



**SPECIAL MEETING
ZONING BOARD OF APPEALS
Thursday, September 1, 2022 at 5:00 p.m.
City of New Buffalo
224 W. Buffalo Street
New Buffalo MI 49117**

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Previous Minutes – May 26, 2022
6. Public Comment
7. Public Hearing
 - a. 230 S. Willard Street (11-62-8200-0358-02-1) – Request variance to allow a 5’ privacy fence in the designated front yard, on the Detroit and Willard Street side of a corner lot
8. New Business
 - a. 230 S. Willard Street (11-62-8200-0358-02-1) – Request variance to allow a 5’ privacy fence in the designated front yard, on the Detroit and Willard Street side of a corner lot
9. Adjournment



**City of New Buffalo
Zoning Board of Appeals
Staff Report**

Hearing Date: Thursday, September 1, 2022 at 5:00 PM

Project Number: PZ22-0016

Applicant: Michael Lee (Owner)

Owner: Michael Lee

Subject Property Address: 230 South Willard, New Buffalo, MI 49117, #11-62-8200-0358-02-1

Zoning District: Residential (R-1)

Nature of the Request: Variance request for a variance to allow a 5' privacy fence in the designated front yard on the West Detroit Street and South Willard Street side of a corner lot.

OVERVIEW

A zoning permit application was received by the city for the installation of 400' of fencing from Michael Lee. Mr. Lee owns a home located at 230 South Willard on the corner of West Detroit Street and South Willard Street. Section 3-3 (A) of the New Buffalo Zoning Ordinance states:

A corner lot shall have two front lot lines: a principal front lot line and a secondary front lot line. The principal front lot line shall be the shorter of the two lot lines.

The requested height for the fence installation is 5' on the West Detroit Street and South Willard Street. Section 3-5 (B) of the New Buffalo Zoning Ordinance states:

Fences erected within the front yard in any district shall not exceed 3 1/2 feet in height.

The city has denied the request for the installation of the front yard fencing as it does not conform to the New Buffalo Zoning Ordinance's requirement for fence installation. In order to install the fencing as requested, Mr. Lee would need a variance.

Recommendation: Upon review of the application materials, validation of the facts reported, site inspection and evaluation of each of the criteria required for review and noted in this staff report, it is the recommendation of the Zoning Administrator that a proper amount of information has been provided to the Zoning Board of Appeals to render a decision on this appeal request.

Respectfully submitted,

Darwin Watson, Zoning Administrator
City of New Buffalo