



## CITY OF PARK RIDGE

505 BUTLER PLACE  
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DEPARTMENT OF COMMUNITY  
PRESERVATION AND DEVELOPMENT

**Date:** January 26, 2012  
**To:** Zoning Board of Appeals  
**From:** Thomas Hoff, Zoning Coordinator  
**Subject:** 1465 Parkside Avenue  
Case Number: V-12-01 (Minor Variance)

### **Introduction**

Patrick Fahey, applicant and owner, request a variance to allow a fence 6 feet in height along the south and north interior side yards. Per Section 11.4.E.2.b, fences in residential districts may be erected to a height of five (5) feet in any interior side yard.

The property is zoned R-1 Single Family Residential. Single family residences are located adjacent to the property and are also zoned R-1. The rear of the property abuts North Park.

Notification requirements for this application have been satisfied. A legal notice was published in a local newspaper and sign posted on the property as required. Neighboring residents were notified.

### **Staff Analysis**

The variance allows a fence 6 feet in height to be installed along the north and south interior side yards. Section 11.4.E.2.b, allows the maximum height of a fence in the interior side yard at 5 feet. The request allows a fence 1 foot higher than is permitted.

### **Board Action**

If the Board decides to act favorably on the variance requests, the proposed motions would be:

To approve a variance to allow a fence 6 feet in height to be installed in the north interior side yard, instead of the maximum height of 5 feet required by Section 11.4.E.2.b, at 1465 Parkside Avenue, Case Number V-12-01.

To approve a variance to allow a fence 6 feet in height to be installed in the south interior side yard, instead of the maximum height of 5 feet required by Section 11.4.E.2.b, at 1465 Parkside Avenue, Case Number V-12-01.