

MANISTEE CITY
ZONING BOARD OF APPEALS

Meeting of October 3, 2011
5:30 p.m. - Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

I CALL TO ORDER

II ROLL CALL

III APPROVAL OF AGENDA

At this time the Zoning Board of Appeals can take action to approve the October 3, 2011 Agenda.

IV APPROVAL OF MINUTES

At this time Zoning Board of Appeals can take action to approve the August 2, 2011 meeting Minutes.

V PUBLIC HEARING

ZBA-2011-03 Kay E. Wagner, 523 Second Street – Variances to Section 511 Driveways and Curb Cuts

Kay E. Wagner, 523 Second Street is requesting Variances to Section 511 Driveways and Curb Cuts as follows:

Variance to increase driveway approach from 20 feet to 23 feet 10 inches; Variance to reduce requirement that driveway curb cuts be placed at least 30 feet from an intersection to 26 feet 3 inches; Variance to reduce requirement that driveway shall be located at least 3 feet from a side yard property line to 0.

At this time the Chair will open the public hearing

The Applicant shall be asked to present their case to the Zoning Board of Appeals.

City Staff and any Consultants serving the City will present their reports

The Hearing will be opened for Public Comments

The Public Hearing will be closed.

VI BUSINESS SESSION:

Action on Pending Cases

ZBA-2011-03 Kay E. Wagner, 523 Second Street – Variances to Section 511 Driveways and Curb Cuts

After the Public Hearing is closed the Zoning Board of Appeals can take action on the request from Kay E. Wagner, 523 Second Street for variances to Section 511 Driveways and Curb Cuts.

At this time the Zoning Board of Appeals could take action to approve/deny/approve with conditions the variance request from Kay E. Wagner, 523 Second Street for variances to Section 511 Driveways and Curb Cuts as follows:

Variance to increase driveway approach from 20 feet to 23 feet 10 inches.

Variance to reduce requirement that driveway curb cuts be placed at least 30 feet from an intersection to 26 feet 3 inches.

Variance to reduce requirement that driveway shall be located at least 3 feet from a side yard property line to 0.

Old Business

Other Business of the Appeals Board

Misc.

VII PUBLIC COMMENTS AND COMMUNICATIONS

At this time the Chair will ask if there are any public comments.

VIII ADJOURNMENT

MANISTEE CITY ZONING BOARD OF APPEALS

City Hall, 70 Maple Street
Manistee, MI 49660

DRAFT

MEETING MINUTES

August 2, 2011

A meeting of the Manistee City Zoning Board of Appeals was held on Tuesday, August 2, 2011 at 3:00 p.m. in the Second Floor Conference Room, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Ray Fortier, Mark Hoffman, John Perschbacher, Mark Wittlief (alternate)

MEMBER ABSENT: Bill Kracht (excused), Craig Schindlbeck (excused), Vacancy

OTHERS PRESENT: Bill Zielinski, 1019 High Street, Alan Marshall (914 Vine Street) and Denise Blakeslee (Planning & Zoning)

The meeting was called to order at 3:00 p.m. by Chairman Perschbacher

APPROVAL OF AGENDA:

MOTION by Mark Hoffman , seconded by Ray Fortier to approve the August 2, 2011 meeting Agenda.

With a voice vote this MOTION PASSED UNANIMOUSLY

APPROVAL OF MINUTES:

MOTION by Ray Fortier, seconded by Mark Hoffman to approve the July 28, 2011 Zoning Board of Appeals Meeting Minutes as corrected (Member Wittlief entered the meeting at 5:34 pm not 5:04 pm)

With a roll call vote this MOTION PASSED 4 to 0.

4 - Yes	Hoffman, Wittlief, Fortier, Perschbacher
0 - No	None

PUBLIC HEARING:

None

BUSINESS SESSION:

Old Business:

None

Other Business of the Appeals Board:

None

QUESTIONS, CONCERNS OF CITIZENS IN ATTENDANCE:

None

ADJOURNMENT:

There being no further business meeting MOTION by Mark Hoffman, seconded by Mark Wittlief that the meeting be adjourned.

Meeting adjourned at 3:14 p.m.

Respectfully Submitted

Denise J. Blakeslee, Recording Secretary



REQUEST FOR APPEAL
CITY OF MANISTEE
ZONING BOARD OF APPEALS

Name: Kay E Wagner
 Address: 523 Second Street
 City, State, Zip Code: Manistee, Michigan 49660
 Phone Numbers: ^{PARENTS} (work) 713-3078 (home) 398-2584
 Agent Name & Phone Number if applicable: _____

FEE FOR APPEAL \$500.00

OFFICE USE ONLY	
Appeal Number: <u>ZBA-2011-03</u>	Date Received: <u>9-12-11</u>
Receipt Number/Fee Amt: <u>24562 / \$500</u>	Hearing Date: <u>10-3-11</u>
Zoning District for Property: <u>R-2</u>	Parcel Code Number: <u>364-714-02</u>
Type of Request:	
<input checked="" type="checkbox"/> Variance Request	<input type="checkbox"/> Ordinance or Map Interpretation
<input type="checkbox"/> Appeal from Administrative Decision	<input type="checkbox"/> Other Authorized Review

PLEASE NOTE: All questions must be answered. Incomplete applications will be returned to be completed before processing. If additional space is needed, number and attach additional sheets.

State exactly what is intended to be done on, or with the property which necessitates a variance from the Zoning Board of Appeals:

I want to reconstruct a permanent, permanent concrete driveway that will require a variance to allow concrete placement to the east property line and an extension of the driveway approx. 7' with on City ROW 45 inches toward the pedestrian easement and street T-junction (Pedon Street)

PROPERTY INFORMATION:

Tax Roll Parcel Code #51-51- 364-714-02

Property Address: 523 Second Street, Minister

Names & Addresses of all other persons, firms or corporations having a legal or equitable interest in the land. Benjamin Wagner 1501 Front Street #208
San Diego, California 92101

Present use of parcel: crushed stone in front of garage for parking

List of all deed restrictions (attache additional sheets if necessary): None

Has a previous appeal been made with respect to this property? Yes No

If a previous appeal, rezoning or special use permit application was made state the date, nature of action requested and the decision: _____

DETAILED REQUEST AND JUSTIFICATION:

Please identify each requested variance:

	Required by Zoning	Requested by Appellant
<input type="checkbox"/> Front Yard Set-Back	from _____	to _____
<input type="checkbox"/> Side-Yard Set-Back	from _____	to _____
<input type="checkbox"/> Side-Yard Set-Back	from <u>3 feet</u>	to <u>East property line</u>
<input type="checkbox"/> Rear-Yard Set-Back	from _____	to _____
<input type="checkbox"/> Waterfront Set-Back	from _____	to _____
<input type="checkbox"/> Height	from _____	to _____
<input type="checkbox"/> Area Requirements	from _____	to _____
<input type="checkbox"/> Off-street Parking	from _____	to _____

Other For Driveway Approach) from 20' max width to 23'-10"
from 30' minimum distance to the 'intersection' to add 45" to approach (POB may not be at minimum distance)

Please mark all characteristics of your property which require the granting of a variance.

Dimensional information

- Too Narrow _____
- Too Small _____
- Too Shallow _____
- Elevation (height) _____
- Slope _____
- Shape _____
- Soil _____
- Subsurface _____
- Other (Specify) Garage building is almost on property line next to T-junction street - There is no suitable other option - Cedar Street no longer exists between Second and Third Street

Variations. The Board shall have the power to authorize, upon an appeal, specific variances from such requirements as lot area and width regulations, building height regulations, yard and depth regulations, and off-street parking and loading space requirements provided it finds that all of the Basic Conditions and any one (1) of the Specific Conditions set forth herein can be satisfied. The appellant shall submit, along with the established fee and other materials, a narrative demonstrating why a variance is sought.

1. Basic Conditions. The Board shall find that a variance request meets all of the following conditions.

a. The requested variance shall not be contrary to the public interest or to the intent and purpose of this Ordinance.

Yes No

b. The requested variance shall not permit the establishment within a district of any use which is not permitted by right within that zone district, or any use or dimensional variance for which a special land use permit is required.

Yes No

c. The requested variance shall not cause a substantial adverse effect upon properties in the immediate vicinity or in the district in which the property of the applicant is located.

Yes No

d. The conditions or situations which necessitate the requested variance is not so general or of such recurrent nature as to make the formulation of a general regulation for such conditions reasonably practical.

Yes No

e. The requested variance shall relate only to property that is under control of the applicant.

Yes No Owners property and City ROW

f. The requested variance shall not be necessitated by any self-created condition or action taken by the applicant or property owner.

Yes No

g. There is no reasonable alternative location on the parcel for the proposed improvements for which a variance is sought where such alternative location would eliminate the need for the requested variance or reduce the extent of the condition(s) necessitating the variance.

Yes No

h. The requested variance is the minimum variance that will make possible the reasonable use of the land.

Yes No

2. Special Conditions. When all of the foregoing basic conditions can be satisfied, a variance may be granted when any one (1) of the following special conditions can be clearly demonstrated:

a. Where there are practical difficulties which prevent full compliance with the requirements of this Ordinance. Such practical difficulties shall be evaluated in terms of the use of a particular parcel of land. Neither the fact that the appellant could: (a) incur additional costs to achieve full compliance, or (b) receive additional income with less than full compliance shall be determined a practical difficulty for the purposes of this paragraph.

Yes No

Justification: See attached

b. Where there are exceptional or extraordinary circumstances or physical conditions such as narrowness, shallowness, shape, or topography of the property involved, or to the intended use of the property that do not generally apply to other property or uses in the same zoning district.

Yes No

Justification: See attached

c. Where such variation is necessary for the preservation of a substantial property right possessed by other properties in the same zoning district.

Yes No

Justification: See attached

3. Rules. The following rules shall be applied in the granting of variances:

a. The Board may specify, in writing, such conditions regarding the character, location, and other features that will in its judgment, secure the objectives and purposes of this Ordinance. The breach of any such condition shall automatically invalidate the permit granted.

b. Each variance granted under the provisions of this Ordinance shall become null and void unless:

The construction authorized by such variance has received a City zoning permit within one (1) year after the granting of the variance; and the occupancy of land, premises, or buildings authorized

by the variance has taken place within one (1) year after the granting of the variance, unless an extension of time has been granted by the Zoning Board of Appeals.

- c. No application for a variance which has been denied wholly or in part by the Board shall be re-submitted for a period of one (1) year from the date of the last denial, except on the grounds of newly discovered evidence of changed conditions found, upon inspection by the Board, to be valid. For such newly discovered evidence to be considered, an applicant shall submit a detailed description of such evidence to the Zoning Administrator who shall place it on the agenda of the Zoning Board of Appeals along with a report and recommendation on the nature of such newly discovered evidence and whether it may have been pertinent to the decision of the Zoning Board of Appeals. If the Zoning Board of Appeals determines that the newly discovered evidence would have been pertinent to its decision, it shall direct the Zoning Administrator to accept a new application for the previously denied variance. An application considered under the terms of this subparagraph shall be considered a new application and shall be subject to all hearing, notice and fee requirements of this Ordinance.

AFFIDAVIT:

The undersigned acknowledges that if a variance is granted or other decisions favorable to the undersigned is rendered upon this appeal, the said decision does not relieve the applicant from compliance with all other provisions of the City of Manistee Zoning Ordinance; the undersigned further affirms that he/she or they is (are) the (owner/lessee/authorized agent for the owner) involved in the appeal and the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her or their knowledge and belief. By signing this affidavit permission is given for Zoning Board of Appeals Members to make a site inspection if necessary.

Signature Ray E Wagner Date 09-12-11

Signature _____ Date _____

Representation at the Public Hearing by either the applicant or agent is encouraged.

July 2008

Kay E. Wagner
523 Second Street
Manistee, MI 49660

September 12, 2011

City of Manistee
70 Maple Street
Manistee, MI 49660

RE: - east driveway on City of Manistee right-of-way for property at 523 Second Street
- safety and erosion concerns along west elevation of Cedar Street hill abutting the property at 523 Second Street
- north driveway and approach at 523 Second Street

City of Manistee Representatives

***CITY COUNCIL MEMBERS:

I, Kay Wagner, co-own the property at 523 Second Street in Manistee along with my son Benjamin who is a chief petty officer in the Coast Guard at San Diego, California.

When I was granted permission by City of Manistee Representatives – Zoning Board of Appeals members - to convert the house which had address of 521 Second Street to a combined workshop and separated single vehicle garages which then became the property address of 523 Second Street several years ago, I believed it was with the understanding that the permission included functional driveways to those garages.

Now I have been told that I cannot use the east-facing temporary crushed stone driveway to the garage that faces the Cedar hill or make any improvements to the driveway area until I ask for and am granted a license by the City for permission to encroach onto the City right-of-way. The entire temporary crushed stone driveway is on the right-of-way because the garage building is almost on the property line and the ROW is the only way I have access to it since Cedar Street was closed between Second and Third Streets.

I have dealt with erosion problems on several occasions in the past and fully expect to continue to have rain run-off damage to my property in the future from rain water that is not caught by the storm drains even though the City now has sewer separation in our part of the City. It will only take a few leaves, twigs or other debris to clog the storm drains and cause erosion problems along the Cedar Street closure – as was already evidenced from the small amount of rain that we received the first few days of September this year.

During the significant rain storm Manistee experienced in June 2009, the crushed stone driveway became contaminated with debris and was severely eroded from rainwater runoff that flowed

from above the hill. Now it is overgrown with weeds. I also experienced a lot of displacement of soil between and around my buildings during that storm as well as flooding in the lower garage then and on several other occasions, including the storm this May when I also experienced about \$3,800 property damage from raw sewage backup problems into the basement level of the house.

The closure of Cedar Street to vehicular traffic and reconfiguration of the hill to apply tons of additional soil to meet the sewer separation requirements has resulted in another potential problem that I believe could become quite dangerous during the winter months when the hill is traditionally used for sledding. At the east edge of the gravel driveway to my east-facing garage, the hill slopes sharply downward about four feet at the south abutment of the driveway which is at that lower elevation.

I believe there should to be a cooperative effort between me as adjacent property owner and the City as responsible party in regards to potential safety issues along Cedar Street hill which is known as a sledding location during the snow season. Therefore, I have several requests of the City of Manistee to grant license to allow me to use City right-of-way property.

1) Allow me to construct a retaining wall and fence using pressure treated lumber with the point of beginning within the range of twenty to twenty-two feet east of the northeast corner of the garage building and continuing south to near the southeast corner of my property where the retaining wall and fence on City right-of-way would be angled to abut the fence along my south property line [measurement to be made by City engineer - location of six inch water main in the same general vicinity may have impact on decision of specific location where proposed retaining wall and fence could be constructed].

REASONS FOR RETAINING WALL AND FENCE REQUEST:

- The temporarily placed crushed stone driveway is barely functional as is for entering or exiting the garage with a vehicle. The retaining wall would hold soil in place at a ninety degree vertical and eliminate the slope of approximately four feet allowing the driveway to be extended eastward about two to three feet.
- The retaining wall would also serve as a curb-like containment unit for potential water runoff from the top of the hill and divert potential erosion problems away from my back yard, garage and driveway.
- A pressure treated lumber retaining wall, built to the specifications I have provided, would be the easiest to remove and reconstruct if such would ever become necessary. It is an easy and functional style to build, not requiring concrete forms, re-rod or tension tie-backs into the vicinity of the water main.
- The retaining wall and fence would be much more pleasing in appearance than the current condition of steep side slope (which will be difficult to mow or keep trimmed) and the rut-filled, weed infested crushed stone driveway.

- If the reconfigured hill is left as it currently is, I believe a dangerous situation will exist during the sledding season. There will be a strong potential that people sliding down the hill will veer down the steep side slope of the hill that now exists and continue into the driveway. I am concerned that someone will slide into the path of my vehicle and I won't see them or be able to avoid a collision with them. The fence configuration, style and heavy-duty slats would safely keep them out of the driveway and would be a permanent solution that would not have to be put in place and removed each winter season.
- The retaining wall would be about four feet high at the highest point plus an additional 8 to 10 inches of curb-like structure which would necessitate railing or fence of some type for safety. The fence would take care of the safety issue.

2) Give me permission to use the City right-of-way east of my east-facing garage to have installed a permanent concrete driveway with curbing along the east side of the building that would abut the retaining wall and would abut the north driveway leading to the only driveway approach that is available for the garages.

REASONS FOR EAST DRIVEWAY AND CURBING:

- The garage is not functional for the purpose intended if there is no vehicle access to it. I thought I already had permission for the driveway but have been informed that the license is needed. If City Representatives do not grant the license for use of the City right-of-way I will not be able to legally access the garage from the garage door.
- The east-facing garage is barrier free to the first floor of my house. I am the primary caregiver for my parents. My father uses a walker on good days and wheelchair when necessary and needs barrier free access to my home if there is ever a problem situation such as power outage, furnace failure, etc. at their home.
- Curbing is needed in conjunction with the east driveway because the garage floor of the east-facing garage is raised thirty inches above the north-facing garage which necessitates a built up driveway edge that has to be contained and stable before concrete can be installed.
- The concrete driveway will help to keep the retaining wall solidly set in place.

3) Allow me to install gates at the north end of the proposed retaining wall/fence location.

The circumstances of this request are atypical but, I believe, should be seriously considered with the overall request for license agreement. I have been told that normally the license to allow the property owner to make special use of City right-of-way land does not give the property owner the exclusive right to use of that property – that the public would also have the right to use the licensed right-of-way at any time.

Since this license request for the land use of City right-of-way is designed to benefit the property owner *and* the City to alleviate potential problems that the City and property owner could

encounter due to changes that have occurred because of the sewer separation project, the request is a bit more complicated than simply allowing a driveway to be constructed. Bureaucratic rules are 'guidelines' that have been established to serve a purpose but do not have to be strictly adhered to in all circumstances because some situations are unique.

REASONS WHY TO APPROVE OF THE GATES REQUEST:

- Since the requested license is for use of land that would become fenced in, there should be no reason for the public to require access to it because the only places they could go from the City right-of-way would be onto my back yard or into my garage/workshop where I would not want anybody to be without my permission. The use of gates, designed to emulate the fence configuration, would discourage the potential of trespassing.
- I also have concern that deer will wander into the area if there are no gates to keep them out. I have been told that deer will usually not jump fences if they cannot distinguish the topography of the land on the other side of the fence. The true Victorian style of arched fence that I have proposed is supposed to give deer an optical illusion of the land configuration [maybe?]. If the deer wander into the yard through an area that is not contained, they could panic, become disorientated how to get out and cause harm to self and property. The gates would contain the area. [I plan to replace the existing fence that I have on north and west sides of the property with the same true Victorian style that is proposed.]
- From a purely aesthetic point of view, the gates would provide a 'completed look' to the proposed use of the land and a strong visual appeal to enhance the Victorian characteristics the community has been promoting. I think it would be a win-win situation for the property owner and the City; I hope you will think of it that way, too.

I have enclosed drawings of the proposed retaining wall, fence and possible curbing/driveway (with driveway gates) configuration. The curb construction and driveway placement might require a little bit of 'tweaking' by the contractor if he believes it will be necessary to make minor adjustments.

If the City of Manistee will honor these requests and grant license for the proposed retaining wall, fence, driveway and gates, I, the property owner, will pay the entire cost of materials needed for the retaining wall and fence (with driveway gate) as well as the cost for materials and labor to put in a concrete driveway with curbing along the building. I believe the retaining wall and fence can be constructed by people who are not licensed (volunteers) as long as a licensed builder (hopefully also a volunteer) would supervise the work. If this arrangement would not be acceptable to the City perhaps the City would pay the labor costs or waive the various permit fees (construction permits, Zoning Board of Appeals fee...) I expect to have to pay.

I have not addressed the possible use of some mechanical excavation of the retaining wall area versus entirely hand digging due to location of the water main near the requested retaining wall/fence location. If some mechanical removal of soil would be allowed to remove a portion

of the west slope on the hill before placement of the retaining wall/fence, I request that it be done by City employees with City equipment at City expense.

Also, I have not addressed the possibility that there might be a perceived need to add additional insulation along the side of the water main which would face the retaining wall. Insulation was installed to protect the water main from freezing when sewer separation work was done at that location and, I believe, would still be adequately protected with the proposed retaining wall configuration.

I have not borrowed enough money to cover any costs to purchase and install insulation, also, and will not be able to pay for that additional expense if it is perceived that more insulation is needed. In that case, someone else would have to pay for the insulation expense or I will have to withdraw the license request and then reconsider what other options there might be to resolve the driveway situation and safety issues as well as rainwater runoff, and the potential for erosion that I think need to be taken care of.

I know this license request will cost thousands of dollars if the proposed use of City right-of-way land is approved. When I engaged in conversations with the City Manager and other City personnel, I concluded that they did not share the same concerns or perceive the potential of problems as strongly as I did. I have chosen to accept the financial responsibility to the degree that I have addressed because it will obviously benefit me. More importantly, it will put me at ease that I, at least, am attempting to do something to address the safety and erosion concerns I and other people have expressed in an attempt to prevent an accident or destruction of my property.

*****ZONING BOARD OF APPEALS MEMBERS:**

If the City Council honors my request to grant me a license for use of City right-of-way property east of my garages for retaining wall, fence, driveway, curbing and gates I will still not have access to the north driveway and approach from Second Street unless the ZBA honors my request for:

- variance of three feet from the east property line to allow a permanent concrete driveway to be constructed which would abut City right-of-way property and the east driveway.

I also request:

- variance of driveway approach to match what was poured in June and later removed in August – forty-five inches east of the current approach.

In June this year, as part of the sewer separation project, I requested that the approach to my property be poured the maximum allowed and as close to the ‘intersection’ as would be allowed because of the unique circumstances that exist due to the location of the garage structure almost on the property line. The approach was measured and formed when I was at my parents’ home caring for them. After the concrete was poured, someone determined that “...she got more than she deserved” because the approach was almost twenty four feet wide and several feet nearer than the stipulated thirty feet from the street ‘intersection’ repeatedly used by City officials. [I

believe 'T-junction' is the technical term usually used to describe a street that abuts another street but does not cross that street and continue].

City representatives made the decision it was absolutely necessary to remove some of the concrete approach so it would be no more than twenty feet. I was never personally informed that the concrete would be removed but have been told that the City would not have allowed me to request a ZBA variance after-the-fact either and leave the concrete in place until a determination was made whether it would have been a problem. It was simply deemed necessary to remove some of the approach. The entire amount was removed from the east side of the approach regardless how much of it was beyond the established "to the intersection" limits on that side.

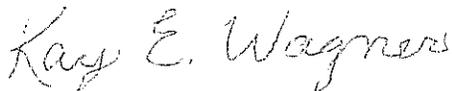
I contacted David Bachman, Community Safety Director, to ask his opinion if the portion of concrete that was removed would have posed a safety hazard. I do not have a written statement from him but he verbalized to me that, in his opinion, it would not have posed a safety problem to have the additional forty-five inches of driveway approach.

REASONS WHY THE VARIANCES SHOULD BE GRANTED:

- A variance to allow the additional amount of concrete approach to the east will provide me with better access to the north-facing garage and will give me better access to the east driveway with less offset problems.
- A variance to allow construction of a concrete driveway to the edge of the property line is necessary to abut the east driveway from which I must use the Second Street driveway approach.
- Without the property line variance, the east edge of the permanent driveway to the north-facing garage would have to be several inches inside the perimeter of the garage door approach (depending on which survey information is used for property line location).

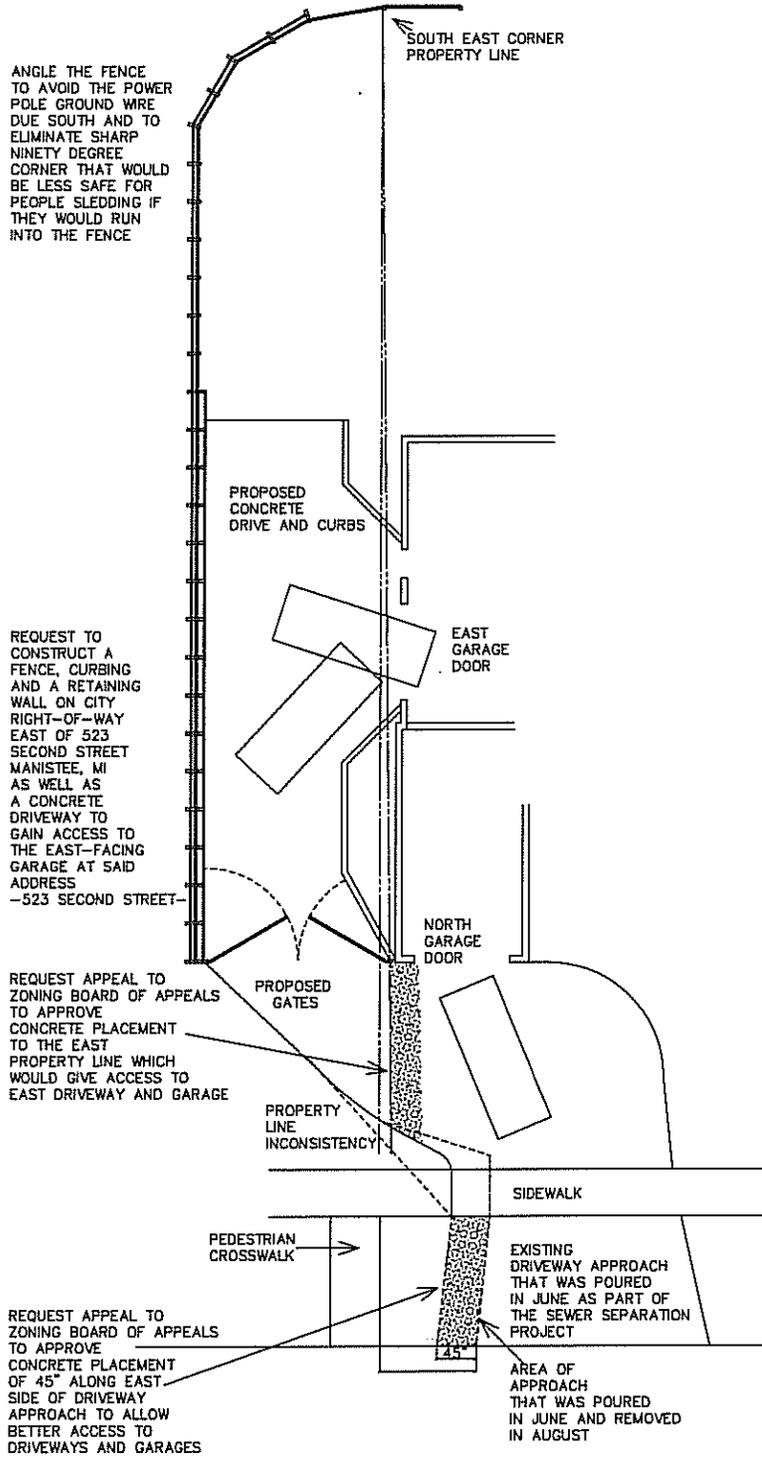
I hope these matters will be approved and I will not have to deal with more City bureaucracy or problem situations because of decisions made by people representing the City. If you want to discuss some part of these requests with me, leave a message on my answering machine. I never know when I will be home anymore because of family issues.

Sincerely

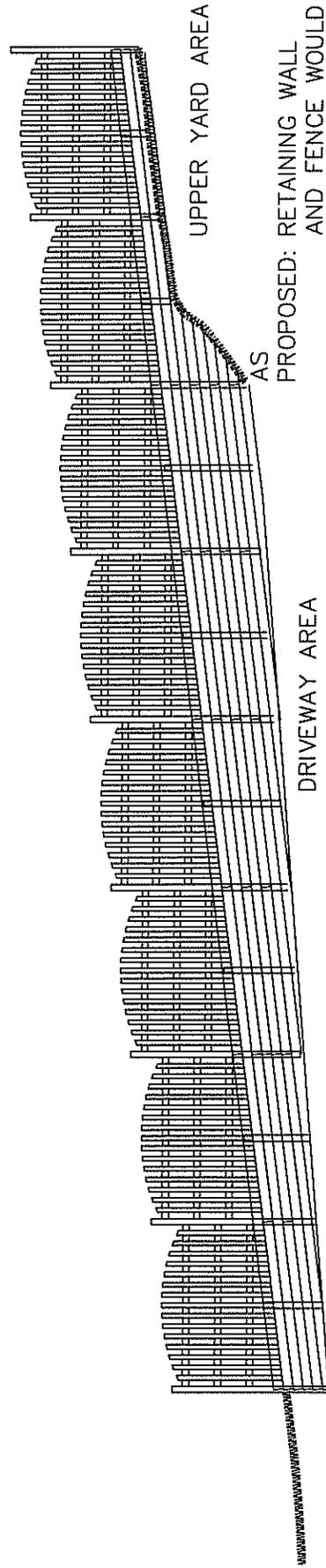


Kay E. Wagner
Phone: 398-2584

Enclosures: -plan view of City right-of-way and property abutting at 523 Second Street
-retaining wall/fence view looking East along Cedar hill
-section view describing planned construction method



VIEW OF PROPOSED RETAINING WALL AND FENCE LOOKING EAST TOWARD CEDAR HILL



AS PROPOSED, THE RETAINING WALL AND FENCE WOULD BEGIN APPROXIMATELY 20 FEET EAST OF THE NORTHEAST CORNER OF THE NORTH GARAGE (UNLESS CITY ENGINEERS DETERMINE A DISTANCE UP TO 22 FEET WOULD BE ACCEPTABLE - EXACT LOCATION WOULD BE MARKED BY CITY ENGINEER)

UPPER YARD AREA

AS

PROPOSED:

RETAINING WALL AND FENCE WOULD CONTINUE SOUTH THEN ONE PANEL SOUTH-SOUTHWEST THEN ONE PANEL SOUTHWEST THEN ONE PANEL WEST-SOUTHWEST TO THE FENCE LOCATION RUNNING EAST/WEST ALONG THE SOUTH PROPERTY LINE

4"x6" PRESSURE TREATED POST TOPPED WITH 2"x8" PRESSURE-TREATED BOARD AND CONTINUATION OF TONGUE AND GROOVE BOARDS ABOVE FINISHED GROUND LEVEL

4"x4" PRESSURE TREATED FENCE POST ATTACHED TO 4"x6" POST USING 3/8" LAG SCREWS OR SPECIALITY BRASS SCREWS (10" AND 14" LENGTHS)

NEW ELEVATION

TO GET PERSPECTIVE OF THE PROPOSED LOCATION OF RETAINING WALL AND FENCE, CIRCLED AREA WOULD BE CURB IF THE STREET CONTINUED UP THE HILL

4"x6" PRESSURE TREATED POST SET INTO CONCRETE BASE 2"x6" TONGUE AND GROOVE BOARDS FASTENED WITH DECK SCREWS TO WEST-FACING SIDE OF POST (STAGGERED JOINTS)

4"x6" PRESSURE TREATED POST FASTENED TO PREVIOUSLY PLACED 4"x4" AND 4"x6" POSTS 2"x6" TONGUE AND GROOVE BOARDS FASTENED TO WEST-FACING SIDE OF POST USING DECK SCREWS

EXISTING SLOPE OF WEST SIDE OF HILL

CONCRETE DRIVEWAY

P/T SPACER SCREWED TO POST BEFORE SETTING IN PLACE

EXPANSION JOINT

INSULATION

SIX INCH WATER MAIN

AFTER ADDITIONAL POSTS ARE PROPERLY FASTENED TOGETHER APPLY CRUSHED STONE AND COMPACT TIGHTLY IN PLACE

CONCRETE BASE FOR FIRST POST

