EXHIBIT F

**NARRATIVE IN SUPPORT OF REQUEST FOR VARIANCE**

**Applicant/Owner:** Jaden W. Banister and Meleenah I. Diaz (collectively the "Applicant").

**Subject Property:** The Applicant is the owner of the real property commonly known as **1720 Cora St.**, Crest Hill, Illinois, 60403 and further identified with PIN: 11-04-33-407-001-0000 (the "Property").




**Zoning:** The Property is located in the zoning district designated as: Single Family Residence District R-1.

**Applicable Zoning Ordinances:** Section 8.3-8 (Permitted Obstructions in Yards) and Section 8.3-9.1 (Fences Walls and Hedges) which require that fences for corner side yards not be greater than four (4) feet in height.

**Variance Requested:** The Applicant seeks a variance for ninety-two (92) feet of fence length on the west boundary of the Property to exceed the height limit by twelve (12) inches, equaling a total fence height of five (5) feet along the west boundary (see the attached Proposal of Northwest Cedar Products) (the "Request").

**Narrative**

This Narrative is submitted to Plan Commission to address the standards and considerations as set forth in the City of Crest Hill "Standards for Variations".

The plight of the owner is due to unique circumstances affecting the Property. This Request is not based on personal preference, but instead arises from conditions that are specific to the Property, including: (i) an irregular configuration of the home on its lot—being situated very near to the south and east property lines, (ii) such a configuration results in the only useful green space being near Cora St. and Ludwig Ave., (iii) the lack of a true backyard, and (iv) the lot being subject to a particularly steep west-to-east grade especially along the western edge of the Property. These conditions create limitations on use that do not typically affect other parcels within the same residential zoning classification. In fact, a home that is not on a corner lot, with a true backyard, is

allowed a fence that is six (6) feet in height along the side yards and back yards under the same Ordinance.

Granting the requested variation(s) will not alter the essential character of the locality. The proposed improvement and resulting condition will remain consistent with the established pattern of development in the area because fencing is generally allowed in the area, including at heights higher than that made in the Request. The Request is compatible in scale, appearance, and impact, and will not change the essential character of the neighborhood but will instead allow a reasonable use of the Property that fits within the existing locality.

In further support of the foregoing standards, the evidence will establish that the particular physical surroundings, shape, or topographical condition of the Property—particularly the configuration of the home on the property and the dramatic slope of the property, would result in a particular hardship upon the owner—distinguished from a mere inconvenience—if the strict letter of the Ordinances were adhered to. Specifically, if the fence is constructed at the setback line on the western side of the Property along Cora St., it will be at the bottom of the most drastic slope found on the Property. Positioning a fence at the base of an incline effectively negates a portion of its height. Compliance with the applicable ordinances materially limits the Applicant such that compliance would effectively prevent the Applicant from achieving the practical benefits of having a fence from both a privacy and security standpoint. The hardship is not merely a preference for a different configuration; rather, the ordinance's strict application, given the Property's conditions, would impose a substantial and particular burden.

The conditions upon which the petition is based are unique to the Property for which the variation is sought and are not applicable generally to other property within the same zoning classification. Other properties in the district are typically interior lots or on plots of land with less slope, whereas the subject Property is distinguished by being a corner lot on a dramatic slope. Accordingly, the Request is grounded in a property-specific hardship, not a desire for relief that would be broadly sought by other owners similarly situated.

The alleged difficulty or hardship is caused by the ordinance and has not been created by any person presently having an interest in the Property. The constraint results from the application of the ordinance's dimensional or operational standards to preexisting or inherent conditions of the Property, including the fact that the lot configuration, structure location, and natural slope all predate the current Applicant's ownership. The Applicant did not create the hardship by voluntary action, and instead seeks relief only because strict compliance, in light of the Property's existing characteristics, would prevent reasonable and beneficial use.

The proposed variation(s) will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood. The Request is designed and located so that impacts on adjacent properties are minimal, including that it is only one length of fence with a requested increase in height that is less than what is otherwise permissible for neighboring lots.

The proposed fence will comply with applicable safety requirements, including lot setback and corner lot visibility requirements. The proposed condition is compatible with surrounding properties and is not expected to negatively affect neighborhood property values. The variation does not permit a use otherwise excluded from the particular zone. The Applicant is not seeking to introduce a prohibited use. The intended use of the Property remains residential.

The Request, of only a twelve (12) inch increase in height is the minimum adjustment necessary for the reasonable use of the land, and is one (1) foot less than the maximum six (6) foot height allowed for interior lots on flatter ground. Lesser relief would not allow Applicant the same use and enjoyment of the land as any other neighbor who is allowed a six (6) foot fence. Similarly, to negate the slope of the land, the fence would have to be moved too far east which would greatly decrease the only useable yard space.

Granting the variation is in harmony with the general purposes and intent of the Zoning Ordinance and will not be injurious to the neighborhood, detrimental to the public welfare, alter the essential character of the locality, or be in conflict with the Comprehensive Plan for development of the City. The Request advances the ordinance's purposes by allowing reasonable use of the Property while maintaining compatibility with surrounding development and protecting public health, safety, and welfare. The improvement will be developed and maintained in a manner that is orderly and consistent with the area.

For reasons fully set forth in this narrative, the circumstances and conditions are such that strict application of the provisions of the Zoning Ordinance would deprive the Applicant of reasonable use of the land. Without the requested relief, the Applicant would be deprived of its otherwise practical, reasonable, and beneficial use.

For all of the foregoing reasons, the Applicant respectfully requests that the Plan Commission recommend approval, and that the City Council grant, the requested variation for the Property, as the standards for variations in Crest Hill Zoning Ordinance § 12.6-2 are satisfied.

Respectfully submitted,

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