

*Possible quorum of City Council and or Planning and Zoning Commission
Members may be in attendance*

NOTICE OF MEETING OF THE BOARD OF ADJUSTMENTS & APPEALS

**CITY OF BALCONES HEIGHTS
3300 Hillcrest Drive
BALCONES HEIGHTS, TEXAS 78201**

Notice is hereby given that a called meeting of the Board of Adjustments and Appeals of Balcones Heights, Texas, will be held on **Monday, June 28, 2021 at 5:00 p.m.** at the Justice Center located at 3300 Hillcrest Drive, Balcones Heights, Texas, at which time the following subjects will be discussed, to-wit:

I. Call to Order and Recording of Quorum:

II. Approval of Minutes:

February 22, 2021

III. Business Matters:

1. Board will conduct a **PUBLIC HEARING** to hear from the citizens on the application submitted by Ekam Holdings LLC:

Applicant: Ekam Holdings LLC

Location: 207 Bobbies Ln., Balcones Heights, TX 78201

Legal Description: CB5894, Blk 11 Lot 43

Zoning: R-1 (Single Family Residence)

Applicant is requesting a variance to Sec. 153.7.1.3(3)(a)(b) Front yard fences and Sec. 153.7.1.3(4) Side yard fences. The applicant is requesting to install a wooden side fence in front of the front façade of the residence.

2. The Board will hear, consider, and take **ACTION** on the application request for variance submitted by Ekam Holdings LLC.

IV. Adjournment:

DECORUM REQUIRED

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

The Balcones Heights Board of Adjustments reserves the right to adjourn into **executive session** at any time to discuss any of the matters listed above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.073 (Deliberations about Gifts and Donations) § 551.074 (Personnel Matters) § 551.076 (Deliberations about Security Devices), and § 551.086 (Economic Development)

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City of Balcones Heights Board of Adjustments meetings are available to all persons regardless of disability. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations, should

***Possible quorum of City Council and or Planning and Zoning Commission
Members may be in attendance***

you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary's office at 210-957-3542 or write to 3300 Hillcrest Drive, Balcones Heights, Texas 78201

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the bulletin board, at the Justice Center / City Hall of Balcones Heights, Texas, in a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: **June 25, 2021 at 5:00 P.M.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

City of Balcones Heights:

**Delia R. Sanchez
City Secretary**

BOARD OF ADJUSTMENTS AND APPEALS
3300 Hillcrest Drive
Balcones Heights, TX 78201
Minutes

DATE: February 22, 2021

TIME: 5:02 p.m.

Members Present: Henry Hannasch David Sellars Jeanette Galish
Frank Hebert

Members Absent:

Sign in Sheet: None

I. Call to Order and Recording of Quorum:

Meeting was called to order and quorum was present.

II. Approval of Minutes:

May 18, 2020

MOTION: I make a motion to approve.

Motion by: Henry Hannasch Second: Jeanette Galish 4/0/0 PASSED

III. Business Matters:

1. Board will conduct a **PUBLIC HEARING** to hear from the citizens on the application submitted by 1150 Babcock LLC on the following variance:

Public Hearing Opened and closed at 5:04 p.m.

Applicant: 1150 Babcock LLC

Location: 1150 Babcock Rd., Balcones Heights, TX 78201

Legal Description: NCB 13120 BLK 1 LOT SW IRR 205.12' OF 2 & SW IRR196.6' OF 6 & CB 5310 BLK 1 LOT NE IRR 200' OF 2 & NE IRR 200' OF 6

Zoning: R-4 Multifamily Mid-rise Residence

Applicant is requesting a variance to Sec. 153.12.14E requiring minimum setback of all monument signs shall be fifteen feet from any property line; and a variance to Sec. 153.12.7 prohibiting the erecting, or displaying any type of sign on or over public ROW.

Applicant is requesting a variance from Sec. 153.12.17C - directional signs maximum height of three feet.

Director of Community Development Janet Thelen came up and gave a power point presentation.

2. The Board will hear, consider, and take **ACTION** on the application request for variance submitted by 1150 Babcock LLC.

Denied

Applicant is requesting an encroachment into the existing 10 ft. sanitary sewer easement and relief from the minimum setback of 15 feet from the property line for the monument sign.

MOTION: Motion to deny the variance.

Motion by: Henry Hannasch Second: Frank Hebert 4/0/0 PASSED

Granted

Applicant is requesting a variance from Sec. 153.12.17C - directional signs maximum height of three feet.

MOTION: Motion to grant variance for 6 ft. directional signs.

Motion by: David Sellars Second: Henry Hannasch 4/0/0 PASSED

Granted

Applicant is requesting a variance to Sec. 153.12.14E requiring minimum setback of all monument signs shall be fifteen feet from any property line; and a variance to Sec. 153.12.7 prohibiting the erecting, or displaying any type of sign on or over public ROW.

MOTION: Grant a variance to waive 15 ft. set back requirement as it relates to the monument sign.

Motion by: David Sellars Second: Jeanette Galish 4/0/0 PASSED

IV. Adjournment:

Meeting was adjourned at 5:30 p.m.

Submitted by:

Delia R. Sanchez
City Secretary

Hearst Newspapers, LLC

Order Confirmation

Ad Order Number

0034125881

Sales Rep.

1202-SAE

Order Taker

bthomas

Order Source

Rep

Customer

CITY OF BALCONES HEIGHTS

Customer Account

20002118

Customer Address

3300 HILLCREST DR
SAN ANTONIO TX 782017044 USA

Customer Phone

2107359148

Payor Customer

CITY OF BALCONES HEIGHTS

Payor Account

20002118

Payor Address

3300 HILLCREST DR
SAN ANTONIO TX 782017044 USA

Payor Phone

2107359148

PO Number

Ordered By

Delia Sanchez

Customer Fax

Customer EMail

dsanchez@bhtx.gov

Special Pricing

Tear Sheets

0

Proofs

0

Affidavits

1

Blind Box

Promo Type

Materials

Invoice Text

Delia Sanchez

Ad Order Notes

Gross Amount

112.75

Net Amount

\$112.75

Tax Amount

\$0.00

Total Amount

\$112.75

Payment Method

Credit Card Pymt

Payment Amount

\$0.00

Amount Due

\$112.75

Ad Number

0034125881-01

Ad Type

Legal

Production Method

AdBooker

Production Notes

External Ad Number

Ad Attributes

Ad Released

No

Pick Up

Ad Size

1 X 26 li

Color

PUBLIC HEARING

The City of Balcones Heights Board of Adjustments and Appeals will hold a Public Hearing on **Monday, June 28, 2021** at 5:00 p.m. at the Justice Center located at 3300 Hillcrest Drive, Balcones Heights, Texas 78201.

Applicant: Ekam Holdings LLC
Location: 207 Bobbies Ln., Balcones Heights, TX 78201
Legal Description: CB 5894, Blk 11 Lot 43
Zoning: R-1 (Single Family Residence)

Applicant is requesting a variance to Sec. 153.7.1.3(3)(a)(b) Front yard fences and Sec. 153.7.1.3(4) Side yard fences. The applicant is requesting to install a wooden side fence in front of the front façade of the residence.

ALL INTERESTED PARTIES ARE REQUESTED TO APPEAR AND BE HEARD; FOR ADDITIONAL INFORMATION CALL Janet Thelen @ (210) 957-3545

Product

SAE Express-News

Placement

Legals

Position

Legal Notices

First Run Date

Wednesday, June 9, 2021

Last Run Date

Wednesday, June 9, 2021

Applicant – Property ID 358129
Ekam Holdings LLC
9118 Thomas York Blvd
San Antonio, TX 78251

Arman Giles, Deloris Giles, and Patrick
Plugge
208 Pleasant Dr.
Balcones Heights, TX 78201

Melissa Drennan
206 Pleasant Dr.
Balcones Heights, TX 78201

Che'd Lopez
110 Pleasant Dr.
Balcones Heights, TX 78201

Esperanza Guerrero
102 Pleasant Dr.
Balcones Heights, TX 78201

Elida Uresti
52 Montaigne
San Antonio, TX 78258-4307

Gregory H. & Betty Pfeiffer
52 Montaigne
San Antoni, TX 78258-4307

Angela Larson
11026 Dreamland Dr.
San Antonio, TX 78230-4208

James B. Craven
2514 Plum Holw
San Antonio, TX 78258-4419

Joseph P. Sanchez
220 Bobbies Ln.
Balcones Heights, Texas 78201

Molly M. Forman
212 Bobbies Ln.
Balcones Heights, TX 78201

Raul and Rebecca Villela
202 Bobbies Ln.
Balcones Heights, TX 78201



City of Balcones Heights

MEMORANDUM OF RECORD

TO: Chairman Sellars and Board Member
Board of Adjustment

FROM: Janet Thelen
Community Development

REF: Variance Request – Fence
207 Bobbies Lane
CB 5894 Blk 11 Lot 43
Ekam Holdings, LLC
Agent – Amanpreet Singh

DATE: June 28, 2021

The residence at 207 Bobbies Lane recently sold and the new owner Ekam Holdings, represented by agent – Amanpreet Singh conducted a major renovation of the residence including new siding and a reconstruction of the front porch area.

The residence was constructed in 1964 and is situated near the rear of the property. The residence is located so far back on the lot that the home is behind the rear façade of the adjacent residence. Earlier this year, Mr. Singh contact the city regarding the replacement of a small portion of the fence on the left side of the residence in the backyard. Replacement of this portion of fence did not require a permit as it is exempted if the replacement is less than 50 percent of the length of the entire fence. At this time, Mr. Singh expressed interest in placing a fence on the left side of the property to cover the neighbor's existing chain-link fence which is aging and becoming a bit unsightly. During the conversation we discussed materials and heights. In late May, city staff noticed that a four-foot wooden fence had been installed without out a permit adjacent to the neighbor's chain-link fence. Staff reached out to Mr. Singh and during this conversation, it was clear that Mr. Singh had mis-understood the code as discussed.

Mr. Singh applied for a fence permit and was denied due to the length of the fence and materials of which the fence is constructed. Mr. Singh applied for a BOA hearing for relief from the fence code. The Public Notice for the hearing was published in the San Antonio Express News on Wednesday, June 9, 2021 and notices were sent to all property owners within 200 feet of the property as required by law.

Mr. Singh invested in the renovations of the property in hopes of improving the value and curb appeal of the residence and lot. He has indicated that the installation of the four-foot wooden fence serves that purpose. The unusual placement of the residence on the property creates a unique situation that should be considered in reviewing his request for relief from the code. Additionally, the residences are very close together as many of the original lots in this subdivision were platted with widths of only 25 feet.

These events were prior to the existing codes and serve as an affirmative argument for consideration of a variance.

The BOA meeting is scheduled for Monday, June 28, 2021 at 5:00 p.m. The meeting will take place in the first-floor council/court chambers. Thank you for your commitment to the citizens of Balcones Heights. If you have any questions, please feel free to contact me.

Respectfully,

Janet Thelen

Janet Thelen

Enclosures: Fence Application
Permit Denial Letter – May 28, 2021
BOA Variance Application

**NOTICE OF MEETING AND PUBLIC HEARING DATE
THE CITY OF BALCONES HEIGHTS
BOARD OF ADJUSTMENTS AND APPEALS**

Dear Property Owner:

As required by Texas state law, you are being notified of this meeting and the subsequent public hearing because you own property that is to be re-zoned or you are a property owner within 200 feet of a proposed zoning change being initiated by another party. As an interested party, you are given the opportunity to attend this public hearing to express your opinion on this proposed zoning change.

NOTE: Whether or not you plan to attend the public hearing, please mail this notice to us and indicate if you are IN FAVOR or OPPOSED to the proposed zoning change. You must have returned one (1) copy of this notice to the City of Balcones Heights, PRIOR to the MEETING DATE BELOW for your input to be considered:

PLEASE MARK "X" NEXT TO THE APPROPRIATE LINE

_____ I AM IN FAVOR OF THIS CHANGE

_____ I AM OPPOSED TO THIS CHANGE

**MAIL TO: City of Balcones Heights
Attn: Delia R. Sanchez, City Secretary
3300 Hillcrest Dr.
Balcones Heights TX 78201**

Name of Property Owner: _____

Address of Property Owned: _____

BOARD OF ADJUSTMENT MEETING DATE: Monday, June 28, 2021 at 5:00 p.m.

BOARD OF ADJUSTMENT MEETING LOCATION: City of Balcones Heights Justice Center, 3300 Hillcrest Drive, Balcones Heights, TX 78201

PROPERTY DESCRIPTION:

**Applicant: Ekam Holdings LLC
Location: 207 Bobbies Ln., Balcones Heights, TX 78201
Legal Description: CB5894, Blk 11 Lot 43
Zoning: R-1 (Single Family Residence)**

Applicant is requesting a variance to Sec. 153.7.1.3(3)(a)(b) Front yard fences and Sec.153.7.1.3(4) Side yard fences. The applicant is requesting to install a wooden side fence in front of the front façade of the residence.

IF YOU HAVE QUESTIONS CONTACT PERSON: Ms. Janet Thelen, (210) 957-3545

If you plan to speak at either meeting, you must sign a roster that will be located at the entrance to the meeting room. You must do this BEFORE the beginning of the meeting, so please plan your arrival at least 15 minutes prior to the start of the meeting.

Para traducción de este mensaje al Español, favor de comunicarse con el Departamento de Planificación al número de teléfono 735-9148 y pregunte por una persona del departamento que habla español.



210-957-3545 jthelen@bhtx.gov

Permit #: 5247

Permit Date: 05/28/21

Type of Permit: Fence

Type of Business: Single Family Residential

Project/Resident/Business Name: Ekam Holdings, LLC

Project/Resident/Business Address: 207 Bobbies Lane

Business Phone #: 210-995-2626

Contractor Company Name:

Applicant's Last Name: Singh

Applicant's First Name: Aman

Applicant's Address: 9118 Thomas York Blvd.

City: San Antonio

State: TX

Zip Code: 78251

Applicant Home/Business Phone: 210-995-2626

Applicant Cell Phone:

Job Valuation: 3600.00

Status: Denied

Expiration Date:

Email: aman.singh500@yahoo.com

Tag #:

Date of Pavilion Rental:

Responsible Party:

Type/Name of Event:

Start Time:

End Time:

Square Feet: 0

Linear Feet: 140.000

Assigned To: Janet Thelen

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
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Notes

Date	Note	Created By:
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05/28/2021 Permit request is to install 140 feet of 4 foot wooden fence from the back left of the house to the front of the house (property). A denial letter was sent USPS and emailed to the applicant.

Janet Thelen

Fence was installed without a permit. Property owner will seek a variance due to the placement of the home on the property.

Uploaded Files

Date

File Name

05/28/2021

[8912221-5247 Site Plan Proposed Wooden Fence 5-27-21.jpg](#)

05/28/2021

[8912222-5247 Fence 207 Bobbies Applic 5-27-21.jpeg](#)



City of Balcones Heights

May 28, 2021

Aman Singh
Ekam Holdings, LLC
9118 Thomas York Blvd.
San Antonio, TX 78251

REF: Denied Fence Permit
207 Bobbies Lane, Balcones Heights, TX

Dear Mr. Singh

The fence permit cannot be issued as the proposed four-foot wooden fence is prohibited by Section 153.7.1.3 which requires fences in front of the front facade of the residence to not exceed 4 feet in height and be constructed of:

Front yard fences. In R-1, R-2, R-3 and R-5 zoning districts, no fence or wall may be constructed closer to the front property line than the front line of the main building on the lot, unless the fence is:

(a) Open fence constructed of ornamental iron, with wood, stone, brick, or a combination thereof used for supports for the fence. ("Ornamental iron" shall include pillars or supports of other approved materials necessary to support the ornamental iron. Vertical or horizontal pickets must be a minimum distance apart so that a sphere of four inches cannot pass through. Pillars and supports shall be a minimum of eight feet apart and a maximum of 18 inches in diameter or square, and must be of plaster, stone, or brick.);

(i) The following shall not be used for fencing:

"a. Cast-off, secondhand, or other items not original intended to be used for constructing or maintaining a fence;

b. Plywood, particle board, paper, visqueen plastic, plastic tarp, or similar material;

c. Barbed wire, razor wire, and other similar fencing materials capable of inflicting significant physical injury;

d. Sheet, roll or corrugated metal; or

e. Chain-link or metal mesh.

(ii) Constructed up to a maximum height of four feet above the natural surface of the ground;

a. A footing for the fence may be up to one foot solid.

b. Higher than one foot above the natural surface of the ground shall be constructed of ornamental iron only except for necessary pillars or supports of other approved materials necessary to support the ornamental iron above the natural surface of the ground with an overall height limit of four feet.

(b) Front yard fences that meet these criteria may be built at the property line, or within ten inches from the inside of the property line. The entire footing of the fence including underground structure must be completely within the property line. The upper, exposed section of the fence must align with any adjacent front yard fencing.

(4) Side yard fences. Side yard fences may be constructed up to six feet in height from the rear property line up to the current regulated front yard building set back line. If the front and side yard fences are of differing heights, an angled or stepped-down approach will be necessary where the two meet in order to transition the heights."

Your request for a hearing with the Board of Adjustment will be processed. Your hearing date is 5:00 p.m. on Monday, June 28, 2021.

Sincerely,

A handwritten signature in black ink that reads "Janet Thelen". The signature is written in a cursive, flowing style.

Janet Thelen
Director of Community Development



APPLICATION REQUEST FOR APPEAL / SPECIAL EXCEPTION / VARIANCE

5248

OFFICE USE ONLY	
MEETING DATE: <u>6-28-21</u>	CASE NUMBER: <u>20210628-01</u> (5248)

PRINT OR TYPE

NAME OF APPLICANT: <u>EKAM HOLDINGS LLC (P.O.C - AMANPREET SINGH)</u>	
ADDRESS: <u>9118 THOMAS YORK BLVD, SAN ANTONIO, TX 78254</u>	
PHONE NO: HOME <u>210-995-2626</u> WORK _____	FAX _____
EMAIL ADDRESS: <u>AMAN.SINGH500@YAHOO.COM</u>	
STATUS: OWNER <input checked="" type="checkbox"/> AGENT () - If agent, attach notarized Letter of Authorization	

PROPERTY DESCRIPTION

ADDRESS:	<u>207 BOBBIES LANE</u>
LEGAL DESCRIPTION	<u>C B 5894 BLK 11 LOT 43</u>
EXISTING PROPERTY USE or STATE NONE:	<u>SINGLE FORM RESIDENTIAL</u>
PROPOSED USE & DESCRIPTION:	<u>''</u>
ACREAGE AND/OR SQUARE FOOTAGE:	<u>0.4178 / 18,200 Sq. Ft</u>
DOES OWNER OWN ADJACENT PROPERTY:	YES () NO <input checked="" type="checkbox"/>
REQUESTED BOARD ACTION:	Appeal () Special Exception () Variance <input checked="" type="checkbox"/>

A variance begins with a building permit being denied in writing due to non-compliance with Zoning or Building codes. Variance requests are heard and approved or denied by the Board of Adjustment. The following items are required for scheduling a Board of Adjustment hearing and are due to City Hall with the application.

1. A formal written permit denial letter. This letter is issued to the property owner or duly appointed representative by the Director of Community Development. In order to obtain this written denial, the property owner or representative must have submitted the necessary documents to apply for a Building Permit from the Community Development Department. The necessary documents included, but are not limited to, a current certified survey and height statement reflecting the height as measured according to the guidelines set forth by City Ordinance, or full architectural plans if said plans include the two aforementioned items. Once the Director of Community Development denies the request for a building permit, the Community Development Department will provide the property owner or representative with the written denial necessary for the variance application. **This application will for a Board of Adjustment hearing will NOT be accepted without this denial statement.**
2. A pre-filing interview may be held if requested by the applicant or if deemed necessary by the City.

3. The application must be signed by the property owner. If the applicant is not the owner, a signed document showing authority to request the variance must accompany the application.
4. The following must also accompany the application packet:
 - a. \$125.00 application fee plus \$50.00 for each additional variance request on the same property.
 - b. A site plan which:
 - a. Indicates property location by street address and legal description;
 - b. Property owner's name (and applicant's name if different);
 - c. Is drawn to scale (with scale and north indicated) show all existing and proposed improvements, including buildings, fences, driveways, pools, patios, structures, and items that are not grass or vegetation. If items such as septic tanks, trees, and landscaping would have a bearing on the variance or special exception is being requested.
 - d. Shows all boundaries of property with front, side and rear yard setbacks and all other critical dimensions. Indicate the area of the property or improvements for which the variance or special exception is being requested.
 - e. Elevation plan IF the appeal involves building heights, fence heights, addition or removal of ground or fill, or similar land or structure alterations (all points must have dimensions specified including maximum height);
 - f. Complete parking analysis for any parking variance request.
 - g. If a variance from building setback requirements is requested, the site plan must be stamped by a licensed surveyor.
5. Application and one hard copy of the necessary documents, etc. in completed form must be submitted to the Community Development Department. Additionally a PDF file document is required. **Partial and/or incomplete applications and site plans will not be accepted by the Board.**
6. After the above items have been completed, the variance request will begin the follow process:
 - a. The applicant and all property owners within 200 feet of the variance request as such ownership appears on the last approved county tax roll, will be notified of a public hearing to be held by the Board of Adjustment by notice deposited in the U.S. mail. Said notices are to be mailed at least 10 days prior to the public hearing.
 - b. The applicant or representative should be present at the Board of Adjustment public hearing. Failure to attend the public hearing may cause the Board to deny the item without prejudice to refile. The letter, referenced in 6a above, will be your notification of any hearing.
 - c. Persons who are in favor or who oppose the request are allowed to appear before the Board in order to present their views.

According to state law, no variance can be granted without the concurring vote of at least seventy-five (75) percent of the members of the Board.

APPEALS TO A DECISION RENDERED BY THE BOARD OF ADJUSTMENT

The only appeal to the decision rendered by the Board of Adjustment is to State District Court. The appeal must be filed with the district court within ten (10) days of the Board's decision. State law prohibits the City Council from hearing any appeal.

NOTE: Due to scheduling and legal notice requirements, there may be a waiting period of 45-60 days.

APPEAL TO THE BALCONES HEIGHTS BOARD OF ADJUSTMENT

Please be specific and include additional pages if necessary.

I am requesting a variance that requires: REQUEST RELIEF FROM SECTION 153.71.3(A) (B) (D) THE FENCE REQUIRES FRONT YARD FENCE TO BE MADE OF ORNAMENTAL IRON.

I am requesting a variance not to comply with the Balcones Heights Zoning Code for the reasons stated below. The Board will consider the following conditions.

- a. There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape, or topography: SHARE OF THE PROPERTY IS VERY DEEP. THE HOME WAS BUILT IN THE BACK OF THE LOT AND IT SITS BEHIND OTHER HOUSES ON THE STREET.
- b. The application of this appendix to the particular property would create an unnecessary hardship: THE NEIGHBORS CHAINLINK FENCE IS UNATTRACTIVE AND BROKEN. HENCE, THE WOODEN FENCE SCREENS THE EXISTING NEIGHBORS DAMAGED FENCE.
- c. Such conditions are peculiar to the particular piece of property involved: SHARE OF THE PROPERTY IS VERY DEEP. THE HOME WAS BUILT IN THE BACK OF THE LOT AND IT SITS BEHIND OTHER HOUSES ON THE STREET.
- d. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this appendix: IT WILL NOT DETRIMENT BUT IT WILL ENHANCE THE LOOK OF THE PROPERTY BECAUSE THE HOUSE WAS BUILT IN THE BACK.
- e. The strict or literal enforcement of the terms of this appendix, because of specific conditions, will result in unnecessary hardship: THE ADDITIONS AND BEAUTIFICATIONS OF THE REMODEL OF THE HOUSE THE BROKEN CHAINLINK FENCE MAKES THE PROPERTY LESS ATTRACTIVE, LESS MARKETABLE CURB APPEAL. IT ALSO TAKES AWAY THE AESTHETICS FROM THE HOUSE.
- f. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of: IT WILL TAKE TOO LONG TO INSTALL AND PLANT BUSHES TO HIDE THE 4 FEET TALL UNATTRACTIVE CHAINLINK FENCE.

Date 05/25/2021

Signature of Property Owner/Representative 