

City of Charlotte, Michigan  
**Planning & Zoning Approval Form**

Date: 5-10-17 Applicant Name: Drew Kepler  
Project Location: 212 W. Seminary  
Project Type:  Structure  Sign  Fence  Other: \_\_\_\_\_

**Applicant Contact Information**

Address: Same  
Phone #: 517-488-1731 Cell Phone #: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**Project Description and/or Diagram**

- Installation of 42" decorative wrought iron fence in front yard
- Per attached drawing
- Plan violates corner clearance requirements

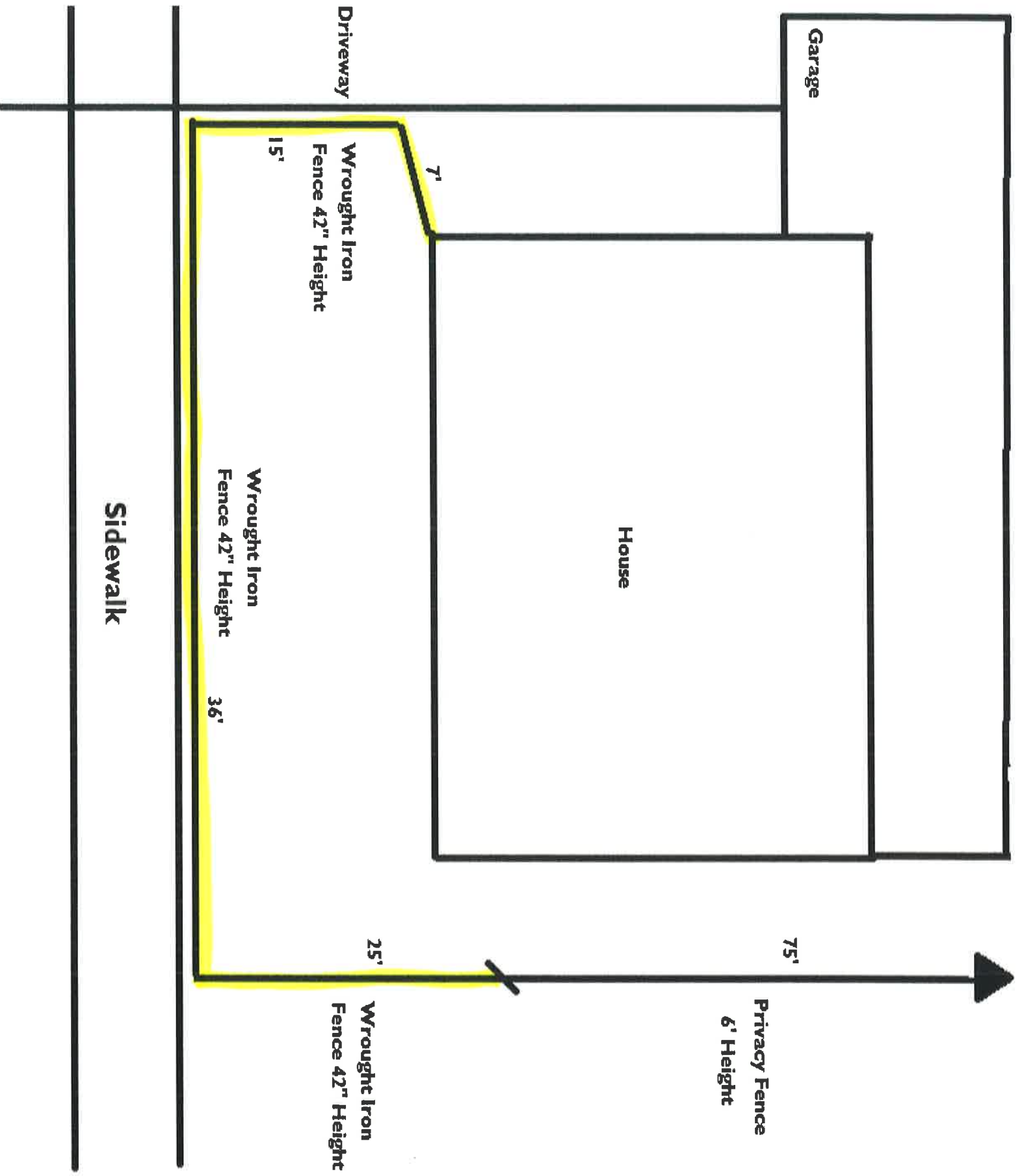
Zoning District RT Use Permitted?  Yes/by right  Yes/Special Use  No

Community Development Review: Reviewer: Bryan Myrtle

Approved  Denied

Date: 5-10-17

Use reverse side for comments



May 24, 2017

Charlotte City Hall  
111 E. Lawrence Avenue  
Charlotte, MI 48813

Dear Charlotte City Council Members:

We are requesting a variance for the installation of a 3½ foot wrought iron fence in the front yard of our single family home at 212 West Seminary Street. Our reasons for wanting to install a fence in our front yard include protecting the safety of our family and pets from street traffic and enhancing the aesthetics of our house with 19<sup>th</sup> century period appropriate upgrades. Due to the shallow depth between the sidewalk and our residence and the restrictions detailed in the "Corner Clearance" code, there is not adequate space to install the 3½ foot front yard fence in its entirety, which is typically allowable under the "Fences, Residential" Code, Section 82-465.

The stated purpose of the city code we are seeking a variance on, Section 82-463, is to ensure there is no obstruction to vision. Please see below for the ways in which we have endeavored to address the safety concerns of installing a 3½ foot fence in our front yard.

- We have selected a wrought iron fence that allows for minimal visual obstruction with rods that are 7/16 of an inch thick and 3½ inch gaps between the vertical rods (see attached images).
- We have reached out to all of the neighbors within 300 feet of our residence to seek their opinion on the visual safety of the fence we have selected, and those we have been able to reach have signed a statement agreeing that they do not object to the installation of the fence (see attached signature pages).

Thank you for your consideration of this matter.

Sincerely,

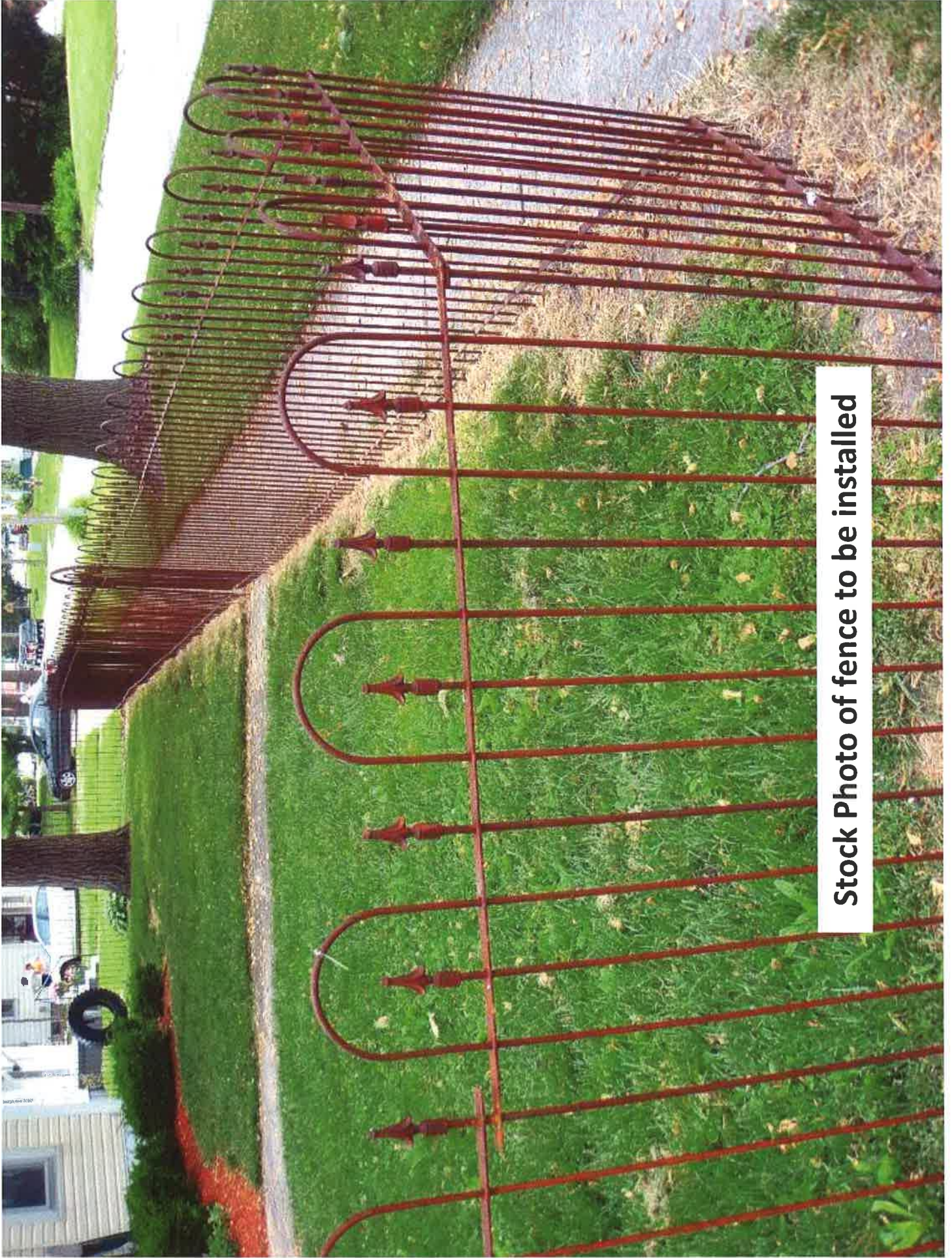
Drew & Dawn Kepler  
212 W. Seminary Street  
Charlotte, MI 48813



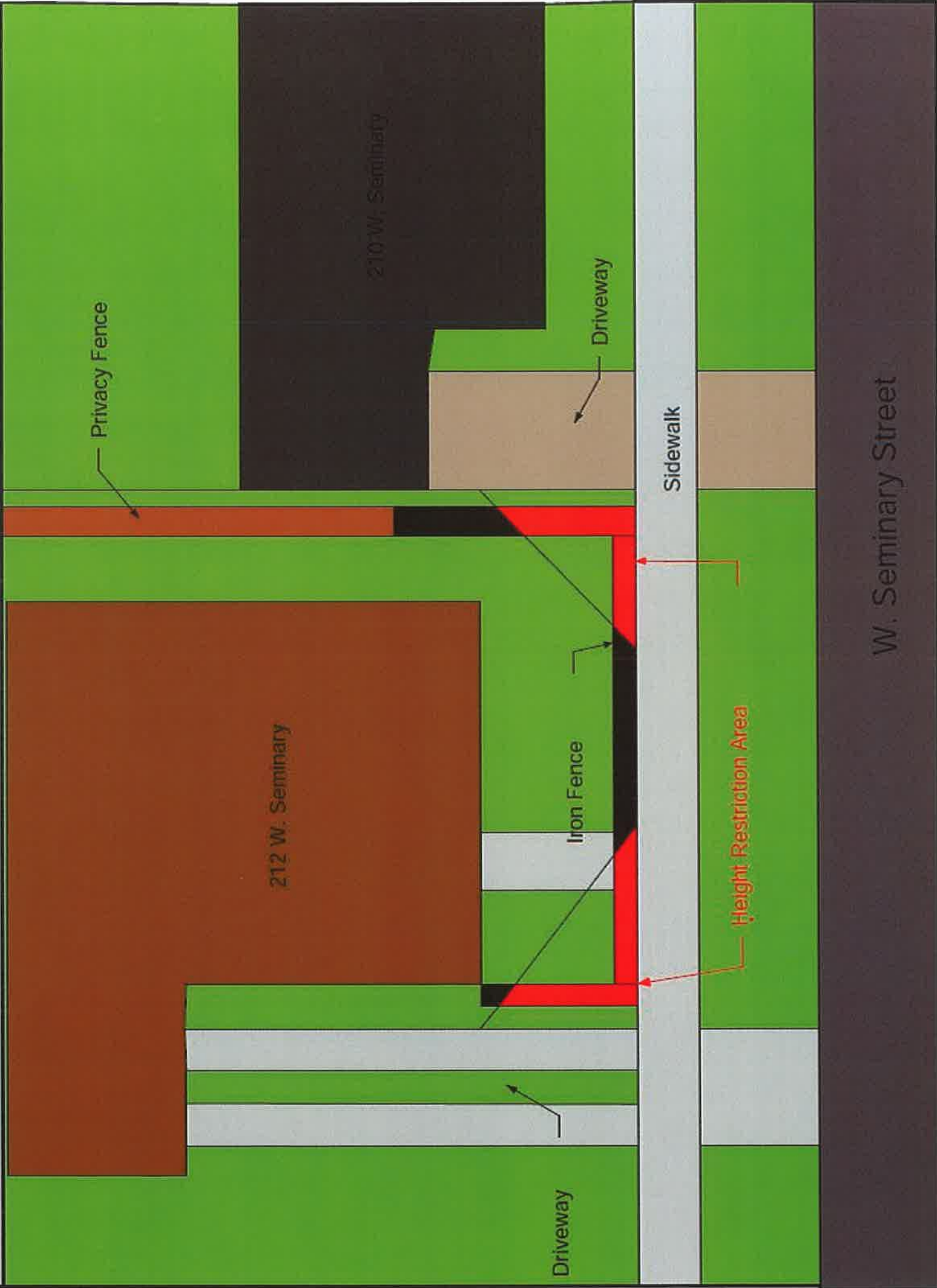
Enclosures

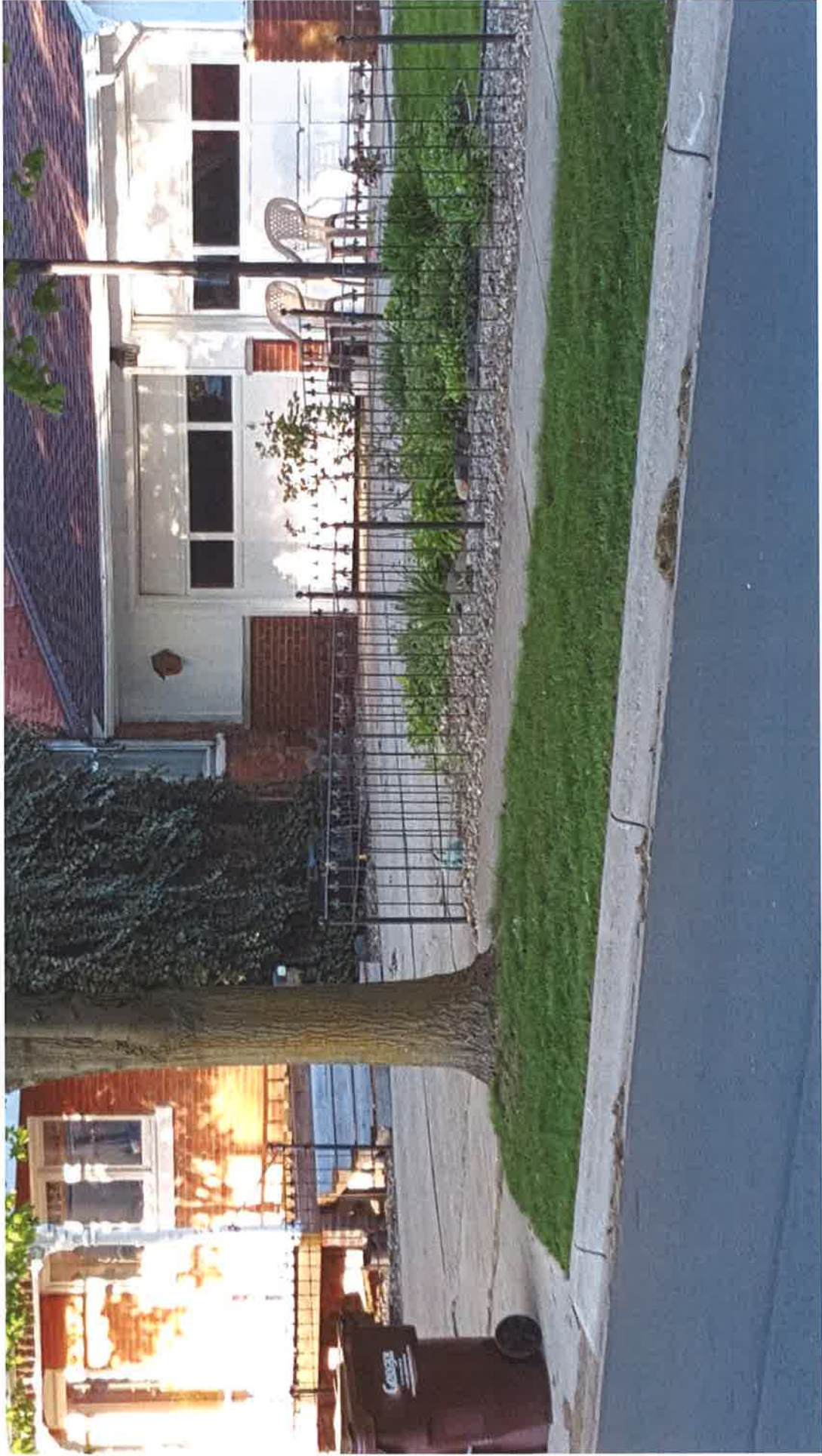






**Stock Photo of fence to be installed**





**Existing Fence located in Charlotte. Presented as an example of visibility through a similar wrought iron fence**





**212 W. Seminary St.**



212 W. Seminary St.