



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
Brian Kischnick, Michael Morris, Andrew Schuster

April 1, 2015

3:00 PM

COUNCIL BOARD ROOM

1. ROLL CALL

2. APPROVAL OF MINUTES – March 4, 2015

3. HEARING OF CASES

- A. **VARIANCE REQUEST, JUSTIN L. CAMILLERI, 5231 ABINGTON** – This property is a double front corner lot. As such it has a 30 foot required front setback along both Abington and Church Hill. The petitioner is requesting a variance to install a 5-foot high non-obscuring vinyl fence set back 18 feet from the property line along Church Hill where City Code limits fences to 30 inches high.

CHAPTER 83

- B. **VARIANCE REQUEST, BAISHALI DEB, 42249 DEQUINDRE** – A variance to install a 4-foot high gate across the driveway along the front property line. The fence code limits the height of fencing in front yards to 30 inches.

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 3:00 PM on Wednesday, March 4, 2015 in the City Council Board Room of Troy City Hall.

1. ROLL CALL

Present:

Theodore Dziurman – Chair
Teresa Brooks – Member
Andrew Schuster – Member
Brian Kischnick – Member
Gary Abitheira – Member

Support Staff Present:

Mitch Grusnick – City of Troy Building Official
Gerald Rice – Recording Secretary

2. APPROVAL OF MINUTES

Moved by: Brooks
Seconded by: Schuster

RESOLVED, To approve the minutes of the February 4, 2015 Regular meeting as submitted.

Yeas: All present

MOTION CARRIED

3. HEARING OF CASES

A. **VARIANCE REQUEST, LISA RUDOLPH FOR PREMIUM ELECTRIC COMPANY INC., 1237 E. FOURTEEN MILE** – A variance to allow the existing 84 square foot ground sign to be increased to a total of 148 square feet while maintaining the existing 11 foot setback from the front property line. The Sign Code would require the enlarged sign to be set back 30’ from the front property line.

Mr. Grusnick reviewed the variance request. He indicated the correction of the 30’ required setback printed in the explanation.

Ms. Rudolph from Premium Electric Company stated they were requested to install an LED sign which would be placed on the existing sign and would not be obtrusive.

Ms. Elezaj from Expert Collision took photos from various businesses’ signs in the area that have LED signs.

Mr. Grusnick stated that parts of the proposed sign would be over 24” in thickness. These areas are calculated two times.

There was a general discussion that followed. Ms. Elezaj stated the AAA sign will be removed. They will list services, hours and special events on the LED display. There were no responses from surrounding businesses.

Moved by: Schuster
Seconded by: Kischnick

RESOLVED, To grant the variance request, pending the removal of the AAA sign, based on the following reason:

1. The variance would not be contrary to the public interest or general purpose and intent of Chapter 85.

Yeas: All present

MOTION CARRIED

- B. **VARIANCE REQUEST, CHERYL BELBOT OF KIRCO MANAGEMENT SERVICES, 101-201 W. BIG BEAVER** – The existing signage including 9 ground signs on the property commonly known as the Columbia Center Campus was originally approved by this Board in April of 2000. Again in October of 2011 this Board approved a variance to allow the installation of an additional ground sign. There are currently 10 regulated ground signs on the property. The petitioner is requesting a variance to allow an additional 24 square foot ground sign.

Mr. Schuster disclosed his law firm has offices at this location. He has no involvement on leasing decisions or any other involvement, financial or otherwise, with Kirco and feels there is no conflict.

Mr. Kischnick asked if he is a principal in the firm. Mr. Schuster stated he is not. The Board agreed and allowed Mr. Schuster to vote on the item.

Mr. Grusnick reviewed the variance request. The ordinance allows 1 main sign per building and 1 additional secondary sign per building. There are 4 buildings on the property, which would allow 8 signs. They have received variances for 2 additional signs.

Ms. Belbot stated this is the first for-lease sign in her twelve years with the company.

Ms. Brooks asked if there was room to add additional tenants on existing sign.

Ms. Belbot stated the main tenant signs allow for tenant name changes. As part of lease negotiations there is no other signage allowed.

There was a general discussion that followed. Building ownership does not allow signage on the exterior walls of the building.

Ms. Belbot stated the proposed sign would be intended as a temporary sign. If the Board put a limit on how long the sign can stay up that would be acceptable.

Mr. Abitheira motioned to approve a 1 year for-lease sign.

Moved by: Abitheira

Seconded by: Brooks

RESOLVED, To grant the variance request, with the stipulation of the removal of the AAA sign, based on the following reason:

1. The variance would not be contrary to the public interest or general purpose and intent of Chapter 85.

Yeas: All present

MOTION CARRIED

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

As of the April meeting, the Board will be joined by Michael Morris who is replacing Teresa Brooks from the Oakland County Health Department.

City Attorney Lori Bluhm would like to visit the Board in either April or May.

7. ADJOURNMENT

The Building Code Board of Appeals meeting adjourned at 3:33 PM.

Theodore Dziurman, Chair

Gerald Rice, Recording Secretary

3. HEARING OF CASES

- A. VARIANCE REQUEST, JUSTIN L. CAMILLERI, 5231 ABINGTON – This property is a double front corner lot. As such it has a 30 foot required front setback along both Abington and Church Hill. The petitioner is requesting a variance to install a 5-foot high non-obscuring vinyl fence set back 18 feet from the property line along Church Hill where City Code limits fences to 30 inches high.

**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: 5231 Abington Dr., Troy, MI 48085

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

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-11-326-010

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 Justin L. Camilleri
COMPANY _____
ADDRESS 5231 Abington Dr.
CITY Troy STATE MI ZIP 48085
TELEPHONE 313-549-9204
E-MAIL jcamilleri30@yahoo.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Justin L. Camilleri
COMPANY _____
ADDRESS 5231 Abington Dr.
CITY Troy STATE MI ZIP 48085
TELEPHONE 313-549-9204
E-MAIL jcamilleri30@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, Justin L. Camilleri (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 3/11/2015
PRINT NAME: Justin L. Camilleri

SIGNATURE OF PROPERTY OWNER  DATE 3/11/2015
PRINT NAME: Justin L. Camilleri

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.



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 11 2015

CITY OF TROY
BUILDING DEPT.

FENCE

Date: 3/11/2015

Project Information	Job Address: <u>5231 Abington Dr., Troy, MI 48085</u> Suite # _____
	Lot: _____ Subdivision: <u>East Long Lake Estates</u>
	Owner: <u>Justin Camilleri</u> Phone: <u>313-549-9204</u>
	Work to be Performed: <input checked="" type="checkbox"/> New <input type="checkbox"/> Move <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Res. <input type="checkbox"/> Comm. <input type="checkbox"/> Ind.
Applicant Information	Name: <u>Justin Camilleri</u> Phone: <u>313-549-9204</u> Fax: _____
	Address: <u>5231 Abington Dr</u> City: <u>Troy</u> State: <u>MI</u> Zip: <u>48085</u>
	Email: <u>jcamilleri30@yahoo.com</u>

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

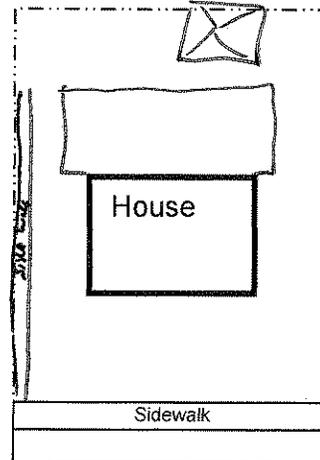
Final lot grade shall be approved before a fence permit is issued.

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	///////	□□□□	<u>vinyl</u>
HEIGHT					<u>5'</u>
NO. OF FEET					<u>100'</u>
PERMIT FEE	<input type="checkbox"/> Under 300' \$15.00		<input type="checkbox"/> Over 300' \$25.00		



Interior Lot Denial Permit 3.11.15
 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 herby 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 11 day of March 2015 Notary Public Oakland County, Michigan

Gerald Rice

My commission expires 12-28-16

GERALD D. RICE
 NOTARY PUBLIC, STATE OF MI
 COUNTY OF OAKLAND REVISED 06/2011
 MY COMMISSION EXPIRES Dec 28, 2016

March 11, 2015

Mitch Grusnick
Building Official / Code Inspector
City of Troy
500 W. Big Beaver
Troy, MI 48084

Dear Mitch Grusnick:

Please accept my fence appeal. My wife and I currently have two children, both under the age of four. Living on a corner lot with roads on either side of our home doesn't leave our children with a lot of room for safe play. We are also in the process of purchasing a family dog, which will need adequate room for running and playing.

The outline of our home displayed in the application demonstrations that we leave 18' between the fence and sidewalk. Some of the other homes in our subdivision also have corner homes. The pictures I have provided show the fences reaching all the way to the sidewalk. We have also decided to have a semi-private fence (vinyl material), which will give the yard and subdivision an open feel. See attached documents for fence measurement (i.e. 61'x40').

We appreciate you taking the time to look through our application. My family and I would greatly appreciate your consideration in this process.

Kindest Regards,



Justin Camilleri

Friday Appraisal
SKETCH ADDENDUM

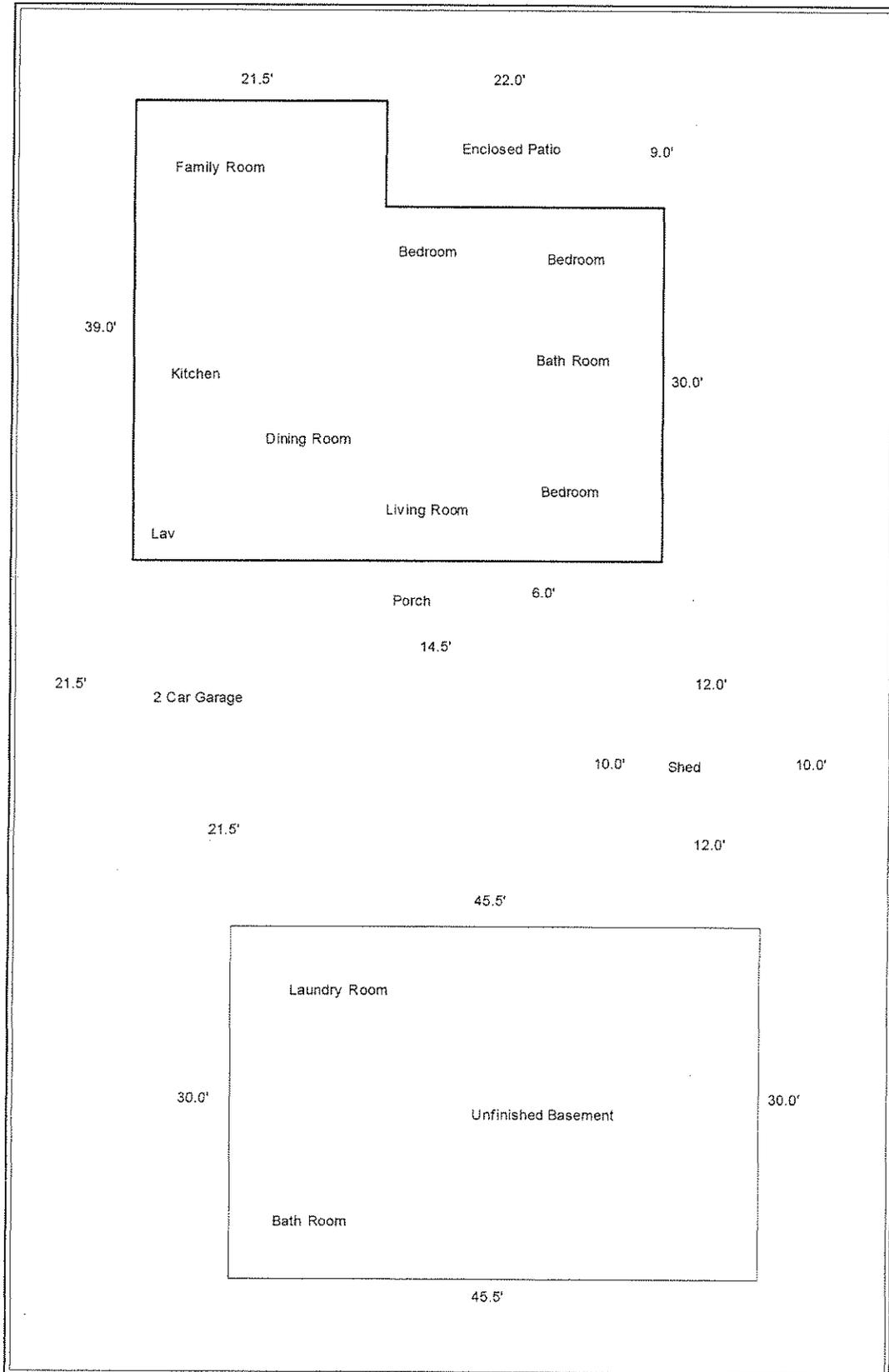
File No. J061614B
 Case No.

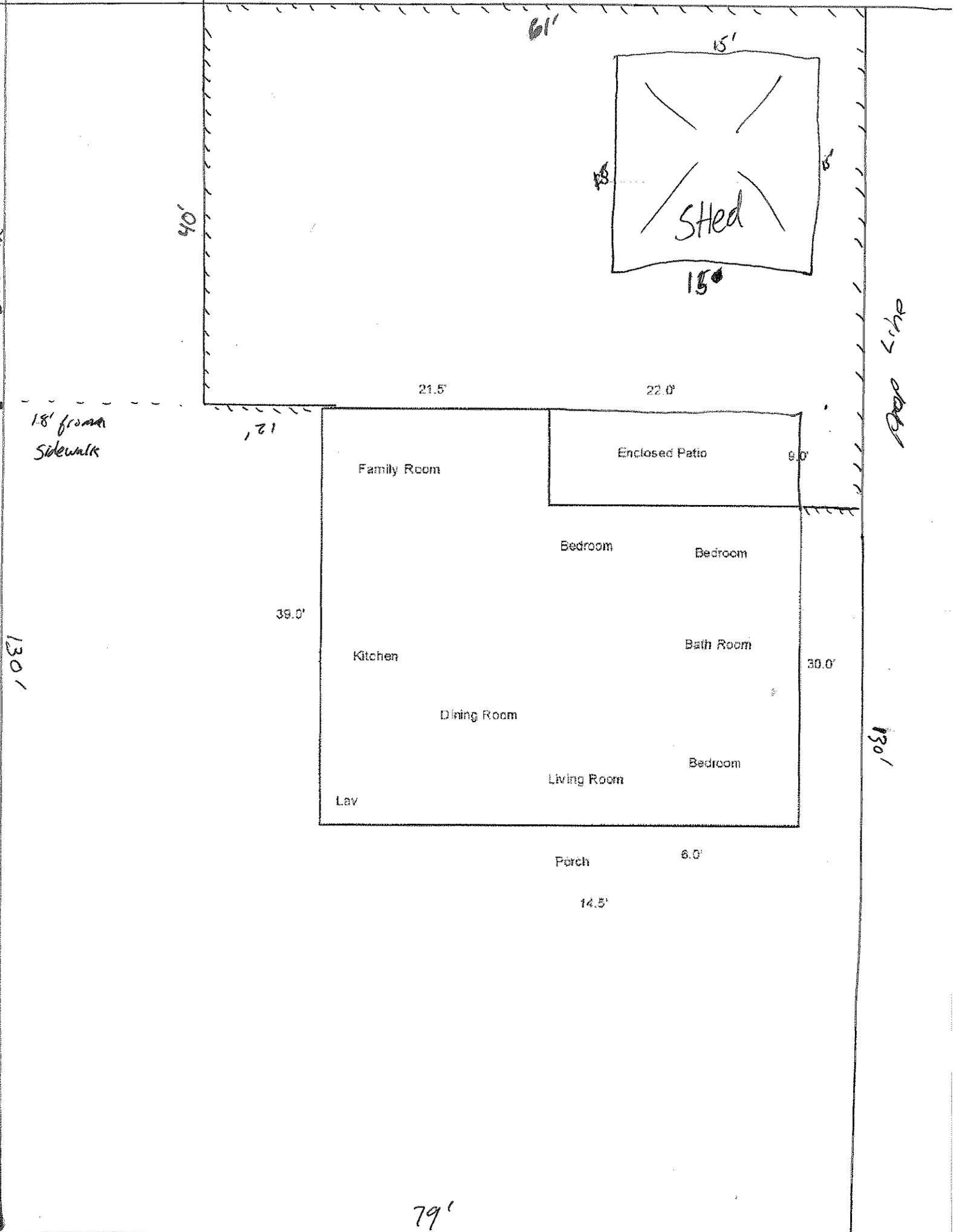
Borrower Justin L & Erin L Camilleri

Property Address 5231 Abington Dr

City Troy County Oakland State MI Zip Code 48085-3417

Lender/Client John Adams Mortgage Company Address 25800 Northwestern Hwy, Southfield, MI 48075







95 0 48 95Feet



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.

Backyard of 5231 Abington Dr., Troy, MI 48085



Comp in East Long Lake Subdivision #1



Comp in East Long Lake Subdivision #2



Comp in East Long Lake Subdivision #2



Free Estimates

Design: _____

Height: _____

Footage: _____

Gate: _____

Color: _____

Total: _____

Available Color: White, Tan, Khaki
5 different style post caps available
4 different style picket caps available

www.signaturepvc.com

Troy Ornamental Iron & Fence

715 Hartland Drive, Troy MI 48083

P.(248) 528-1400 F.(248) 528-9964

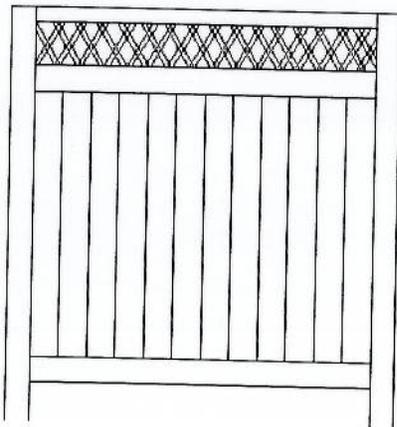
Email: troyfence@yahoo.com

www.troyfence.com

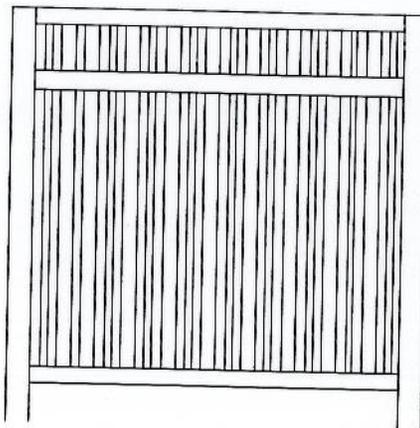
Quote Given By: Walter Koniecki

Vinyl Fence Designs

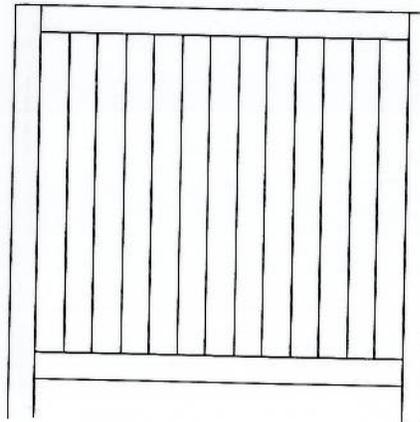
Privacy with 3" Lattice



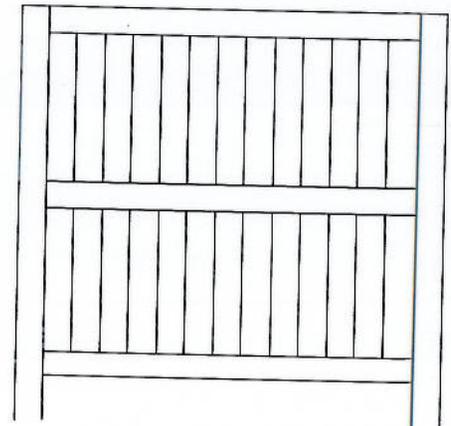
Decorative Dover XR



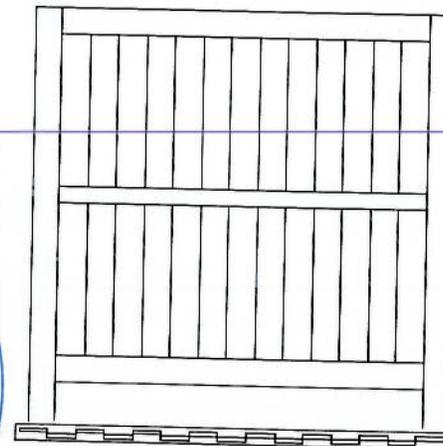
Privacy Kingston 2-Rail



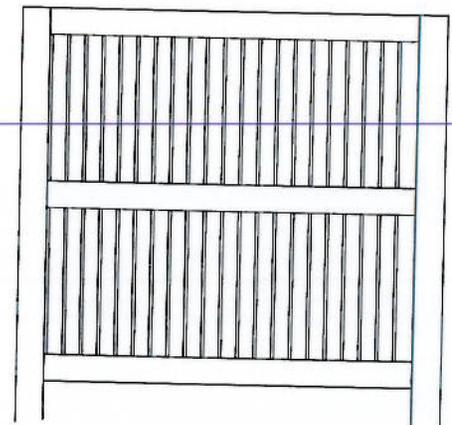
Privacy Kingston 3-Rail



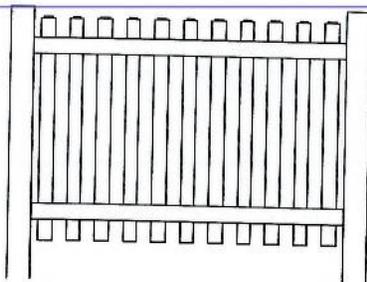
Semi-Privacy Shadow Box



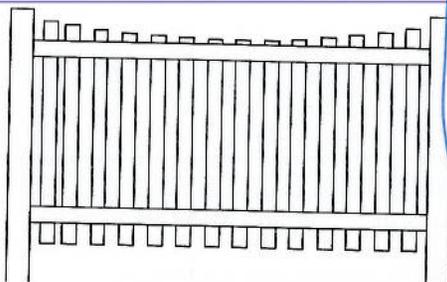
Semi-Privacy Montgomery



New England Picket



Concave New England Picket



4/14

3. HEARING OF CASES

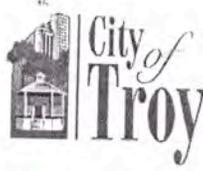
- B. **VARIANCE REQUEST, BAISHALI DEB, 42249 DEQUINDRE** – A variance to install a 4-foot high gate across the driveway along the front property line. The fence code limits the height of fencing in front yards to 30 inches.

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

SIGN APPEALS

FEE \$50

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CONSTRUCTION OR FENCE CODE APPEALS

FEE: \$50

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1. ADDRESS OF THE SUBJECT PROPERTY: 42249 Dequindre Road, Troy MI 48085
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-12-279-005
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 BAISHALI DEB
COMPANY SELF
ADDRESS 43349 DEQUINDRE ROAD
CITY TROY STATE MI ZIP 48085
TELEPHONE 248-721-3850
E-MAIL SHEKHOR@GMAIL.COM

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

8. OWNER OF SUBJECT PROPERTY:

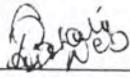
NAME BAISHALI DEB
COMPANY _____
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BAISHALI DEB

I, _____ (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 3/11/2015
PRINT NAME: BAISHALI DEB

SIGNATURE OF PROPERTY OWNER  DATE 3/11/2015
PRINT NAME: BAISHALI DEB

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

Baishali Deb
42249 Dequindre Road
Troy MI 48085
Tel:- 248-721-3850
shekhor@gmail.com

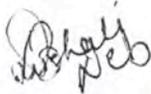
City of Troy Planning Board Department
Troy Michigan

To Whom it may concern

My name is Baishali Deb and I am the resident of 42249 Dequindre Road, Troy MI 48085. I am appealing to install four (4) feet of steel gate at my drive way due to my 2 year old toddler running into busy Dequindre road. Also my neighbor has existing four (4) feet of fence along Dequindre road and all across my property line.

Please I request you to give me the permit to install 4 feet high gate for safety of kids from busy traffic all day long at Dequindre Road.

Sincerely,



Baishali Deb
March, 11, 2015

NEIGHBOR
HOUSE

NEIGHBOR 4' EXISTING FENCE

42249 DEQUINDRE
ROAD

NEIGHBOR
4' EXISTING
FENCE

NEIGHBOR 4'
EXISTING FENCE

PROPOSING
4' FENCE
GATE

NEIGHBOR
4' EXISTING
FENCE



10' TO 15" FEET HIGH SHRUB

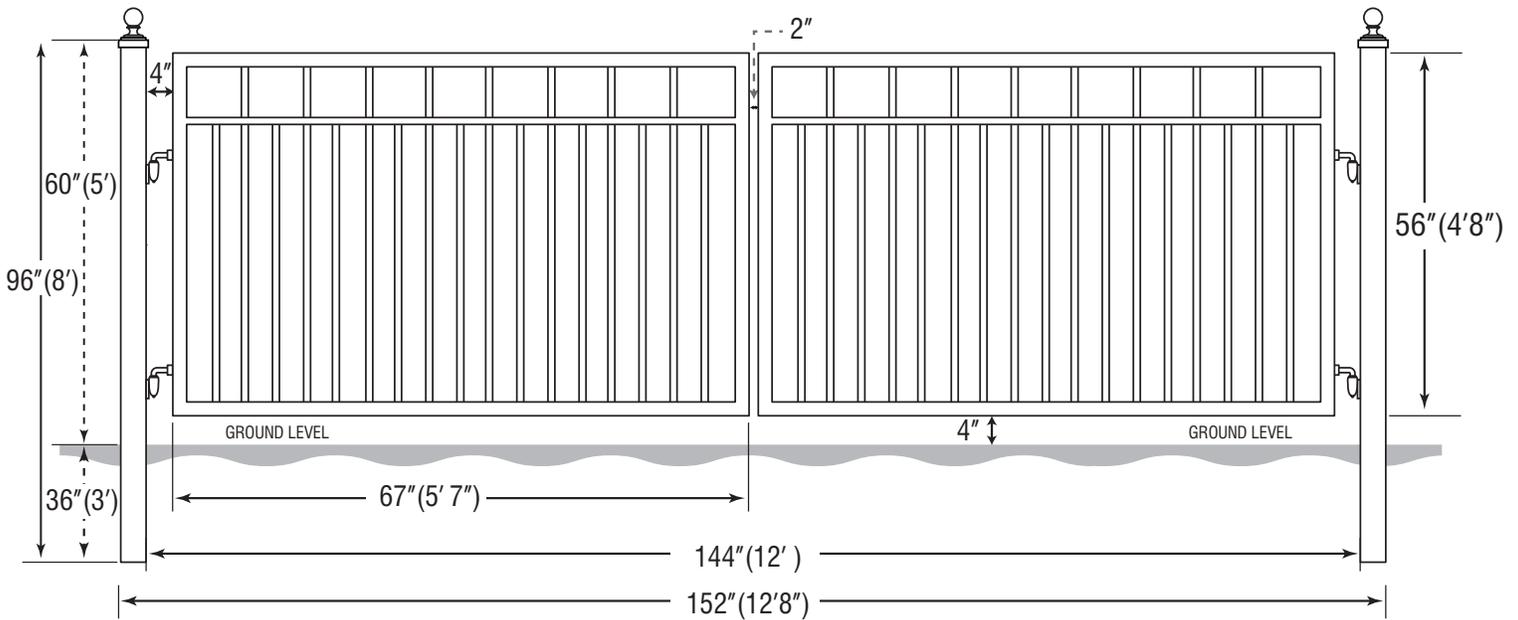
DEQUINDRE ROAD

DEQUINDRE ROAD



Decorative Driveway Gate Installation Manual

12 ft. DUAL Driveway Gate Gate Specifications G2612-KIT



Gate Post: 4" x 4"	Gate Post Weight: 100 lbs.	Panel Weight: 85 lbs.
Frame: 2" x 2"	Rails: 1 1/2" x 3/4"	Pickets: 3/4" x 3/4"
Space Between Lower Pickets: 4"		







