

**Bulk Variance Request**  
**Project Summary**

**1381 Paddock Way**  
**Carlos and Kelly Bivins, owners**

Enclosed is our Land Use Development Application seeking approval to install a 6-foot-high vinyl fence, 10'x12' shed, and 10-foot widening of our driveway at our residential corner-lot property at 1381 Paddock Way. These improvements are clearly outlined on the Proposed Site Plan dated 2-19-25.

A Bulk Variance is needed for the section of fencing proposed within our secondary front yard where the fence height would exceed the 3-foot limit. We believe that the shed, driveway expansion, and all other portions of the fence conform with current zoning requirements.

Granting this bulk variance request would have a significant and positive impact on our family's use and enjoyment of our property. The fence would follow the natural curve of our property line, set approximately 6 feet back from the sidewalk, and connect to the house after turning at the existing concrete walkway. The result will be a cohesive and visually appealing boundary that enhances the overall appearance of our property.

As shown on the satellite photo, our property directly borders the Barclay Farm Swim Club and our secondary front yard sits adjacent to the entrance to their parking lot. During the busy summer months, the Swim Club draws heavy foot and vehicle traffic. Their parking lot often overflows resulting in cars parked on the nearby streets. Without a privacy barrier, our yard feels exposed to the constant flow of visitors.

A 6-foot vinyl fence would provide much-needed separation, allowing us to enjoy our home and yard without feeling as though we are on display to the public. It would also serve as an important sound buffer, reducing noise from Swim Club events such as swim meets and practices, improving our ability to enjoy quiet family time. Additionally, it would deter potential trespassers and prevent accidental intrusion onto our property.

Another important benefit is protection from local wildlife, particularly deer, who frequently enter our yard and cause extensive damage to our landscaping and plants. A taller, solid fence would help deter them, preserving the work we've put into maintaining our property.

The proposed fence will not require the removal of any trees, nor will it interfere with visibility or traffic safety. In fact, it will preserve the open, welcoming feel of the neighborhood while improving both privacy and security for our family and the broader community.

We respectfully ask for your favorable consideration of our application and believe that approving this variance will have a meaningful, positive impact without creating any adverse effects.