



BUILDING CODE BOARD OF APPEALS REGULAR MEETING AGENDA

500 W. Big Beaver
Troy, MI 48084
(248) 524-3344
www.troymi.gov
planning@troymi.gov

Theodore Dziurman, Chair; Gary Abitheira
Teresa Brooks, Michael Carolan, Brian Kischnick

May 7, 2014

3:00 PM

LOWER LEVEL
CONFERENCE ROOM

1. ROLL CALL
2. APPROVAL OF MINUTES – March 5, 2014
3. HEARING OF CASES
 - A. VARIANCE REQUEST, TOBY BUECHNER OF TROY GYMNASTICS, 1921 NORTHWOOD – A variance to install a 4' fence from the front face of the building projecting 18' into the front yard. The proposed fence would be set back 32' from the front property line. Chapter 83 prohibits fences in the front yards of non-residential properties.
CHAPTER 83
 - B. VARIANCE REQUEST, KELLY COSGROVE, 5893 MARBLE – A variance to install a 6' tall privacy fence from the side wall of the house projecting 6' into the required front yard along Pearl. Chapter 83 limits fences in the front yard of this corner lot to 48" high and non-obscuring.
CHAPTER 83
 - C. VARIANCE REQUEST, BRAD WARNER OF VALEO, INC., 150 STEPHENSON HIGHWAY – A variance to allow two additional wall signs each measuring 136 square feet in area.
CHAPTER 85.02.05 (C) (3)

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

- D. **VARIANCE REQUEST, LOGAN LESLIE, 6740 BARABEAU** – A variance to install a 6’ privacy fence in the required front yard, setback 9’ from the property line along Barabeau. Chapter 83 limits the height of fences in this front yard to 30”.

CHAPTER 83

- E. **VARIANCE REQUEST, NATHANIEL HOLMES, 1211 PLAYER** – A variance to install a 6’ tall privacy fence in the required front yard along Hilmore. Chapter 83 limits fences in the front yard of this corner lot to 48” high and non-obscuring.

CHAPTER 83

4. COMMUNICATIONS
5. PUBLIC COMMENT
6. MISCELLANEOUS BUSINESS
7. ADJOURNMENT

Chair Dziurman called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on March 5, 2014 in the Lower Level Conference Room of the Troy City Hall.

1. ROLL CALL

Members Present:

Theodore Dziurman, Chair
Gary Abitheira
Teresa Brooks
Brian Kischnick

Absent:

Michael Carolan

Support Staff Present:

Mitch Grusnick, Building Official/Code Inspector
Kathy L. Czarnecki, Recording Secretary

Also Present:

Attached and made a part hereof is the signature sheet of those present and signed in at this meeting.

2. APPROVAL OF MINUTES

Moved by: Brooks
Support by: Abitheira

RESOLVED, To approve the minutes of the February 5, 2014 Regular meeting as submitted.

Yeas: All present (4)
Absent: Carolan

MOTION CARRIED

3. HEARING OF CASES

A. **VARIANCE REQUEST, WILLIAM J. SHORT FOR HURON SIGN COMPANY, 1650 W MAPLE** – A variance for relief of the Sign Code to replace the existing ground sign with a proposed ground sign measuring 99 square feet, set back four feet, eight inches (4’8”) from the Maple Road right-of-way line. Table 85.02.05 requires a 20 foot minimum setback for the proposed 99 square foot sign.

Mr. Grusnick reviewed the variance request. He advised the Board the existing sign on the property was installed with a permit in 1995 at which time the property was zoned M-1 (Light Industrial). Mr. Grusnick said that later in 1995, the property was rezoned to B-3 (General Business) noting the Sign Code allows two (2) ground signs in the B-3 zoning district within a zero (0) to twenty (20) foot setback. Mr. Grusnick

said the Sign Code currently allows one ground sign at a maximum of 50 square feet in size and a second ground sign at a maximum of 36 square feet in size. Mr. Grusnick reported the department received no responses to the public hearing notices.

Present were William Short of Huron Sign Company and Quentin Jeffries, representative of Belle Tire corporate office.

Mr. Short said Belle Tire would like to replace the existing sign with a smaller sign in both height and width and install it on the existing poles and foundation. He indicated they are seeking relief from the required setback because new footings would require moving the existing landscaping and flagpole. In addition, Mr. Short said because the sign would be lower in height, the parked cars to the west would block the view of the sign from westbound Maple Road traffic. He addressed existing signs in the vicinity with similar setbacks. Mr. Short indicated the existing Belle Tire sign could remain because it is still functional.

Mr. Jeffries said Belle Tire would like to replace the existing sign with the new standard corporate sign. He indicated that Belle Tire does not intend to install a second sign.

Mr. Grusnick displayed pictures of neighboring signs from both the west and east views of Belle Tire.

There was discussion on:

- Legally nonconforming sign(s).
- Allowable sign dimensions.
- Neighboring signs to west and east as relates to uniformity.
- Compromise on dimensions/size to be more in uniform with neighboring signs.
- Variances run with the property.

Chair Dziurman opened the floor for public comment.

Toby Buechner of Troy Gymnastics, 1600 W Maple, addressed concerns with the proposed sign blocking the sign for Troy Gymnastics.

With no one else present who wished to speak, Chair Dziurman closed the floor for public comment.

Moved by: Kischnick
Support by: Brooks

RESOLVED, To grant the variance request with the conditions that signage is limited to one (1) sign and limited up to 86 square feet in size, for the following reasons:

1. The variance would not be contrary to the public interest or general purpose and intent of Chapter 85.
2. The variance does not adversely affect properties in the immediate vicinity of the proposed sign.
3. The petitioner has a hardship or practical difficulty resulting from the unusual characteristics of the property that precludes reasonable use of the property, more specifically because of the change in zoning.

Yeas: All present (4)

Absent: Carolan

MOTION CARRIED

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

Chair Dziurman addressed photo identification cards for Board members.

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:27 p.m.

Respectfully submitted,

Theodore Dziurman, Chair

Kathy L. Czarnecki, Recording Secretary

BUILDING CODE BOARD OF APPEALS SIGN-IN SHEET

March 5, 2014

NAME (PLEASE PRINT)	ADDRESS
Bill Short	
Cristina Jefferson	

BUILDING CODE BOARD OF APPEALS MEETING SIGN-IN SHEET

March 5, 2014

3. HEARING OF CASES

- A. VARIANCE REQUEST, TOBY BUECHNER OF TROY GYMNASTICS, 1921 NORTHWOOD – A variance to install a 4' fence from the front face of the building projecting 18' into the front yard. The proposed fence would be set back 32' from the front property line. Chapter 83 prohibits fences in the front yards of non-residential properties.

CHAPTER 83

6. APPLICANT INFORMATION:

NAME Toby Buechner
COMPANY Troy Gymnastics
ADDRESS 1921 Northwood
CITY Troy STATE MI ZIP 48064
TELEPHONE 248.217.7003
E-MAIL tobybuechner@yahoo.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Same

8. OWNER OF SUBJECT PROPERTY: SAME
NAME _____
COMPANY _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
TELEPHONE _____
E-MAIL _____

The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto.

I, Toby Buechner (PROPERTY OWNER), HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT Toby Buechner DATE 3/31/14

PRINT NAME: T.E. Buechner

SIGNATURE OF PROPERTY OWNER Toby Buechner DATE _____

PRINT NAME: _____

Failure of the applicant or his/her authorized representative to appear before the Board, as scheduled, shall be justifiable cause for denial or dismissal of the case with no refund of appeal fee(s). If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

The applicant will be notified of the time and date of the hearing by electronic mail.

3/26/14

Beaks R Us LLC

1921 Northwood

Troy, MI

48084

Re: Fence permit request

Sir,

Your application for a 4ft front yard fence has been denied. Only a 30in fence in the front yard setback is allowed.

If you have any questions, please call me at 248-524-3348.

Thanks you,

Paul N Featherston

Building Official (SAFEbuilt)

City of Troy MI

PF204-0007



FENCE PERMIT APPLICATION

CITY OF TROY
DEPARTMENT OF BUILDING INSPECTIONS
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
Phone: 248-524-3344 Fax: 248-689-3120

Check #

FENCE

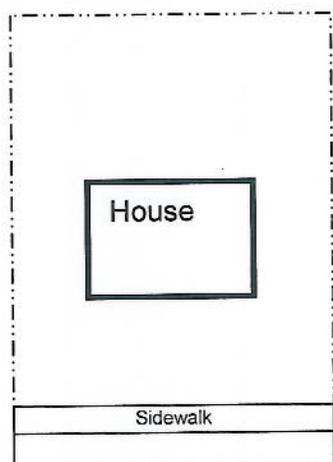
Date: 3/21/14

Project Information: Job Address: 1921 Northwood, Suite #, Lot, Subdivision, Owner: Toby Beechner / Troy Gymnastics, Phone, Work to be Performed: [] New [] Move [] Repair [x] Add [] Res. [x] Comm. [] Ind.
Applicant Information: Name: Toby Beechner, Phone: 248-217-7003, Fax: 248-816-3126, Address: See above, City: Troy, State: MI, Zip: 48064, Email: toby.beechner@yahoo.com

[] Registration - \$10 (Due after 5/31 of each year)
Final lot grade shall be approved before a fence permit is issued.

Please use the box below as if it were a drawing of your lot.
Draw in the proposed fencing using the symbols from the chart.
Indicate the number of feet for each portion of fence.

Table with 6 columns: Type, Wood, Wire, Metal, Masonry, Other. Rows include Symbols, HEIGHT, NO. OF FEET, and PERMIT FEE.



See attached drawing

Interior Lot []
Corner Lot []
Building Department Approval

Section 23a of the state construction code act of 1972, 1972PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

[] Ready for Inspection [] Will Call
Applicant Signature [Signature]
Homeowner's signature indicates compliance with homeowner's affidavit

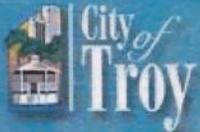
Homeowner Affidavit
I hereby certify that the fencing described on this permit application shall be installed by myself in my own home in which I am living or about to occupy. All work shall be installed in accordance with the Chapter 83 of the Troy City Ordinance. I will cooperate with the Building Inspector and assume all responsibility to arrange for necessary inspections.
I CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT AND THAT I HAVE REVIEWED ALL DEED RESTRICTIONS WHICH MAY APPLY TO THIS CONSTRUCTION AND AM AWARE OF MY RESPONSIBILITY THEREUNDER.

Subscribed and sworn to before me this ___ day of ___ 20___ Notary Public, ___ County, Michigan
My commission expires ___



60 feet to street

[Redacted text]



GIS Online

Legend:

Parcels



Notes:

Map Scale: 1=282
Created: March 26, 2014



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

3. HEARING OF CASES

- B. VARIANCE REQUEST, KELLY COSGROVE, 5893 MARBLE – A variance to install a 6' tall privacy fence from the side wall of the house projecting 6' into the required front yard along Pearl. Chapter 83 limits fences in the front yard of this corner lot to 48" high and non-obscuring.

CHAPTER 83

**CITY OF TROY BUILDING INSPECTION DEPARTMENT
CITY OF TROY PLANNING DEPARTMENT
BUILDING CODE BOARD OF APPEALS APPLICATION**

SIGN APPEALS

FEE \$50

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3344
FAX: 248-689-3210
E-MAIL: evanspm@troymi.gov
<http://www.troymi.gov/CodeEnforcement/>



CONSTRUCTION OR FENCE CODE APPEALS

FEE: \$50

CITY OF TROY BUILDING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3344
FAX: 248-689-3210
E-MAIL: GrusnickME@troymi.gov
<http://www.troymi.gov/BuildingInspection/>

NOTICE TO THE APPLICANT

REGULAR MEETINGS OF THE BUILDING CODE BOARD OF APPEALS ARE HELD ON THE FIRST **WEDNESDAY OF EACH MONTH AT 3:00 P.M.** AT CITY HALL.

PLEASE FILE A COMPLETE APPLICATION, TOGETHER WITH THE APPROPRIATE FEE, **NOT LESS THAN TWENTY-ONE (21) DAYS** BEFORE THE MEETING DATE.

A COMPLETE APPLICATION THAT MEETS CODE REQUIREMENTS IS PLACED ON THE NEXT AVAILABLE AGENDA OF THE BUILDING CODE BOARD OF APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: 5893 Marble Drive Troy, 48085
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-12-202-033

3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:
Fence Code

4. REASONS FOR APPEAL/VARIANCE: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist.*

5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? YES NO

6. APPLICANT INFORMATION:

NAME Kelly Cosgrove
COMPANY _____
ADDRESS 5893 Marble Drive
CITY Troy STATE MI ZIP 48085
TELEPHONE 951-533-4343
E-MAIL kellyivie@hotmail.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Owner

8. OWNER OF SUBJECT PROPERTY:

NAME Kelly and Joe Cosgrove
COMPANY _____
ADDRESS 5893 Marble Drive
CITY Troy STATE MI ZIP 48085
TELEPHONE 951-533-4343 or 734-476-7997
E-MAIL kellyivie@hotmail.com or josephhcosgrove@yahoo.com

The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto.

I, Kelly Cosgrove (PROPERTY OWNER), HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT _____ DATE 4/3/2014

PRINT NAME: Kelly Cosgrove

SIGNATURE OF PROPERTY OWNER _____ DATE 4/3/2014

PRINT NAME: Kelly Cosgrove

Failure of the applicant or his/her authorized representative to appear before the Board, as scheduled, shall be justifiable cause for denial or dismissal of the case with no refund of appeal fee(s). If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

The applicant will be notified of the time and date of the hearing by electronic mail.

To whom it May Concern,

I am before you on this day to appeal the denial of our request for a privacy fence on the property 5893 Marble Drive, Troy, MI 48085.

We love the city of Troy and are so happy with our decision to move here, we will be celebrating our first year in our home this June. We have made many improvements to our home since moving in and we plan on continuing home improvements throughout the years. One of the most recent improvements we are hoping to accomplish is installing a shadow box wood privacy fence. This serves many purposes to our family, and community.

First and most importantly it will provide an extra safety net for our small children who use the back yard as their playground daily, when the weather permits, of course. Living on a corner lot has many perks, but there are some disadvantages as well. As of now when our children are in the back yard, swimming, running, playing, eating, and using their imaginations, we are constantly reminding them not to talk to anyone who passes by, to come to us if people approach the yard, and to remain in the fenced area. These are all common practices, but to use too often will only create an unnecessary fear. With a privacy fence installed it will provide us as parents just an added security for our children, and feeling secure within your own home is very important.

Secondly, Since moving to Troy, we have noticed the pride the community has in keeping it's neighborhoods looking nice and the upkeep residents provide to their neighborhoods. We feel that by installing this shadowbox wooden privacy fence will it not only provide more security for our family, but it will also add beautification to our home, over the chain link fence which is currently in place.

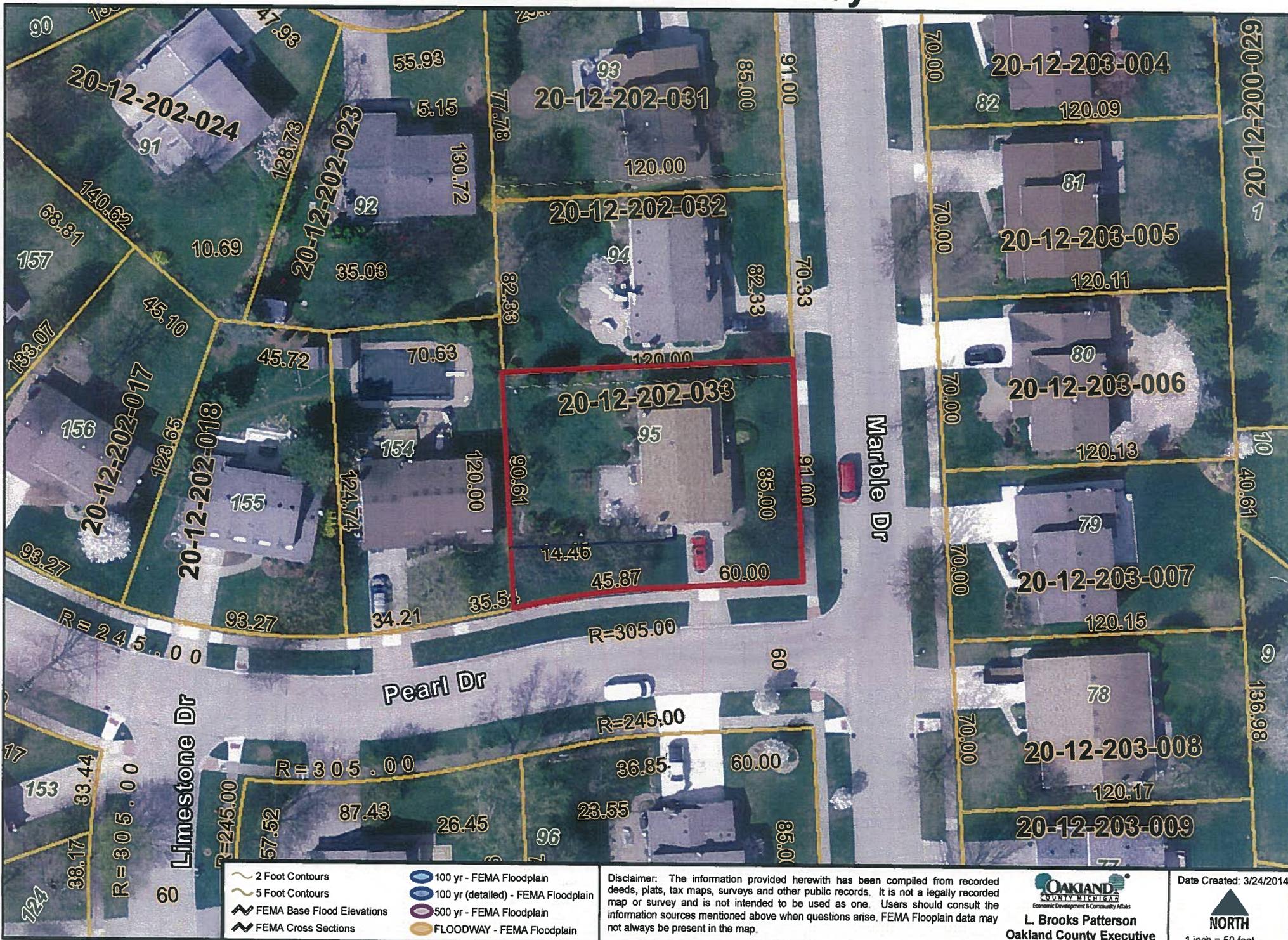
The denial was due to the request of it being 6ft out from the home. We wanted the least amount of construction possible not only for us, but to be courteous to our neighbors. By just tearing out the chain link, and replacing it with the wooden privacy fence it provides for a much quicker installation, and less construction. By replacing the chain link, and remaining 6 ft. off the home, it does not pose any new obstruction to sight or view, nor does it make the property less attractive, in fact I would say that it would make it more attractive.

In all this being said, we are requesting that the denial be lifted and we are granted the right to provide our family with the privacy and security that this wood privacy fence will give to us.

Thank you for your time and patience.

Kelly and Joe Cosgrove

5893 Marble Drive Troy



-  2 Foot Contours
-  5 Foot Contours
-  FEMA Base Flood Elevations
-  FEMA Cross Sections
-  100 yr - FEMA Floodplain
-  100 yr (detailed) - FEMA Floodplain
-  500 yr - FEMA Floodplain
-  FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present in the map.


L. Brooks Patterson
 Oakland County Executive

Date Created: 3/24/2014

 NORTH
 1 inch = 50 feet



CONTRACT # 0285604

SERVICES SOLUTIONS INSTALLED SALES CONTRACT

LOWE'S AUTHORIZED REPRESENTATIVE Brian Forgash		NUMBER: 1494853
PHONE NO. 305	STREET ADDRESS 3277 Se Rochester Rd	
CITY Rochester Hills MI	STATE MI	ZIP 48307
TELEPHONE (48) 237-9000		
LOWE'S CONTRACTOR LICENSE NUMBER 3-19-14 210518486		

CUSTOMER Joe Cosgrove		
STREET ADDRESS 5893 MARBLE		
CITY TROY	STATE MICH.	ZIP 48085
TELEPHONE (734) 476-7997		
CASH	BANK CARD	LCC <input checked="" type="checkbox"/>
		REG CHARGE

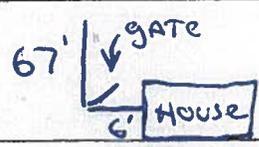
only a quote for the merchandise and services printed below. This becomes an agreement upon payment. Upon payment, the entire agreement, including the specifically completed pages of this contract, the Terms and Conditions included with this document and any other addenda and attachments hereto, shall be referred to herein as this "Contract."
 PLEASE READ ALL TERMS AND CONDITIONS ON THE REVERSE SIDE OF THIS PAGE AND FOLLOWING PAGES BEFORE SIGNING.

INSTALLATION STREET ADDRESS **SAME AS ABOVE** CITY STATE ZIP

TEAR OUT & HAUL AWAY 73 FEET OF EXISTING CHAIN LINK FENCE.

INSTALL & INSTALL 73 FEET OF WOOD SHADOW BOX FENCE w/ 1-WALK GATE. INC PERMIT, CONCRETE.

NOTICE TO CUSTOMER - PRICE CALCULATIONS: In order to properly perform the installation of certain Goods, the Contract Price may include more Goods than actually installed based on the measured square footage of the Project Area. As a result, the Parties agree that the lump-sum Price stated in this Contract is calculated upon both the value of estimated Goods required to fulfill the Contract (including waste), which may exceed the actual square footage of the Project Area, and the labor which may be required based on the amount of Goods required to fulfill the Contract (including installation). By signing this Contract below, Customer acknowledges receipt of this notice and understands that the Price includes these costs which may not be included once the Installation Services are performed.



Contract Total	1886.77
*applicable taxes included	

NOTICE TO CUSTOMER: Federal law requires Lowe's to provide you with the pamphlet *Renovate Right*. By signing this Contract, Customer acknowledges having received a copy of this pamphlet before work began informing Customer of the potential risk of the lead hazard exposure renovation activity to be performed in Customer's dwelling unit.

NOTE: If rotted wood is discovered during installation additional charges will apply. You will be given a quote and a change order to be completed and signed by the customer for any additional charges. _____ Customer must initial.
 Any work or material not specified is not included in this contract. Any changes or additions will be at an additional charge for the material and labor.

RELEASE: Customer grants to Lowe's and Lowe's employees and independent contractors the right to take photographs of the Premises where Installation Services will be performed and all work performed at the Premises related to this Contract, and irrevocably grants to Lowe's all right, title and interest in and to the photographs for use in all markets and media, worldwide, in perpetuity. Customer authorizes Lowe's to copyright, use and publish the photographs in print and/or electronically, and agrees that Lowe's may use such photographs for any lawful purpose, including, but not limited to, marketing, advertising, publicity, illustration, training and Web content. By initialing here, Customer agrees to the foregoing. _____ [Customer to Initial to the left].

_____ [Customer to Initial to the left].



INSTALLATION PROPOSAL - FENCING

Store # 2305

Date: 1-25-14

Salesperson: BRIAN FORGASH

Customer Name: Joe Cosgrove

Salesperson License #

Customer email:

Job Site Address: 5893 MARBLE

City: TROY State/Zip: 48085

Home Phone: (734) 476-7997

Work / Cell Phone:

Check All That Apply

- 1 Preparation**
- Pre-Installation Inspection
 - Protect house, shrubs and yard with appropriate protection where needed
 - Measure fence post locations
 - Layout fencing & location of gate(s)

- 2 Installation**
- Install new fence to grade of land
 - Set post in concrete
 - Install gate(s) WALK

- 3 Fencing Installation**
- Install (73) LF of fencing
 - TYPE: WOOD
 - STYLE: SHADOW BOX



- 4 Additional Services**
- Removal & haul away of existing fence
 - Fence line clearing (brush/debris)
 - Punch through on concrete or asphalt base
 - Wire mesh
 - Tension wire
 - Additional work
 - Obtain and post permits \$15 (in accordance with local laws)

- 5 Clean-up / Final Inspection**
- Clean-up once the job is completed
 - Haul away all job related debris
 - Test gates to ensure proper operation
 - Ensure your complete satisfaction with all aspects of the job

- Slope of Ground
 - A. FENCE TO FOLLOW SLOPE OF GROUND, TOP RAIL TO BE STRAIGHT (CUSTOMER MAY FILL IN LOW SPOTS LATER)
 -
- Contour of Ground
 - B. FENCE TO FOLLOW CONTOUR OF GROUND (BOTTOM OF FENCE TO BE IN CONTACT WITH GROUND)
 -
- Level with highest Grade
 - C. FENCE TO BE LEVEL WITH HIGHEST GRADE (CUSTOMER MAY FILL IN LOW SPOTS LATER)
 -
- Finished Fence will face in (rails on outside)
- Finished Fence will face out (rails on inside) - See sell sheet for example

SAVE 5% w/ Lowe's credit

The Lowe's Difference:
Professional & Screened Installers / Dedicated Lowe's Sales Team / Satisfaction Guaranteed / 1-Year Labor Warranty

LOWE'S INSTALLATION Guaranteed

TOTAL INVESTMENT
\$ ~~1618.77~~
1886.77

w/ TEAR OUT

NOTES: 19.48 Per FOOT x 73 = \$1,422.04 TEAR OUT \$268

1 - WALK GATE - (MAX SIZE 5 FEET WIDE) \$181.73

Licenses issued to or on behalf of Lowe's Home Centers, Inc.: AL-#10185(HB), Mobile #080129, Tuscaloosa #103298; AR #0037290510; CT #HIC0558162; DE #1993102010; FL-#CCC1326824, #GC1508417, #CRC1327732, #QB0017683; IL-#058-092578, #104014837; KYLexington#11562; IN-Griffith #C000725; LA-#LMP 4649(MSTR), CBC#16533; MD-MHIC #91880; MA #148688; MI-Lowe's Home Centers, Inc., 6122 B Drive North, Battle Creek, MI 49014, #2102144445; MN #20629859; MS #R03152; NE #23319; NM #84381; NY-Staten Island #1291730, Brooklyn #1291733, Nassau #H1777890000, Suffolk #43906-H, Buffalo #538744, Putnam # PC2742-A; Tonawanda #CN0391; ND #30316; OH-Columbus #G5872, Lancaster #500596, Warren #4266, Whitehall #2599; PA-Sunbury #751, Johnstown #0467; RI#20575; SC #21547; TN #00003070; TX #48110; VA #2701036596A; WV-#WV014656, Bridgeport #30067, Charleston #1043, Morgantown #2010 470, Ranson #556; WI #996016. Licenses issued to or on behalf of Lowe's HIW, Inc.: AK #28341; AZ #ROC195516; CA#803295; HI-#23784(C53), #23786(C53); NV-#C14-0059292, #C16-0059290, #C4-0059296, #C8-0059295, #C25-0059294, #C3-0059293, #C15-0059291; OR #144017 WA #LOWESHI982BN.

IMPORTANT: You will be required to locate property lines, underground irrigation, gas, cable, utility and other underground lines before installation can commence. If additional charges apply, you will be given a quote before proceeding with installation. This is an estimate only. This estimate is subject to change and does not bind you or Lowe's. This estimate is not a contract nor will it modify any future contract you may sign with Lowe's for the installation services. You may accept this proposal only by signing the appropriate Exterior Solutions Installed Sales Contract with Lowe's and making payment according to the terms and conditions therein. (Estimate good for 30 days)

4/3/14

STN Services

41249 Irwin Dr

Harrison Twp, MI

Re: 5893 Marble Dr.

Sir,

Your application to erect a 6ft fence in the side yard, corner side has been denied. The max height of a fence in that location is 30in.

If you have any questions, please call me at 248-524-3348.

Paul Featherston

Building Official (SAFEbuilt)

City of Troy, MI



FENCE PERMIT APPLICATION

CITY OF TROY

DEPARTMENT OF BUILDING INSPECTIONS
 500 W. BIG BEAVER ROAD
 TROY, MICHIGAN 48084
 Phone: 248-524-3344 Fax: 248-689-3120

Check # _____
RECEIVED
 MAR 27 2014
 CITY OF TROY
 BUILDING DEPT.

FENCE

Date: 3/26/14

PF 2014-0010

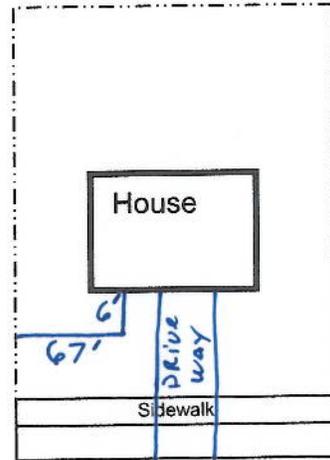
Project Information	Job Address: <u>5893 MARBLE DR.</u> Suite # _____
	Lot: _____ Subdivision: _____
Applicant Information	Owner: <u>Joe Casgrove</u> Phone: <u>248-237-9000</u>
	Work to be Performed: <input type="checkbox"/> New <input type="checkbox"/> Move <input checked="" type="checkbox"/> Repair <input type="checkbox"/> Res. <input type="checkbox"/> Comm. <input type="checkbox"/> Ind.
	Name: <u>STN Services Inc</u> Phone: <u>248-941-3567</u> Fax: <u>586-961-6104</u>
	Address: <u>41249 IRWIN DR.</u> City: <u>HAMMON TWP</u> State: <u>Mi.</u> Zip: <u>480815</u>
	Email: <u>SCOTT@STNSERVICESINC.COM</u>

Registration - \$10 (Due after 5/31 of each year)

Final lot grade shall be approved before a fence permit is issued.

Please use the box below as if it were a drawing of your lot.
 Draw in the proposed fencing using the symbols from the chart.
 Indicate the number of feet for each portion of fence.

Type, height, and lineal feet of material to be used:					
Type:	Wood	Wire	Metal	Masonry	Other
Symbols:	000000	xxxxx	///////	□□□□	-----
HEIGHT	<u>6'</u>				
NO. OF FEET	<u>73'</u>				
PERMIT FEE	<input checked="" type="checkbox"/> Under 300' \$15.00		<input type="checkbox"/> Over 300' \$25.00		



Interior Lot

Corner Lot

Building Department Approval _____

Section 23a of the state construction code act of 1972, 1972PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

Ready for Inspection Will Call

Applicant Signature _____
 Homeowner's signature indicates compliance with homeowner's affidavit

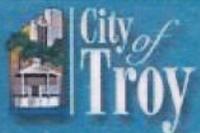
Homeowner Affidavit

I hereby certify that the fencing 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 Chapter 83 of the Troy City Ordinance. I will cooperate with the Building Inspector and assume all responsibility to arrange for necessary inspections.

I CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT AND THAT I HAVE REVIEWED ALL DEED RESTRICTIONS WHICH MAY APPLY TO THIS CONSTRUCTION AND AM AWARE OF MY RESPONSIBILITY THEREUNDER.

Subscribed and sworn to before me this _____ day of _____ 20____ Notary Public, _____ County, Michigan

My commission expires _____



GIS Online



Legend:

Parcels

Building Footprints 1

- <all other values>
- GOVERNMENT - CITY HALL
- GOVERNMENT - COMMUNITY CENTRE
- GOVERNMENT - DISTRICT COURT
- GOVERNMENT - FIRE STATION
- GOVERNMENT - LIBRARY
- GOVERNMENT - POLICE
- GOVERNMENT - POST OFFICE
- GOVERNMENT - RECREATION
- PLACE OF WORSHIP
- SCHOOL

Building Footprints 2

- <all other values>
- GOVERNMENT - CITY HALL
- GOVERNMENT - COMMUNITY CENTRE
- GOVERNMENT - DISTRICT COURT
- GOVERNMENT - FIRE STATION
- GOVERNMENT - LIBRARY
- GOVERNMENT - POLICE
- GOVERNMENT - POST OFFICE
- GOVERNMENT - RECREATION
- PLACE OF WORSHIP
- SCHOOL

Hydrography Poly 5

- Streams
- Lakes And Ponds

Notes:

Map Scale: 1=99
 Created: April 3, 2014



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.







City of Troy
YARD WASTE

3. HEARING OF CASES

- C. VARIANCE REQUEST, BRAD WARNER OF VALEO, INC., 150 STEPHENSON HIGHWAY – A variance to allow two additional wall signs each measuring 136 square feet in area.

CHAPTER 85.02.05 (C) (3)

**CITY OF TROY BUILDING INSPECTION DEPARTMENT
CITY OF TROY PLANNING DEPARTMENT
BUILDING CODE BOARD OF APPEALS APPLICATION**

SIGN APPEALS

FEE \$50

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3344
FAX: 248-689-3210
E-MAIL: evanspm@troymi.gov
<http://www.troymi.gov/CodeEnforcement/>



CONSTRUCTION OR FENCE CODE APPEALS

FEE: \$50

CITY OF TROY BUILDING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3344
FAX: 248-689-3210
E-MAIL: GrusnickME@troymi.gov
<http://www.troymi.gov/BuildingInspection/>

NOTICE TO THE APPLICANT

REGULAR MEETINGS OF THE BUILDING CODE BOARD OF APPEALS ARE HELD ON THE FIRST WEDNESDAY OF EACH MONTH AT 3:00 P.M. AT CITY HALL.

PLEASE FILE A COMPLETE APPLICATION, TOGETHER WITH THE APPROPRIATE FEE, NOT LESS THAN TWENTY-ONE (21) DAYS BEFORE THE MEETING DATE.

A COMPLETE APPLICATION THAT MEETS CODE REQUIREMENTS IS PLACED ON THE NEXT AVAILABLE AGENDA OF THE BUILDING CODE BOARD OF APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: 150 Stephenson Highway, Troy, MI 48083
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88 20 35 327 024

3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:
Sign Code

4. REASONS FOR APPEAL/VARIANCE: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist.*

5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? YES NO

6. APPLICANT INFORMATION:

NAME Brad Warner
COMPANY Valeo, Inc.
ADDRESS 150 Stephenson Highway
CITY Troy STATE MI ZIP 48083
TELEPHONE 248-619-8377
E-MAIL brad.warner@valeo.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Tenant

8. OWNER OF SUBJECT PROPERTY:

NAME Westminster TROY, LLC
COMPANY c/o FRIEDMAN INTEGRATED REAL ESTATE SOLUTIONS
ADDRESS 34975 W. TWELVE MILE Ste.100
CITY Farmington Hills STATE MI ZIP 48331
TELEPHONE 248-848-1286
E-MAIL Samantha.giannetti@freg.com

The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto.

I, Samantha Giannetti ^{MANAGER / AS AGENT} (PROPERTY OWNER), HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT [Signature] DATE 4/1/2014

PRINT NAME: Brad Warner

SIGNATURE OF PROPERTY OWNER ^{MANAGER} [Signature] - as agent DATE 4/2/2014

PRINT NAME: Samantha Giannetti

Failure of the applicant or his/her authorized representative to appear before the Board, as scheduled, shall be justifiable cause for denial or dismissal of the case with no refund of appeal fee(s). If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

The applicant will be notified of the time and date of the hearing by electronic mail.



To: City of Troy Building Inspection Department – Planning Department

**Building Code Board of Appeals Application:
Reasons for Appeal and Signs Details.**

Valeo has been certified by the Top Employer Institute as a 2014 Top Employer in the United States. Top Employer certification is awarded to organizations meeting the highest standards in human resources management based on criteria, such as benefits and working conditions, training and skills development, career development and culture management.

This certification recognizes Valeo human resources management strategy, which supports the company objective to be an Employer of Choice in North America. Valeo strives to provide its team members with a diverse, inclusive and well-balanced place to work.

To promote Valeo, attract and retain local talent, we would like to place exterior graphics on our headquarters building, on the East and West sides, facing I75 and Stephenson Highway (*see virtualization next page*).

The Top Employer signs will have a positive impact on Valeo as well as on the local community. They will maximize the benefits of the Top Employer label to attract new recruits and also stimulate employees' pride. In addition, the signs will support the City of Troy economic development by promoting a local employer of choice.

Signs Details:

- The signs be professionally applied and removed.
- The signs will represent the 2014 Top employer USA logo, printed in red and white on vinyl.
- The graphics will measure 8'H x 17' L, and be installed on the third floor's center glass windows, under the Valeo logo.
- The exterior graphics will be temporary, as the Top Employer certification time frame is 2014.
- They will not hide any other building, sign, billboard, thus not affect any property in the vicinity.

Valeo Building Top Employer Exterior Graphics Virtualization

East side (facing I75):

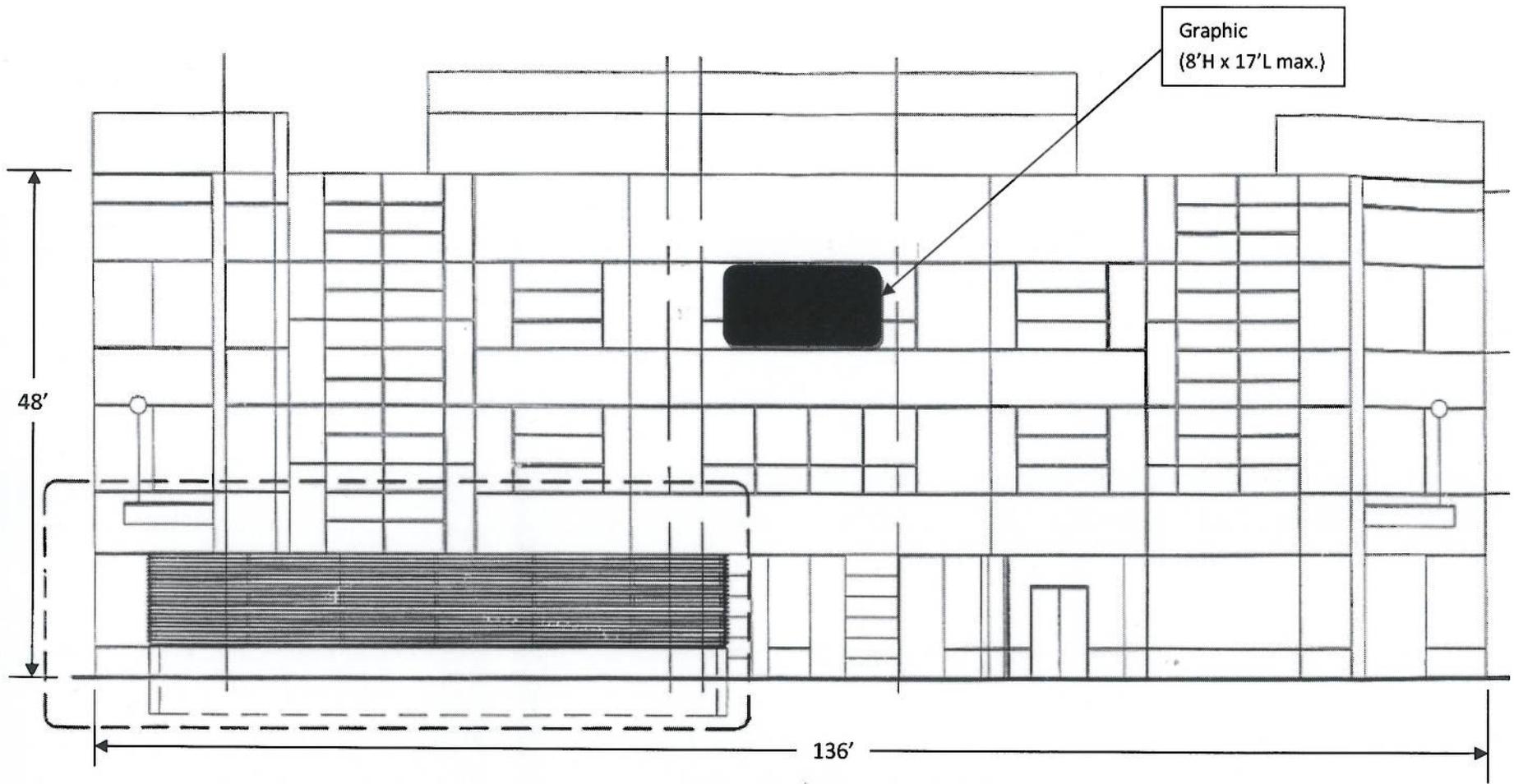


West side (facing Stephenson Highway):



Valeo

150 Stephenson Highway



EAST BUILDING ELEVATION
SCALE: 3/32" = 1'-0"

DESCRIPTIONS (Continued from Page 1)

Westminster Troy LLC and Finsilver/Friedman Management Corporation are additional insureds with respects to the general liability, auto liability and Excess Liability arising out of the operations of the named insured.

3. HEARING OF CASES

- D. **VARIANCE REQUEST, LOGAN LESLIE, 6740 BARABEAU** – A variance to install a 6' privacy fence in the required front yard, setback 9' from the property line along Barabeau. Chapter 83 limits the height of fences in this front yard to 30".

CHAPTER 83

**CITY OF TROY BUILDING INSPECTION DEPARTMENT
CITY OF TROY PLANNING DEPARTMENT
BUILDING CODE BOARD OF APPEALS APPLICATION**

SIGN APPEALS
FEE \$50
CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3344
FAX: 248-689-3210
E-MAIL: evanspm@troymi.gov
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CONSTRUCTION OR FENCE CODE APPEALS
FEE: \$50
CITY OF TROY BUILDING DEPARTMENT
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NOTICE TO THE APPLICANT

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PLEASE FILE A COMPLETE APPLICATION, TOGETHER WITH THE APPROPRIATE FEE, NOT LESS THAN TWENTY-ONE (21) DAYS BEFORE THE MEETING DATE.

A COMPLETE APPLICATION THAT MEETS CODE REQUIREMENTS IS PLACED ON THE NEXT AVAILABLE AGENDA OF THE BUILDING CODE BOARD OF APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: 6740 Barabean Dr, Troy, 48085
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): Parcel # 88-20-02-132-018
Legal Description: T2N, R11E, SEC 2, EYSTER'S SUBURBAN HOME SUB
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL: Fence Code
192.60 FT, LOT 39
4. REASONS FOR APPEAL/VARIANCE: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist.*
5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? YES NO
Not to my knowledge, owner since 4/2013.

6. APPLICANT INFORMATION:

NAME Logan Leslie
COMPANY _____
ADDRESS 6740 Barnbeam Dr.
CITY Troy STATE Michigan ZIP 48085
TELEPHONE (541) 554-4685
E-MAIL Logan-Leslie49@gmail.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Owner

8. OWNER OF SUBJECT PROPERTY:

NAME Same as above.
COMPANY _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
TELEPHONE _____
E-MAIL _____

The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto.

I, Logan Leslie (PROPERTY OWNER), HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT Logan D Leslie DATE 4/16/2014

PRINT NAME: Logan D. Leslie

SIGNATURE OF PROPERTY OWNER Logan D Leslie DATE 4/16/2014

PRINT NAME: Logan D. Leslie

Failure of the applicant or his/her authorized representative to appear before the Board, as scheduled, shall be justifiable cause for denial or dismissal of the case with no refund of appeal fee(s). If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

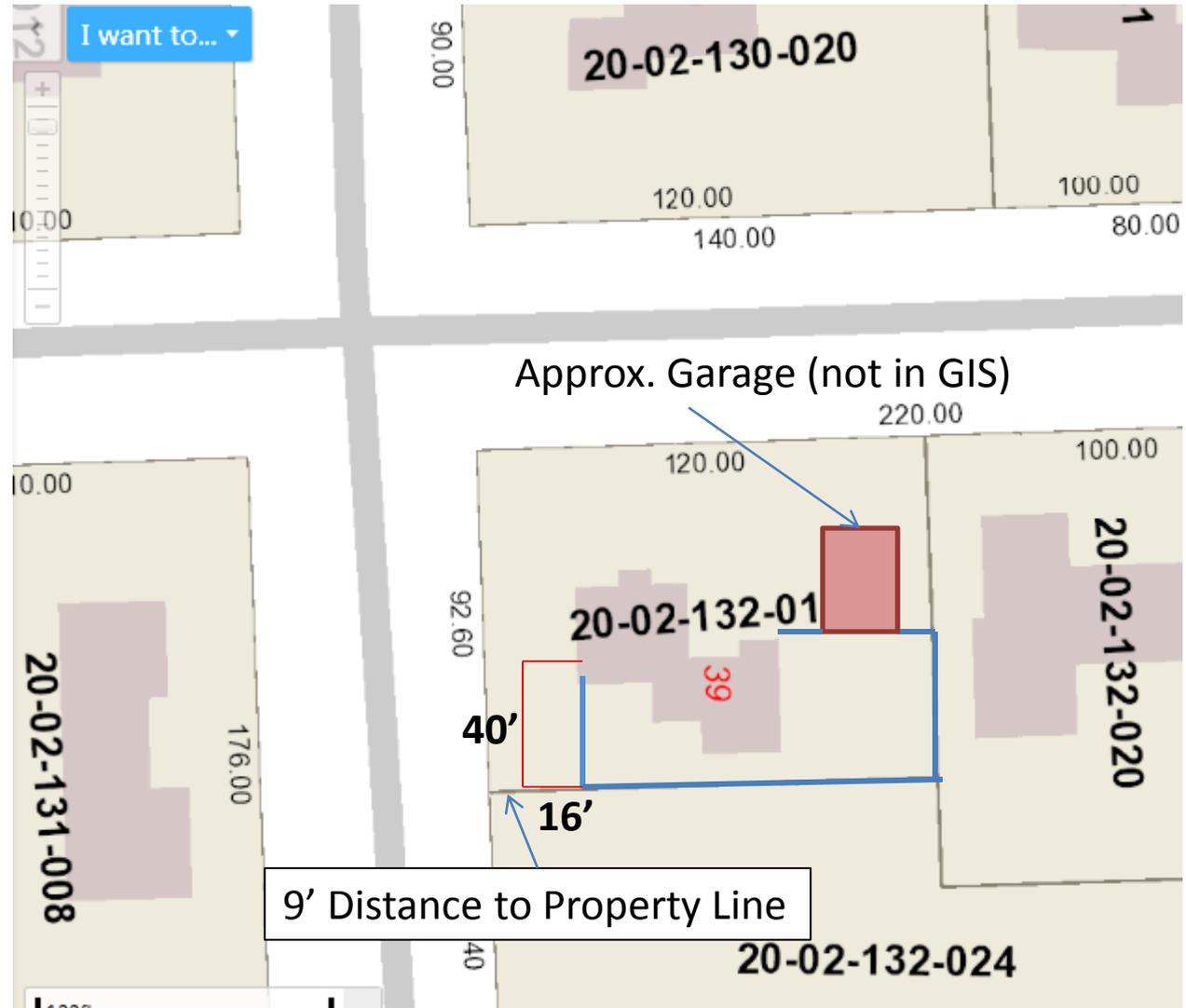
The applicant will be notified of the time and date of the hearing by electronic mail.

6740 Barabeau Fence Variance

Prepared by Logan Leslie

Current and Proposed Fence Outline

- Current Fence (6' Privacy Type) outlined in **Blue**
- Proposed fence change in appeal outlined in **Red**
- Fence would move 16' toward west property line and allow approximately 9' distance to that property line.
- While our address is Barabeau the primary entrance to the home is on Hartwig, and the fenced area is treated as our back yard.



6740 Barabeau Fence Variance

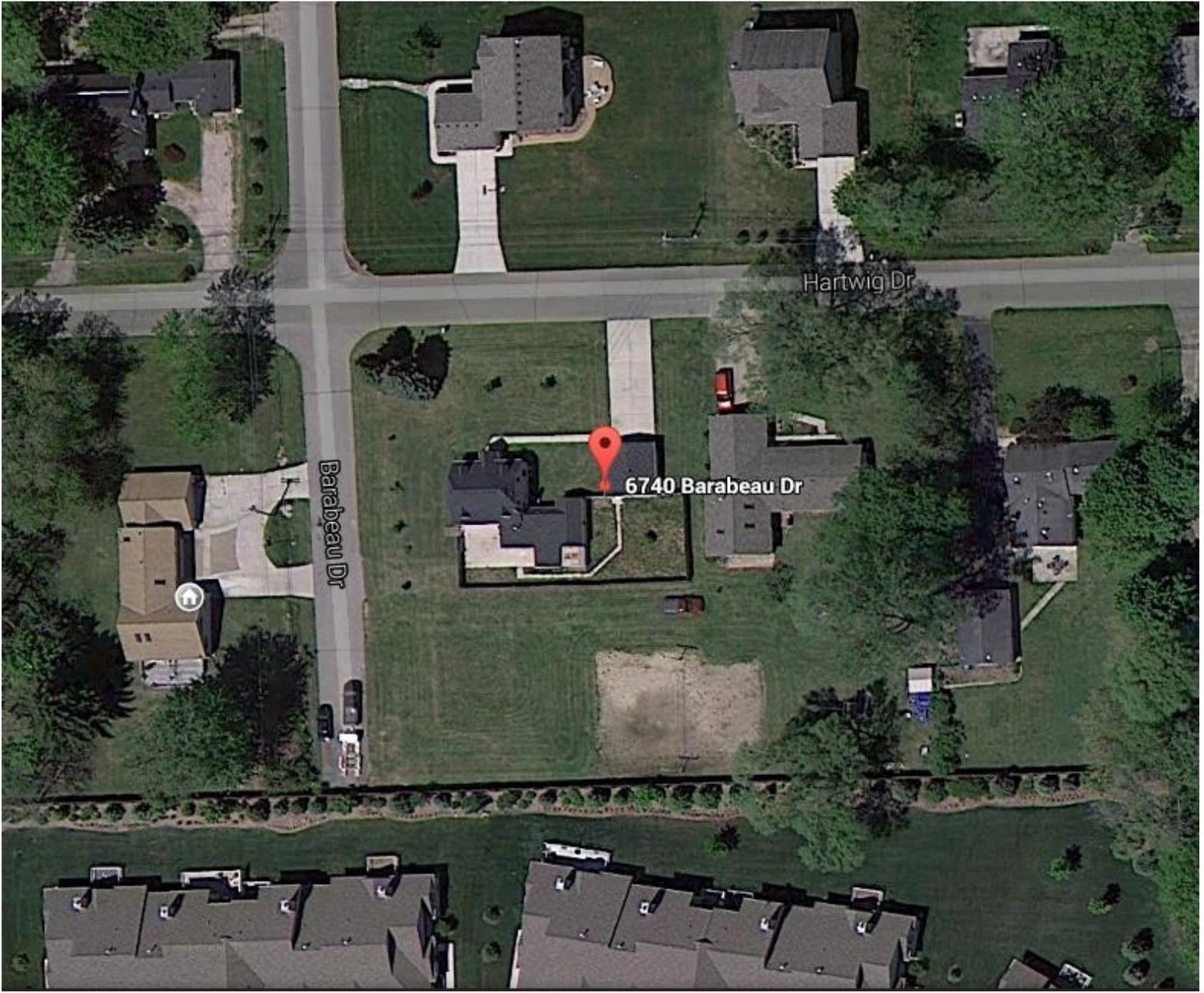
Prepared by Logan Leslie

Supporting Justification

- 6740 Barabeau lot layout from past changes has left the house tight against the south property line (6-8' from the house in places)
- Our family leads an outdoor lifestyle in the spring/summer/fall and enjoys daily use of our patio and back yard. With this in mind we would greatly appreciate some relief of the fence line on the west side of our patio (currently it is adjacent to the patio itself).
- We own a large breed dog and spend time exercising and training her in our yard. Having more room for her to safely play off leash would make a huge difference.
- While we were recently married, we are looking forward to starting a family. When we have children a larger fenced yard will provide a great area for our children to play and be involved in healthy outdoor activities.
- Development of the lot behind us is not on the radar as indicated in conversation with the owner, our east neighbors at 1366 Hartwig, Dan and Stacey Latulippe, **who are in support** of our appeal for a fence change. They currently enjoy the use of that lot as an extension of their yard with their kids.
- The neighbor across Barabeau (Sean Simpson, 6741 Barabeau) is the only property with a direct view of our fence **is also in support of our appeal.**
- Currently the existing fence in the area of the proposed change is in the rough condition it was when we purchased our house in April 2013. The existing gate is missing with a temporary fence in its place. We believe incorporating a higher quality fence with better visual appeal would be an improvement for all affected parties.

6740 Barabeau Fence Variance

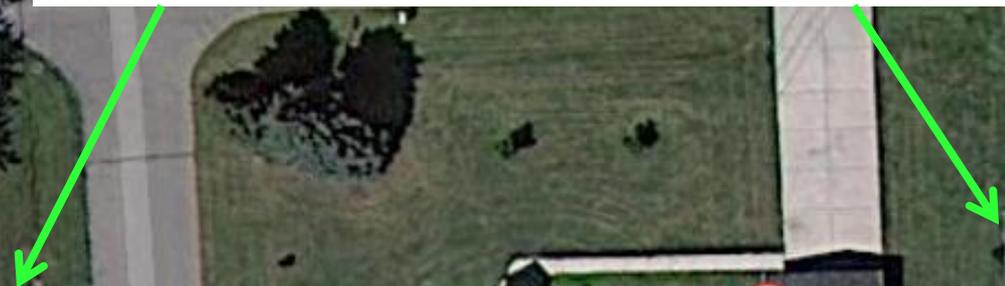
Prepared by Logan Leslie



Surrounding Neighborhood View (Google Maps)

Existing/Proposed Fence Layout Comparison – Google Maps Image

Plan has been discussed with both neighbors seen in this image and they have no objections



Barabeau Dr

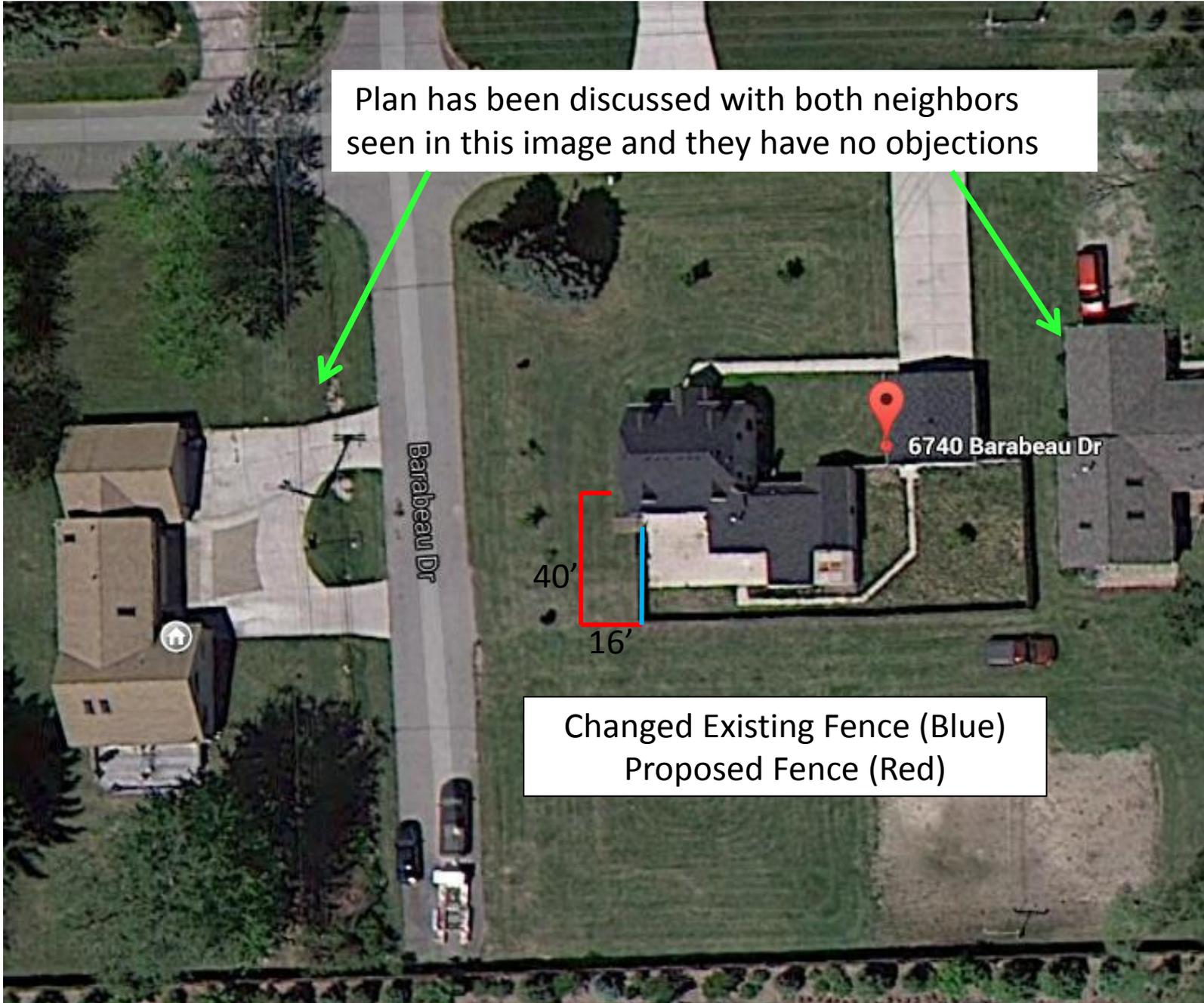
6740 Barabeau Dr



Changed Existing Fence (Blue)
Proposed Fence (Red)

6740 Barabeau Fence Variance

Prepared by Logan Leslie



6740 Barabeau Fence Variance

Prepared by Logan Leslie

New Fence Style



- New fence would be a 6' semi-private wood fence similar in style to the picture above.
- Old style fence would remain along the south and east property lines

HEARING OF CASES

- E. **VARIANCE REQUEST, NATHANIEL HOLMES, 1211 PLAYER** – A variance to install a 6' tall privacy fence in the required front yard along Hilmore. Chapter 83 limits fences in the front yard of this corner lot to 48" high and non-obscuring.

CHAPTER 83

CITY OF TROY BUILDING INSPECTION DEPARTMENT CITY OF TROY PLANNING DEPARTMENT BUILDING CODE BOARD OF APPEALS APPLICATION

SIGN APPEALS

FEE \$50

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3344
FAX: 248-689-3210
E-MAIL: evanspm@troymi.gov
<http://www.troymi.gov/CodeEnforcement/>



CONSTRUCTION OR FENCE CODE APPEALS

FEE: \$50

CITY OF TROY BUILDING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3344
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E-MAIL: GrusnickME@troymi.gov
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NOTICE TO THE APPLICANT

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A COMPLETE APPLICATION THAT MEETS CODE REQUIREMENTS IS PLACED ON THE NEXT AVAILABLE AGENDA OF THE BUILDING CODE BOARD OF APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: 1211 Plover Dr. Troy, MI 48085

ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*

2. PROPERTY TAX IDENTIFICATION NUMBER(S): _____

3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:

Fence Code Chapter 83

4. REASONS FOR APPEAL/VARIANCE: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist.*

5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? YES NO

6. APPLICANT INFORMATION:

NAME Nathaniel Holmes

COMPANY _____

ADDRESS 1211 Player Dr.

CITY Troy STATE MI ZIP 48065

TELEPHONE 248.765.1442

E-MAIL Nathan 44 @ MSU.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: owner

8. OWNER OF SUBJECT PROPERTY:

NAME Nathaniel Holmes

COMPANY _____

ADDRESS 1211 Player

CITY Troy STATE MI ZIP 48065

TELEPHONE 248.765.1442

E-MAIL Nathan 44 @ MSU.com

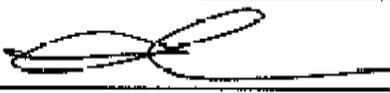
The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto.

I, Nathaniel Holmes (PROPERTY OWNER), HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT  DATE 4/14/14

PRINT NAME: Nathaniel Holmes

SIGNATURE OF PROPERTY OWNER  DATE 4/14/14

PRINT NAME: Nathaniel Holmes

Failure of the applicant or his/her authorized representative to appear before the Board, as scheduled, shall be justifiable cause for denial or dismissal of the case with no refund of appeal fee(s). If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

The applicant will be notified of the time and date of the hearing by electronic mail.

1211 Player Dr. Fence code appeal

We would like a variance on the City of Troy fence code in order to assure our family/children a safe/private environment in which to play/live.

Our plan would be to build a wood/vinyl 6 foot fence on the Hilmore side of our corner lot and a 4 foot wire fence around the remainder of the back yard. Please see attached picture/diagram.

We live on a corner lot at the corner of Player Dr. and Hilmore Dr. This is a heavily trafficked area due direct access to Rochester Rd and Square Lake Rd. Many people use this as a cut through to avoid the light/traffic backups at both Rochester Rd and Square Lake Rd. Please see attached map. There is no stop sign or yield sign on Player Dr. at all and there is only a Yield sign on Hilmore at the corner of Player. It is not uncommon to see cars traveling at 35 to 40 MPH on Hilmore. We love our subdivision and are comfortable with our neighbors, it's the unknown people/drivers that frequent the street/sidewalk of Hilmore and Player that we are trying to protect our family/children from. There is no separation from our backyard and the sidewalk/street of Hilmore. It would be far too easy for someone to simply walk right in our backyard and interact with are kids or have direct access to our home. We believe a 6 foot fence would give us an added amount of safety/privacy to combat these fears/unknowns.

The 6 foot fence on the Hilmore side will be set back 65 feet from the corner of Player and 20 feet from our driveway so driving sightlines will not be an issue. It will also be 2 feet off the sidewalk.



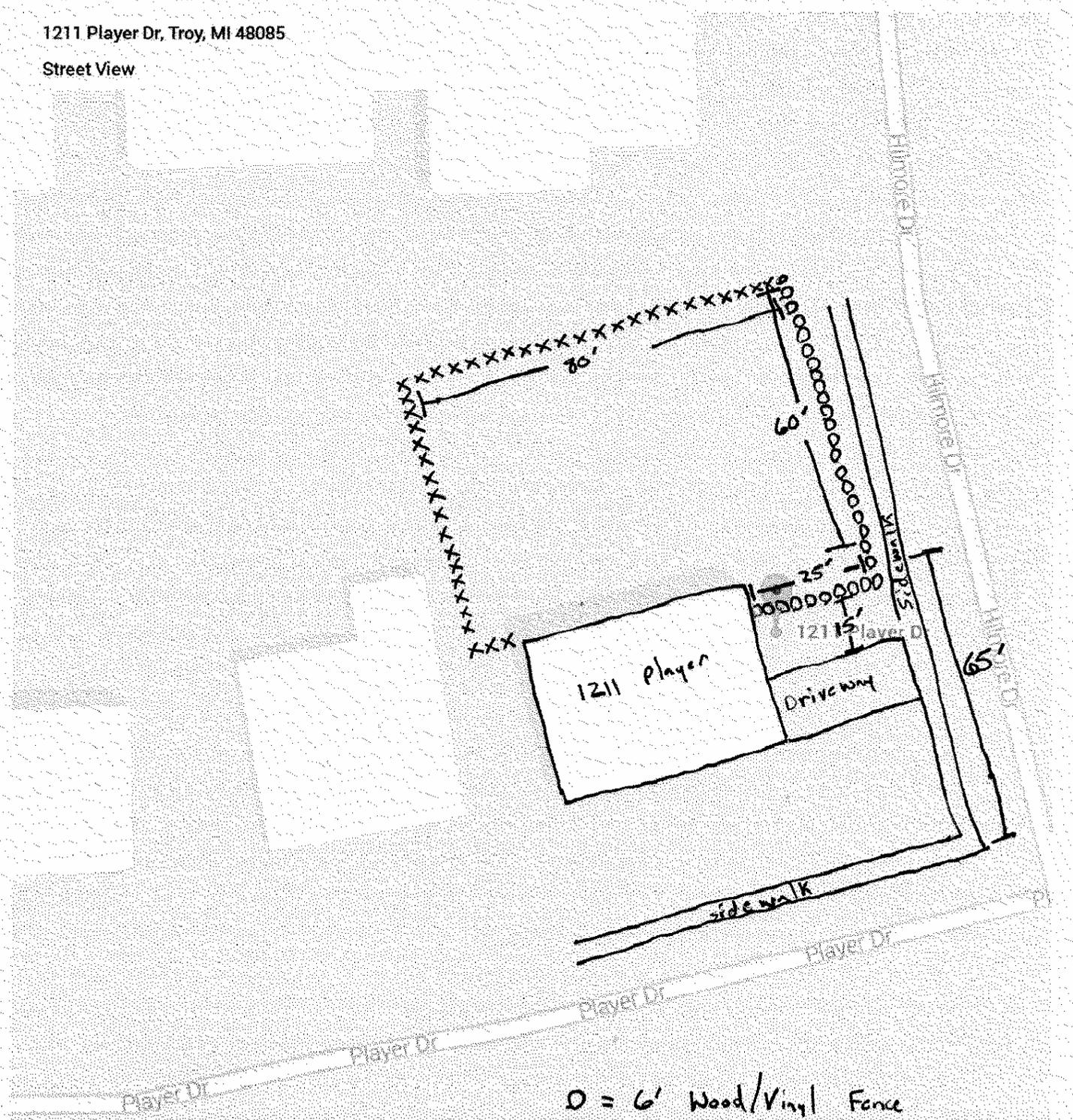
○ = 6' wood/vinyl fence
x = 4' wired fence

Imagery ©2014 Google, Map data ©2014 Google 10 ft

1211 Player Dr - Google maps

maps://www.google.com/maps/preview?oc=ui-oochem-ureiox-aocch...

1211 Player Dr, Troy, MI 48085
Street View



D = 6' Wood/Vinyl Fence
 x = 4' Wire Fence

