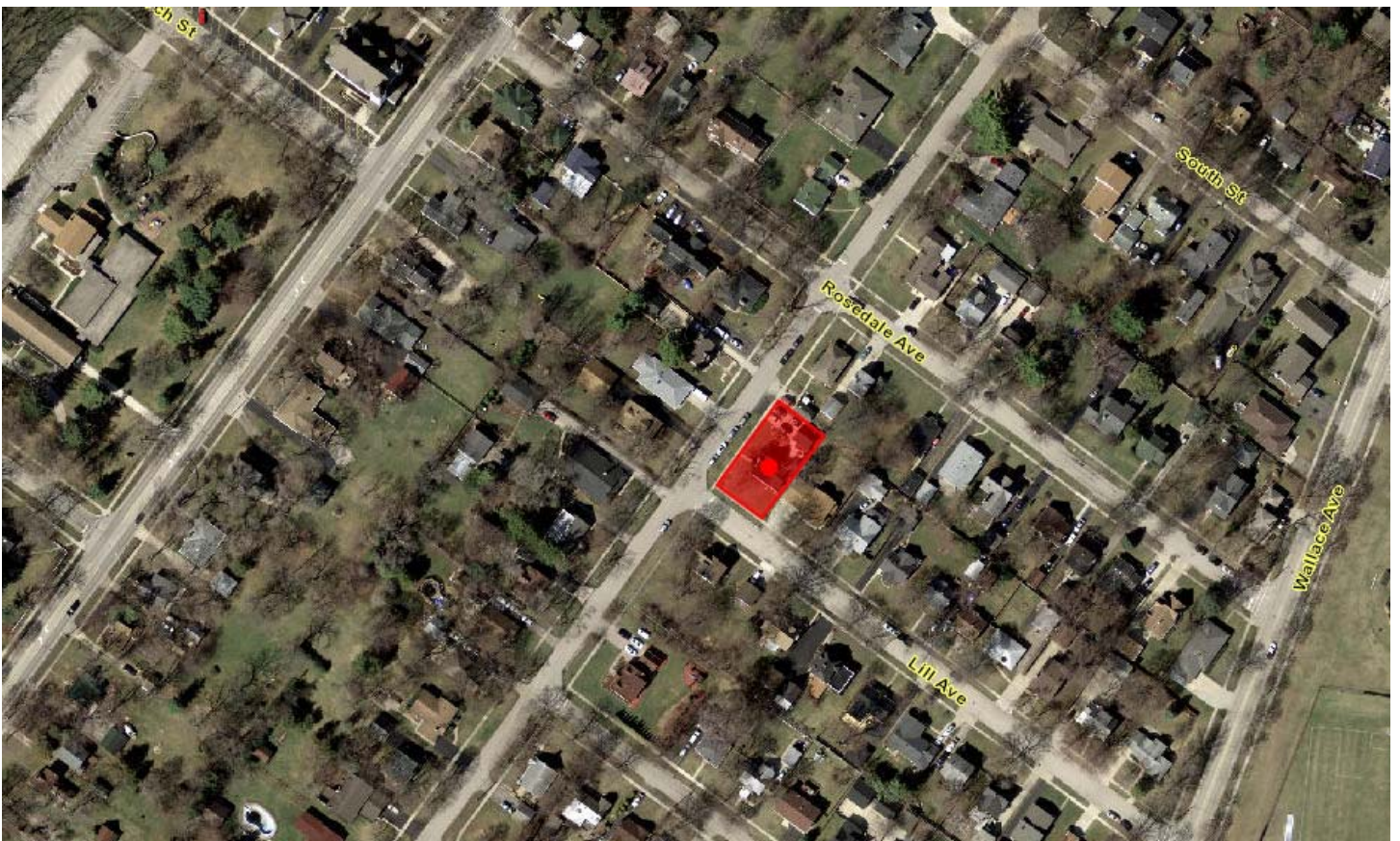
1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Barkley, received 08/13/18)
 - B. Plat of Survey (Luco, dated 01/15/08, received 08/13/18)
 - C. Fence Details (Barkley sketch, undated, received 08/13/18)

2. The petitioner shall address all of the review comments and requirements of Community Development Department.

PIN	File_number	Address	Variation_requested	PC_ZBA_PZC vote	Council_vote	Yard Type
19-18-153-028	93-06	1239 Knollwood Circle	4 ft fence abutting street	4-7-93 approve 4-1-2	4-20-93 approve 5-0-0	corner side-Amberwood
19-18-155-001	94-09	1350 Knollwood circle	4 ft fence abutting street	4-6-94 approve 6-0-1	5-3-94 approve 5-0-0	corner side
19-08-256-005	94-19	95 Berkshire Dr.	5 ft fence replacing illegal fence	5-4-94 approve 4-1-2	5-17-94 approve 5-0-0	front yard - Farmingdon
18-13-376-0001	94-53	1320 Alexandra Blvd.	5 ft fence within 10 ft of required setback	10-19-94 approve 4-2-1	1-1-94 approve 3-2-0	corner side - Swanson
14-34-153-009	95-07	337 Sedgewick Ct	7 ft-9 in instead of 6 ft.	3-1-95 approved 6-0-1	3-7-95 approve 4-0-1	Internal
19-18-155-005	95-33	1368 Knollwood	7.33 ft instead of 6 ft.	8-2-95 approve 5-1-1	8-15-95 approve 4-1-0	Internal
19-05-156-013	95-65	240 McHenry	42 in fence abutting st and in sight line	12-6-95 approve 4-1-2	12-19-95 approve 5-0-0	front yard - McHenry
13-36-356-017	96-17	1313 Cottonwood	6 ft fence in sight line	6-5-96 approve 4-0-3	6-18-96 approve 5-0-0	corner side - Clover
19-19-276-045	96-60	1715 Village Ct	6 ft fence abutting street	11-6-96 deny 3-1-3	12-3-96 denied 4-1-0	corner side - Village
18-01-326-011	96-67	1291 North Ave.	6 ft fence in front yard & 6'-8" over drainage swale	1-15-97 approve 6-1-0	1-21-97 approve 4-0-1	front yard - setback - adjacent to commercial property
19-08-303-055	97-68	989 Yorkshire Ln	fence - constructed without a permit	12-3-97 approve 4-1-1	12-16-97 approve 3-2-0	corner side - Suffolk
19-08-377-019	97-84	986 Darlington Ct	6 ft fence in front yard	1-14-98 approve 4-2-0	1-20-98 approve 3-1-1	front yard - Darlington
19-18-256-009	99-33	1287 Fernleaf	6 ft fence abutting street	6-2-99 approve 5-1-0	6-15-99 approve 7-0-0	corner side - Crimson
19-08-352-002	99-37	873 Coventry Ln	8 ft. fence along rear lot line	6-16-99 approve 5-0-2	7-20-99 approve 7-0-0	internal
19-06-379-006	99-43	661 Broadway Ave	6 ft. fence in front yard and in sight line	7-21-99 approve 3-3-1	8-17-99 approve 5-2-0	front yard - Country Club
19-07-304-032	99-46	997 Camelot Dr.	4 ft fence abutting street	7-21-99 denied	8-3-99 denied 7-0-0	corner side - Golf Course
18-24-126-001	2000-20	1306 Hunters Trail	4 ft fence abutting street	6-7-00 deny 5-2-0	8-1-00 denied 3-4-0	corner side - Swanson
14-33-478-001	2001-27	584 Blackthorn Dr.	5 ft fence abutting street	6-6-01 approve 5-0-1	6-19-01 approved 5-2-0	corner side - Blackthorn
19-05-132-014	2003-61	136 College St.	5'-5" fence abutting street	8-20-03 deny 5-0-2	9-2-03 approve 6-1-0	corner side - University
19-06-251-013	2005-44	615 Leonard Parkway	6 ft fence in front yard and in sight line	8-17-05 approve 4-2-3	9-6-05 approved 6-0-1	lake side - adjacent to commercial property
18-24-177-006	2007-67	1798 Queensport	5 ft fence abutting street	9-5-07 approve 5-2-1	9-18-07 approved 4-2-1	front yard
18-13-279-012	2007-104	1179 Fieldstone Dr	4 1/2 ft fence abutting street	1-2-08 approve 6-1-0	1-15-08 approved 6-1-0	corner side - amberwood
13-36-357-018	2009-52	1325 Teakwood	6 ft fence abutting street	10-7-09 deny 6-2-0	10-20-09 approved 5-2-0	corner side - Clover
19-06-130-002	2010-42	779 North Shore Dr	6 ft fence abutting street	6-16-10 approve 6-1-1	7-6-10 approved 7-0-0	front yard setback to house also fence in rear yard double frontage
14-31-402-007	2010-63	242 Ridge Ave	6 ft fence abutting street	11-3-10 approve 7-0-2	11-16-10 approved 6-0-1	corner side - Route 176
14-34-354-011	2010-66	755 Blackthorn	8 ft fence in rear yard	11-3-10 approve 7-0-2	11-16-10 approved on consent	internal adjacent to commercial
14-29-477-013	2012-13	630 Arrowhead Lane	6 ft fence abutting Walkup	4-4-12 approve 8-0-1	4-17-12 approved on consent	rear yard double frontage lot
14-29-476-018	2012-13	21 Burning Bush Trail	6 ft fence abutting Walkup	4-4-12 approve 8-0-1	4-17-12 approved on consent	rear yard double frontage lot
14-29-477-012	2012-13	24 Burning Bush Trail	6 ft fence abutting Walkup	4-4-12 approve 8-0-1	4-17-12 approved on consent	rear yard double frontage lot
14-29-477-010	2012-13	590 Arrowhead Lane	6 ft fence abutting Walkup	4-4-12 approve 8-0-1	4-17-12 approved on consent	rear yard double frontage lot
14-29-477-016	2012-13	600 Arrowhead Lane	6 ft fence abutting Walkup	4-4-12 approve 8-0-1	4-17-12 approved on consent	rear yard double frontage lot
14-29-477-011	2012-13	610 Arrowhead Lane	6 ft fence abutting Walkup	4-4-12 approve 8-0-1	4-17-12 approved on consent	rear yard double frontage lot
14-29-477-014	2012-13	620 Arrowhead Lane	6 ft fence abutting Walkup	4-4-12 approve 8-0-1	4-17-12 approved on consent	rear yard double frontage lot
14-29-477-015	2012-13	640 Arrowhead Trail	6 ft fence abutting Walkup	4-4-12 approve 8-0-1	4-17-12 approved on consent	rear yard double frontage lot
14-29-477-009	2012-13	25 Indian Hill Trail	6 ft fence abutting Walkup	4-4-12 approve 8-0-1	4-17-12 approved on consent	rear yard double frontage lot
14-29-426-048	2012-13	20 Indian Hill Trail	6 ft fence abutting Walkup	4-4-12 approve 8-0-1	4-17-12 approved on consent	rear yard double frontage lot
18-01-229-017	2013-37	1089 North Shore Dr	6-foot tall fence in the street side yar	9-4-13 approved 7-0-0	10-1-13 approved	street side
19-18-151-005	2013-43	1335 Knollwood	6-foot tall fence in a yard abutting a street (approx 17 feet from PL depending on tree location along Amberwood Dr.)	9-18-13 approved 7-0-0	10-1-13 approved	corner side - amberwood
18-12-400-014	2014-16	1112 Cedar Crest Dr	A 4-foot tall fence along Barlina Road, 3 feet from the property line; and B. A 6-foot tall fence along Huntley Road, 5 feet from the property line	5-7-2014 approved 7-0-0	5-20-2014 approved 5-2-0	corner side - Barlina rear yar - Huntley double frontage
19-05-127-013	2014-52	1730 Moorland Ln	A 5 foot fence 6 ft 4 inches into required 30 foot corner side yard setback	1-7-15 approved 7-0-0	1/20/2015 approved 7-0-0	corner side - Village
18-01-106-012	2016-18	28 Holly Dr	A 5 foot fence 15.9 feet from property line in required 30 ft setback	6-1-16 approved 7-0-0	7/19/2016 approved 7-0-0	corner side - Thornwood even with house and garage
19-08-405-006	2016-20	880 Abbington Dr	A 4 ft high fence setback 23 feet in required 30 ft.	6-15-18 approved 7-0-0	7/19/2016 approved on consent	corner side
19-08-301-003	2017-27	400 Buckingham Dr	A 4 ft fence in the corner side yard setback	9-20-17 approved 7-0-0	10/3/2017 approved 5-2-0	corner side - Sussex

		575 E. Crystal Lake Ave.	allow a 4-foot-high fence within the front yard setback and in the right-of-way (along Oak Hollow Road in rear of property).	10-2-13 approved 7-0-0	10-15-13 approved	NA
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PLN-2018-00084 Barkley – 225 College Street



**City of Crystal Lake
Development Application**

Office Use Only
File # PLN-2018-00084

Project Title: _____

RECEIVED
AUG 10 2018
BY:

Action Requested

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input checked="" type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: DONALD BARKLEY
Address: 225 COLLEGE ST.

Phone: 315-499-2122
Fax: _____
E-mail: don@barkley-aos.com

Owner Information (if different)

Name: _____
Address: _____

Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: EXTENSION OF 4' ALUMINUM FENCE FROM EXISTING BACK YARD TO SIDE YARD

Project Address/Location: 225 COLLEGE ST.

PIN Number(s): 19-05-180-011

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

PETITIONER: Print and Sign name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

OWNER: Print and Sign name DONALD R. BARLEY Date 8/10/12

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

PUBLIC NOTICE
BEFORE THE PLANNING AND
ZONING COMMISSION OF THE
CITY OF CRYSTAL LAKE,
MCHENRY COUNTY, ILLINOIS
THE MATTER OF THE
APPLICATION OF
(Donald Barkley)

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application from Donald Barkley for approval of a variation relating to the following real estate known as
225 College Street,
Crystal Lake, Illinois 60014,
PIN: 19-05-180-011.

This application is filed for the purposes of seeking a Simplified Residential Zoning Variation from Article 4-700 Fences, Walls and Screening to allow a 4-foot aluminum fence to match the adjacent, 22 feet into the required 27-foot averaged front yard setback, leaving the fence 5 feet from the property line, as well as any other variations that may be necessary to allow the plans as presented. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday, September 5, 2018, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

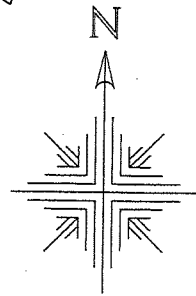
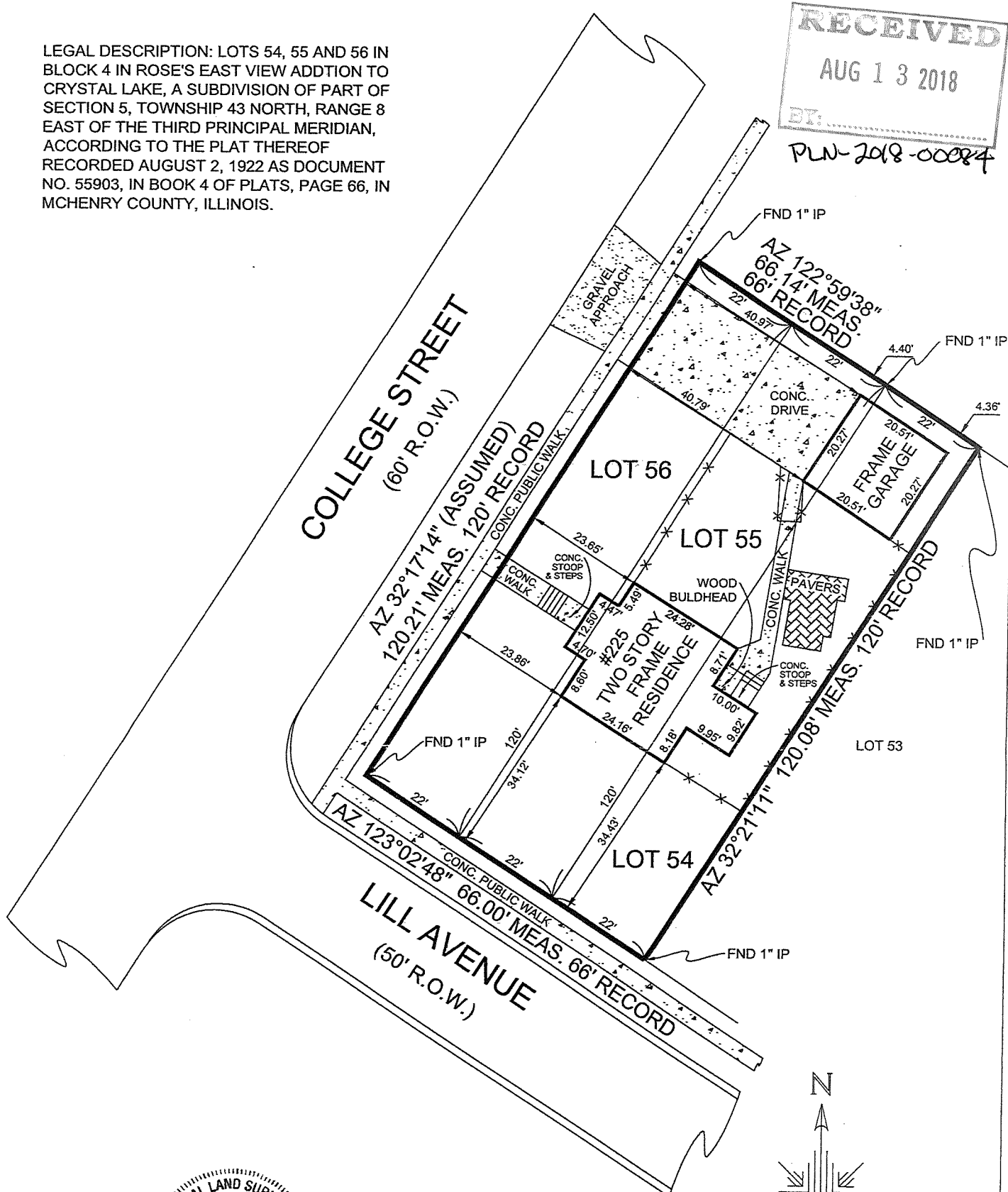
Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald
on August 21, 2018) 1571557

PLAT OF SURVEY

LEGAL DESCRIPTION: LOTS 54, 55 AND 56 IN BLOCK 4 IN ROSE'S EAST VIEW ADDITION TO CRYSTAL LAKE, A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 2, 1922 AS DOCUMENT NO. 55903, IN BOOK 4 OF PLATS, PAGE 66, IN MCHENRY COUNTY, ILLINOIS.

RECEIVED
 AUG 13 2018
 PLN-2018-00084



STATE OF ILLINOIS
 COUNTY OF MCHENRY

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THIS ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
 I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCROACH ON THE ABOVE DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

C.T. Amelse MY LICENSE EXPIRES: 11-30-2008
 C.T. AMELSE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2143

COMPARE THE DESCRIPTION OF THE PLAT WITH DEED. REFER TO TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE UNLESS OTHERWISE NOTED. NOTED UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON. VOID WITHOUT RAISED SEAL OR RED STAMP.

LEGEND	
	FENCE
	CONCRETE
	WOOD
	BRICK
	PAVERS

LUCO CONSTRUCTION CO.			
PROFESSIONAL DESIGN FIRM NO. 184.004829			
CLIENT NAME:		8813 S. Route 31	
GREENBAUM & LEAVITT		Cary, IL 60013	
CLIENT REFERENCE:		847.658.8537	
RATTERMAN		847.458.0714 fax	
FIELD WORK COMPLETED:	SURVEY COMPLETED:	DRAWN BY:	PROJECT NO.
01-14-08	01-15-08	LAH	08-23008

BARKLEY RESIDENCE

225 COLLEGE STREET
CRYSTAL LAKE, ILLINOIS



SITE PLAN

1/16" = 1'-0"

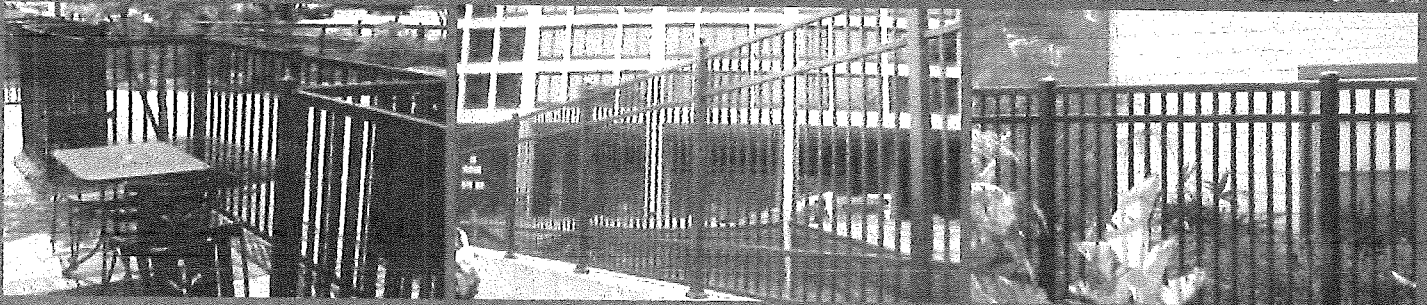


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BY: PLN-2018-0084

SECURITY FOR YOUR ASSETS



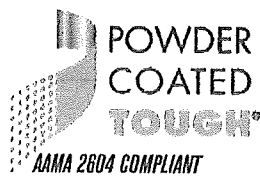
EFF-20



LifeBard






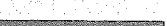
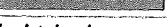
EFF-20 Custom Rail Spacing, No Picket Through Bottom

EFF-20

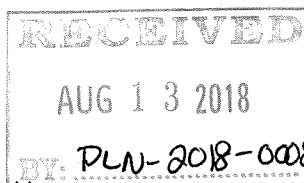


AAMA 2604 COMPLIANT

+ Available in seven sensational colors:

- Black 
- White 
- Quaker Bronze 
- Walnut Brown 
- Beige 
- Sandstone 
- Hartford Green 

Colors shown are simulated and may vary.



11





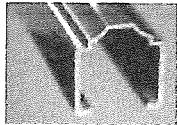
	Residential	Avalanche Series™	Commercial	Industrial/Heavy Ind.
Post	2" x 2" x .060 Wall 2" x 2" x .080 Wall ✓	2" x 2" x .060 Wall 2" x 2" x .080 Wall	2" x 2" x .060 Wall 2" x 2" x .080 Wall	2-1/2" x 2-1/2" x .075 or .100 Wall 3" x 3" x .125 Wall
	2" x 2" x .125 Wall	2" x 2" x .125 Wall	2" x 2" x .125 Wall	4" x 4" x .125 or .250 Wall
	2-1/2" x 2-1/2" x .075 or .100 Wall	2-1/2" x 2-1/2" x .075 or .100 Wall	2-1/2" x 2-1/2" x .075 or .100 Wall	6" x 6" x .125 or .250 Wall
Horizontal Rails	1-1/8" x 1" ✓	1-1/8" x 1" for Residential 1-3/8" x 1-1/4" for Commercial	1-1/8" x 1-3/4"	1-5/8" x 1-5/8"
Enclosed Bottom	N/A	N/A	N/A	Heavy Industrial Only
Side Walls	.082 ✓	.082	.082	.100
Top Walls	.062 ✓	.062	.062	.070
Pickets	5/8" x 5/8" x .050 Wall or 5/8" x 1" x .050 Wall	5/8" x 5/8" x .050 Wall or 5/8" x 1" x .050 Wall For Residential 3/4" x 3/4" x .050 Wall or 3/4" x 1" x .062 Wall For Commercial	3/4" x 3/4" x .050 Wall or 3/4" x 1" x .062 Wall	1" x 1" x .062 Wall
Picket Spacing	3-13/16" or 1-5/8"	3-13/16" or 1-5/8" for Residential 3-3/4" or 1-1/2" for Commercial	3-3/4" or 1-1/2"	3-3/4" or 1-3/8"
	3" Picket Spacing Available in Most Grades and Styles, Please Call for Details.			
Heights	3, 3 1/2, 4, 4 1/2, 5, & 6 Feet	3, 3 1/2, 4, 4 1/2, 5, & 6 Feet	3, 3 1/2, 4, 4 1/2, 5, & 6 Feet	3, 3 1/2, 4, 5, 6, 7, 8 & 10 Feet
Panel Length	6' ✓	6' for Residential 6' or 7' 6" for Commercial	6' or 7' 6"	6' 3" or 8'

Panels come fully assembled in above Heights & Lengths. Custom Heights available please call for details.

Screws: 410 Stainless Steel corrosion resistant. The heads are coated with zinc and yellow chromate, then painted to match the color of the fence.

Colors Available: Black, Quaker Bronze, White, Walnut Brown, Beige, Sandstone & Hartford Green. Custom colors available upon request.

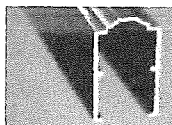
**Not available in Walnut Brown, Beige, Sandstone or Hartford Green*



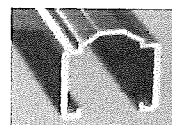
Residential



Avalanche Series™
No Exposed Screws
(Patent Pending)



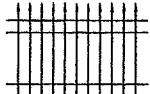
Commercial



Industrial



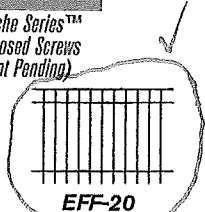
Heavy Industrial
No Exposed Screws



EFS-10



EFS-15



EFF-20



EFF-25



EFS-50



EFS-55



LifeGuard

Buy American, Be American™



Manufactured by:

Elite Fence Products, Inc.
25551 Joy Blvd.
Harrison Twp., MI 48045
Phone (586) 468-4448
Toll-Free 1-800-783-1331
Fax (586) 468-4834

www.elitefence.com

POWDER
COATED
TOUGH®

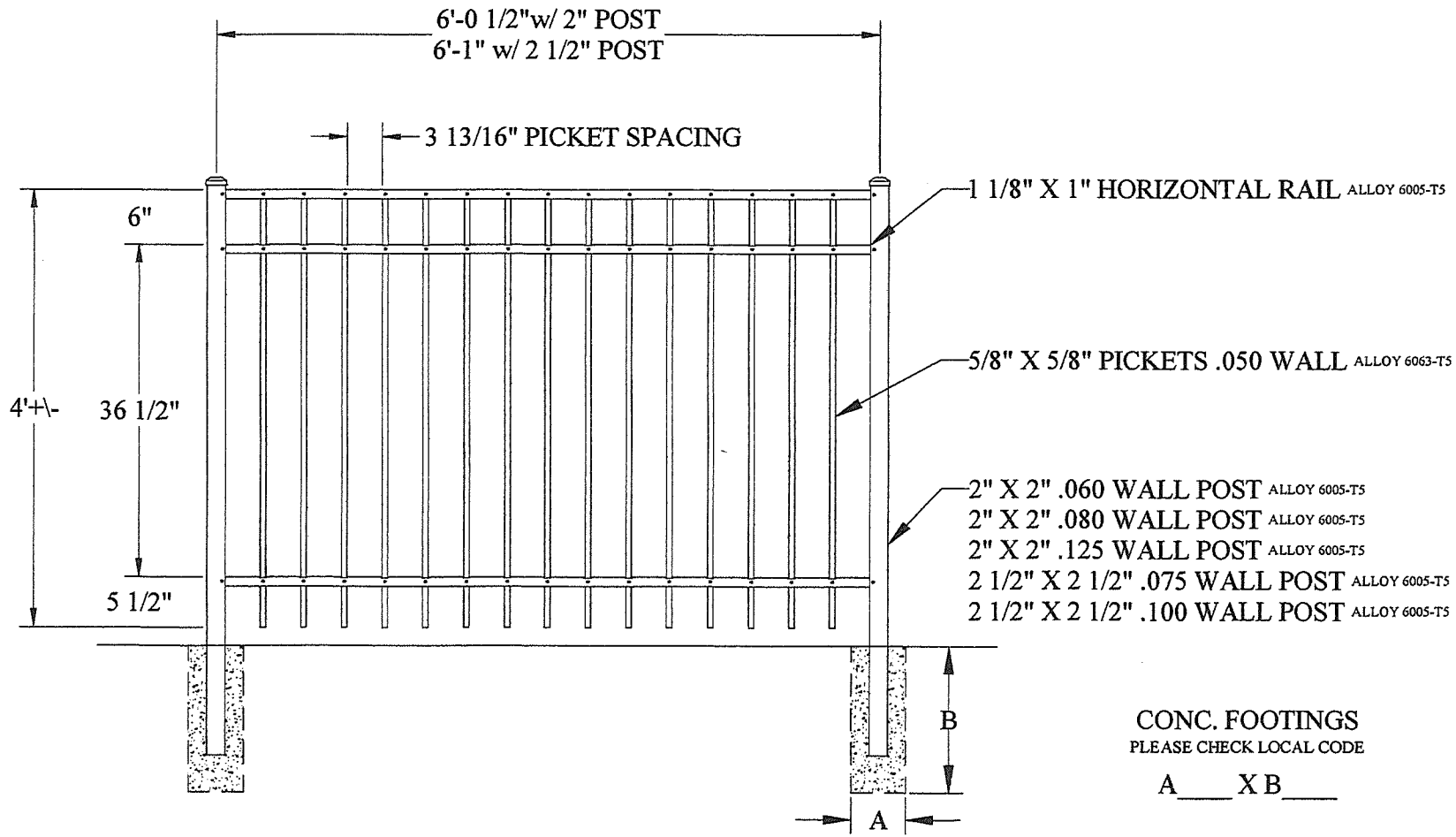
AAMA 2604 COMPLIANT

PROUDLY MADE IN AMERICA
EXTRUDED & ASSEMBLED



We are environmentally responsible

Distributed by:



CONC. FOOTINGS
PLEASE CHECK LOCAL CODE
A ___ X B ___

NOTE: DRAWING NOT TO SCALE. ALL SECTIONS COME FULLY ASSEMBLED.

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EFF-20 RESIDENTIAL	4' HIGH 3-RAIL ALUMINUM FENCE PANEL	CONTRACTOR: _____	COLOR: _____		50925 RICHARD W. BLVD CHESTERFIELD TOWNSHIP, MI 48051 WWW.ELITEFENCE.COM 1-800-783-1331
	2-21-16 V.1.0 KS KS STD DRAWING	PROJECT: _____	DATE: _____		



Photo #1 225 College Street



Photo #2 225 College Street looking generally easterly from corner of College and Lill St.



Photo #3 4' tall Elite Front fence installed 2012 under permitted work with house addition. Intent is to extend new fence off other front corner of home.



Photo #4 4' tall Elite Front fence installed 2012 under permitted work with house addition.



Photo #5 4' tall Elite Front fence installed 2012 under permitted work with house addition.



Photo #6 Side yard along Lill St. where new 4' tall Elite Fence is requested to be extended.

