



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

MEETING DATE: July 8, 2025

REGARDING: 20785 Meadowbrook Road #50-22-35-400-069 (PZ25-0030)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Superior Fence

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: This property is zoned One-Family Residential (R-1)

Location: on Meadowbrook Road, north of Eight Mile Road

Parcel #: 50-22-35-400-069

Request

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 5.11.1.A.ii. to allow a 6 ft. fence in the front yard setback (not permitted for this property).

II. STAFF COMMENTS:

The applicant is seeking a dimensional variance to construct a new fence in the front yard setback to enclose a larger play area.

This fence has already been constructed, and Code Enforcement has provided a notice of violation.

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. **PZ25-0030**, 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 is 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. **PZ25-0030** 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.

Alan Hall – Deputy Director Community Development - City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

JUN 02 2025

CITY OF NOVI

COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: 275.00	
PROJECT NAME / SUBDIVISION Brian Proppe				Meeting Date: 7-8-25	
ADDRESS 50785 Meadowbrook Rd		LOT/SUITE/SPACE #		ZBA Case #: PZ 25-0030	
SIDWELL # 50-22-		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY 5 mile E Meadowbrook Rd					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			REQUEST IS FOR: <input checked="" 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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS debbie.flynn@superiorfenceandrail.com		CELL PHONE NO. 734-336-2464	
NAME Debbie Flynn / Mitch Trager		TELEPHONE NO. 734-336-2464		FAX NO.	
ORGANIZATION/COMPANY Superiorfenceandrail		ADDRESS 5930 Commerce Dr		CITY Westland	
		STATE MI		ZIP CODE 48185	
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 bproppe28@gmail.com		CELL PHONE NO. 734-788-2135	
NAME Brian Proppe		TELEPHONE NO.		FAX NO.	
ORGANIZATION/COMPANY		ADDRESS 20785 Meadowbrook Rd		CITY Northville	
		STATE MI		ZIP CODE 48167	
III. ZONING INFORMATION					
A. ZONING DISTRICT					
<input type="checkbox"/> R-A <input checked="" 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 5.11 Variance requested Fence located in front yard					
2. Section _____ Variance requested _____					
3. Section _____ Variance requested _____					
4. Section _____ Variance requested _____					
IV. FEES AND DRAWINGS					
A. FEES					
<input checked="" type="checkbox"/> Single Family Residential (Existing) \$220 <input type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275					
<input type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> Signs \$330 <input type="checkbox"/> (With Violation) \$440					
<input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$660					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
<ul style="list-style-type: none">• Dimensioned Drawings and Plans• Site/Plot Plan• Existing or proposed buildings or addition on the property• Number & location of all on-site parking, if applicable• Existing & proposed distance to adjacent property lines• Location of existing & proposed signs, if applicable• Floor plans & elevations• Any other information relevant to the Variance application					

07 25-0030



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

Luteh Trager

Applicant Signature

5/30/25

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.

[Signature]

Property Owner Signature

5/30/25

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

P225-0030



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:

Customer yard has a descend in the back of the yard. The side lot is even ground and more suitable for children to play. Customer wants area to be fenced in as they are on a main road to keep and/or them safe. we have called and talked to an inspector who ok'd the project and then later

- 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).

Our Customer's property resides on a busy main road & close to an inter section. This creates a bad situation with kids present and will cause a hazard.

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.

The required set back would limit the ability to take full use of the property.

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.

The fence only extends into the front as minimal as necessary. It does not impede on the back of the property.

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.

The fencing will not inhibit on the use or enjoyment of anyone's property. It should help with any neighbors that have dogs as it will keep them out of the yard.



2225-0030

Proppe, Brian

Date 4/15/2025

Customer's Last Name, First Name

20785 Meadowbrook rd

Service Address

Northville, MI 48167

City, State, Zip

(1734) 788-2135

bproppe28@gmail.com

NOVI

Preferred Phone No.

Customer's E-mail Address

Municipality

☐ Yes Permit required?
☒ No

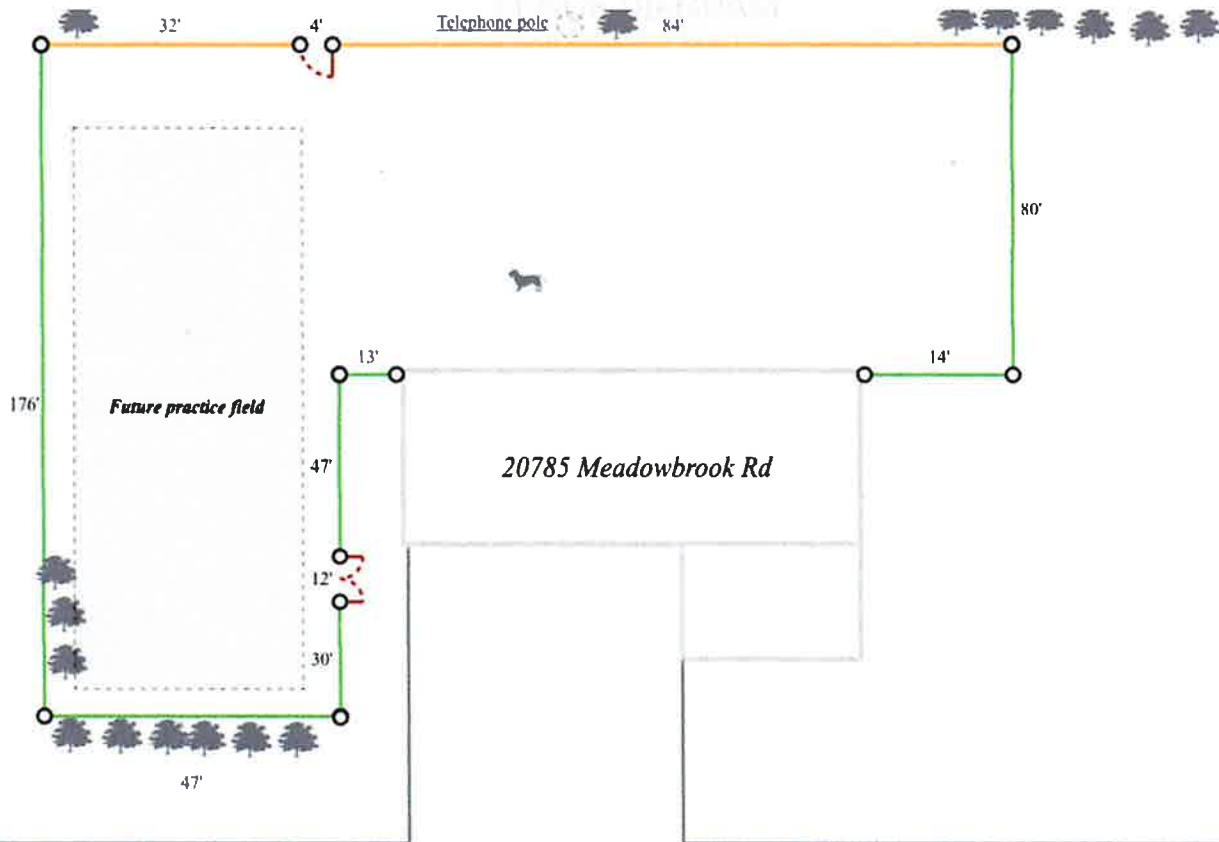
☐ Homeowner to obtain permit
(Superior Fence & Rail requires copy
of permit before installation)

☐ Superior Fence & Rail to obtain permit

☐ Yes Plot plan or survey available?
☒ No

APPROXIMATE LAYOUT

FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE. BASED ON THE FIELD MEASUREMENT, FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FENCE FOOTAGE USED, AS SET FORTH IN TERMS AND CONDITIONS)



4'H Black 300 Sterling (R)
6'H Tan Hamilton

Superior Fence & Rail Contact Information:

Superior Detroit, Inc
5930 Commerce Drive
Westland, MI 48185
(734) 336-2464

FENCE TO FOLLOW GRADE OF PROPERTY: PLEASE INITIAL

0225-0030
BP



Sterling

PZ25-0530

Regarding 20785 Meadowbrook Rd fencing:

5/30/2025

To Whom It May Concern,

We are writing in response to a notice of violation regarding a recently installed fence at [property address, if applicable]. We would like to respectfully provide context and clarification surrounding the steps taken prior to installation to ensure compliance.

The purpose of the fence design was to extend into the front yard in order to create a larger, safer space for children to play, especially given the proximity to a busy roadway. In preparation for this project, our sales representative contacted the City of Novi Building Department to confirm the feasibility of the proposed layout.

As Novi does not require fence permits and instead defers material and layout compliance matters to homeowners' associations, we took additional care to verify requirements since this property is not governed by an HOA. We made direct contact with the Building Department to confirm that the planned fence would not be an issue. We were advised by a staff member, Debbie Martinez, that the proposed layout would not cause a problem.

We have call logs confirming communication with the department on April 7th, 8th, and 9th, 2025. However, during installation, our customer was informed that the fence was in violation of ordinance. Upon learning this, we contacted the inspector we had previously spoken with, who then stated that no such conversation had occurred.

We would like to clarify that our intention was never to disregard municipal regulations. We made a sincere effort to verify compliance in good faith before beginning the installation, based on the information available to us at the time.

We remain open to working with the appropriate department to resolve this matter and ensure all necessary steps are taken to bring the project into full compliance.

Thank you for your time and understanding.

Sincerely,
Mitch Trager, Owner

Superior Fence and Rail.