



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

November 5, 2014

3:00 PM

LOWER LEVEL
CONFERENCE ROOM

1. ROLL CALL
2. APPROVAL OF MINUTES – October 1, 2014
3. HEARING OF CASES
 - A. **VARIANCE REQUEST, JOHN CARROLL FOR ARANEA INC., 5151 CORPORATE DRIVE** – A variance to allow two additional wall signs measuring 143.33 and 100 square feet, where only one wall sign is allowed.

SECTION 85.02.05 C 3 “O” Zoning District

- B. **VARIANCE REQUEST, MARC AND ANGELINA JANCA, 6839 SHELLDRAKE** – This property is a double front corner lot. As such it has a required front setback along both Shell Drake and Cambria. The petitioner is requesting a variance to install a 4 foot high non-obscuring metal fence in the required front setback along Cambria where City Code limits fences to 30 inches high.

CHAPTER 83

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

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.

Chair Dziurman called the meeting of the Building Code Board of Appeals to order at 3:02 p.m. on Wednesday, October 1, 2014 in the Lower Level Conference Room of the Troy City Hall.

1. ROLL CALL

Members Present:

Theodore Dziurman, Chair

Gary Abitheira

Teresa Brooks

Michael Carolan

Absent:

Brian Kischnick

Support Staff Present:

Mitch Grusnick, Building Official/Code Inspector

Gerald Rice, 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: Carolan

RESOLVED, To approve the minutes of the meeting of September 3, 2014 as submitted.

Yeas: All present (4)

MOTION CARRIED

3. HEARING OF CASES

A. **VARIANCE REQUEST, DAXESHKUMAR PATEL, 4621 SUTHERLAND** – This property is a double front corner lot. As such it has a required front setback along both Sutherland and John R. The petitioner is requesting a variance to install a 6 foot high privacy fence in the required front setback along John R where City Code limits fences to 30” high. The proposed fence will be set back 15’ from the property line at John R.

Mr. Patel stated he has two young children who play in his back yard. A 30” fence, which the ordinance does allow, is low enough that his 4 year old could scale it. The Board discussed the 5 responses in opposition to Mr. Patel’s request, detailing the negative impact it would have on the surrounding area and subdivision.

Moved by: Carolan
Support by: Abitheira

RESOLVED, To deny the variance request as written on the basis the variance would be contrary to the public interest and would adversely affect properties in the immediate vicinity of the proposed fence.

Yeas: All present (4)

- B. **VARIANCE REQUEST, JOHN CARROLL FOR ARANEAE INC., 5151 CORPORATE DRIVE** – A variance to allow a second wall sign measuring 143.33 square feet where only one wall sign is allowed.

The petitioner requested to table the item to the November 5, 2014 meeting.

Moved by: Brooks
Support by: Abitheira

RESOLVED, To table the variance request.

Yeas: All present (4)

- C. **VARIANCE REQUEST, PAUL DETERS FOR METRO DETROIT SIGNS, 880 W LONG LAKE** – A variance to allow a second wall sign measuring 197 square feet, where only one wall sign is allowed.

Mr. Deters from Metro Detroit Signs stated Molina wants an east-facing sign. Ms. Brooks asked if there are any night services. The petitioner stated there are only administrative functions at this location. Ms. Brooks had concerns about illumination of the proposed sign.

There was no public response.

Moved by: Carolan
Support by: Abitheira

RESOLVED, To approve the variance request on the basis the variance would not be contrary to the public interest or general purpose and intent of Chapter 85; and the variance does not adversely affect properties in the immediate vicinity of the proposed sign.

Yeas: All present (4)

- D. **VARIANCE REQUEST, MARK R. JOHNSON FOR MRJ SIGN COMPANY LLC, 6765 ROCHESTER** – A variance to allow a replacement ground sign to be placed 25 feet into the future right of way. Ground signs must be set back 10 feet outside the future right of way line. Mr. Johnson revised to locate the sign 13’ inside the future right-of-way. The applicant also submitted a letter stating they would move the sign at their own expense if the City ever purchases the future right-of-way. However, there are no current plans to purchase the future right-of-way.

The Board had a general discussion regarding the request.

There was no public response.

Moved by: Abitheira

Support by: Brooks

RESOLVED, To approve the variance request on the basis the petitioner has a hardship or practical difficulty resulting from the unusual characteristics of the property that precludes reasonable use of the property with the stipulation of the 13’ in the right-of-way.

Yeas: All present (4)

- E. **VARIANCE REQUEST, JONATHAN MICHALEK, FIRST BAPTIST CHURCH OF TROY, 2601 JOHN R** – A variance to allow 11 additional ground signs (banners) to be attached to parking lot light posts. Each proposed banner is 8 square feet in area. The Sign Code allows only one banner.

Steve Trombly spoke on behalf of the petitioner. They would like to better identify the church and the school combined in the same building as well as beautify the property. The parking lot is relatively new. They feel that putting up the banner signs would help them to achieve those objectives and not take anything away from the property.

The Board had a general discussion regarding the request.

There was no public response.

Moved by: Carolan

Support by: Brooks

RESOLVED, To approve the variance request on the basis the variance would not be contrary to the public interest or general purpose and intent of Chapter 85; and the variance does not adversely affect properties in the immediate vicinity of the proposed sign.

Yeas: All present (4)

- F. **VARIANCE REQUEST, MARK GIBSON, MAJESTIC SIGN & DESIGN, 2170 E BIG BEAVER** – A variance to allow a ground sign that is 11 feet tall and 102 square feet in area, to be set back 8 feet from the front property line. The Sign Code requires this sign to be set back at least 20 feet from the front property line. A revised plan changed the proposed sign to 98.5 square feet to 10.8' tall.

Mr. Walkowski stated their building is closer to the road than many other businesses in the district, making compliance more of a challenge. They believe that having the foresight to construct the building so that the less than appealing view of a parking lot being in the front of the building unjustifiably penalizing them for having the sign close enough to Big Beaver to be effective.

The Board had a general discussion regarding the request.

There was no public response.

Moved by: Carolan
Support by: Abitheira

RESOLVED, To approve the variance request on the basis the variance would not be contrary to the public interest or general purpose and intent of Chapter 85; the variance does not adversely affect properties in the immediate vicinity of the proposed sign; and the petitioner has a hardship or practical difficulty resulting from the unusual characteristics of the property that precludes reasonable use of the property.

Yeas: All present (4)

4. **COMMUNICATIONS**
None

5. **PUBLIC COMMENT**
None

6. **MISCELLANEOUS BUSINESS**
None

7. **ADJOURNMENT**
The regular meeting of the Building Board of Appeals adjourned at 3:57 p.m.

Respectfully submitted,

Theodore Dziurman, Chair

Gerald Rice, Recording Secretary

G:\Building Code Board of Appeals Minutes\2014\Draft\2014 10 01 Regular Meeting_Draft.docx

BUILDING CODE BOARD OF APPEALS SIGN-IN SHEET

October 1, 2014

NAME (PLEASE PRINT)	ADDRESS
Paul DETERS	880 W. 20th St
Kurt WILKOWSKI	2170 E. Big Beaver Rd
Lena Wilson	
Don Calcaterra, J- Towne Mortgage	↓
STEVE TROMBLY	FIRST BAPTIST, Troy 2601 John R
Stephen Allen	First Baptist, Troy 2601 John R
Daxeshkumar Patel	D Patel
Michael Smiley	6765 Lakota Rd Troy MI 48065
MARIE R. JOHNSON - MORTGAGE	756 WOOD, DEARBORN MI
Larysa Figal	City of Troy, Engineering
Mark Gibson	14000 WILSONIC FRASER MI
NAME (PLEASE PRINT)	ADDRESS

3. HEARING OF CASES

- A. VARIANCE REQUEST, JOHN CARROLL FOR ARANEAE INC., 5151 CORPORATE DRIVE – A variance to allow two additional wall signs measuring 143.33 and 100 square feet, where only one wall sign is allowed.

SECTION 85.02.05 C 3 “O” Zoning District

**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: 5151 Corporate Dr.

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

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-08-451-013

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

Sign code 85-02-05 C3

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
unknown

6. APPLICANT INFORMATION:

NAME John Carroll
COMPANY Araneae, Inc
ADDRESS 28785 Haas Rd
CITY Wixom STATE MI ZIP 48393
TELEPHONE 248-344-8840
E-MAIL jcarroll@araneaegroup.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: agent for sign installer

8. OWNER OF SUBJECT PROPERTY:

NAME Michael Glinka
COMPANY Flagstar Bank
ADDRESS 5151 Corporate Dr.
CITY Troy STATE MI ZIP _____
TELEPHONE 248-312-2161
E-MAIL michael.glinka@flagstar.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, see next page (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 9/9/14

PRINT NAME: John Carroll

SIGNATURE OF PROPERTY OWNER see next page 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.

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

8. OWNER OF SUBJECT PROPERTY:

NAME Flagstar Bank

COMPANY Flagstar Bank

ADDRESS 5151 Corporate Drive

CITY Troy STATE MI ZIP 48098

TELEPHONE 248-312-2161

E-MAIL Michael.Glinka@flagstar.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, Michael Glinka (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 _____

PRINT NAME: _____

SIGNATURE OF PROPERTY OWNER Michael Glinka DATE 9-9-14

PRINT NAME: Michael Glinka

Reason for Appeal/Variance

Due to the unique shape of the building and the position of the building on the property, we feel that a wall sign on the south side of the building is needed. The front of the building faces Corporate Drive, and with the recessed front elevation, the current sign is not visible from the busier main Long Lake Rd which feeds Corporate Drive. To more adequately and safely direct people to the correct building, we respectfully request a sign on the south elevation.

This request is not contrary to the public interest or general purpose and intent of the Chapter in that the building is large enough and set back far enough to have a second wall sign without it looking cluttered.

This request will not adversely affect properties in the immediate vicinity of the proposed sign as the closest building to the sign is over 400 feet away.

Flagstar | Troy, MI

NOTE: Renderings below utilize sample dimensions derived from client surveys.



EXISTING SIGNAGE



PROPOSED SIGNAGE



QTY 1: LED Illuminated Raceway Mounted Wall Sign

Redaimed from 320 East Big Beaver Road Location

142.33 sf


FAIRMONT
 SIGN COMPANY
 3750 East Outer Drive
 Detroit, MI 48234
 t: 313.368.4000 f: 313.368.9335
 www.fairmontsign.com

Client:


Flagstar®

5151 Corporate Drive
 Troy, MI 48098

Date:

7/14/14

File:

Accounts/Banks/Flagstar/Elev/
 Troy_2014

Designer:

RNB

Scale:

NA

Job#

00000

Sheet#

1 of 1

Revision #

Date:

Revision Description:

Customer
 Approval:

THIS DRAWING REMAINS THE EXCLUSIVE PROPERTY OF FAIRMONT SIGN COMPANY. THIS DESIGN CANNOT BE COPIED IN WHOLE OR IN PART, ALTERED, OR EXHIBITED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF FAIRMONT SIGN COMPANY. THE EXCEPTION IS ANY PREVIOUSLY COPYRIGHTED ARTWORK SUPPLIED BY THE CLIENT.

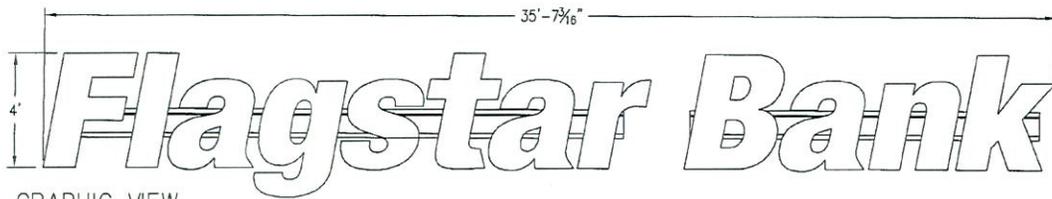
UNLESS OTHERWISE NOTED, ALL COLORS PORTRAYED ARE REPRESENTATIVE ONLY.

**ALL DIMENSIONS TO BE
 FIELD VERIFIED PRIOR TO
 INSTALLATION**

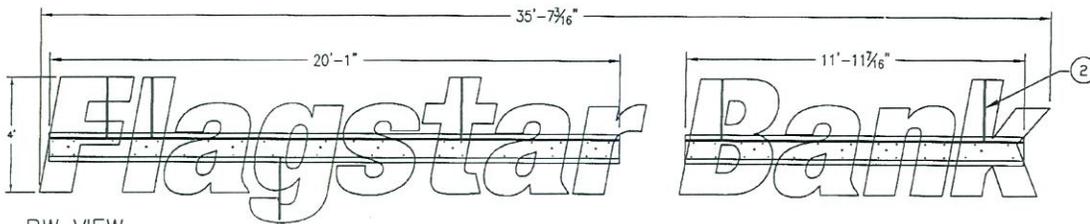


Existing signage

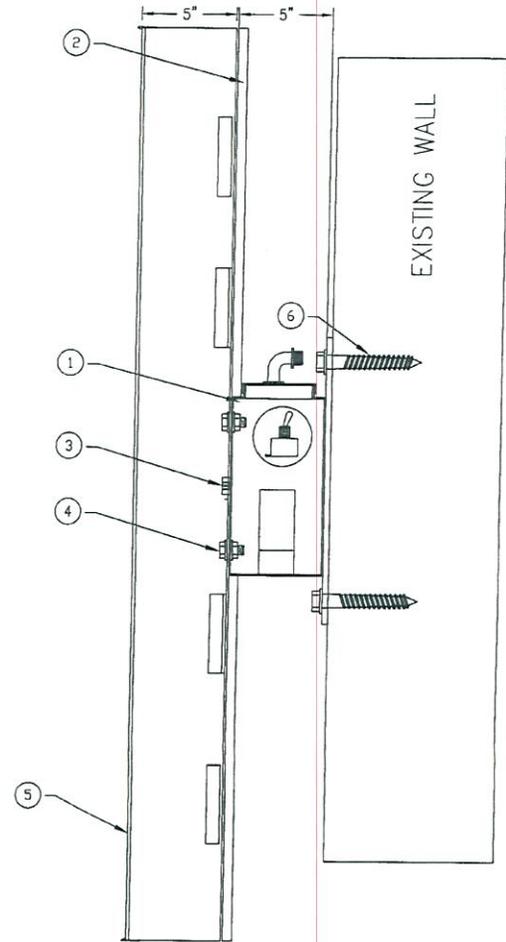




GRAPHIC VIEW
SCALE: 1"=1'-0"



RW VIEW
SCALE: 1"=1'-0"



SIDE SECTION
SCALE: N.A.

MATERIAL LIST		
ITEM	QTY	DESCRIPTION
1	2	.063 ALUM RACEWAY 6" TALL X 5" DEEP PAINTED
2	5	1/2" SUPPORT TUBES WELDED TO RACEWAY
3	12	1/2" HEXCO BUSHINGS FOR ELECTRICAL
4	AR	1/4" BOLTS TO FASTEN LETTERS TO RACEWAYS
5	12	EXISTING LETTERS
6	16	#1/2" LAG BOLTS FOR INSTALLATION
7	AR	SLOAN MODULAR POWER SUPPLY
8	2	1/2" RAISED BRACKET FOR POWER SUPPLY
9	2	SPEMCO 24" TOGGLE SWITCH ASSY. W/ COVER #1185-S/24SP
10	2	1/2" 90 DEGREE CONNECTOR AND SEALTIGHT

ELECTRICAL SPECS						
ITEM	QTY	DESCRIPTION	VOLTS	AMPS	WATTS	CIRCUITS
			120 ASSUMED	?	?	?

APPROVED CONSTRUCTION
REMEMBER DRILL HOLES (EXTERIOR SIGNS ONLY)
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

FAIRMONT Sign Company
3750 E. OUTER DR., DETROIT, MI 48234
PHONE: 313-368-4000 FAX: 313-368-1649

CUSTOMER APPROVAL DATE
This is an original unpublished drawing, created by F.S.C. It is submitted for your use in connection with a project being planned for you by F.S.C. It is not to be shown, copied, reproduced, or exhibited in any fashion without the express written approval by F.S.C.
© FAIRMONT SIGN COMPANY, 2002

DATE	REVISION	INIT
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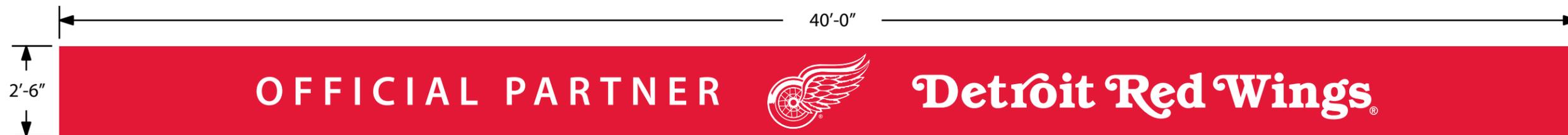
CUSTOMER/LOGO **FLAGSTAR BANK**
ADDRESS 5151 CORPORATE DRIVE
CITY, STATE TROY MI

DWG TITLE: RACEWAY FOR EXISTING LETTERS
DESCRIPTION: *
FILE NAME: *
BLOCK NAME: *

WO#: 82992
DATE: 08/01/14
DRAWN BY: JMM
SHEET #: 1 OF #: 1

Flagstar Bank | Troy, MI

NOTE: Renderings below utilize sample dimensions derived from client surveys.



QTY 1: Red Wings Sign



FAIRMONT
SIGN COMPANY

3750 East Outer Drive
Detroit, MI 48234
t: 313.368.4000 f: 313.368.9335
www.fairmontsign.com

Client:



5151 Corporate Drive
Troy, MI 48098

Date:

9/23/14

File:

Accounts/Flagstar/Elev/
Troy_RedWings

Designer:

RNB

Scale:

NA

Job#

00000

Sheet#

1 of 1

Revision #

0

Date:

00-00

Revision Description:

Customer
Approval:

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**ALL DIMENSIONS TO BE
FIELD VERIFIED PRIOR TO
INSTALLATION**

Flagstar Bank | Troy, MI

NOTE: Renderings below utilize sample dimensions derived from client surveys.

100 square feet



FAIRMONT
SIGN COMPANY

3750 East Outer Drive
Detroit, MI 48234
t: 313.368.4000 f: 313.368.9335
www.fairmontsign.com

Client:



5151 Corporate Drive
Troy, MI 48098

Date:

10/3/14

File:

Accounts/Flagstar/Elev/
Troy_RedWings

Designer:

RNB

Scale:

NA

Job#

00000

Sheet#

1 of 1

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Date:

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Customer
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**ALL DIMENSIONS TO BE
FIELD VERIFIED PRIOR TO
INSTALLATION**

3. HEARING OF CASES

- B. VARIANCE REQUEST, MARC AND ANGELINA JANCA, 6839 SHELLDRAKE – This property is a double front corner lot. As such it has a required front setback along both Shelldrake and Cambria. The petitioner is requesting a variance to install a 4 foot high non-obscuring metal fence in the required front setback along Cambria where City Code limits fences to 30 inches high.

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
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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: 6839 Sheldrake Drive
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88 - 20 - 02 - 128 - 020

3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:
FENCE CODE, TITLE VIII, CHAPTER 83:2(A)

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 Marc and Angelina Janca
COMPANY _____
ADDRESS 6839 Shelldrake Drive
CITY Troy STATE MI ZIP 48085
TELEPHONE 248.930.7097
E-MAIL ana.janca@hotmail.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, Angelina Janca (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 10/10/2014
PRINT NAME: ANGELINA JANCA

SIGNATURE OF PROPERTY OWNER  DATE 10/10/2014
PRINT NAME: ANGELINA JANCA

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.

Chapter 83 - Fences

1. DEFINITIONS.

- (A) Fences - For the purpose of this Ordinance a fence shall be construed as a structure erected upon or near the dividing line between adjoining properties for the purpose of separating, screening and protecting the lands.
- (B) Front Building Line - A line formed by the front face of the building setback line and extending to the side lot lines.

2. FENCE CONSTRUCTION IN RESIDENTIAL AREAS.

The owner of any lot may construct and maintain fences between his own and the next adjoining lots, or along street or alley lines in the manner stated in the following sections of this Ordinance and elsewhere in the City Code. All owners of lots shall be responsible for rebuilding, care, and upkeep of all fences as defined in this Ordinance.

- (A) All fences in residential areas separating properties shall be of an ornamental type. Such fences may be constructed of metal, wood or masonry. Only new material, or such material as found to be structurally acceptable to the Chief Building Inspector, shall be used. In residential areas no fence shall be constructed to a height more than six (6') feet above the existing grade of the land, and no fence shall be constructed to a height of more than thirty (30") inches above the existing grade of the land in that portion of the property in front of the front building setback line. On corner lots where a double front setback is required, and where there is a common rear yard relationship with a lot in the same block, a non-obscuring fence no greater than forty-eight (48") inches in height above the existing grade of the land may be installed along the common street line from the front building setback line to the rear property line. The maximum heights requirements of this section may be waived with the approval of the Building Board of Appeals.

(Rev. 07-08-1996)

3. FENCE CONSTRUCTION IN NON-RESIDENTIAL DISTRICTS.

On all non-residential zoned properties, no fence shall be permitted in the yards between the building and any frontage street, unless required for utility enclosure purposes.

A decorative masonry obscuring wall shall be provided on those sides of non-residential property abutting land zoned for residential use. The decorative side of these walls shall face the land zoned for residential use. Such walls shall not be less than six (6') feet in height and may, depending upon land use, be required to be eight (8') feet in height.

(Rev. 11-12-1990)

4. CONSTRUCTION MATERIAL.

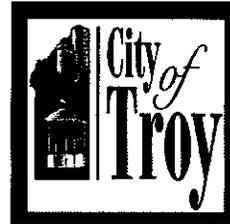
No electrically charged fence shall be permitted in any areas of the City, nor shall barbed wire material be used in the construction of a fence in any residentially zoned area of the City; provided that barbed wire may be used in residential areas for the purpose of avoiding access to attractive nuisances. Said wire shall be a minimum of six (6'0") feet above ground. In non-residential areas, barbed wire or other sharp pointed material may be used provided said material is over five (5'0") feet above the ground. Barbed wire, when used, should be installed so that any projections at the

We, the owners of 6839 Shelldrake Drive, Marc and Angelina Janca, would like to file for a variance to the fence code for our property. We have recently completed landscaping on our property including a line of arborvitae, which are much taller than the intended fence, along the property line and would like to have a metal fence installed to enclose the whole of our backyard. We feel that if the fence would be installed according to the fence code, it would cut off and exclude half of our yard and would ruin the look of our landscaping. We also have two dogs that we would like to enclose in our backyard for the comfort and ease of our neighbors. Our neighbors who live three doors north from us on the corner of Shelldrake and Cadmus have recently filed for a variance to the fence code and have been approved. Their corner lot has the same layout as ours. If our variance would be approved, the fence would create a more uniform and appealing look to the neighborhood.

Thank you.

500 W. Big Beaver
Troy, MI 48084
(248) 524-3300

The City of Tomorrow...



...Today

10/8/14

Kimberly Fence
6470 east 9 mile
Warren, MI

Sir,

Your request for a 4ft high fence in the side yard setback, corner side has been denied. The max height of a side yard fence, corner side is 30in.

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

A handwritten signature in cursive script, appearing to read "Paul n Featherston".

Paul n Featherston
Chief Building Official
SAFEbuilt, Troy MI

FENCE



FENCE PERMIT APPLICATION
CITY OF TROY
 DEPARTMENT OF BUILDING INSPECTIONS
 500 W. BIG BEAVER ROAD
 TROY, MICHIGAN 48064
 248-524-3344

Date: 10-6-14

Project Information

Job Address: 6839 Sheldrake Suite # _____

Lot: _____ Subdivision: _____

Owner: JANCA Phone: 248-930-7097

Work to be Performed: New Move Repair Res. Comm. Ind.

Applicant Information

Name: Kimberly Fence + Supply Phone: 586-920-2014 Fax: 586-510-4939

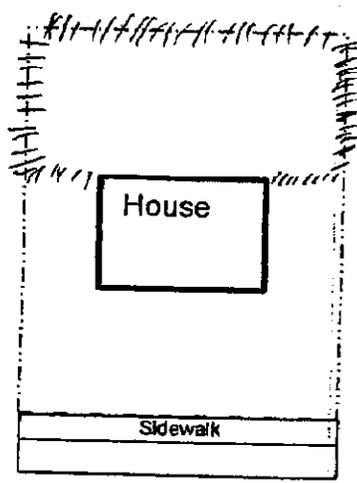
Address: 6470 E 9 mile Rd City: Warren State: Mi. Zip: 48091

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			4		
NO. OF FEET			210		
PERMIT FEE	<input type="checkbox"/> Under 300' \$15.00		<input type="checkbox"/> Over 300' \$25.00		



Interior Lot
 Corner Lot
 Building Department Approval _____

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.

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 Deval D. Lee
 Homeowner's signature indicates compliance with homeowner's affidavit

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

My commission expires _____



KIMBERLY FENCE & SUPPLY INC.
6470 E. 9 MILE RD.
WARREN, MI 48091
OFFICE 586-920-2014 FAX 586-510-4939
www.kimberlyfence.com
sales@kimberlyfence.com

JOB SKETCH

BILL TO:

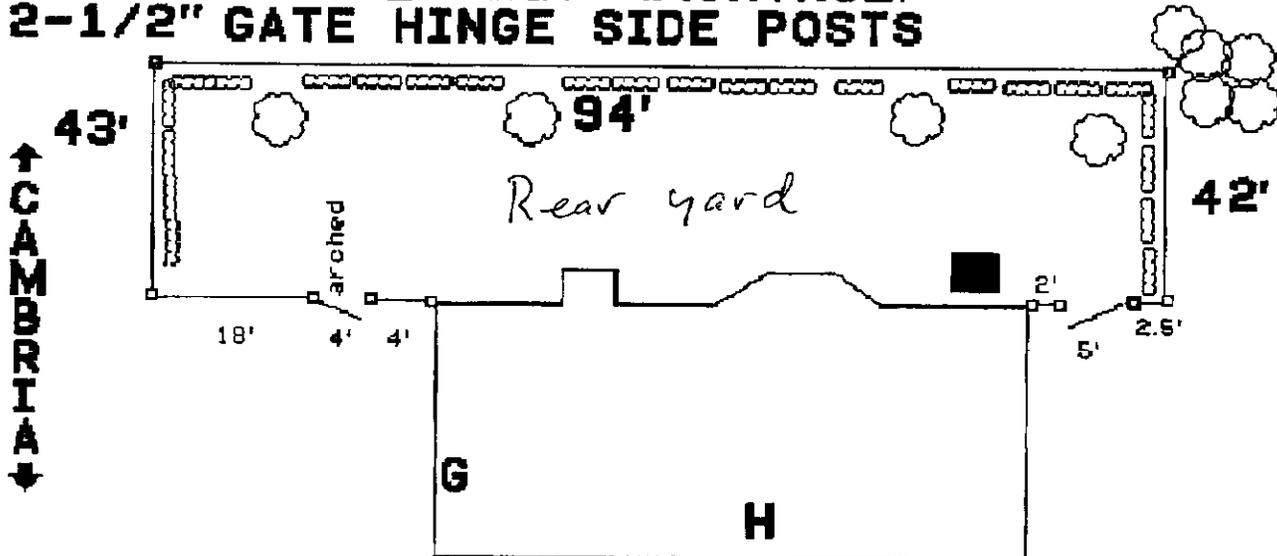
Visions of Paradise - Janca
Mike- 586-907-5727
54001 Van Dyke
Shelby Twp, MI 48316

SHIP TO:

Janca Residence
6839 Shell Drake
Troy, 48085

232.46' 48" high / 96 3/4" wide RES. MAJESTIC BLACK 3 RAIL MONTAGE ATF PANEL Fencing

4' MAJESTIC 2-RAIL (MONTAGE)
2-1/2" GATE HINGE SIDE POSTS



WE WILL CLEAN UP DIRT AND PLACE ON DRIVEWAY FOR VISIONS OF PARADISE TO REMOVE

FOLLOW MULCH LINE AS MUCH AS POSSIBLE

←SHELLDRAKE→