



Village of Monroe
7 Stage Road, Monroe, NY 10950

James Cocks
Building Inspector

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November 20, 2023

Joseph Indig
12 Rosmini Ln
Monroe, NY 10950

Re: 232-1-12
Zoning District: SR-20

Dear: Mr. Indig

After performing the final inspection for the fencing, it was found that you install a 6' high solid fence in the front yard facing Coffey Rd not as per the approved plans.

Your property is located in a SR-20 Zoning District.

Your located on the corner of Rosmini and Coffey and considered a corner lot and the yard facing Coffey is considered a front yard as per §200-18 Corner Lots.

According to Section 200-26.5(c) ; Front yard: no fence shall be more than four feet in height. Any fence erected in the front yard shall be placed at least one foot back from the sidewalk, but in no event may it be less than one foot back from the front line and/or property line. Further, no fence shall be erected in a front yard in a residential district or along a public right-of-way unless the fence is uniformly 50% solid.

According to the inspection, the fence is located in the front yard and is 6' high and solid not the required 4' high 50% solid as required by 200-26.5(c).

Therefore, according to the final inspection I must deny your request for the final Certificate of Compliance based on Section 200-26.5(c) of the Village of Monroe Zoning code.

You can either relocate the fence within the rear yard as per the approved location shown on the approved survey, remove fence, replace fencing with 4' high 50% solid or you can appeal to the Zoning Board of Appeals for variance by contacting Rhonda Charles the Zoning Board Secretary at zbasecretary@villageofmonroe.org and submit application along with payment of the required fees to the Village Clerk's office on the first floor of the Village Hall.

The Zoning Board of Appeals will then schedule a public hearing and based on the facts submitted to them the board will render a decision to either grant or deny the variance.

Thank you

James Cocks
Building Inspector