

Fence Variance Reasons

8705 Buckner Lane

The Fencing in question down the front sides was built for multiple reasons.

We have multiple large dogs and although they are friendly, they can run at children wanting to play they are very vocal, they have frightened children, and the fencing has stopped that issue.

The fence has performed miracles by making it to where the dogs from one yard do not see the dogs next door on either side, which in turn has greatly decreased the barking. And also, completely stopped the digging from both sides where they kept trying to get to each other.

Once I cleaned up 30-40 years' worth of sticker vines and over 75 fallen trees and growth, you can now see from Buckner all the way to Preston.

Buckner is well above our house so you can stand on street and see over top of side fences, we can see vehicles coming down Buckner. Front of lot elevation is 712' and the front of house is 704' (-8') and the back of lot is 696' (-16' Total).

My fence is all 100% cedar Board on Board with a 2 by 8 top board and will have security Lighting Flushed into the bottom of the top rail.

All Wood fencing was hand dipped in ready seal stain before assembly and all hardware is either stainless or galvanized. All posts are Metal and have 2 bags of Maximizer concrete poured in each posthole location.

All metal Fencing is commercial grade with 1" pickets and Powder coated black

The fencing in back is replacing some old barbwire and other fencing with the same commercial grade metal fence in front along with some dry stack stone columns and a sliding metal gate. This metal fencing will be lined with Holly trees and other landscaping as designed by landscape architect which also handles all drainage issues from the property that has these elevation drainage issues.

We have spent in excess of 100k on fencing and gates on this property and did the sweat labor ourselves.

Over 300K in total before any of the new Home Additions.