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CITY OF GROSSE POINTE WOODS

20025 MACK PLAZA – GROSSE POINTE WOODS, MI 48236
CITY CLERK - (313) 343-2440 - FAX (313) 343-2785
BUILDING DEPARTMENT - 313-343-2426 - FAX (313) 343-2439

APPLICATION FOR PUBLIC HEARING - FENCE APPROVAL

1. Address of the Property 502 Glen Arbor Lane
(Number and Street)

TO THE CITY COUNCIL

I (We) Michael & Emily Milbocker (586)709-2333
Name (Please Print) Phone No. (Daytime)
502 Glen Arbor Lane GPW MI 48236
Address City State Zip

Hereby appeal to the CITY COUNCIL for an exception to the fence ordinance, particularly the following sections/regulations:

GPW Ordinance #8-274 thru #8-284, fence must be setback 10 feet from front of house.

2. DESCRIPTION OF CASE (Fill out only items that apply)

- a. Present zoning classification of the property Residential
- b. Description of property
- (1) Size and Area of Lot 8,276 sq ft
- (2) Is the lot a corner or interior lot? no

RECEIVED

JUL 20 2026

CITY OF GROSSE PTE WOODS
BUILDING DEPARTMENT

Payment Validation

3. TYPE OF EXCEPTIONS REQUESTED – Common regulations subject to exceptions requests: setbacks, non-consent of adjacent property owner(s), landscaping, odd shape lots, wetland, creek, natural features, big trees or slopes.

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The applicant must present evidence to show that an exception is warranted by addressing the following factors: (please answer all four)

- a) The balance of the applicant's hardship to the interests of the adjacent property owner(s).

Please see supporting documentation provided for detail.

- b) What special circumstances exist that support the request.

Please see supporting documentation provided for detail.

- c) Whether pedestrian or vehicular vision will be affected. If so, how?

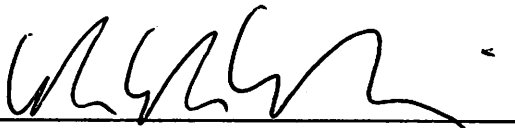
Please see supporting documentation provided for detail.

- d) How the exception would not impact the general health, safety and welfare of the neighborhood.

Please see supporting documentation provided for detail.

***NOTE:** When answering questions pertaining to the exception(s), additional paper may be used if necessary.

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct.

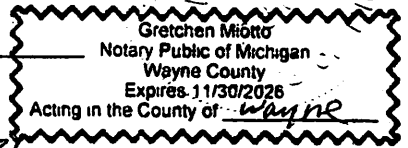


Signature of Applicant

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Subscribed and sworn to before me this 20th day of July 2026

Gretchen Miotto
Notary Public



My Commission expires 11/30/2026

NOTE: The City Council meets the first and third Monday of each month at 7:00 PM. The application must be filed with the City Clerk with a fee in the amount of \$375 a minimum of 14 days prior to council hearing.

Cover Letter / Statement of Facts

**RE: Request for Fence Setback Variance – 502 Glen Arbor Lane,
Grosse Pointe Woods, MI 48236 Permit No. PF260024**

To the City Council of Grosse Pointe Woods,

We, Michael and Emily Milbocker, owners of 502 Glen Arbor Lane, respectfully request a variance from GPW Ordinance 8-274 through 8-284, specifically the requirement that a fence be set back 10 feet from the front of the house.

Timeline of events:

1. We hired Superior Fence and Rail to remove our existing chain link fence and install a new black aluminum fence (Permit No. PF260024, issued 04/30/26).
2. Superior Fence originally submitted a proposed layout to the City that was rejected because it did not meet the 10-foot front setback requirement.
3. Superior Fence then submitted a revised layout moving the fence line back to meet the 10-foot setback, which the City approved and permitted.
4. Due to an error by Superior Fence's installation crew, the fence was physically installed according to the *original, rejected* layout rather than the approved, revised layout.
5. Upon the City inspector's review, the installed fence was found not to meet the required 10-foot setback and failed inspection.
6. We were not aware, at the time of installation, that the fence as built did not conform to the approved plan or City requirement — we relied on the contractor to install the fence per the permitted design.
7. Following installation, and before the discrepancy was identified, we invested significantly in permanent landscaping and hardscaping improvements built around and dependent on the fence's location, including arborvitae planted along the entire perimeter of the fence, pavers and stonework, and an in-ground sprinkler system.

We are requesting the City's approval to allow the fence to remain in its current, as-built location rather than requiring removal and reinstallation.

Responses to Required Variance Factors

a) Balance of the applicant's hardship against the interests of adjacent property owners:

The hardship to us would be substantial and disproportionate to any impact on neighbors. Relocating the fence to the originally approved line would require removing and replacing mature arborvitae plantings along the entire fence perimeter, pavers and stonework, and reworking the sprinkler system — all installed after the fence, in reliance on its as-built location. This would involve significant cost and disruption. By contrast, our neighbors have expressed no objection; in fact, they have told us they are pleased with the fence's appearance and placement, which matches the style and location of neighboring fences on the street.

b) Special circumstances supporting the request: The nonconformance was not the result of any decision or omission by us as homeowners. Our contractor, Superior Fence and Rail, obtained a corrected, approved permit reflecting the 10-foot setback, but its installation crew mistakenly built the fence to the earlier, rejected layout. We had no reason to believe the installed fence deviated from the approved plan, and we made substantial, good-faith investments in landscaping and hardscaping around the fence before the discrepancy was discovered at inspection. This sequence of events — contractor approval of a corrected plan followed by an installation error — is a special circumstance largely outside our control or knowledge at the time.

c) Impact on pedestrian or vehicular vision: The fence does not affect pedestrian or vehicular sight lines. It is a low, 4-foot aluminum open-style fence (not solid), consistent with the open, decorative fencing common throughout the neighborhood, and does not create any blind spots or visibility obstructions at the sidewalk, driveway, or street.

d) Impact on general health, safety, and welfare of the neighborhood:

The fence has no negative impact on the health, safety, or welfare of the neighborhood. It is a decorative, open aluminum fence that matches the style of neighboring properties, and it has been paired with new landscaping (arborvitae, pavers, and stonework) that has improved the overall curb appeal of our home and the surrounding streetscape. Neighbors have voiced support for the fence as installed.

Neighbor Feedback and Support:

Ray Safadi, 507 Glen Arbor Lane.

- Neighbor on South side of house where fence variance being requested

- Both Ray and his wife Marlene are very appreciative of all the work we've done to replace the old overgrown landscaping and chain-link fence with new black aluminum fence that matches their fence along with the arborvitaes. Available for reference in support of approving this variance: (313) 790-2250

David Lamparski, 508 Glen Arbor Lane

- Neighbor on North side of house
- Both David and his wife Cindy are very appreciative of all the work we have done to our landscaping this year around the entire perimeter of the home. Available for reference in support of approving this variance: (313)580-1515

Photos of finished fence area requested for Variance.

Note, the current fence is 6 feet back from the front of the covered porch.

