

January 2, 2019

Mr. Blackwell

My name is Connie Schmitz and I'm the managing member of KMB Properties. We are located on the corner of Granville St and Flint Ridge Dr. My neighbor Robert Keelen, at 80 Flint Ridge Dr talked to me about his application to build a fence between our properties. He also told me about a variance he's applied for to raise the height of the fence.

To be clear, I do not have a problem with him putting up a fence. However, I do have some concerns about the slope of the hill where the fence will stand and the disposition of certain trees along the property line. From my backyard, my head is below the driveway on Mr. Keeler's property. If he puts up a six foot fence on that hill, my main concern is the real possibility of serious erosion. In the last ten years I've lived here, I've noticed some erosion starting along his driveway where there is a row of old 70 ft. pine trees. A six foot fence would require at least a 10 to 12 foot post adding to the concern about erosion. If this concern can be addressed I wouldn't be opposed to a six foot fence. As a suggestion, perhaps adding dirt to the hill before the fence is installed would improve the situation.

Another concern is wind. Since my property is low, the wind blows very strong at times. It seems a solid fence would be subject to a fair amount of stress during windy days. I'm not crazy about the picket idea; however, I've seen privacy fences that alternate the slates on both sides of the fence. This would create the privacy he desires and let the wind flow through the fence as opposed to against the fence.

Utility wires including power, cable, and phone run along the rear property line to a pole. A number old trees and bushes are growing along the property line directly under these wires. I would ask these be completely removed and stumps dug out to prevent them from weakening a fence or the posts and to keep the wires clear of obstruction.

I've raised these concerns in an effort to be proactive so that some can be addressed quickly. I know Mr. Keelen is anxious to proceed with construction and my hope is that raising these concerns at this time will help to not delay the permit process. In my view, a sight visit by someone in your office would help to clear up clear up the concerns and help the permit process. I have pictures but they don't show the scope of the project and the impact on both properties.

I'm available any time at 614-402-4959 or at connieaschmitz@gmail.com. Please feel free to contact me if I can help in any way

Thank you

Connie Schmitz

KMB Properties