



MCKENNA

February 13, 2026

City Council
City of Grosse Pointe Woods
20025 Mack Plaza Drive
Grosse Pointe Woods, MI, 48236

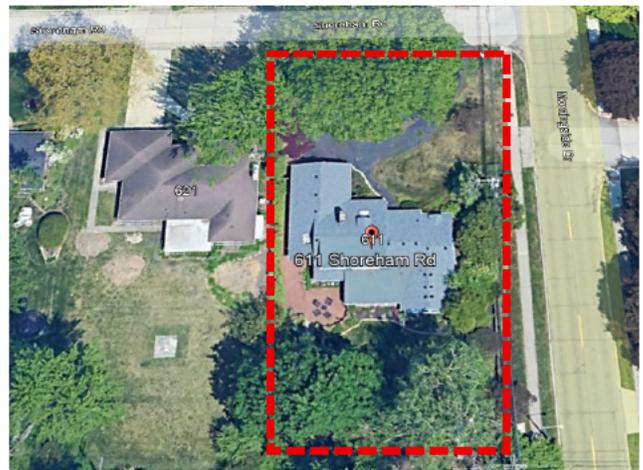
Subject: 611 Shoreham Road – Fence Exception, Review #1
Parcel ID: 010-06-0089-000
Zoning: R-1B, One-Family Residential District

Dear Council Members:

A Fence Exception is requested at 611 Shoreham Road; the petitioner is seeking to install a 6-foot tall, wooden fence within the front yard of their home (to replace the existing fence). Fences located in this area violate Article IX. – Fences of Grosse Pointe Woods City Code.

As a fence exception request, Council must consider the application following a public hearing, which has been noticed for the February 23, 2026, meeting.

We have reviewed the proposal in conformance to the City’s Ordinances and offer the following comments. Items that do not comply with these standards or require additional information are underlined.



Street and aerial views of 611 Shoreham Road (Google).

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

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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 existing fence at 611 Shoreham Road to be reconstructed, at 6-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 installs and enjoys such a use.
2. Reconstruction of the 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. Reconstruction of the fence will not negatively impact the public health, safety, and welfare of the community or neighboring property values.
4. Reconstruction of the fence will not impair the rights-of-way or existing infrastructure.
5. Reconstruction of the fence will present a uniform fence design (as the entirety of the existing fence is proposed to be replaced, and the current placement is integrated into the layout of the property appropriately).

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

Respectfully submitted,

McKENNA

Paige Smith, NCI
Assistant Planner



Fence Exception Review

OVERVIEW OF REQUEST

The applicant seeks to reconstruct a pre-existing fence, which is currently located 6 feet from the front building line of their home. T

Reconstruction of the fence violates Article IX. – Fences, and as such, the fence permit application was denied 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.

Reconstruction of the fence to meet the 10-foot setback requirement would disrupt existing landscaping and would potentially block entrance to the property's garage access door. Neighbors of the property have submitted signatures indicating their approval of the proposed fence reconstruction in its current location.

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.

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.

The findings based on our review of the requested exception are provided in our recommendation (see page 2).



*****THIS FORM MUST BE TYPED*****
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

RECEIVED

JAN 22 2026

CITY OF GROSSE PTE WOODS
 BUILDING DEPARTMENT

APPLICATION FOR PUBLIC HEARING - FENCE APPROVAL

1. Address of the Property 611 Shoreham Road
 (Number and Street)

TO THE CITY COUNCIL

I (We) Cailin Campbell [REDACTED]
 Name (Please Print) Phone No. (Daytime)

611 Shoreham Road 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:

Article IX Fences - 10 foot set back from front most main building

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 _____
 - (2) Is the lot a corner or interior lot? corner

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.

*****THIS FORM MUST BE TYPED*****

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).

See below

b) What special circumstances exist that support the request.

See below

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

Pedestrian or vehicular vision will not be affected. The fence is located between two houses.

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

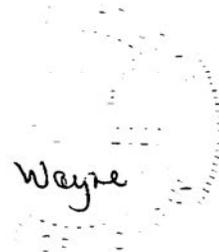
See below

***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.



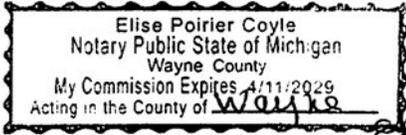
Signature of Applicant



*****THIS FORM MUST BE TYPED*****

Subscribed and sworn to before me this 22nd day of January 20 26

Elise Poirier Coyle
Notary Public



My Commission expires 04-11-29

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.

3A)

I am writing to respectfully request an exception to the 10-foot setback rule in order to replace an existing fence located on my property. The fence in question was installed by a previous owner and is currently set back 6 feet from the front of the property line.

Replacing the fence in its current location would preserve the established landscaping that surrounds and integrates with the existing fence line. Adjusting the fence to meet the 10-foot setback requirement would require removal or alteration of mature landscaping, resulting in potentially substantial and unnecessary expense, as well as potential disruption to the aesthetics and environmental value of the property. This would also interfere with garage access door and neighbors windows.

Because the fence has existed in its current placement for many years without issue, and because maintaining its location minimizes disturbance and cost, I respectfully request approval to replace the fence using the current 6-foot setback rather than the required 10 feet.

3B)

Myself and the adjacent neighbor, who approves and has no concerns with the fence remaining at its current setback, would like to see the variance approved.

Maintaining the fence in its current location is important for security and privacy. Moving the fence back an additional four feet would create a larger open area that is not easily monitored and could make the side of the home—particularly the door and ground-level windows—more exposed and vulnerable. The existing placement provides a defined boundary, prevents unauthorized access closer to the home, and supports overall safety for the residents. There is an existing garage access door and the neighbors windows along the side of the home that restrict the fence from being moved further back.

3D)

The exception would not impact the neighborhood as the fence has been in its current position for many years without creating any issues for visibility, safety, or the surrounding neighborhood. Because the fence is already integrated into the layout of the property, replacing it in the same location maintains the established look and avoids unnecessary disruption. Keeping it in its current location maintains visual continuity and avoids introducing irregular spacing that may be less aesthetically aligned and pleasing to the eye.



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DEC 04 2025

CITY OF GROSSE POINTE WOODS CITY OF GROSSE PTE WOODS
20025 Mack Plaza Grosse Pointe Woods, MI 48236 BUILDING DEPARTMENT
313.343.2426 / building@gpwmi.us

Residential Fence Permit Fee - \$103
Commercial Fence Applications- \$206
Re-inspection Fee (when applicable) - \$75

Application for Fence (Zoning Compliance Permit) - In Compliance With Article IX – Fences

PROVIDE: 1) Mortgage survey/site plan with highlighted area where fence is to be placed.
2) Brochure/picture of proposed fence to be installed.

Fence Placement Address: 611 Shoreham Road
Owner's Name: Cailin Campbell
Owner's Address: 611 Shoreham Road
Owner's Phone #: [redacted] Owner's e-mail: [redacted]

Contractor (if applicant): All Pointes Fencing Plus, LLC Phone: 313-821-8812
Address: 33115 W Jefferson Avenue
Driver's License: [redacted] DOB: [redacted]
E-mail: lesterbybee@yahoo.com

Work Description:

Height of Fence: 6' Length of Fence: 364.6'
Style of Fence: Cedar Solid Board Dog Ear fence on steel posts.
Material of Fence: Wood X Metal Vinyl
Location of Fence All three sides of the back yard and the returns to the house.

HOMEOWNER AFFIDAVIT (IF pulling permit as a Homeowner)

I hereby certify the fence installation described on this permit application shall be installed by myself in my own home in which I am living or about to occupy. All work shall be installed in accordance with the Michigan Building Code and shall not be enclosed, covered up or put into operation until it has been inspected and approved by the Building Inspector. I will cooperate with the Building Inspector and assume the responsibility to arrange for necessary inspections.

* Homeowner Initials: _____

Neighbor's Consent:

1) (left side of property) Neighbor's name and signature

Address

Date

Lynne Campbell *[Signature]*

2) (right side of property) Neighbor's name and signature

Address

Date

621 Shoreham, Rd. GPW

11/17/25

Jaspreet Sikand *[Signature]*

20099 Morningside Dr., Grosse Pointe Woods.

3) (rear of property) Neighbor's name and signature

Address

Date

Nov 17, 2025

By affixing my signature hereto, I certify that I am the owner or acting, as the owner's agent, and I understand the regulations pertaining to the erection of a fence as described in Ordinance Sections #8-274 thru 8-284. The City of Grosse Pointe Woods does not guarantee the accuracy of the property lines as described herein, the accurate location of all property lines is the responsibility of the owner or owner agent.

Applicant Signature

Date

Carli Campbell

11/17/25

Carlin Campbell

[Signature]

12/2/25

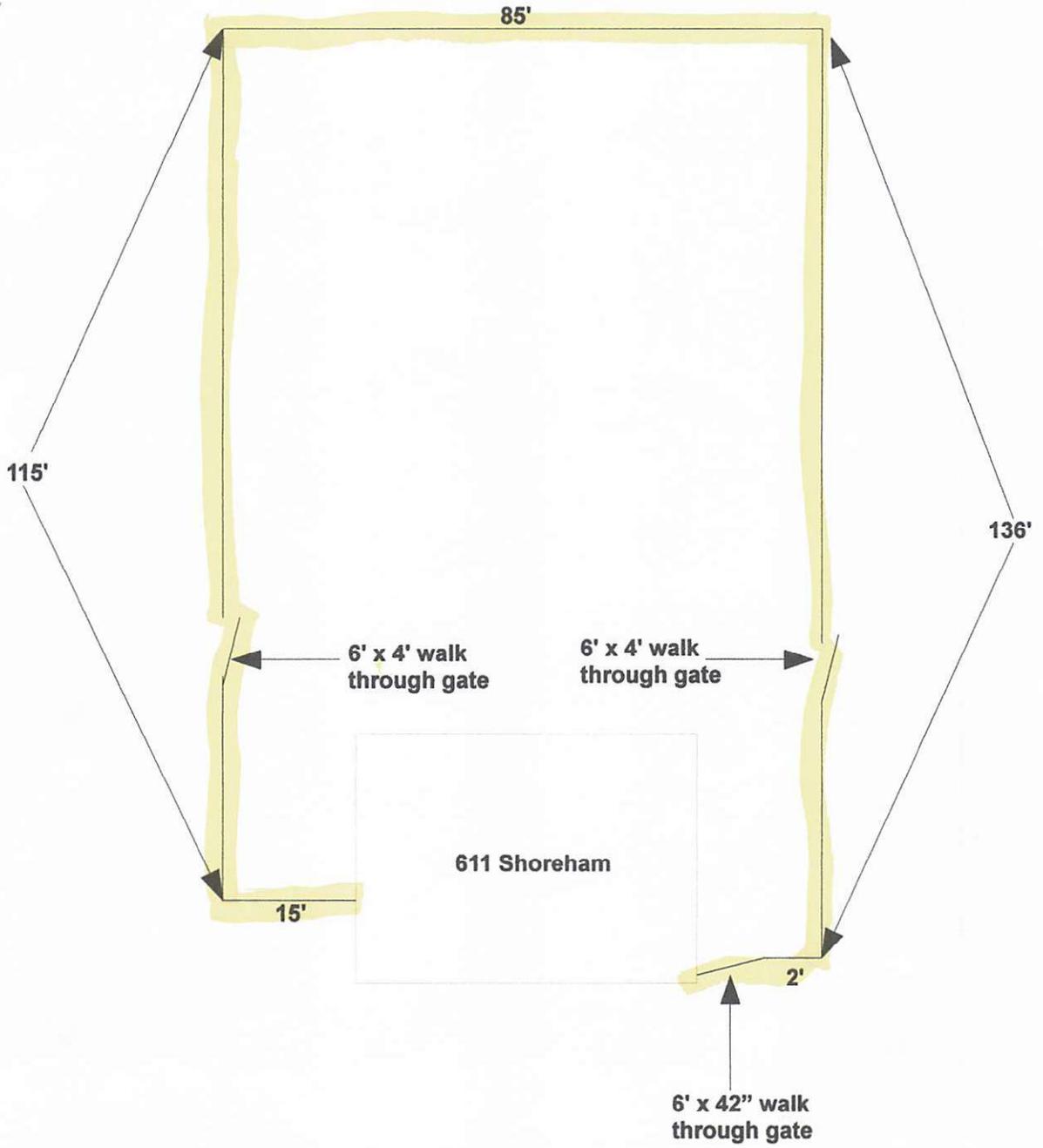
Office Use Only

Approved

Denied -

Building Inspector's Signature

____/____/____
Date



NAME: CAMPBELL
6' tall Cedar Solid Board Dog Ear fence on steel posts