

Variance Application Answers for 961 State St:

4.)

The property at 961 State Street is located off State street in Albany. The driveway and the sidewalk to the house are both located in State Street. State Street is a typical Albany neighborhood with several brick and metal sided houses. There are several of which that have chain link fences extending to the sidewalk of 6-foot-high wood fence extending past the front edge line of the home. The property in question (961 State Street) is only unique in the aspect of it being a double lot whereas many homes located off State Street are single lots. Spring Street has many fences like the one we are proposing and is like the property being discussed (961 State Street).

5.)

There are several reasons as to why we are asking the board to grant this variance allowing a 6-foot-high fence. The first reason as to why we are asking the board to consider the variance is the privacy the fence would provide. Spring Street is a higher elevation than State Street, allowing on lookers to be able to easily view the State Street property and home. A 4-foot-high fence with 60% opacity that has been proposed certainly would not provide the same privacy a 6-foot-high fence would be able to. With the additional landscaping potential such as shrubs behind the fence you are potentially increasing the possibility of damaging the fence, including taking away from the properties yard space, not to mention increasing the financial challenge within the situation. The cost of the fence would not decrease, and there would be the added cost of having to relandscape the yard.

Another large benefit of the 6-foot-high fence would be the security it would provide, for both the property and the homeowner. A 6-foot-high fence would secure the property from outside intruders by adding a sufficiently large barrier as a deterrent. A 6-foot-high fence would also allow security and peace of mind to the homeowner in allowing her to let her dogs out and not have to consistently be concerned that they can escape the premises and or be taken. A 4 Foot high 60% opacity fence would easily allow an individual to see through and climb the fence, gaining easy access to the homeowner's property. A 4-foot high 60% opacity fence would not provide the same security a 6-foot-high fence would. The chain link we are proposing is on the hill along the side of neighbor on spring street. Which is hardly visible from the road.

6.)

We believe that the deviation is not a substantial or contextually significant deviation because the regulation is to prevent chain link or tall solid privacy fence from being built in front of the home. The set-up of the property and the fact it is a double lot, the location of the fence in most people's actual perception is that it is a rear yard.

7.)

The environmental impact a 6-foot-high fence would is the reduction of trash or unwanted debris coming into the yard. Also, the 6 foot high fence would provide sound reduction due to the fence being

one more large solid barrier between the home and Washington avenue (this benefits multiple homes on State Street). A 4-foot high 60 % opacity would not provide the preventative measures a 6-foot-high fence would in the aspect of keeping trash and debris out of the yard or the sound reduction that would be evident. Due to the openings within the 4-foot high 60 % opacity fence trash, debris and sound would easily pass through.

8.)

The reason for requesting the variance was not self-created. The property at 961 State street was sold as a double lot and consistently maintained as a single lot.