

Linda Engelhart-Gunther. Variance Request – Letter of intent

My home is at the SW corner of Shadetree Dr and Timberknoll. It is 1/4 acre lot – 60 by 200.

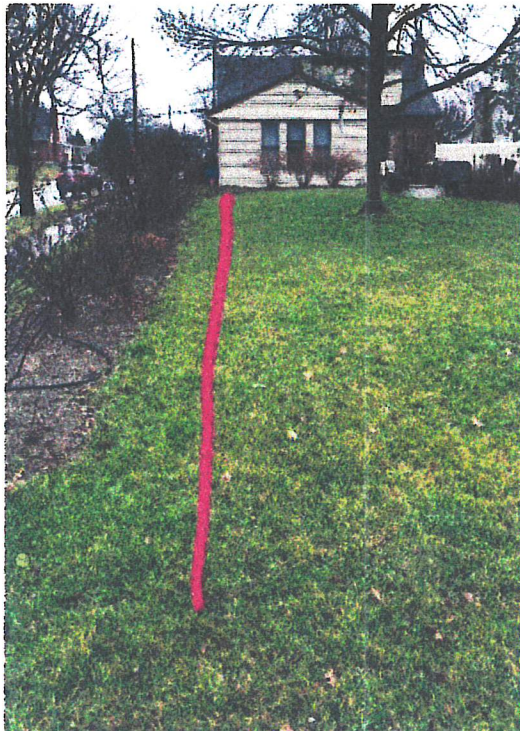
The purpose of the variance request is because the fence was originally denied under section 10-7.1 as the township considers corner lots to have 2 front yards.

I can agree that it is nice to maintain corner lots to a standard. I built a privacy garden about 15 years ago. This garden sits 2 ft into the property from the sidewalk. And is about 3 feet wide. It is landscaped with 7 different species of plants that are all intended to provide privacy and well as visual interest. The plants consist of OakLeaf Hydrangea, Viburnum Lacecap, Winterbery, Rugosa Rose, and others. The start of this area was a columnar blue spruce which I just lost to needlecast. It will be replaced at a later date.

The need for a fence is being driven by our dog that likes to chase squirrels and bunnies. My request is to place the 4 ft tall Ky Board fence along the property line and at the Timberknoll side place the fence in the garden area 2 feet in from the sidewalk. Reason being that it would be easier to maintain (stain or paint) since the township would also like the face of the fence to face out.

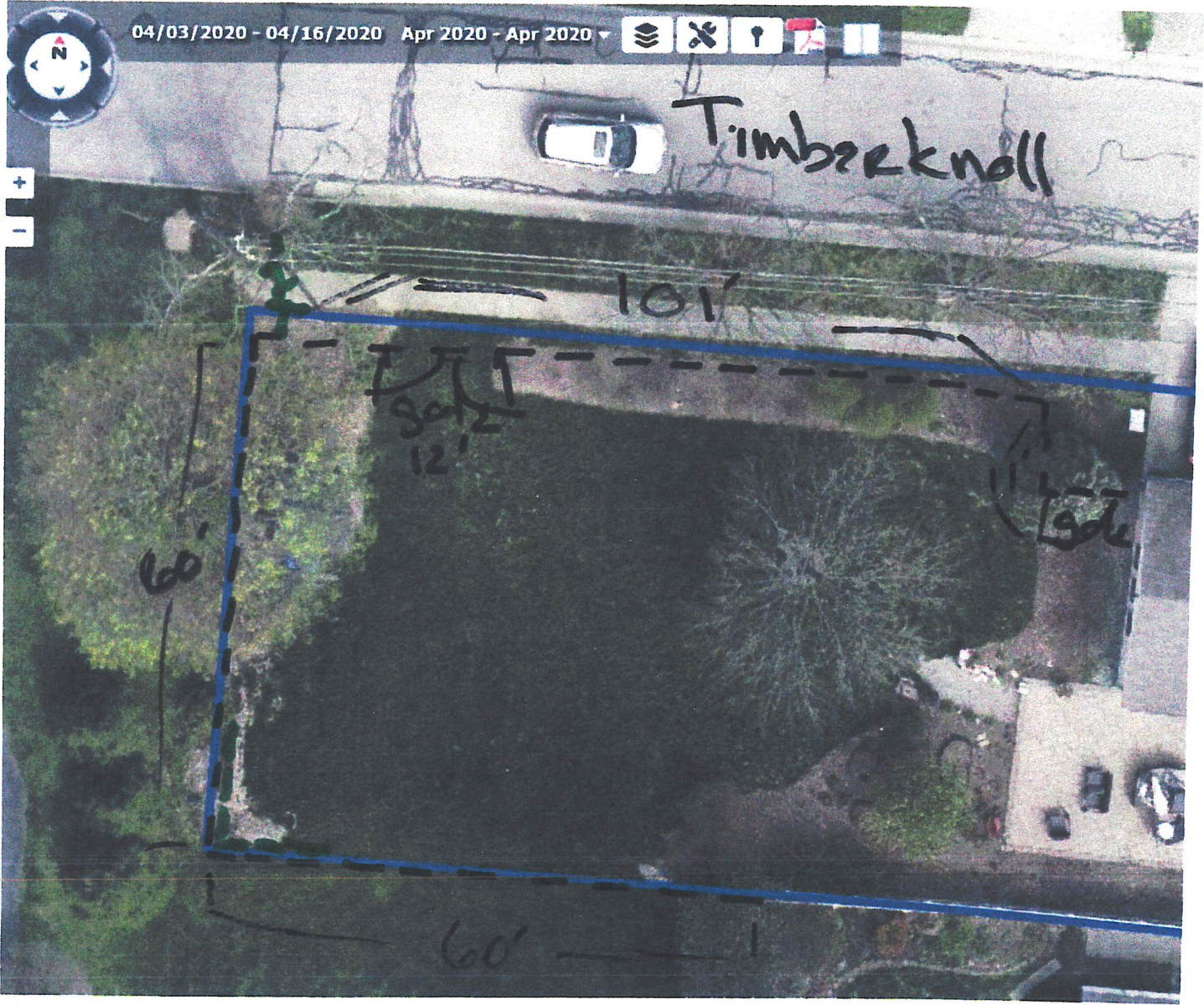
If I place the fence 8 feet into the yard as requested by the zoning code, I will have a 3 ft strip of grass that will be more difficult to maintain - cut separately, and much more use of a trimmer around each post and down the length of the wire mesh as it meets the ground on both sides of the fence. As well the use of the backyard is reduced and will interfere with the replacement of the spruce which did anchor the corner. Not to mention that placing the fence 3 feet into the back yard from the existing privacy garden area will visually look odd.

Visual of fence as requested by the township, versus where I would like to fence.



Site Plan - 9095 Shadetree - Gunther

lot 60 x 100



--- Fence & gates
--- 6' fence due to SEVERE SLP

Plan prepared by: Linda Engelhart Gunther