



CITY OF THE VILLAGE OF CLARKSTON

**Historic District Commission**

## **Conditional Certificate of Appropriateness**

**July 31, 2021**

Plans for: 61 South Holcomb  
Applicant: Christopher Moore

The Clarkston Historic District Commission (HDC) approved a Conditional Certificate of Appropriateness (CCoA) for removal of a deteriorating fence, and replacement with a new fence at the June 8, 2021 meeting based on an application dated 05-05-21.

This CCoA covers fence style, material, color and configuration as presented by the applicant in the form of photos and product literature. The Certificate of Appropriateness is Conditional for the reason that the specific location of the fence has not been established.

The position of the HDC is that the fence cannot be located in the front yard. The applicant was directed to have the Planning Commission review the site plan to evaluate fences in front yards, and establish code-conforming fence proximity (setback) to the east (Holcomb Road) property line. This was done on June 11.

Concurrently, four HDC commissioners visited the site, took notice of existing conditions that are not on the site plan, and documented locations of side yard fences in the neighborhood of the subject property. This is substantially complete at this time.

Fence installation cannot proceed until this Conditional Certificate of Appropriateness is set aside, and a Certificate of Appropriateness is issued for the entire application.

- As stated in the minutes of the June 8 meeting – “The homeowner will re-work his plans, consult contractors and the Planning Commission before returning to the Historic District Commission.” The next HDC meeting is August 10. If the applicant is ready by then, we will put this on the agenda.
- We have received two site plans dated July 12 and July 27, and they are different. The applicant must define more precisely the side yard fence location being proposed.

Date Tendered: July 31, 2021  
Date Revised:

The Historic District Commission must be notified if additional changes are planned that are not shown on the site plan reviewed by the HDC, supported by a motion that is raised and seconded, then passed by a majority vote. An updated site plan showing such additional work will be submitted for HDC review.

A Certificate of Appropriateness (CoA) is only approval for the requirements of the City of the Village of Clarkston Historic District and does not replace or supersede zoning, building construction permit, other city ordinances and legal requirements.

A Historic District Commission CoA is valid for one year. If the approved work is not complete within that time, please contact the city office for review.

*Jim Meloche*

Chair

Clarkston Historic District Commission

375 Depot Road

Clarkston, MI 48346

248.376.4076

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