



Memorandum

TO: City of Grosse Pointe Woods
FROM: Laura Mangan (Haw), AICP, NCI
SUBJECT: 502 Glen Arbor Lane (#006-13-0131-000) – Fence Exception Review #1
DATE: August 12, 2026

OVERVIEW OF REQUEST

A Fence Exception is requested at 502 Glen Arbor Lane; the petitioner is seeking approval for a recently installed 4-foot-tall ornamental aluminum fence. The applicant's contractor installed the 4-foot in height decorative aluminum fence within the required front yard setback (that is, it is not located 10-feet behind the front building wall of the home).

Installation of the fence violates Article IX. – Fences, and as such, the fence failed inspection by the Building Department. If the fence were removed and rebuilt to the strict provisions of the Code, the fence would be located 10 feet behind the front building wall of the home. Alternatively, the fence could be reconstructed in its current location, but only at 2.5 feet in height.

The applicant is petitioning for an exception to keep the installed fence at its current location.

As a fence exception request, Council must consider the application following a public hearing, which has been noticed for the August 17, 2026, meeting.



Aerial view of 502 Glen Arbor Lane (Regrid).



APPLICABLE CITY CODES

Section 8-274 of the City Code of Ordinances defines the following terms, as related to this application:

“Fence”. Fence means any structure erected or placed along or within four feet of the property line to act as a boundary marker or erected for the purpose of restricting access to or from a lot or parcel of land, whether enclosing all or a part of said lot or parcel in all zoning districts.

“Front Yard”. Front yard means that portion of the front yard established between the sidewalk and ten feet behind the front most main building line. If a sidewalk does not exist, the front yard shall mean that portion of the front yard established between the end of the city right-of-way and ten feet behind the front most main building line.

A portion of the proposed fence is a **“Front Yard Fence”**, which is regulated by Section 8-280:

Front yard fences shall have a minimum height of 24 inches and a maximum height of 30 inches from the property grade line. Front yard fences shall be placed a minimum of 18 inches from the sidewalk. If a sidewalk does not exist, front yard fences shall be placed a minimum of 18 inches from the edge of the established public right-of-way.

ANALYSIS OF REQUEST

Per Section 8-284 – Exceptions to this Article: *All other exceptions from the provisions of this article require a public hearing and approval from the city council. The council may consider any or all of the following, along with other information:*

- a. Balancing the relative hardships between the property owner and adjacent property owners;*
- b. Whether special circumstances or conditions exist;*
- c. Whether pedestrian or vehicular vision will be affected; and*
- d. The general health, safety and welfare of the neighborhood.*

RECOMMENDATION

Subject to any additional information presented and discussed by the applicant, Council, and/or the public during the public hearing, we recommend that the City **approve** the requested exception to Article IX. - Fences, to allow the installed fence at 502 Glen Arbor Lane to remain within the front yard at 4-feet in height, based on the following findings of fact:

- 1. A perimeter fence is an established common and permitted accessory use in the R-1B, One-Family Residential District; it is reasonable that the subject property owner enjoys such a use.*
- 2. Continuation of the installed fence does not impair the intent and purpose of the Ordinance. As designed, the fence complies with all the other required standards of Section-279: General Requirements and Maintenance.*
- 3. Continuation of the installed fence will not negatively impact the public health, safety, and welfare of the neighborhood.*
- 4. Continuation of the installed fence will not impair rights-of-way or existing infrastructure.*

If you have further questions, please do not hesitate to contact us.