

CHURCHVILLE GREENE HOMEOWNERS ASSOCIATION, INC.

WOOD FENCE VARIANCE REQUEST

PLEASE RETURN COMPLETED FORM TO:

Churchville Greene Homeowners Association
C/o Realty Performance Group, Inc.
1800 Hudson Avenue, Suite 100
Rochester, NY 14617

HOMEOWNER: _____

ADDRESS: _____

PHONE: Daytime: _____

Evening: _____

PROPERTY: _____

TO THE BOARD OF DIRECTORS:

I REQUEST PERMISSION TO MAKE THE FOLLOWING CHANGES TO THE EXTERIOR OF MY TOWNHOUSE OR TO THE COMMON AREA OF THE COMMUNITY. I UNDERSTAND THAT IT IS MY RESPONSIBILITY TO OBTAIN ANY BUILDING PERMITS THAT MAY BE NECESSARY FOR THIS WORK. I HAVE ATTACHED A SKETCH OF PROPOSED CHANGES, LISTED MATERIALS TO BE USED, AND INDICATED WHO WILL DO THE WORK (please be explicit; extra sheets may be attached).

Fence Stain Information: _____ (See colors at the Barn) REASON FOR VARIANCE REQUEST:

WHO WILL COMPLETE THE WORK? (All contractors must provide RPG a certificate of insurance evidencing appropriate liability and workers compensation insurance): _____

LENGTH OF GUARANTEE (If applicable): _____

INDICATE ANY FUTURE MAINTENANCE REQUIRED BY THE ASSOCIATION:

DATE

SIGNATURE OF PETITIONER

=====

BOARD OF DIRECTORS ACTION: _____ -APPROVED _____ DENIED

DATE

AUTHORIZED SIGNATURE

COMMENTS: _____

LATEST COMPLETION DATE AFTER WHICH ANY APPROVAL IS AUTOMATICALLY REVOKED AND NEW VARIANCE REQUEST IS NECESSARY: _____

DATE ON WHICH ACTED-ON VARIANCE REQUEST MAILED TO PETITIONER _____

CHURCHVILLE GREENE HOMEOWNERS ASSOCIATION, INC.

VARIANCE REQUEST CHECKLIST FOR WOOD FENCES:

Pressure treated lumber (required) for all posts, boards, slats, braces, and gates.

Located on exact footprint and exact dimensions.

Meter Chase in the Patio area? NO _____ YES _____

New Post(s) Installation? NO _____ YES _____

Homeowner Post Installation? If YES, 811 Requirement is to be completed by Homeowner. ** (see below)

Contractor Post Installation? If YES, 811 Requirement is to be completed by Contractor. ** (see below)

Fence height? 5 feet _____ 6 feet _____

Gate with black hardware.

Staining **must match** examples at the barn. Stain color must be documented on the Variance Request. Natural wood preservatives only, no paint.

Stain to be applied 1 year after fence installation. Pressure treated lumber requires 1 year of natural curing before staining.

Uneven terrain. Please attach proposed plan/sketch of different fence heights.

Choose one style only:



Stockade



Dog Ear

FENCE SPECIFICATIONS:

- Pressure treated lumber is required on any replacement installation. The wood fence should be no higher than six feet above the ground at any point. The top of the fence must be level.
- If the land topography (hills or embankments) requires fencing that is shorter than 5 feet to effect the level fence height, this must be specified on the Variance Request.
- The replacement fence must be the exact dimensions/footprint of the original fence.
- All fence post holes are required to be a minimum of 30" deep from the surrounding surface for frost movement protection.
- All fence posts need to be set in a minimum of 120 lbs. of WET MIX concrete (1½ 80 lb. bags). Dumping a bag of Dry Concrete Mix into the fence posts holes will NOT be accepted.
- Fence gates are required and must be the same height as adjoining fence sections.
- **Inside and outside gate latches are required for both 5 foot and 6 foot fences**, which will allow for door opening accessibility from both sides of the gate.

- Gate latches and hinges must be black in color. Hinges are to be of a metal composition.
- Old (non-pressure treated) posts are not to be reused.
- All Contractors performing work on Churchville Greene premises must be covered by Workmen's Compensation Insurance. They must also execute a "Hold-Harmless" release and submit this, along with a photocopy of their Certificate of Insurance, to the Management Company prior to beginning any work on-site. Churchville Greene Homeowners Association and our Management Company must be listed as "named insured."
- ****Dig Safely New York (the Underground Detection Service, also known as an 811)** must be called to locate any underground utilities, and consequently staked out prior to removing and replacing one or more old posts. Replacing an old post may involve the creation of a larger hole in post's current location(s). This is a free New York State service.
If a Contractor is replacing posts, they have the responsibility to contact Dig Safely NY before any work begins. If a Homeowner is completing the post work, the Homeowner must contact 811 directly to schedule the stakeout before work begins. This inspection protects the Homeowner from any liability due to underground utilities damage.

Dial 811 on your telephone for a NYS representative.

More information is also available from our Village DPW at 293-3366.