

Exhibit E: Project Narrative – 2400 Waterford Drive Corner Fence Variation Application

September 2, 2025

Building Department
City of Crest Hill
20600 City Center Boulevard
Crest Hill, IL 60403

To Whom It May Concern,

I am emailing on behalf of my parents, Ruben and Clara Miranda. I am submitting an application for a variance to replace my existing 6-foot wooden fence. I respectfully request reconsideration of the current setback requirement, based on both neighborhood precedent and practical concerns.

My current fence is the original installation—over 30 years old—and has significantly deteriorated due to age, with rotted posts and decaying panels. All of my neighbors along Gaylord Road, including those on corner lots, have replaced their fences in recent years (ranging from 9 to 3 years ago). I am the last homeowner on the block to do so. These replacement fences are primarily solid white vinyl or solid wood, all maintaining a height of 6-feet with no setbacks. My property, along with my adjoining neighbors, backs directly onto Gaylord Road.

I am seeking relief from the following fence requirements from corner lots:

- Increase the fence height from 4-feet to 6-feet (existing fence is 6-feet).
- Change the fence type from open to solid (existing fence is solid).
- Reducing the setback from 5-feet to 0-foot (existing fence has no setback).

A 6-feet fence is both appropriate and necessary for the following reasons:

1. Noise Reduction - Gaylord Road is a busy and noisy street; a taller fence helps reduce sound intrusion.
2. Security - A taller fence is more difficult to climb, offering better protection against trespassers.
3. Privacy – It effectively blocks sightlines from pedestrians and passing vehicles.
4. Pet Safety – Large dogs can easily jump a 4-foot fence; a 6-foot fence is more reliable for containment and protection.
5. Neighborhood Consistency – A 6-foot fence would match the height and style of adjacent properties, maintaining visual harmony.
6. Aesthetic Integration – The proposed vinyl fence would align with neighboring fences in both material and setback.
7. Visibility – The new fence will not obstruct visibility, as it is set well back from the corner.
8. Continuity – The new fence will follow the same footprint as the existing one, preserving the established look of the neighborhood.

Several neighboring properties on the same block—also located on corner lots—have installed 6-foot fences that extend directly to the side of their homes. These include:

- 2022 WaterTower Place (corner of Gaylord Road) – replaced approximately 9 years ago with a solid wood 6-foot fence
- 2014 WaterTower Place - backs onto Gaylord Road with a 6-foot solid white vinyl fence
- 2010 WaterTower Place - backs onto Gaylord Road with a 6-foot solid white vinyl fence
- 2351 Ardaugh Avenue (corner of Gaylord Road) – replaced approximately 8 years ago, (this property is across the street on Gaylord Road)
- 1856 Silver Rock Drive (corner of Gaylor Road) – upgraded from a 4-foot to a 6-foot fence approximately 3 years ago (this property is the next block on Gaylord Road)

Please see the attached photos submitted with my application. I am committed to meeting all variance and permit guidelines. The proposed fence will remain at 6 feet in height, transitioning from solid wood to solid vinyl, with no setback—consistent with neighboring properties along Gaylord Road.

I invite you to visit the property to observe the current conditions firsthand. My situation is unique due to the high traffic and noise levels on Gaylord Road, which resemble those of a highway. I kindly ask that you consider this request to avoid undue hardship.

Thank you for your time and consideration.

Sincerely,

Ruben and Clara Miranda
2400 Waterford Drive