

**Attachment to Zoning Board of Appeals Application**

***Question #7: List Variances requested (including measurements) and related ordinance section(s) required to be met.***

The variance I am requesting is to permit me to retain my white vinyl picket fence that is toward the front of my lot.

I have just learned that the placement of the picket fence is in violation of Section 2515 that states:

1. Fences (residential) are subject to the following requirements:
  - a. Fences on all lots of record in all residential districts, and acreage parcels not within a recorded plat, which enclose property and/or are within a required side yard:
    - (1) Shall not exceed six feet (6') in height;
    - (2) Shall not extend toward the front of the lot nearer than the minimum front yard setback distance, unless an existing house already extends into the minimum front yard, in which case the fence may extend to the front of the house. The requirements of this subpart shall not apply to decorative fencing (i.e. split rail), of no more than twenty feet (20') in length or four feet (4') in height when erected as part of an approved landscaping plan.

***Question #8: This appeal is based upon the following grounds:***

This fence is decorative and only extends 13 feet beyond my front porch. Therefore, I believe it falls into the exception listed above in section 2515 because it is a decorative fence that does not extend beyond 20 feet. The fence is a picket fence is a high quality fence that was also part of my plan to create a cottage landscape surrounding my home. Having purchased this home in November, 2007, this is the first summer season I will experience in this newly built home; therefore, I have not had any opportunity to begin my landscaping efforts or to begin creating a landscaping plan. I have attached photos of both my new home and of the fence for the board's review.

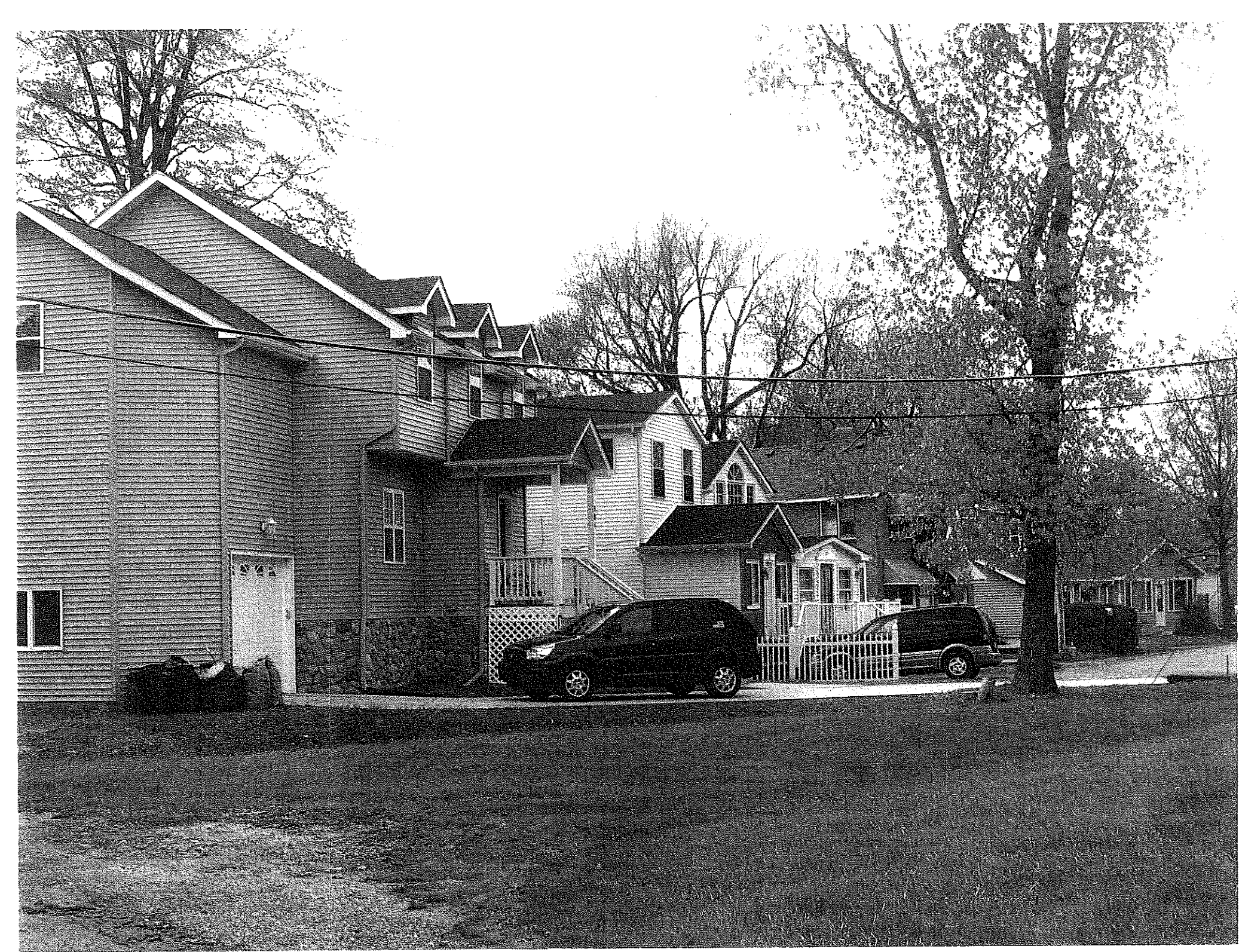
My home is a new construction home that I purchased on November 19, 2007. The fence was installed as part of a negotiation I conducted with the builder to separate my property from that of my neighbor. I was reluctant to purchase this newly constructed home because the neighbor to my north was parking a run-down, rusted mobile camper 2 feet over onto what would eventually become my property. Notably, the neighbor had kept the camper there despite repeated requests by the builder to move it. The fence was installed one week prior to the November 19, 2007 closing date on my home. I would not have purchased the home if I had not been able to have this fence installed.



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**ELEVATION DATA TABLE:**

HOUSE FINISHED FLOOR=	43.00
TOP/WALL=	42.04
FINISHED GRADE=	39.5
TOP/FOOTING=	35.00

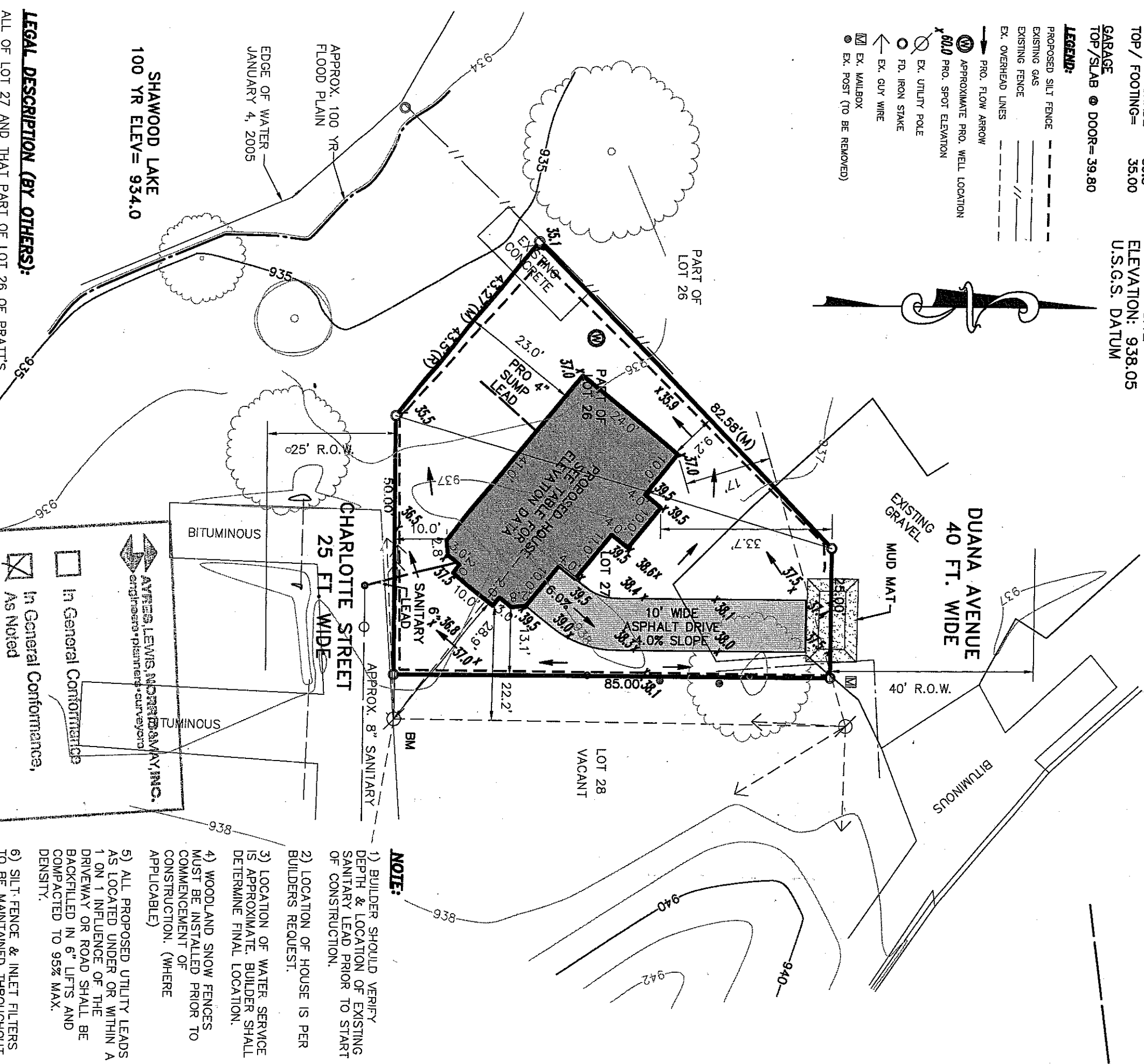
**BENCHMARK:**

NAIL IN NORTH SIDE OF POWER POLE ON SOUTH SIDE OF SITE ELEVATION: 938.05 U.S.G.S. DATUM

**GARAGE**  
TOP/SLAB @ DOOR= 39.80

**LEGEND:**

- PROPOSED SILT FENCE
- EXISTING GAS
- EXISTING FENCE
- EX. OVERHEAD LINES
- PRO. FLOW ARROW
- APPROXIMATE PRO. WELL LOCATION
- 60.0 PRO. SPOT ELEVATION
- EX. UTILITY POLE
- EX. IRON STAKE
- EX. GUY WIRE
- EX. MAILBOX
- EX. POST (TO BE REMOVED)



**LEGAL DESCRIPTION (BY OTHERS):**

ALL OF LOT 27 AND THAT PART OF LOT 26 OF PRATT'S SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 11 OF PLATS, PAGE 21, OAKLAND COUNTY RECORDS AND AS DESCRIBED AS, BEGINNING AT THE SOUTHEAST CORNER OF LOT 26, THENCE NORTHWESTERLY ON LOT LINE TO THE SOUTHWEST CORNER OF LOT 26, THENCE NORTHERLY ON A STRAIGHT LINE TO THE NORTHWEST CORNER OF LOT 27, THENCE SOUTHERLY ON THE EAST LOT LINE TO THE PLACE OF BEGINNING.

SHAWOOD LAKE  
100 YR ELEV= 934.0

**NOTE:**  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

**NOTE:**

- 1) BUILDER SHOULD VERIFY DEPTH & LOCATION OF EXISTING SANITARY LEAD PRIOR TO START OF CONSTRUCTION.
- 2) LOCATION OF HOUSE IS PER BUILDER'S REQUEST.
- 3) LOCATION OF WATER SERVICE IS APPROXIMATE. BUILDER SHALL DETERMINE FINAL LOCATION.
- 4) WOODLAND SNOW FENCES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. (WHERE APPLICABLE)
- 5) ALL PROPOSED UTILITY LEADS AS LOCATED UNDER OR WITHIN A 1 ON 1 INFLUENCE OF THE DRIVEWAY OR ROAD SHALL BE BACKFILLED IN 6" LIFTS AND COMPACTED TO 95% MAX. DENSITY.
- 6) SILT-FENCE & INLET FILTERS TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- 7) EXISTING STORM AND SANITARY LEADS WERE NOT LOCATED IN FIELD.

**SESC NOTES:**

- 1) THIS SITE SHALL ADHERE TO ALL CONDITIONS OF THE CITY OF NOVI SOIL EROSION AND SEDIMENTATION CONTROL PERMIT.
  - 2) ADJACENT ROADS SHALL BE KEPT CLEAN AT ALL TIMES.
- SEE SHEET 3 FOR S.E.S.C. DETAILS*

**AYRES LEWIS MORROW & ASSOCIATES, INC.**  
engineers • planners • surveyors

In General Conformance  
 Not in General Conformance, Revised and Resubmit  
 As Noted

*ASP 9127105*

[www.engineeryourworld.com](http://www.engineeryourworld.com)

**ALPINE ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS

<b>RESIDENTIAL</b>	<b>SURVEYING</b>	<b>COMMERCIAL</b>
SUBDIVISIONS SITE CONDOMINIUM MULTI-FAMILY PLOT PLANS CONSTRUCTION LAYOUT	ALTA SURVEYS BOUNDARY SURVEYS TOPOGRAPHIC SURVEYS PARCEL SPLITS	SITE PLANNING SITE ENGINEERING INDUSTRIAL & MULTI-UNIT LAND SURVEYING CONSTRUCTION LAYOUT

48892 WEST ROAD  
SUITE 109  
NOVI, MICHIGAN 48377

(248) 926-3701 (BUS)  
(248) 926-3765 (FAX)  
WWW.ALPI-INC.NET

CLIENT: **SDI DEVELOPMENT, LLC**

**PLOT PLAN**

**301 DUANA-PROPOSED CONDITIONS**

TOWNSHIP: 1 N  
CITY OF NOVI  
OAKLAND COUNTY  
MICHIGAN

RANGE: 8 E

*Bo5-0242*

DATE: 1-4-05

DRAWN BY: GLM

CHECKED BY: JPP

FBK: 147

CHR: JR

SCALE HOR: 1"=20 FT.

VER: 1"=20 FT.

REVISIONS

9-20-05	PER ALNM
8-16-05	PER ALNM

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1.800.482.7171 (TOLL FREE)

2/3

04-359



- A - Flax Shrub tree
- B - White Rose of Sharon
- C - Variegated Weigela
- D - Bird Bath
- E - Lilies of the Valley
- F - Rhododendron
- G - Blue Hostas
- H - Rock
- I - Annuals
- J - Blue Rose of Sharon
- K - Caesar's Bees Iris
- L - Linden Tree
- M - Variegated Boxwood
- N - Poppies
- O - Coreopsis
- P - Dawn Redwood
- Q - Daylilies
- R - Hydrangea
- S - Dwarf Kim Lilac
- T - Ornamental Grass
- U - Stepping Stone
- V - Roses
- W - Cottonwood Tree
- X - Boxwoods
- Y - Burning Broom
- Z - Arborvites

