



Planning Commission

April 5, 2023

Evaluation of Application for Fence Permit 215 Washington Grove Lane

General Information

Date of Application: March 13, 2023.

Complete and Acceptable Application: Yes.

Boundary Survey or Acceptable Alternative: Yes.

Visible from a Public Way: Yes.

Historic Preservation Commission Review: None received so assumed waived.

Review for Compliance with Article VII, Section 3.327 (Fences)

Not above 4 feet in height on a lot line: Not met so it must fit one of the exceptions.

Except, if separating privately owned land, 6 feet is allowed from rear line to “main building line extended” (defined as the front of the house): Partially met. It appears that the 6’ section extends beyond the front (Washington Grove Lane side) of the house.

Except 6 feet allowed if also rear lot line of adjacent property: N/A.

Where a 6-foot section would meet a street line or an avenue line, a sloped or scalloped transition from the 6-foot to 4-foot fence height for at least 7 feet is required: Applies to corner with lot 6 on Hickory Road. Transition distance is not specified but appears to meet.

Not over 3 feet tall within 25 feet of the center of an intersection: Met.

In addition, a swimming pool requires a 5-foot fence: N/A.

A 10-foot open-mesh deer fence is allowed if it meets accessory building setback requirements and is 25 feet from the front lot line, 7 feet from the rear lot line, and 10 feet from the side lot line: N/A.

An open-mesh protective barrier closely enclosing a tree is not subject to setback requirements: N/A.

A seasonal (March 1 – November 30) open-mesh barrier enclosing a garden plot not exceeding 1/3 of lot lines is not subject to setback requirements: N/A.

Conclusions

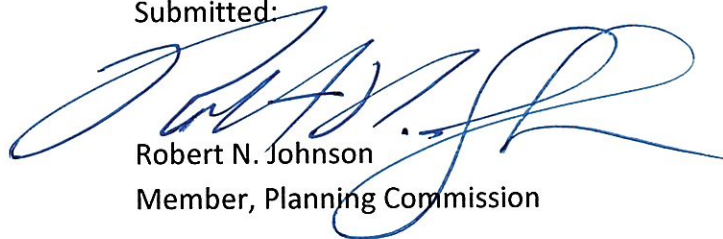
The proposed fence appears to meet the town ordinances except:

1. HPC comments not received (assumed waived).
2. The 6-foot-tall section of the fence appears to extend beyond the front of the house.

Recommendation

The application for a fence permit should be approved with the stipulation that the portion of the fence forward of the front of the house cannot be taller than 4 feet.

Submitted:



Robert N. Johnson

Member, Planning Commission