

City of Charlotte

ZBA Application Form

REQUEST FOR HEARING BEFORE ZONING BOARD OF APPEALS
(Submit to Building Department 111 East Lawrence, Charlotte, Michigan 48813)

This application must be returned with the appropriate fee no later than _____, to be considered at the _____, Zoning Board of Appeals meeting. The meeting will take place in the Council Chambers second floor of Charlotte City Hall 111 East Lawrence at 6:00 p.m.

THIS SECTION TO BE COMPLETED BY CITY OFFICIALS

Date Application Filed: ____/____/____

Fee Paid: \$ _____

Receipt No. _____

Check No. _____

THIS SECTION TO BE COMPLETED BY APPLICANT

PLEASE PRINT OR TYPE

Applicant Name: **Gail Higashino or James Higashino**

Address: **319 Warren Avenue**

(Notice to be mailed)

Charlotte, MI 48813

Applicant's Phone Number: **916-869-8929 (Gail) 805-538-4820 (James)**
~~XXX~~ Either Any Time ~~XXXXX~~

Address of property to be considered: **319 Warren Avenue, Charlotte, MI**

Designated person(s) to represent the applicant at the hearing: **Gail and/or James Higashino**

The representative will have to address the board in regard to the request.

319 Warren Avenue

Contact #1: Gail Higashino

916-869-8929 / HigashG@losrios.edu

Contact #2: James Higashino

805-538-4820 / JHigashino@harding.edu

Both:

319 Warren Avenue Charlotte, MI

White Vinyl or Wood Fencing

White Lines Depict Privacy Fence 6' H, 6-7" Slates

Red Line Depicts Walk Gate of Same Materials to Match Fencing

15' Setback at Driveway

Justification & Importance of Variance

- 4' open decorative fence is not safe for children or pets because it gives unknown people open view of children and/or pets playing in their own backyard. It is also not safe for large dogs because they could go over the fencing or people can reach over.
- 6' Privacy fence prevents unknown people from viewing things in the backyard that they may want to steal, including the dogs or the children.
- 6' Privacy fence prevents unknown people entering property without permission
- 6' Privacy fence allows room to add a pool, provides the family the right to privacy which would keep the family and the pets safer.
- 6' Privacy fence is more aesthetically pleasing publicly to the eye by not exposing personal property, toys, and other items.
 - Only other option is having two different fence lines running parallel and within a few feet of each other; one being a privacy fence along the house line (making for a very small backyard) and the other being a open decorative fence along the boundary line, both fences being in view of the public which is not aesthetically pleasing and it also would make an unusable space between the two fences.
 - Doing double fencing would not only render a large portion of the property unusable but would unduly greatly increase the cost of fencing, making an unnecessary hardship on the family finances.
- One 6' fence is better use of the property and would give the family and the dogs a safer, larger private backyard area to enjoy outdoor life on their property
- Fencing is needed to stop the neighbors dogs from pooping on the property which is unsanitary and has to be picked up daily because the people walking their dogs do not.
- The type of fencing that currently meets code puts undue stress for multiple reasons, some of which have been stated above. The type of fencing we are requesting does not impact the neighborhood or environment in any negative way but actually improves it.
- Thank you in advance for giving this request serious consideration.

