

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department
(248) 347-0415

Case No. 12-002 22126 Beck Road

Location: 22126 Beck Road

Zoning District: R-1, One Family Residential

The applicant is requesting a variance from Section 2515.1 of the Novi Zoning Ordinance to allow construction of a fence in the front yard of an existing home. The property is located south of Nine Mile Road and east of Beck Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 2515.1 Fences (residential) on all lots of record are limited to 6 feet in height and shall not extend toward the front of the lot nearer than the minimum front yard setback distance unless the existing house already extends into the front yard, in which case the fence may extend to the front of the house.

City of Novi Staff Comments:

The applicant is proposing to install a fence (and/or gain approval for a previously installed fence) in the front setback of an existing residential parcel. The required front setback in the R-1 district is 30 feet. While the applicant did not provide the requested site plan or survey, but dimensions taken from aerial photos indicate the structure is located approximately 190 feet from the edge of the front right of way. No permits or Zoning Compliance approvals for the fencing appear in Building Department records. The proposed fence is very near the right of way line. The applicant was contacted on January 12th and agreed to provide additional information including an accurate site plan clearly indicating the present location of the fence. As of February 3rd, no additional information has been received. Staff does not support the request.

Motion Guidelines:

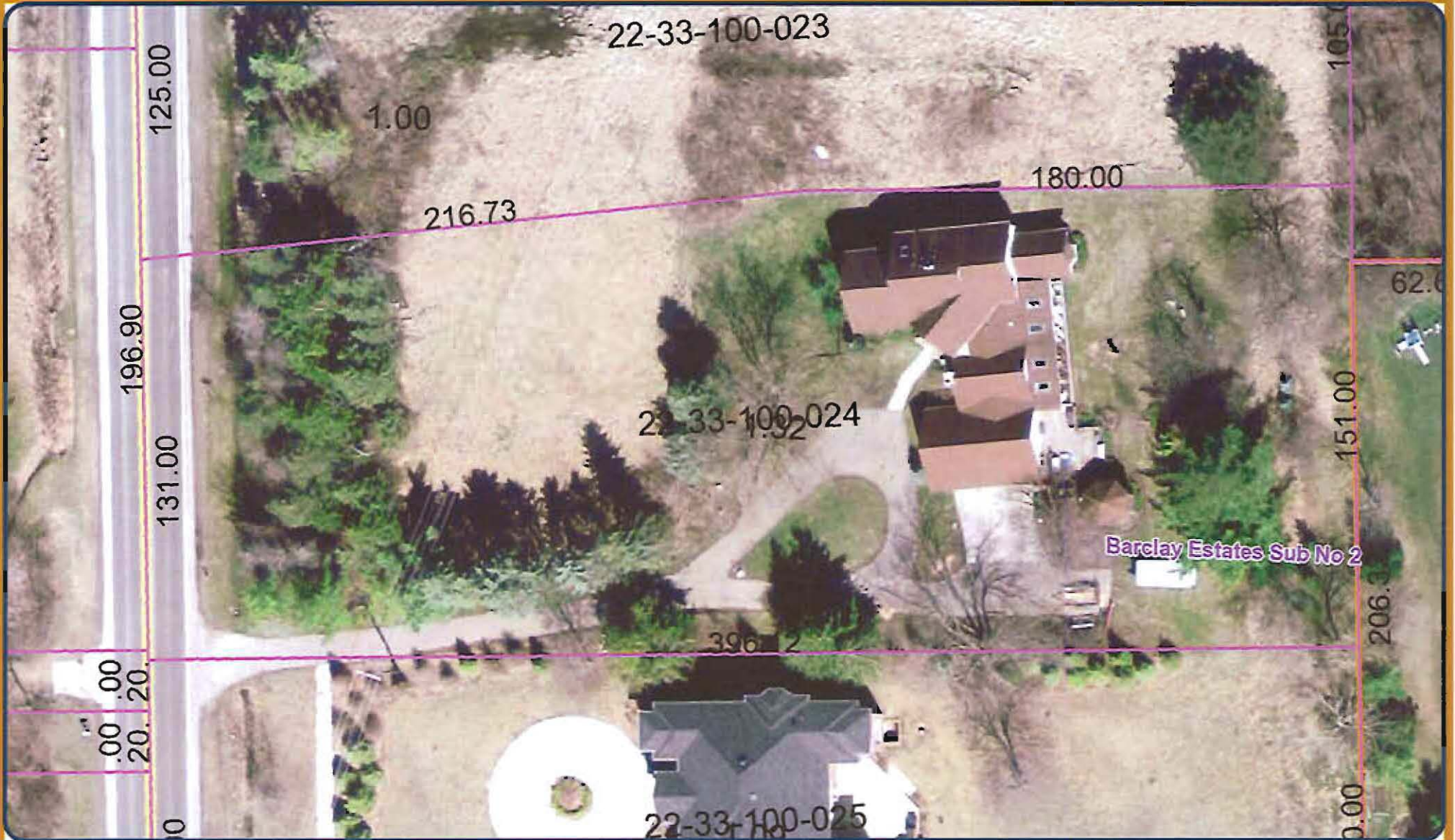
A variance may be granted if a practical difficulty exists due to all of the following:

- There are unique circumstances or physical conditions of the property such as narrowness, shallowness, shape, water, topography or similar physical conditions and the need for the variance is not due to the applicant's personal or economic difficulty.
- The need is not self-created.
- Strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted

purpose, or will render conformity with those regulations unnecessarily burdensome.

- The requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.
- The requested variance will not cause an adverse impact on surrounding property, property values or the use and enjoyment of the property in the neighborhood or zoning district.





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0 20 40 80

Feet
1 inch = 45 feet

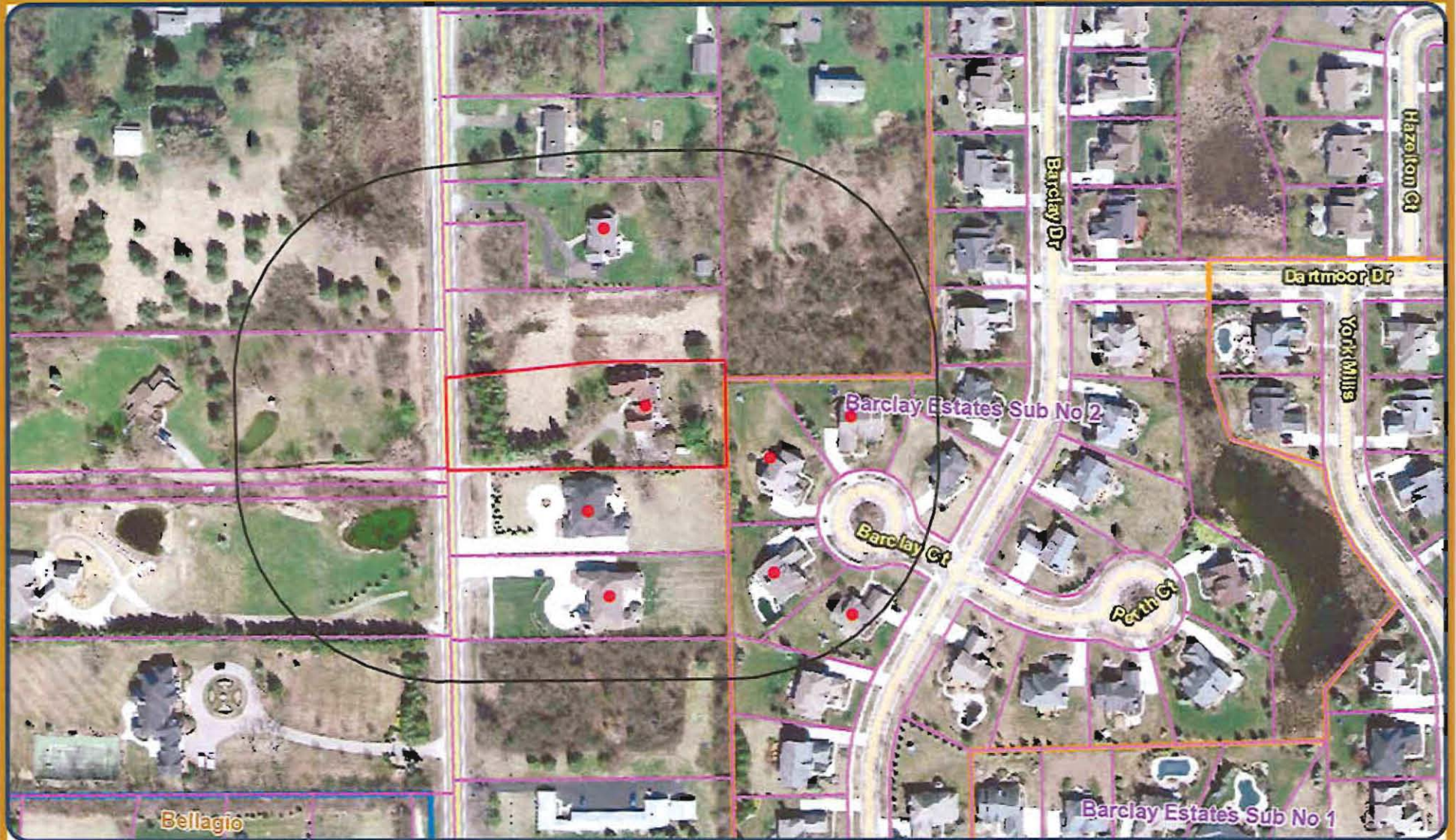


Date: 01/18/2012

MAP INTERPRETATION NOTICE

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City of Novi
22126 Beck Road



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Internet Mapping Portal



0 100 200 400
Feet
1 inch = 196 feet



Date: 01/12/2012

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