

CITY PLAN COMMISSION APPEAL BRIEF

718 GLENDALE ST.

SUMMARY OF LANDMARK COMMISSION ASK

We would like to extend our backyard fence up above the halfway line of our property for privacy and security reasons, but still in keeping with the character and preservation of our historic area, creating a minimal presence of the fence from the street.

DRIVEWAY-SIDE FENCE

In our original Certificate of Appropriateness application, we asked to remove our old fence and replace it with one to the same length. Currently, we have built a fence to only the approved halfway mark where an iron gate was also built to close off the backyard. We have left the remaining old fence standing (the one that extends past the halfway mark) since that is allowed, but we would like to replace it with the new fence.

REASONS FOR EXTENDING THE FENCE:

- 1) Privacy – the fence currently covers over the neighbors' dining room windows, which are uncovered by blinds. Their dining room windows would then look directly into our children's bedroom, though we do have curtains. During the day, we like to keep these curtains open to let in light.
- 2) Landscaping – we have discussed with the neighbors covering the windows with landscaping but that is not ideal as our driveway is narrow and backing out of it is already troublesome because of bushes that divide the two properties beyond the fence. Our passenger side mirror makes contact with the bushes every time we back out of our driveway.
- 3) As this fence would not be closing in any property it would be minimally visible from the street. Our neighbor across the street has a fence that extends all the way to the street, and our ask is not anywhere near this size.

December 23, 2024

We also have other neighbors that have fences past the halfway line of their property, and our ask would not be as visible as theirs.

- 4) We could keep the existing old fence to maintain privacy, but I know that some members of the Landmark commission were concerned about it being “ugly.” I too consider it “ugly” and that is why we are asking to extend the newer, more aesthetically-pleasing fence without sacrificing any privacy.

NORTH-WEST SIDE FENCE

Our Certificate of Approval gave us leave to build a fence on this side of the house up to the halfway mark on our property, but that would have placed the fence directly in the middle of three windows looking into our dining room, which is the central room of our home where we spend most of our time. Because of time and monetary issues, we discussed with our contractors and decided to go ahead and build the fence an additional 4’1.25” feet (well back from the other allowable marker of 5 feet from the front of the house), so that we could complete landscaping of the backyard and make that side of the property more secure and private. We had good reason to believe approval would be forthcoming because our architect had worked with other families on our street and their fences were approved above the 50% line. We can only beg forgiveness for extending the fence an additional 4’1.25”feet before we were given explicit approval.

REASONS FOR EXTENDING THE FENCE

- 1) That side of our property looks out onto 720 Glendale, which has been a rental property for at least as long as we have owned the house – thirteen years. For years, we had cordial and respectful relationships with the tenants and no issues. But a few years ago, when the current owners decided to raise the rent price, their tenant left and they decided to house a family member there. This family member was mentally ill and within a few days, was yelling, throwing items from the windows of the house and walking around outside with no clothes. The police were called, and that family member no longer lives at the house. Since that incident and because we have young children, we have felt it important to at least shield our main

December 23, 2024

windows from that side of the house in case the family decides to house that same family member at that location again.

- 2) We currently do not have curtains or other window treatments on these windows as they bring in a lot of light. We have used curtains in the past and chosen not to use them because it made the dining room too dark.
- 3) We currently still have the old fence standing (as allowed) and we would like to remove it completely because I see that it is an eyesore.
- 4) On this side of the house, the fence encloses 53 inches of our property, a very small amount. Since it connects to a bump-out on our house, it is minimally noticeable from the street. We wanted this side enclosed because our neighborhood has had many break-ins of garages and sheds in the past, not to mention houses, so we need to keep that side of the fence enclosed for security reasons. Because our garage also contains my husband's office with several computers and other expensive items, we want to keep that area as secure as we can. We have had people wander into our yard before, not realizing we were there, looking to steal items. In fact, just recently when I forgot to close the gate to our backyard property, my husband's expensive bike was stolen.

IN CONCLUSION

Ultimately, safety and security on the side of the fence that looks onto 720 Glendale is more important to us. We would ask that we be allowed to keep the fence at its current location. We would also like to extend the fence on the driveway side to where the old fence now sits to maintain the privacy of ourselves and our neighbors.