



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: April 14, 2020

REGARDING: 24326 Wixom Road, Parcel # 50-22-20-301-042 (PZ20-0013)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Eric Lewandowski

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: Residential Acreage
Location: East of Wixom Road and North of Ten Mile Road
Parcel #: 50-22-20-301-042

Request

The applicant is requesting a variance from the City of Novi Zoning Code Section 5.11 to install a front yard fence and driveway gate. By code a fence shall not extend toward the front of the lot nearer than the minimum front yard setback. This property is zoned Residential Acreage (RA).

II. STAFF COMMENTS:

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we grant the variance in Case No. **PZ20-0013**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.

 - (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.
 - (b) The property is unique because _____.

- (c) Petitioner did not create the condition because_____.
- (d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because_____.
- (e) The relief if consistent with the spirit and intent of the ordinance because_____.
- (f) The variance granted is subject to:
 - 1. _____.
 - 2. _____.
 - 3. _____.
 - 4. _____.

2. I move that we **deny** the variance in Case No. **PZ20-0013**, sought by _____, for _____ because Petitioner has not shown practical difficulty requiring _____.

- (a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.
- (b) The circumstances and features of the property relating to the variance request are self-created because_____.
- (c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that _____.
- (d) The variance would result in interference with the adjacent and surrounding properties by_____.
- (e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to_____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler
Deputy Director Community Development
City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: _____	
PROJECT NAME / SUBDIVISION				Meeting Date: _____	
ADDRESS		LOT/SIUTE/SPACE #		ZBA Case #: PZ _____	
SIDWELL # 50-22-_____-_____-_____		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION?			REQUEST IS FOR:		
<input type="checkbox"/> YES <input type="checkbox"/> NO			<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED?				<input type="checkbox"/> YES <input type="checkbox"/> NO	
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS		CELL PHONE NO.	
NAME				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS		CITY		STATE	ZIP CODE
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS		CELL PHONE NO.	
NAME				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS		CITY		STATE	ZIP CODE
III. ZONING INFORMATION					
A. ZONING DISTRICT					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section _____ Variance requested _____					
2. Section _____ Variance requested _____					
3. Section _____ Variance requested _____					
4. Section _____ Variance requested _____					
IV. FEES AND DRAWINGS					
A. FEES					
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250					
<input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400					
<input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
• Dimensioned Drawings and Plans			• Existing & proposed distance to adjacent property lines		
• Site/Plot Plan			• Location of existing & proposed signs, if applicable		
• Existing or proposed buildings or addition on the property			• Floor plans & elevations		
• Number & location of all on-site parking, if applicable			• Any other information relevant to the Variance application		



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign ten-(10) days** before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE
 ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Applicant Signature

Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature

Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date



Community Development Department

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REVIEW STANDARDS DIMENSIONAL VARIANCE

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.
 Not Applicable Applicable If applicable, describe below:

and/or

- b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.
 Not Applicable Applicable If applicable, describe below:

and/or

- c. Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.
 Not Applicable Applicable If applicable, describe below:

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

Standard #3. Strict Compliance.

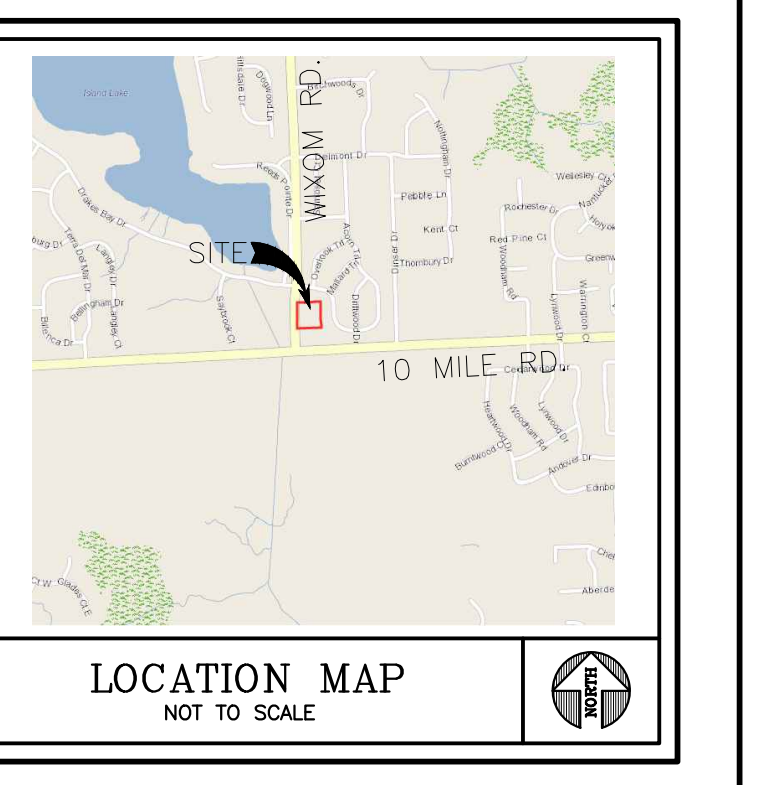
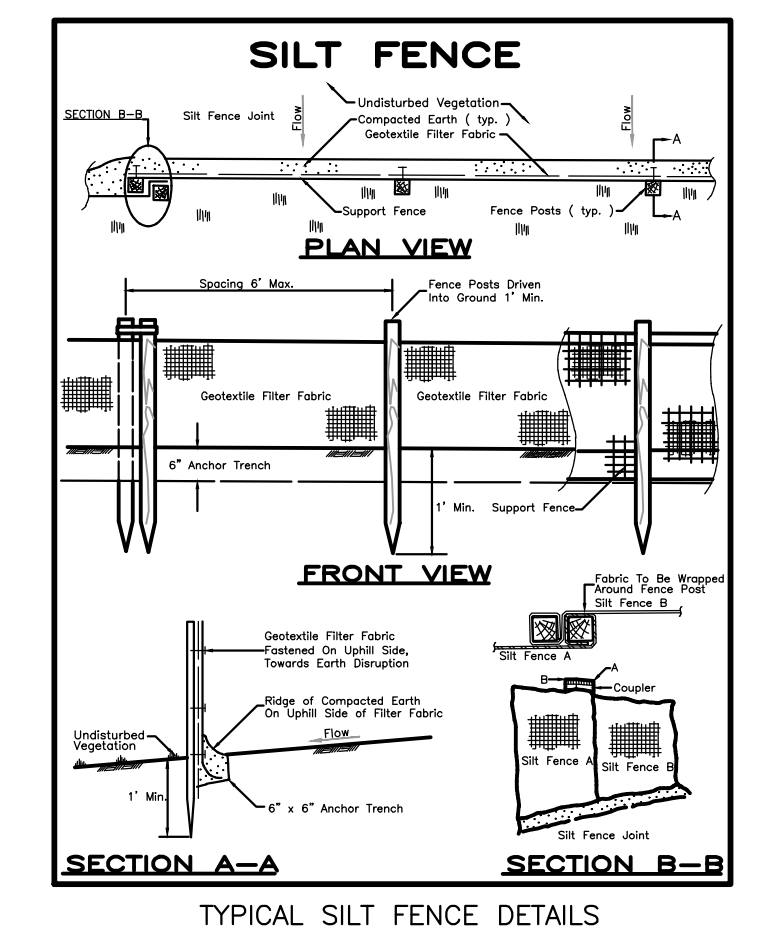
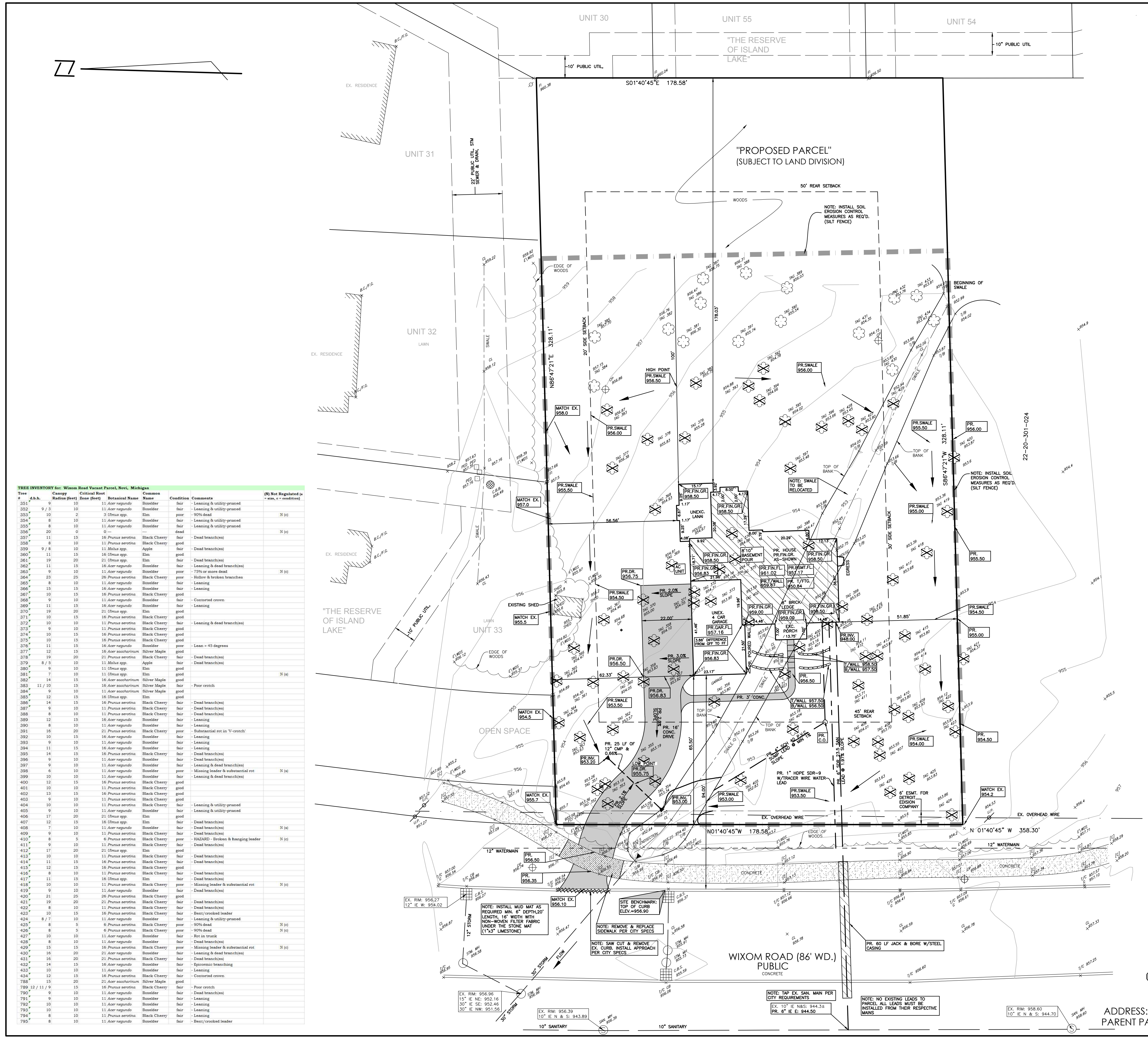
Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

Standard #4. Minimum Variance Necessary.

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.



SOIL EROSION NOTES:

- 1) INSTALL SOIL EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION.
 - 2) ALL SOIL EROSION MEASURES MUST BE IN PLACE PRIOR TO ANY EARTH MOVEMENT.
 - 3) COMPLETE ALL EARTH MOVEMENT.
 - 4) RIGHT-OF-WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
 - 5) ALL SWALE AREAS, ALL SLOPES GREATER THAN 1:5 AND 10' AROUND STORM STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
 - 6) AFTER PERMANENT EARTH STABILIZATION IS COMPLETED, REMOVE EROSION CONTROL MEASURES.
- NOTE: ALL INTERIOR GRADES (ARCHITECTURAL) SUCH AS FINISH FLOOR, BASEMENT FLOOR, FOOTING GRADES WALL SECTIONS SHALL BE VERIFIED BY THE BUILDER AND/OR ARCHITECT PRIOR TO CONSTRUCTION. ALL TRADES MUST USE THE ARCHITECTURAL PLANS OF RECORD TO CONSTRUCT ANYTHING OTHER THAN EXTERIOR GRADES AS SHOWN ON THIS PLOT PLAN.
- NOTE: SETBACKS AS SHOWN ON THIS PLOT PLAN WERE OBTAINED FROM THE MUNICIPALITY. IT IS THE RESPONSIBILITY OF THE CLIENT TO INSURE THAT THIS INFORMATION IS CORRECT. SINCE DEED RESTRICTIONS ARE NOT SUPPLIED BY THE MUNICIPALITY, THE CLIENT MUST INFORM THIS OFFICE OF ANY SPECIAL RESTRICTIONS WHICH MAY AFFECT THIS PLOT PLAN.
- NOTE: FENN AND ASSOCIATES ASSUMES NO RESPONSIBILITY FOR GIVEN HOUSE DIMENSIONS. CLIENT MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- NOTE: THIS PLOT PLAN WAS PREPARED IN THE OFFICE, NO FIELD WORK WAS PERFORMED. APPROVAL OF THIS PLOT PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL APPLICABLE CODES AND/OR ORDINANCES.
- NOTE: THIS DRAWING IS NOT INTENDED OR REPRESENTED TO BE A LAND OR PROPERTY LINE SURVEY. THIS DRAWING IS NOT TO BE USED FOR THE ESTABLISHMENT OF ANY PROPERTY LINES OR OTHER IMPROVEMENTS.
- NOTE: ACTUAL AS-BUILT LEAD LOCATIONS MUST BE OBTAINED FROM THE CITY/TOWNSHIP.
- NOTE: CITY/TOWNSHIP HAS PROPOSED DROP BRICK LEDE.

CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE - BEGINNING											
	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN
A SOIL EROSION CONTROL MEASURE												
B HOUSE CONSTRUCTION												
C DRIVEWAY & SIDEWALK CONSTRUCTION												
D FINAL GRADING												
E PERMANENT SOIL EROSION												

NOTE: THIS TIMING AND SEQUENCE CHART IS TO BE FILLED IN BY THE CLIENT PRIOR TO SUBMITTAL TO THE CITY/TOWNSHIP.

#	d.b.h.	Canopy Radius (feet)	Critical Root Zone (feet)	Botanical Name	Common Name	Condition	Comments	(*) Not Regulated to - see, c - consistent
351	9	10	10	11 Acer negundo	Boxelder	fair	Leaning & utility-pruned	
352	10	2	10	11 Acer negundo	Boxelder	fair	Leaning & utility-pruned	
353	10	2	10	3 Ulmus spp.	Elm	poor	90% dead	N (6)
354	8	10	10	11 Acer negundo	Boxelder	fair	Leaning & utility-pruned	
355	8	10	10	11 Acer negundo	Boxelder	fair	Leaning & utility-pruned	
356	20	0	0				dead	N (6)
357	11	15	15	16 Prunus serotina	Black Cherry	fair	Dead branches	
358	8	10	10	11 Prunus serotina	Black Cherry	good		
359	9/8	10	10	11 Malus spp.	Apple	fair	Dead branches	
360	11	15	15	16 Ulmus spp.	Elm	good		
361	19	20	20	21 Ulmus spp.	Elm	good		
362	11	15	15	16 Acer negundo	Boxelder	fair	Leaning & dead branches	
363	8	10	10	11 Acer negundo	Boxelder	poor	70% or more dead	N (6)
364	23	25	25	26 Prunus serotina	Black Cherry	poor	Hollow & broken branches	
365	8	10	10	11 Acer negundo	Boxelder	fair	Leaning	
366	10	15	15	16 Acer negundo	Boxelder	fair	Leaning	
367	10	15	15	16 Prunus serotina	Black Cherry	good		
368	9	10	10	11 Acer negundo	Boxelder	fair	Contorted crown	
369	11	15	15	16 Acer negundo	Boxelder	fair	Leaning	
370	19	20	20	21 Ulmus spp.	Elm	good		
371	10	15	15	16 Prunus serotina	Black Cherry	good		
372	10	10	10	11 Prunus serotina	Black Cherry	fair	Leaning & dead branches	
373	9	10	10	11 Prunus serotina	Black Cherry	good		
374	10	15	15	16 Prunus serotina	Black Cherry	good		
375	10	15	15	16 Prunus serotina	Black Cherry	good		
376	11	15	15	16 Acer negundo	Boxelder	poor	Lean = 45 degrees	
377	12	15	15	16 Acer saccharinum	Silver Maple	good		
378	19	20	20	21 Prunus serotina	Black Cherry	fair	Dead branches	
379	8/3	10	10	11 Malus spp.	Apple	fair	Dead branches	
380	9	10	10	11 Ulmus spp.	Elm	good		
381	9	10	10	11 Ulmus spp.	Elm	good		
382	14	15	15	16 Acer saccharinum	Silver Maple	good		
383	11/10	15	15	16 Acer saccharinum	Silver Maple	fair	Poor crown	
384	9	10	10	11 Acer saccharinum	Silver Maple	good		
385	12	15	15	16 Ulmus spp.	Elm	good		
386	14	15	15	16 Prunus serotina	Black Cherry	fair	Dead branches	
387	9	10	10	11 Prunus serotina	Black Cherry	fair	Dead branches	
388	8	10	10	11 Prunus serotina	Black Cherry	fair	Dead branches	
389	12	15	15	16 Acer negundo	Boxelder	fair	Leaning	
390	8	10	10	11 Acer negundo	Boxelder	fair	Leaning	
391	16	20	20	21 Prunus serotina	Black Cherry	poor	Substantial rot in 'v'-crotch	
392	10	15	15	16 Acer negundo	Boxelder	fair	Leaning	
393	10	15	15	16 Acer negundo	Boxelder	fair	Leaning	
394	11	15	15	16 Acer negundo	Boxelder	fair	Leaning	
395	14	15	15	16 Prunus serotina	Black Cherry	fair	Dead branches	
396	9	10	10	11 Acer negundo	Boxelder	fair	Leaning	
397	9	10	10	11 Acer negundo	Boxelder	fair	Leaning & dead branches	
398	6	10	10	11 Acer negundo	Boxelder	poor	Missing leader & substantial rot	N (6)
399	10	10	10	11 Acer negundo	Boxelder	fair	Leaning & dead branches	
400	12	15	15	16 Prunus serotina	Black Cherry	good		
401	10	10	10	11 Prunus serotina	Black Cherry	good		
402	13	15	15	16 Prunus serotina	Black Cherry	good		
403	9	10	10	11 Prunus serotina	Black Cherry	good		
404	10	10	10	11 Prunus serotina	Black Cherry	fair	Leaning & utility-pruned	
405	9	10	10	11 Acer negundo	Boxelder	fair	Leaning & utility-pruned	
406	17	20	20	21 Ulmus spp.	Elm	good		
407	12	15	15	16 Ulmus spp.	Elm	fair	Dead branches	
408	7	10	10	11 Acer negundo	Boxelder	fair	Dead branches	N (6)
409	9	10	10	11 Prunus serotina	Black Cherry	fair	Dead branches	
410	8	5	5	6 Prunus serotina	Black Cherry	poor	HAZARD - Broken & hanging leader	N (6)
411	9	10	10	11 Prunus serotina	Black Cherry	fair	Dead branches	
412	17	20	20	21 Ulmus spp.	Elm	good		
413	10	10	10	11 Prunus serotina	Black Cherry	fair	Dead branches	
414	11	15	15	16 Prunus serotina	Black Cherry	fair	Dead branches	
415	12	15	15	16 Prunus serotina	Black Cherry	good		
416	8	10	10	11 Prunus serotina	Black Cherry	fair	Dead branches	
417	11	15	15	16 Ulmus spp.	Elm	fair	Dead branches	
418	10	10	10	11 Prunus serotina	Black Cherry	poor	Missing leader & substantial rot	N (6)
419	9	10	10	11 Acer negundo	Boxelder	fair	Dead branches	
420	21	25	25	26 Prunus serotina	Black Cherry	good		
421	19	20	20	21 Prunus serotina	Black Cherry	fair	Dead branches	
422	8	10	10	11 Prunus serotina	Black Cherry	fair	Dead branches	
423	10	15	15	16 Prunus serotina	Black Cherry	fair	Dead branches	
424	8/7	10	10	11 Acer negundo	Boxelder	poor	Leaning & utility-pruned	N (6)
425	8	5	5	6 Prunus serotina	Black Cherry	poor	90% dead	N (6)
426	8	5	5	6 Prunus serotina	Black Cherry	poor	90% dead	N (6)
427	10	10	10	11 Acer negundo	Boxelder	fair	Rot in trunk	
428	8	10	10	11 Acer negundo	Boxelder	fair	Dead branches	
429	15	15	15	16 Prunus serotina	Black Cherry	poor	Missing leader & substantial rot	N (6)
430	16	20	20	21 Prunus serotina	Black Cherry	fair	Leaning & dead branches	
431	16	20	20	21 Prunus serotina	Black Cherry	fair	Leaning & dead branches	
432	14	15	15	16 Acer negundo	Boxelder	fair	Ergonomic branching	
433	10	10	10	11 Acer negundo	Boxelder	fair	Leaning	
434	12	15	15	16 Prunus serotina	Black Cherry	fair	Contorted crown	
788	15	20	20	21 Acer saccharinum	Silver Maple	good		
789	12/11/9	15	15	16 Prunus serotina	Black Cherry	fair	Poor crown	
790	9	10	10	11 Acer negundo	Boxelder	fair	Dead branches	
791	10	10	10	11 Acer negundo	Boxelder	fair	Leaning	
792	9	10	10	11 Acer negundo	Boxelder	fair	Leaning	
793	10	10	10	11 Acer negundo	Boxelder	fair	Leaning	
794	8	10	10	11 Prunus serotina	Black Cherry	fair	Leaning	
795	8	10	10	11 Acer negundo	Boxelder	fair	Beet/cockled leader	

NOTE: AREA OF PROPOSED EARTH CHANGE - 42,000 SQ. FT.

NOTE: SOIL EROSION CONTROL MEASURES WILL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT BY THE BUILDER.

NOTE: THE NEAREST WATER COURSE IS ISLAND LAKE APPROX. 600' TO THE NORTHWEST.

NOTE: PROPOSED HOUSE ELEVATIONS ARE BASED ON A 8'10" POURED WALL WITH A VARIABLE BRICKLEGE. VERIFY WITH BUILDER PRIOR TO EXCAVATION.

NOTE: PROPOSED SANITARY CLEAN-OUT MUST BE CONSTRUCTED IN ACCORDANCE WITH TOWNSHIP/CITY STANDARDS. LEAVE RIM HIGH UPON INSTALLATION AND SANCUT DOWN TO MEET FINAL GRADES.

*NOTE: IF THIS DRAWING IS NOT STAMPED & APPROVED BY THE MUNICIPALITY, IT IS NOT TO BE USED FOR CONSTRUCTION.

NOTE: THIS SITE SHALL ADHERE TO ALL CONDITIONS OF THE CITY OF NOV SOIL EROSION AND SEDIMENTATION CONTROL PERMIT.

NOTE: SILT FENCE SHOULD BE INSTALLED & MAINTAINED AS NECESSARY ALONG THE SIDE YARD LINES TO PROTECT EXISTING LAWN & LANDSCAPE ON ADJACENT PROPERTIES.

LEGEND

- SECTION CORNER
- FOUND IRON, MON., NAIL
- SET IRON
- RECORDED
- MEASURED
- CALCULATED

EXISTING DESCRIPTION

- UTILITY POLE
- EDGE OF WOODS
- BOTTOM OF BERM
- TOP OF BERM
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- CORRUGATED METAL PIPE INVERT
- TOP OF WALL
- BOTTOM OF WALL
- EDGE OF WATER
- BUILDING CORNER/FINISHED GRADE
- MARKER
- WATER SHUT OFF
- SANITARY MANHOLE
- CATCH BASIN BEEHIVE
- TOP OF CURB
- STORM MANHOLE
- TOP OF BANK
- BOTTOM OF BANK
- CENTERLINE
- CATCH BASIN SQUARE
- LIGHT POLE
- GATE VALVE/WELL

PR. 000.00 = PROPOSED GRADE

EXISTING GRADE

PLAN PROPOSED GRADE NO LONGER APPLICABLE

C.B. FILTER

SILT FENCE

TREE TO REMAIN

TREE TO BE REMOVED

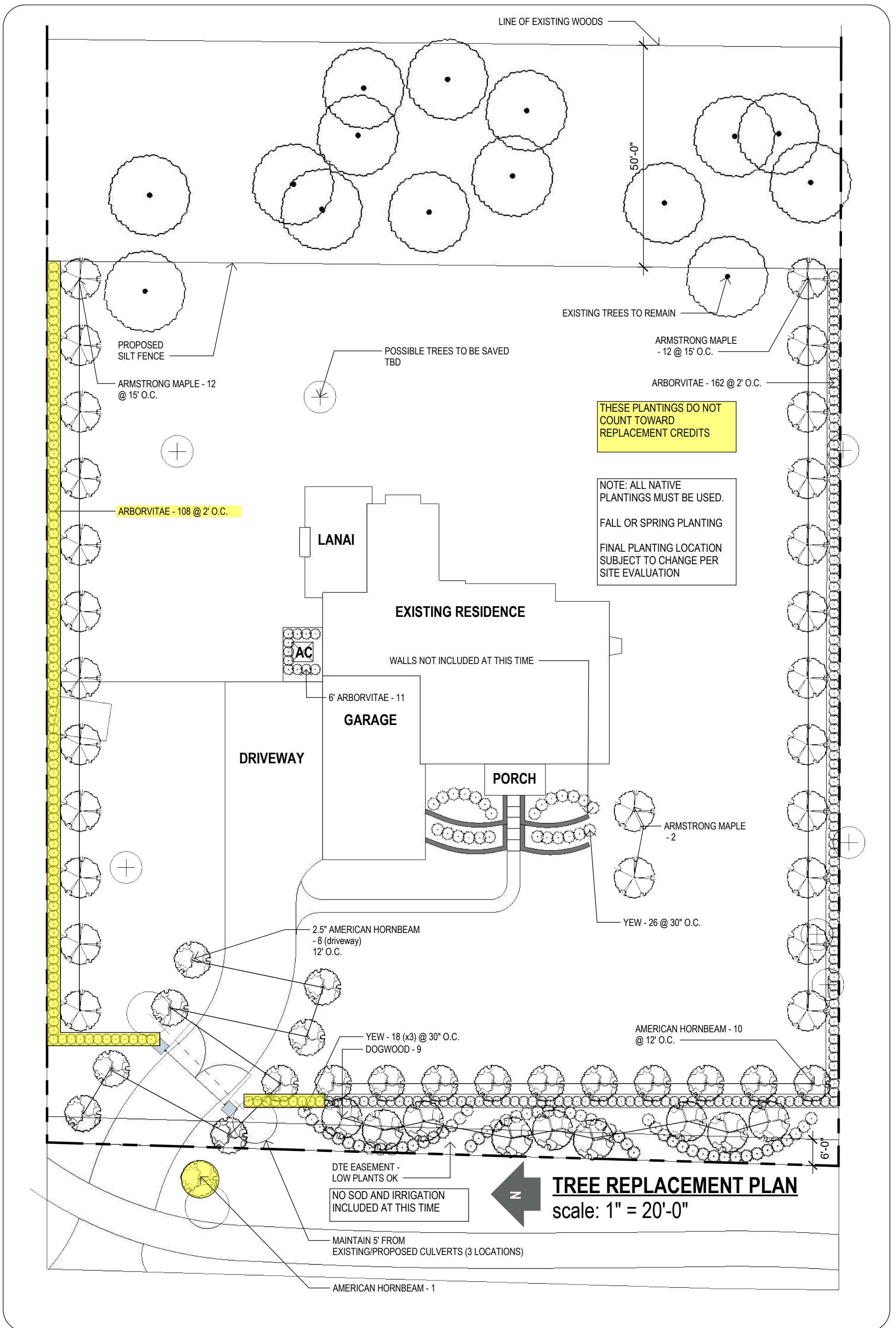
811 BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE)

3 WORKING DAYS EXCLUDING SAT., SUN. AND HOLIDAYS

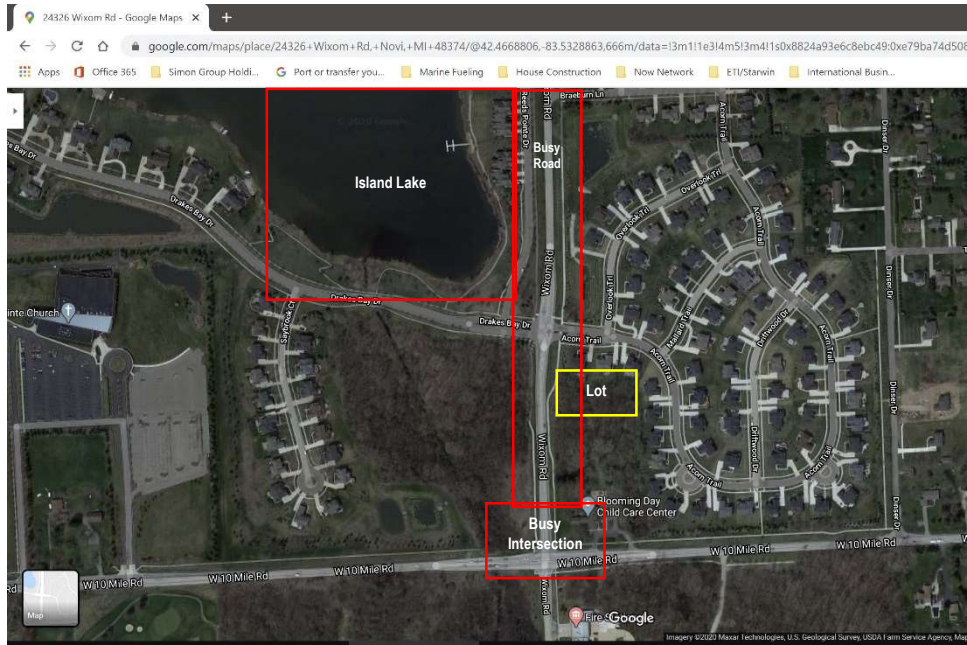
Fenn & Associates, Inc.
Land Surveying and Civil Engineering
14933 Commercial Drive, Shelby Township, MI 48315
Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com

DATE: 6/27/19 FIELD: B.H., C.S. DRAWN BY: R.PERRI
SCALE: 1" = 20' CHECKED: J.S.R., P.E./T.W.D.
PART-1 PLAN OVER WIXOM RD.
TOP OF SECTION 20, T1N, RD.
CITY OF NOV, OAKLAND COUNTY, MICHIGAN

CLIENT: CRANBROOK CUSTOM HOMES DRAWING NUMBER: 19-00202.01



Satellite View of Lot and Potential Hazards



Fence/Gate Precedent in the Neighborhood (Neighbor with a Front Fence and Driveway Gate)

