



**CITY OF LINDEN
SPECIAL ZONING BOARD OF APPEALS MEETING AGENDA
LOCATION: LOOSE SENIOR CENTER, 707 NORTH BRIDGE STREET, LINDEN, MI 48451**

Monday, August 18, 2025

7:00 p.m.

I. CALL TO ORDER

II. ROLL CALL/INTRODUCTIONS

III. MINUTES APPROVAL

(A) Minutes of the February 11, 2025 Meeting

IV. PUBLIC HEARING

(A) ZBA-03-25 820 E. Rolston, Fencing Variance Request

V. CITIZENS' COMMENTS

Persons wishing to address the Zoning Board of Appeals on non-agenda items only are asked to state their name and address for the record and limit their comments to five minutes, or ten minutes if representing a group of persons. Opportunity will be given to address the Zoning Board of Appeals on agenda items as they are called on the agenda.

VI. COMMUNICATIONS

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

(A) ZBA-03-25 820 E. Rolston, Fencing Variance Request

(B) 2026 Meeting Schedule

IX. COMMISSIONER/COMMITTEE REPORTS

X. ADJOURNMENT

**CITY OF LINDEN
ZONING BOARD OF APPEALS
SPECIAL MEETING MINUTES**

Tuesday February 11, 2025

7:00 p.m.

CALL TO ORDER

The meeting of the Linden Zoning Board of Appeals was called to order at 7:00 p.m. by Chairperson Scott Ward. The meeting was held within The Loose Senior Center located at 707 North Bridge Street, Linden, Michigan.

ROLL CALL

PRESENT: Scott Ward, Esther McDaniel, Christine Kinyon, Jeremy Zinn, Brad Dick

ABSENT: Daniel McComb

OTHERS PRESENT: Adam Young, City Planner/Zoning Administrator, Ellen Glass, City Manager; Don Grice, Director of Public Works; Nicole Weissenborn, Deputy Clerk

The Pledge of Allegiance was recited by all present.

MINUTES APPROVAL

Motion by Kinyon, second by McDaniel to approve the minutes of the October 16, 2024 Zoning Board of Appeals Special Meeting. Motion carried 5-0.

PUBLIC HEARING

(A) ZBA-02-25 Linden Mills Building, Height Variance Request

Ward introduced the Linden Mills Building being part of the City and is going through as an applicant as a property owner.

Young reviewed that the applicant is asking for a height variance and also an addition to include an elevator and stairwell; zoning ordinance; historic structure; public hearing notices; & newsletter.

Ward opened the public hearing at 7:03 p.m.

Public comment regarding roof extension maintaining the same height as opposed to height difference.

Weissenborn verified no written correspondence received for the public hearing item.

Public comment closed at 7:06.

CITIZENS' COMMENTS

Public comment made asking about a height difference in the roof. Jackie Hoist with H2A Architects clarified that the roof will remain the same as the original height due to less maintenance issues.

Board members explained that the roof would need to be lower per the ordinance; they are here to discuss a variance to allow the addition part of the roof to be the same height that the Linden Mill is currently.

COMMUNICATIONS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

(A) ZBA-01-25 Election of Officers

Ward referenced the Commission's bylaws and briefly explained annual elections for Chairperson, Vice Chairperson, and Secretary.

Ward opened nominations for Chairperson. Ward was nominated for Chairperson and accepted. No other nominations.

Motion by Kinyon, second by McDaniel to nominate Scott Ward as Chairperson. Motion carried 5-0

Ward opened nominations for Vice Chairperson. McComb was nominated for Vice Chairperson. No other nominations.

Motion by Kinyon, second by Ward to nominate Daniel McComb as Vice Chairperson. Motion carried 5-0.

Ward opened nominations for Secretary. Chris Kinyon was nominated for Secretary and accepted. No other nominations.

Motion by McDaniel, second by Ward to nominate Chris Kinyon as Secretary. Motion carried 5-0

Ward introduced Jeremy Zinn. Zinn introduced himself to board members and the public.

(B) ZBA-02-25 Linden Mills Building, Height Variance Request

Ward reviewed the height variance with the board members.

Young reviewed his Staff Report: The City of Linden, as applicant and property owner, is requesting a height variance to construct an addition to the Linden Mills building located at 201 North Main Street. The addition is necessary to accommodate a new elevator and fire stairs. The subject site is zoned Central Business District. Specifically, this variance is being requested from Section 156.049 of the City of Linden Zoning Ordinance which limits the height of buildings within the Central Business District to no more than 40 feet. The Linden Mills Building is presently 44 feet 5 inches in height. The proposed building addition will maintain the current height of the building; therefore, a height variance is being requested.

Young explained the Linden Mills building was built in 1850s and predated the zoning ordinance; nationally registered historic building; design is set to zoning rules and Secretary of Standards regulations.

Board Members had a discussion with Hoist regarding elevator height needed for the building; Linden Mills on the National Historic Registry; and new roof construction.

Dick advised that due to being a liaison for Planning Commission and already voting on the Planning Commission in regards to the Linden Mills that he is unable to take place in the vote.

Motion by Ward, second by Kinyon to approve a variance from Section 156.049 to allow an addition to the Linden Mills building that matches the height of the existing structure at 44 feet 5 inches. This approval is based on the following reasons:

- a. That the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose;
- b. That the variance would do substantial justice to the applicant as well as to other property owners in the district, and a lesser relaxation than that requested would not give substantial relief to the owner of the property or be more consistent with justice to other property owners;
- c. That the plight of the landowner is due to the unique circumstances of the property; and
- d. That the alleged hardship has not been created by any person presently having an interest in the property.

Young explained that per the state law variance that the concurring vote of the majority of the members is required to pass a variance.

Roll call. Motion carried 4-0.

AYES: Zinn, Kinyon, McDaniel, Ward

NAYS: None

ABSENT: McComb

COMMISSIONER/COMMITTEE REPORTS

Ward encouraged that the by-laws be reviewed by all members.

Ward and Young discussed the ZBA standards training opportunities.

Ward and Glass discussed the interior design and the future use of the Mill building.

Ward discussed the cost of the project with Hoist.

ADJOURNMENT

Motion by Ward, second by Kinyon to adjourn the meeting Motion carried 5-0. The meeting was adjourned by Chairperson Ward at 7:31p.m.

Respectfully Submitted,

Nicole Weissenborn, Deputy Clerk



**CITY OF LINDEN
ZONING BOARD OF APPEALS
PUBLIC HEARING REQUEST FOR VARIANCE**

NOTICE IS HEREBY GIVEN, the City of Linden's Zoning Board of Appeals will be conducting a public hearing as part of a special meeting agenda on Monday, August 18, 2025 at 7:00 p.m. within The Loose Senior Center, located at 707 North Bridge Street, Linden, MI 48451. The purpose of the hearing is to hear citizens' comments on a request from the owner of 820 East Rolston Road for a variance from Section 154.112,(B) of the City of Linden Zoning Ordinance to allow a solid screening fence within the required front yard setback (fronting Ripley Road). The property is zoned R-2 District and the required front yard setback is 25 feet.

Petitioner/Property Owner: Thomas Diegel

Property Address: 820 E. Rolston Road

Property Tax ID Number: 61-20-527-004

Legal Description: LOT 4 SPRING VALLEY ESTATES

Applications and supporting documentation are available for public review at City Offices located at 132 East Broad Street, Linden, MI, 48451 during regular business hours Monday through Friday. Persons wishing to comment may do so during the hearing. Written comments may also be submitted prior to 4:00 p.m. on August 18, 2025 via email to deputyclerk@lindenmi.us or addressed to:

City Clerk's Office
132 East Broad St.
P.O. Box 507
Linden, MI 48451

Post: August 1, 2025
Publish: August 3, 2025
Mail: August 1, 2025

ZONING BOARD OF APPEALS STAFF REPORT

MEMO NO.: ZBA-03-25

FROM: Adam Young, AICP, Zoning
Administrator

AGENDA: August 18, 2025, New Business (A)

TOPIC: 820 E. Rolston Road / Fence Variance

Background: Applicant and property owner Thomas Diegel is requesting a variance from Section 154.112, (B) of the City of Linden Zoning Ordinance to allow a solid screening fence within the required front yard setback (along Ripley Road).

The subject site is 0.52 acres in size and is located at 820 East Rolston Road (property ID# 61-20-527-004). The property is a corner lot – the house fronts East Rolston Road, with its side facing Ripley Road. The property is zoned R-2 District. As a corner lot, the property has two front yards – along both East Rolston Road and Ripley Road. The minimum required front yard setback is 25 feet. According to Section 154.112,(B) of the Zoning Ordinance, “in any residential district, fences in the required front yard shall not exceed three feet in height and 65% solid surface.”

The ZBA application materials highlight the unique situation of the property. The subject site was platted in the 1960’s as part of the Spring Valley Estates Subdivision. The rights-of-way for both East Rolston and Ripley Roads were platted with a width of 50 feet. The dwelling on the property was built in 1989 (according to assessing records). It is unclear how this was allowed to occur, but the dwelling was constructed almost directly on the east property line. (It is possible that the Ripley Road right-of-way was assumed to be 33 feet instead of 50 feet as platted.) Although the Ripley Road right-of-way is 50 feet wide directly adjacent to the subject site, the right-of-way narrows to 33 feet wide starting to the south of the subject site.

As shown in the ZBA application materials, the applicant is proposing to construct a new 6-foot-tall privacy fence within the front yard along Ripley Road. The proposed fence will extend off the side of the house toward Ripley Road 15 feet and then will run parallel to Ripley Road to the rear property line. The fence is proposed to be located 25 feet off of the shoulder of Ripley Road. Because the side of the house is located on the property line, the proposed fence will encroach into the Ripley Road right-of-way, which is owned/maintained by the City of Linden. We consulted with DPW Director Don Grice about the possibility of allowing the fence within the City-owned right-of-way. He indicated that this may be allowed by the City, but that the owner must recognize and acknowledge that the City or any other authorized public or private utility may need to perform maintenance, repair, or replacement of infrastructure in the public ROW and that any fencing or personal materials placed in the right-of-way may need to be removed without the approval of the property owner and at the owner’s expense.

Variance request: As noted above, the applicant is requesting a variance from Section 154.112, (B) which does not allow solid fencing and does not allow fencing taller than 3 feet within the required front yard.

Standards for evaluation: In evaluating the request and the existence of a practical difficulty, the Zoning Board of Appeals shall consider the standards of Section 154.218, (E), (2) of the Zoning Ordinance. These standards are as follows:

- a. *That the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose;*
- b. *That the variance would do substantial justice to the applicant as well as to other property owners in the district, and a lesser relaxation than that requested would not give substantial relief to the owner of the property or be more consistent with justice to other property owners;*

- c. *That the plight of the landowner is due to the unique circumstances of the property; and*
- d. *That the alleged hardship has not been created by any person presently having an interest in the property.*

Action to be taken: The Zoning Board of Appeals may grant the variance where practical difficulties result from the application of the Zoning Ordinance and where all of the standards of Section 154.218, (E), (2) are met. In granting a variance, the ZBA may attach conditions as it may deem reasonable in furtherance of the purposes of the Zoning Ordinance. The ZBA may also grant a lesser variance than what is requested. A majority vote of the ZBA shall be required to grant the variance.

Planning Consultant Recommendation: As the City's Planning Consultant, we have reviewed the project and offer the following findings related to the practical difficulty standard and the evaluation standards of Section 154.218, (E), (2):

- The existing dwelling was constructed at/near the side property line (Ripley Road 50-foot right-of-way line) and therefore this property has no/minimal front yard along Ripley Road. This is a unique situation which creates a practical difficulty where the property owner cannot construct a fence in compliance with the City's regulations.
- The unique situation is not shared by other property owners. The owner of a typical corner lot within the City has sufficient yard space to construct a fence, including a 6-foot-tall privacy fence as long as it is set back at least 25 feet from the property line.
- The subject site was platted in the 1960's and the dwelling was constructed in 1989. The applicant has owned the property since approximately 2020 (according to assessor's records).
- As noted above, the City may allow the fence to encroach into the City-owned right-of-way. However, this is not an ideal situation and may cause issues when the City or utility providers conduct work within the right-of-way. Although a variance may be justified, the ZBA may consider granting a lesser variance allowing the 6-foot-tall privacy fence along the property line, but not encroaching into the Ripley Road right-of-way.

Potential motion: I move that the ZBA _____ [approve or deny] a variance from Section 154.218, (E), (2) to allow a 6-foot-tall privacy fence within the required front yard along Ripley Road. This _____ [approval or denial] is based on the following reasons: [the decision should be based on the presence or absence of a practical difficulty with reference to the specific standards of Section 154.218, (E), (2)]

Attachments: ZBA Application and Supporting Materials



BY: _____



ZONING BOARD OF APPEALS APPLICATION

132 E. Broad Street, P.O. Box 507, Linden, MI 48451
Phone: (810) 735-7980 Fax: (810) 735-4793

SECTION TO BE FILLED OUT BY APPLICANT

Applicant's Name: Thomas Diegel
Address: 820 E. Rolston Rd. City Linden State MI ZIP 48451
Phone: 810.513.4632 Email: the.tgd.group@gmail.com

Property Owner's Name: Thomas + Rachel Diegel
Address: SAME AS ABOVE City _____ State _____ ZIP _____

Property Address: SAME AS ABOVE Property Tax #: 61-20-527-004
Zoning District: RES
Property Size: .52 acres OR 22,651 square feet
Section of Zoning Ordinance Pertaining to Appeal: _____
Variance Requested: PLEASE SEE ATTACHED

Reason for Appeal: PLEASE SEE ATTACHED

Application for appeal must be filed and fees paid at least 28 days prior to the next regularly scheduled Zoning Board of Appeals meeting. Any dimensional variance requested within the City shall be accompanied by a survey representing the dimension (distance and/or area) which is deficient and nonconforming. The dimension shall be directly measured and certified by a professional surveyor licensed to practice in the State of Michigan. Additionally, the applicant must present evidence of practical difficulties by answering the questions on Page 2 of this application form.

Zoning Board of Appeals Application Fee: \$300

INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED

I certify that the information given herein is true and correct to the best of my knowledge:

Signature of Applicant: Thomas S. Diegel Date: _____

THIS SECTION FOR CITY USE ONLY

Fee Paid: _____ Date: _____
Referred to Zoning Board of Appeals: _____ Public Hearing/Meeting Date: _____
Date Approved: _____ Denied: _____

Signature of Zoning Administrator: _____ Date: _____

**ZONING BOARD OF APPEALS
APPLICATION (Page 2)**

SECTION TO BE FILLED OUT BY APPLICANT

Presentation of Evidence (use the space provided or attach a separate document)

The applicant must present evidence to show that if the ordinance regulations are applied strictly, practical difficulties will result to the applicant and that:

- a. *The ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose;*

PLEASE SEE ATTACHED

- b. *The variance would do substantial justice to the applicant as well as to other property owners in the district, and a lesser relaxation than that requested would not give substantial relief to the owner of the property or be more consistent with justice to other property owners;*

PLEASE SEE ATTACHED

- c. *The plight of the landowner is due to the unique circumstances of the property;*

PLEASE SEE ATTACHED

- d. *The alleged hardship has not been created by any person presently having an interest in the property;*

PLEASE SEE ATTACHED

Presentation of Evidence

a.) The ordinance restrictions are unreasonable because the Genesee County right of way from Ripley Rd. provides them a 50 feet setback. The additional 25 feet requirement from the City of Linden would put our proposed fence in the middle of our garage. This is personally unreasonable, because not only would it shrink our property, but it would also look foolish to the general public.

b.) The variance would do substantial justice to our family for several reasons; 1.) Safety and security of our land. 2.) Protection of our 12 and 4 year old children from a very busy corner where accidents, burnouts, and speeding occur on a regular basis. 3.) Ripley Rd. as we all know is a major problem in our community with dust, mud, and power lines. We would like to fence the property in to help prevent our home from being further damaged due to this very complicated road. 4.) This would also beautify the corner of Rolston and Ripley Rd. as this fence will be top of line and very well maintained. 5.) Finally, the fence will relieve our family of over 12 years of having very limited privacy in our backyard with the constant flow of traffic always "checking out" what our children and my wife have "going on."

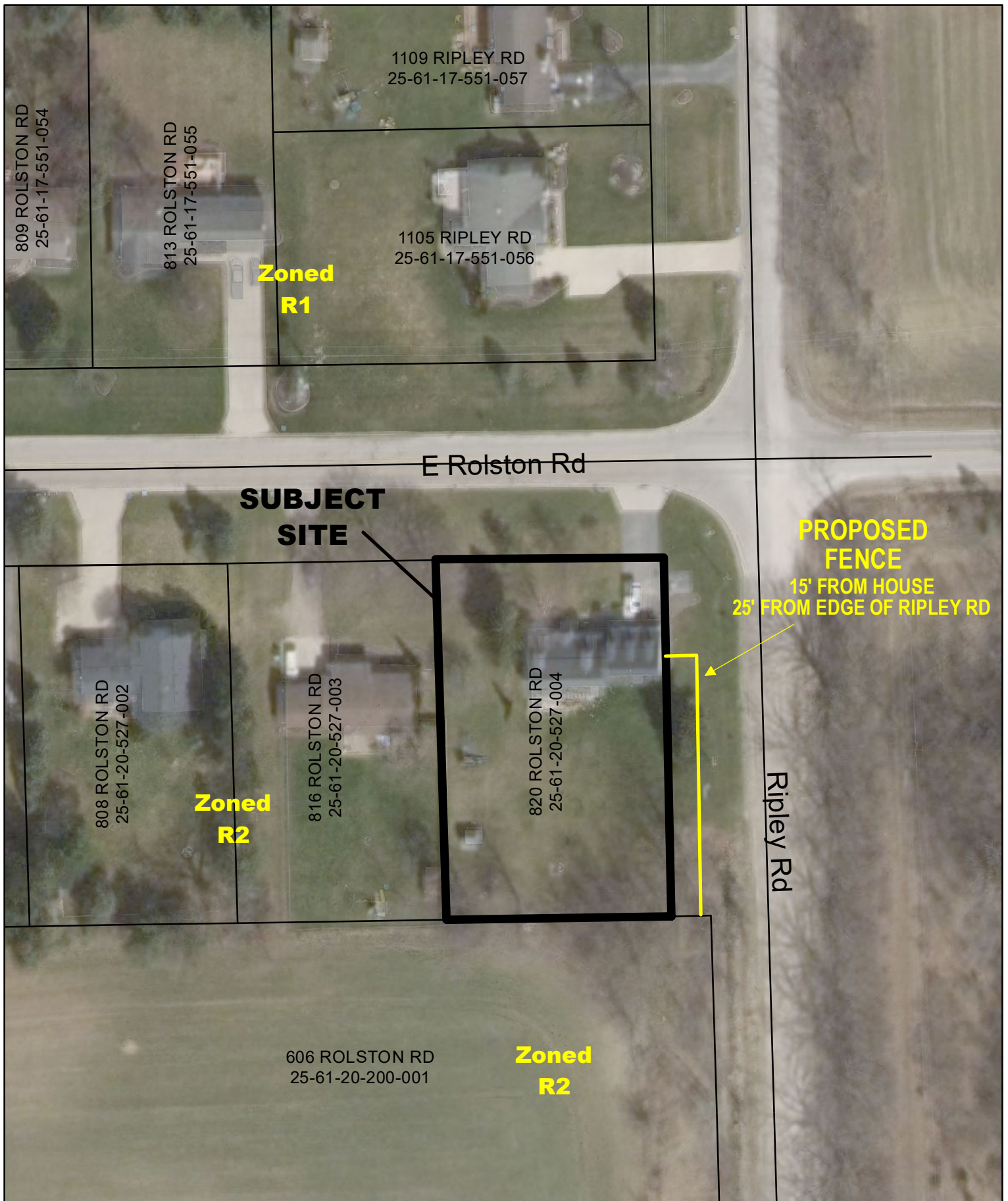
c.) The plight of our property is both difficult and unfortunate because we are on a corner lot and Genesee County has a right of way not only from Ripley Rd., but also from Rolston Rd. we believe our request is reasonable because we will be only 8 feet off of the back corner of our garage which still leaves plenty of right of way for not only Genesee County, but will not effect the ability of Consumers Energy, Verizon Wireless, Charter Communications, or the Department of DPW to access their respective polls or hubs. Our yard has been very popular over the years for all 5 entities.

d.) The alleged hardship is being proposed to the Zoning Board of Appeals by the current homeowners, Thomas G. Diegel and Rachel M. Diegel, with plans to live at this property for many years to come. We would gladly invite all members of this board to come to our home, see our proposed plan and how reasonable it is, along with observing what we deal with on a daily basis from living on this very problematic corner.

Thank you to all for your time and consideration and we look forward to hearing back from you very soon!

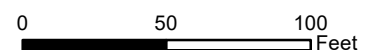
Sincerely,

A handwritten signature in black ink, appearing to read "Thomas G. Diegel". The signature is fluid and cursive, with the first name "Thomas" being more prominent and the last name "Diegel" following in a similar style.



820 E. Rolston Road

Parcel and Aerial Source: Genesee County Equalization, 2015 and 2018.



PART OF THE E1/2 OF THE NE1/4 OF SECTION 20, T5N-R6E,
VILLAGE OF LINDEN, GENESEE COUNTY, MICHIGAN

KNOW ALL MEN BY THESE PRESENTS, That we Ralph J. Kimble Sr. and Marjorie A. Kimble, his wife, as proprietors have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as Spring Valley Estates, Part of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 20, T5N-R6E, Village of Linden, Genesee County, Michigan and that the roads as shown on said plat are hereby dedicated to the use of the public.

Elythe C. Selden
Elythe C. Selden.

Ralph J. Kimble Jr.
Ralph J. Kimble Sr.
606 Rolston Road
Linden, Michigan

A. Vance Kupisch
A. Vance Kupisch

Margorie A. Kimble
Margorie A. Kimble
606 Rolston Road
Linden, Michigan

On this 19 day of JUNE 1965 before me, a Notary Public in and for said county, personally came the above named Ralph J. Kimble, Sr. and Marjorie A. Kimble, his wife, known to me to be the persons who executed the above dedication and acknowledged the same to be their free act and deed.

My Commission expires APRIL 24, 1966 Baker Slaughter
Baker Slaughter
Notary Public-Genesee County

KNOW ALL MEN BY THESE PRESENTS, That the Beck Custom Builders, a Michigan Co-partnership, by Robert E. Beck and Carl J. Beck, as proprietors having interest in Lot 3 only of the annexed plat of Spring Valley Estates, Part of the E₂ of the NE₁ of Section 20, T5N-R6E, Village of Linden, Genesee County, Michigan and that the roads as shown on said plat are hereby dedicated to the use of the public.

Thomas K. Swingle
Thomas K. Swingle

Robert E. Beck
Robert E. Beck

Dennis A. Turbin Carl J. Beck
Dennis A. Turbin Carl J. Beck //

On this 19 day of JUNE, 1965 before me, a Notary Public in and for said county, personally came the above named Robert E. Beck and Carl J. Beck, who being duly sworn by me did say that they are partners of Beck Custom Builders, a Michigan co-partnership, and that said instrument was signed in behalf of said co-partnership and said Robert E. Beck and Carl J. Beck acknowledged said instrument to be the free act and deed of said co-partnership.

My Commission expires APRIL 24, 1966 *Robert E. Beckett*

This plat was approved on the 14 day of July 1965, by
the Genesee County Plat Board.

Earl M. Smith
Earl M. Smith, Register of Deeds

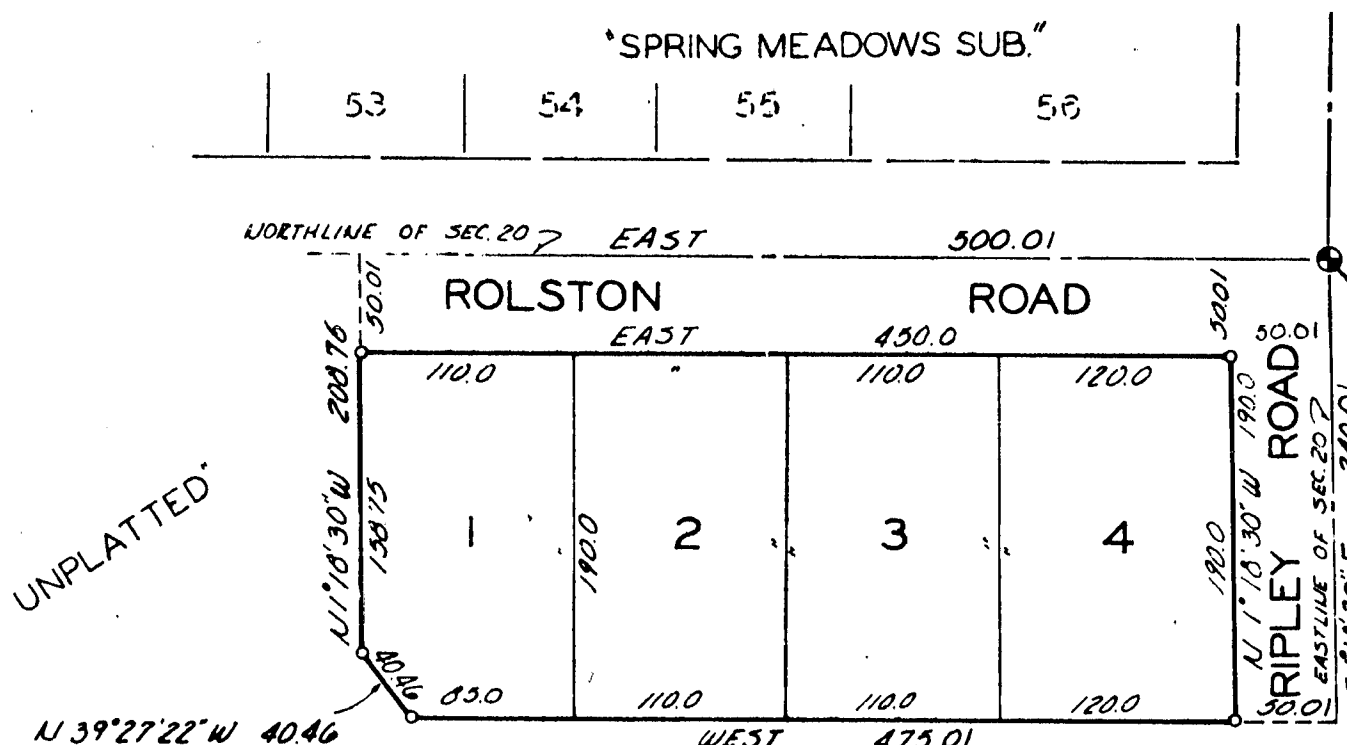
Anthony Ragone
Anthony Ragone, Drain Commissioner

James P. Barkey, County Treasurer George G. Dunn, County Clerk



ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

* SPRING MEADOWS SUB "



PLACE OF BEGINNING

NE CORNER SECTION 20, T5N-R6E
VILLAGE OF LINDEN, GENESEE
COUNTY, MICHIGAN

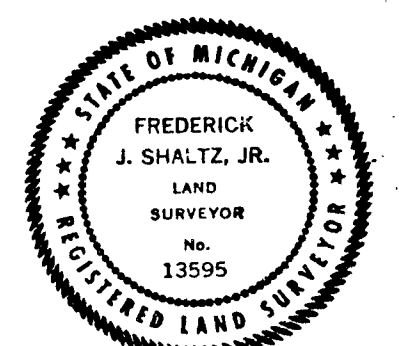
Register's Office } S. S.
Yenick County.

Plat of Spring Valley
Estates

was Recorded this 10 day of August A. D., 1965 at 11:30 o'clock

4. M, in Liber 71 of Vol 10
on Page 38

Register of Deeds
ORIGINAL ON FILE



DESCRIPTION OF LAND PLATTED

The land embraced in the annexed plat of Spring Valley Estates, Part of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 20, T5N-R6E, Village of Linden, Genesee County, Michigan is described as follows: beginning at the NE corner of Section 20, T5N-R6E, Village of Linden, Genesee County, Michigan; thence S 1°18'30" E along the East line of said Section 20 a distance of 240.01 feet; thence West parallel with the North line of said Section a distance of 475.01 feet; thence N 39°27'22" W 40.46 feet; thence N 1°18'30" W 208.76 feet to the North line of said Section 20; thence East along said North line 500.01 feet to the place of beginning, containing 4 numbered lots.

COUNTY TREASURER'S CERTIFICATE RELATING TO TAXES

Office of County Treasurer, Genesee County, Michigan

I hereby certify that there are no tax liens or titles held by the State on the land described hereon, and that there are no tax liens or titles held by individuals on said lands for the five years preceding the 4th day of October, 1965, and that the taxes for said period of the five years are paid as shown by the records of this office. This certificate does not apply to taxes, if any, now in process of collection by township, city, or village collection officers.

~~James P. Barkley~~
James P. Barkley - County Treasurer
W.H. - Property

SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent metal monuments consisting of iron rods at least one half inch in diameter and thirty-six inches in length encased in concrete cylinders at least four inches in diameter and thirty-six inches in length have been placed at all points marked thus "O" as thereon shown at all angles in the boundary of the plat, at the intersection of lines of streets, and at the intersection of the lines of streets with the boundaries of the plat as shown on said plat.

Prepared and drafted by _____

Frederick J. Shalts, Jr.
Frederick J. Shalts, Jr., R.R. 8, No. 13595
204 Welch Boulevard, Flint, Michigan

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That we State Savings Bank of Fenton, a Michigan Corporation by E. C. Reid, President, and Otis E. Furman, Executive Vice President, as mortgagee have consented and agreed the land embraced in the annexed plat to be surveyed, laid out and platted to be known as Spring Valley Estates, Part of the E½ of the NE¼ of Section 20, T5N-R6E, Village of Linden, Genesee County, Michigan and that the roads as shown on said plat are hereby dedicated to the use of the public.

STATE SAVINGS BANK OF FENTON
101 N. Leroy
Fenton, Michigan

Mary Ann Hill E. C. Reid
Mary Ann Hill E. C. Reid, President

Betty L. Davies

STATE OF MICHIGAN)
County of Genesee)

On this 7th day of February, 1965, before me, a Notary Public in and for said county appeared E. C. Reid and Otis E. Furman to me personally known, who being each by me duly sworn did say that they are the President and Executive Vice President respectively of the State Savings Bank of Fenton, a Michigan Corporation, and that said instrument was signed in behalf of said Corporation by authority of its Board of Directors and the said E. C. Reid and Otis E. Furman acknowledged said instrument to be the free act and deed of said Corporation.

My Commission expires Petty L. Davies
Notary Public-Genesee County

CERTIFICATE OF MUNICIPAL APPROVAL

This plat was approved by the Village Council of the Village of Linden at a meeting held on the 11th day of June 1965, and is in compliance with Section 19a, and the width of lots conforms with the requirements of Section 30, Act 172 of 1929, as amended.

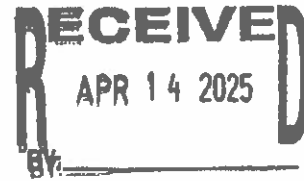
Marguerite A. Plumb
Marguerite A. Plumb - Village Clerk

PAID

APR 14 2025

City of Linden

132 E. Broad Street
P.O. Box 507
Linden, MI 48451



Phone: (810) 735-7980
Fax: (810) 735-4793

ZONING PERMIT APPLICATION

Site Information

Address 820 E Rolston Rd Tax ID # _____

Owner Information

NAME Thomas Diegel
Address 820 E Rolston Rd City Linden State MI Zip 48451
Phone # 810 513 4632 Email thetgdgroup@gmail.com

Applicant Information

NAME _____
Address SAME City Linden State MI Zip 48451
Phone # _____ Email _____

Type of Improvement (Include information such as sketches, drawings or photos on plot plan)

☐ Sign ☒ Fence ☐ Shed (under 200 sq. ft.) ☐ Other _____

Type of Improvement Privacy Fence Location Along Ripley

Dimensions 6ft x 110 ft. Height 6 feet

Existing Site Information (Please show on plot plan)

Current No. of Structures _____ Locations _____

Dimensions _____

Heights _____

Is This Property Located in the Historic District?

☐ Yes

☒ No

If yes, does this project have Historic District Commission Approval?

☐ Yes

☐ No

All supporting documentation including a diagram of the site must be submitted with this application. Other permits issued by the State of Michigan such as electrical, mechanical and/or plumbing may be required.

Owner / Contractor Certification

I affirm that the information provided on this application is true and accurate and that the project shall be completed in accordance with the provisions of the City of Linden Zoning Ordinance. It is the property owner's / agent's responsibility to determine the exact locations of all property lines.

Applicant Signature

Thomas S. Dign...

Date

4/14/2025

FOR CITY USE ONLY

Conditions or notes for approval

Along Ripley Road, the proposed 6-foot-tall fence can be no closer than 25 feet

to the front property line. Discussed this with the applicant by phone on 4-14-2025.

Applicant is responsible for determination of property lines.

Fees Paid by Applicant \$

\$50

Date Paid

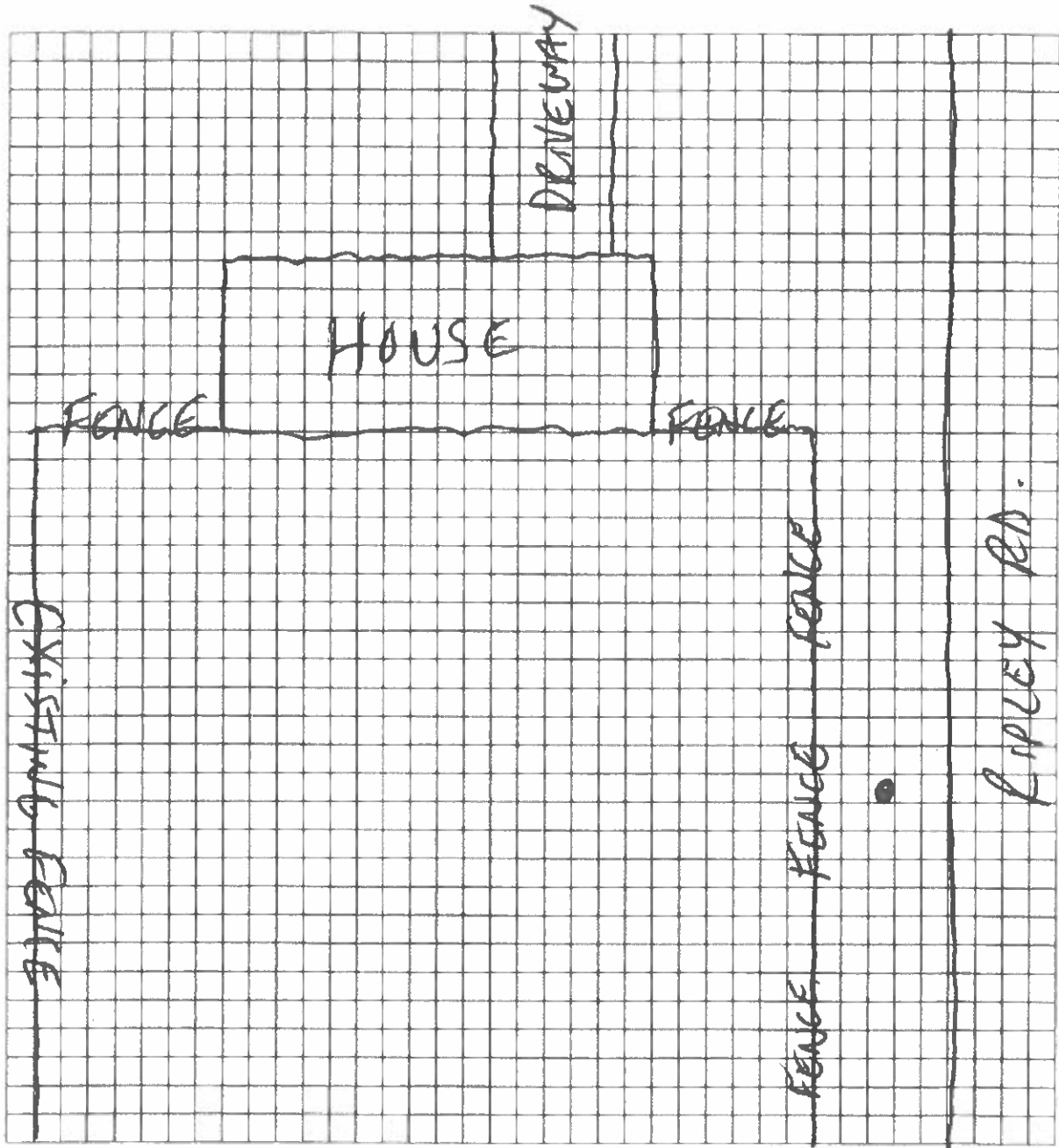
4-14-2025

Zoning Administrator Signature

Adam Young

Date

4-14-2025



6' x 8' wood panels

As discussed during my 4/14/2025 phone call with the applicant, this fence must be at least 25 feet from the front property line along Ripley Road. - Adam Young



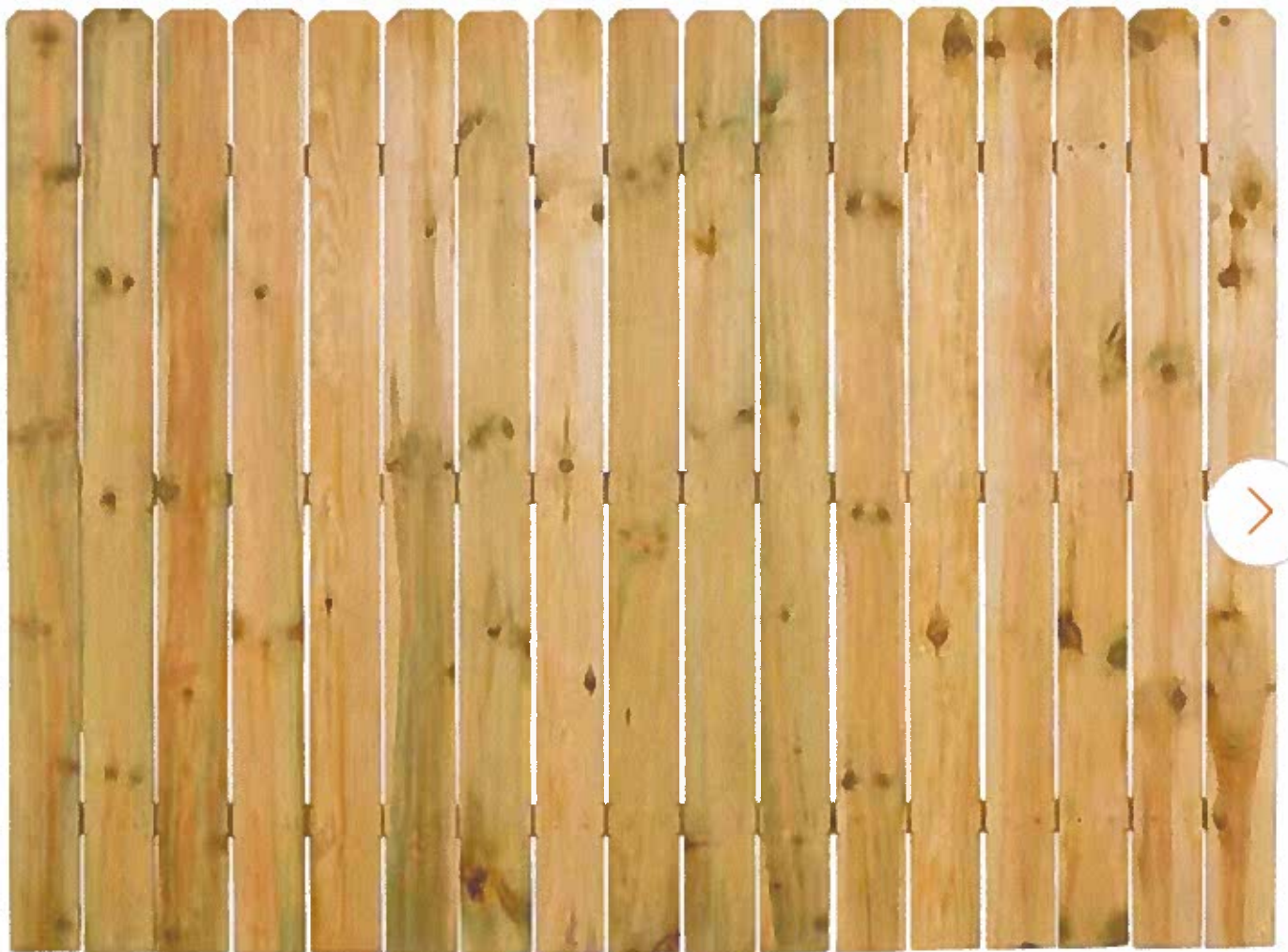
- ① Distance from fence to shoulder of Ripley Rd is 25 feet.
- ② Telephone pole on outside of fence for easy access.
- ③ Fence comes off side of house 15 feet.
- ④ Taking over neighbors delapidated fence.

Best Seller

Outdoor Essentials

6 ft. H x 8 ft. W Pressure-Treated Pine Dog-Ear Fence Panel

★★★★☆ (1246) ✓



Outdoor Essentials

6 ft. H x 8 ft. W Spruce Pine Fir Stockade Fence Panel

★★★★☆ (454) ✓



4 in. x 4 in. x 10 ft. #2 Pressure-Treated Ground Contact Southern Pine Wood Post

★★★★★ (1087) ✓

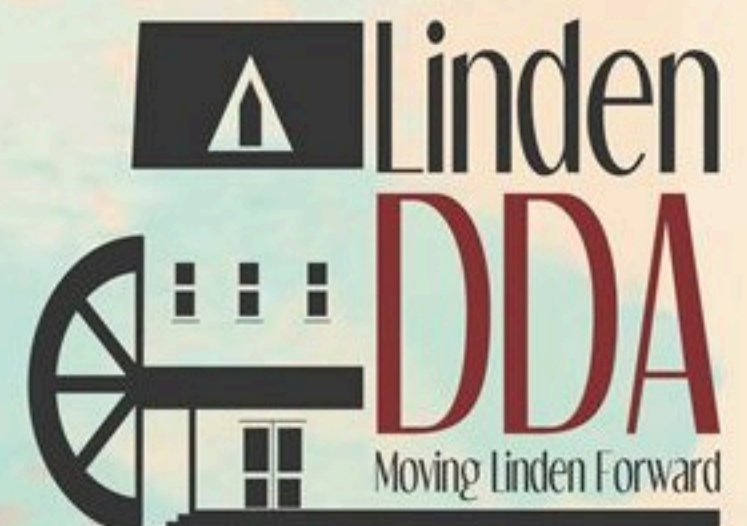


KARAOKE

at THE MILL POND



PREMIER PARTNER



TUESDAYS 6pm - 9pm
JUNE 10 & 24, JULY 8 & 22
AUGUST 5 & 19

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