



**BUILDING CODE  
BOARD OF APPEALS  
REGULAR MEETING AGENDA**

500 W. Big Beaver  
Troy, MI 48084  
(248) 524-3344  
[www.troymi.gov](http://www.troymi.gov)  
[planning@troymi.gov](mailto:planning@troymi.gov)

Theodore Dziurman, Chair; Gary Abitheira  
Brian Kischnick, Michael Morris, Andrew Schuster

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**May 6, 2015**

**3:00 PM**

**COUNCIL BOARD ROOM**

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1. ROLL CALL
2. APPROVAL OF MINUTES – April 1, 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. This variance request was an item on last month's April 1, 2015 meeting. The owner, Mr. Camilleri requested to postpone this item until the May 6 meeting so he could address concerns with his neighbors. The Board granted the motion for postponement.  
**CHAPTER 83**
  - B. **VARIANCE REQUEST, JOE GLASER OF LOWES, 3971 ESTATES** – This property is a double front corner lot. The Board of Zoning Appeals granted a variance in 2002 establishing a 32 foot front setback requirement along W. Wattles. The petitioner is requesting a variance to install a 6 foot high vinyl privacy fence set back 4 feet from the property line along W. Wattles where City Code limits fences to 30 inches high.  
**CHAPTER 83**
  - C. **VARIANCE REQUEST, BAISHALI DEB, 42249 DEQUINDRE** – A variance to install a 4 foot high 12 foot long steel gate and 14 linear feet of 4 foot high aluminum fence in the front yard. The fence and gate are proposed to be set back 13 feet from the Dequindre Road public sidewalk. City Code limits the height of fences in front yards to 30 inches. A similar variance request was an item on last month's April 1, 2015 meeting. During the meeting Mr. Deb realized his request was for a gate only with no additional fencing and withdrew his variance request.  
**CHAPTER 83**

**NOTICE:** People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at [clerk@troymi.gov](mailto: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, RANDY HUYCK OF ACTION FENCE, 1804 WOODGATE** – This property is a double front corner lot. As such it has a 25 foot required front setback along both Woodgate and Crestline. The petitioner is requesting a variance to install a 4 foot high non-obscuring chain link fence along the Crestline property line where City Code limits fences to 30 inches high.

**CHAPTER 83**

- E. **VARIANCE REQUEST, DANIEL HEILEMAN OF HEILEMAN SIGNS, 1821 MAPLELAWN** – A variance to the Sign Code to allow a 24.1 foot tall, 129.5 square foot ground sign to be set back 17 feet from the front property line. The Sign Code requires the sign to be set back at least 30 feet from the front property line.

**TABLE 85.02.05 “Planned Auto Centers”**

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

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Chair Dziurman called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on April 1, 2015 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Members Present:

Theodore Dziurman, Chair  
Gary Abitheira  
Michael Morris  
Andrew Schuster

Absent:

Brian Kischnick

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: Abitheira

Support by: Schuster

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

Yes: All present (4)

Absent: Kischnick

**MOTION CARRIED**

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.

Mr. Grusnick reviewed the variance request. He reported the department received two written responses to the public hearing notices; one via email and one hand carried to today's meeting. Both communications express opposition to the variance request as submitted.

Mr. Camilleri said he and his wife believe a 5-foot high fence would provide a safe and secure play area for their two children who are under the age of five and a family pet in the future. He said they were not aware of the fence requirements for a corner lot when they purchased the home. Mr. Camilleri said the proposed placement of the fence would not cause any vision obstruction and would be aesthetically pleasing to the neighborhood. Mr. Camilleri distributed pictures of preferred fence styles.

There was discussion on:

- Lot size; hardship as relates to small back yard.
- Removal of existing shed; applicant addressed cost and timeliness in removal.
- Fence placement, height and material allowed without obtaining a variance.
- Location of two written communications, 5229 Church Hill and 5219 Abington, in relation to subject property.

Chair Dziurman opened the floor for public comment.

Mark Nicholson, 5272 Church Hill, voiced opposition. He addressed the proposed fence height, visual sight line, property values, fence material and color and aesthetics of neighborhood.

Larry Slimak, 5303 Church Hill, voiced opposition to any fence higher than 4 feet. Mr. Slimak addressed visual sight line at the corner, aesthetics, property values and the importance of fence color.

Erika Resh, 5320 Church Hill, voiced opposition. She specifically addressed the potential for vehicular visual obstruction at the corner, the proposed fence height and material.

Barbara Wright, 5255 Church Hill, voiced opposition. She addressed the proposed 5-foot height of the fence.

John Poholsky, 5279 Church Hill, voiced opposition. He would like to see the applicant match the material and color of the existing fence at 5272 Church Hill.

Chair Dziurman closed the floor.

Mr. Grusnick addressed:

- Procedure to postpone a variance request.
- City Code relating to corner clearance obstruction of vision.
- Visual sight line from intersection.
- City Code relating to fence material and color.

Mr. Abitheira identified various options available to the applicant.

Mr. Camilleri asked to postpone the variance request so he could address concerns of the neighbors.

Moved by: Abitheira  
Support by: Schuster

**RESOLVED**, To postpone the item at the request of the applicant to the May 6, 2015 meeting.

Yes: All present (4)  
Absent: Kischnick

**MOTION CARRIED**

Mr. Grusnick announced there would be no public notices mailed on this matter for the May 6<sup>th</sup> meeting.

- 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.

Mr. Grusnick reviewed the variance request. Mr. Grusnick said the applicant submitted a revised drawing showing the gate height at 4 feet. The Board’s agenda packet showed the gate height at 4 feet, 8 inches. Mr. Grusnick reported the department received no responses to the public hearing notices.

Mr. Deb said the 4-foot high gate would protect his toddler from the heavily trafficked Dequindre Road. The applicant advised the Board that he intends to construct a 48-inch high fence that would enclose the open space areas between the gate and his neighbor’s fence to the south and to the bushes to the north.

Mr. Grusnick said the Board could only make a determination on the variance request as published for the 4-foot high gate. Mr. Grusnick suggested the applicant withdraw the application for consideration in front of the Board today and submit a new variance request application for both the gate and fence.

Mr. Grusnick addressed future plans of the County to widen Dequindre in 2016. He shared that the Superintendent of Streets for the County suggested to set back the fence and gate another 10 feet to accommodate the road widening. Mr. Grusnick addressed measurements of the open spaces alongside the proposed gate and the existing bushes.

Mr. Deb withdrew the variance request in front of the Board today for consideration.

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

Chair Dziurman said he hopes to see all the Board members at the City's 2015 Volunteer Appreciation Lunch on May 12.

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:55 p.m.

Respectfully submitted,

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Theodore Dziurman, Chair

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Kathy L. Czarnecki, Recording Secretary

G:\Building Code Board of Appeals Minutes\2015\Draft\2015 04 01 Regular Meeting\_Draft.doc

**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. This variance request was an item on last month's April 1, 2015 meeting. The owner, Mr. Camilleri requested to postpone this item until the May 6 meeting so he could address concerns with his neighbors. The Board granted the motion for postponement.

**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](mailto: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](mailto: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

**RECEIVED**  
 Check #  
 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)

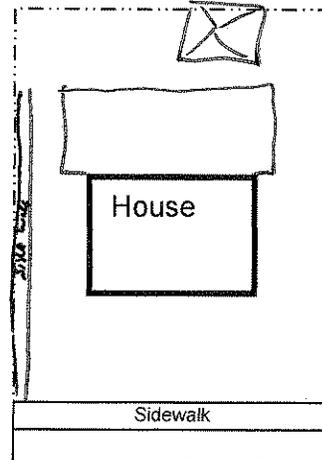
Final lot grade shall be approved before a fence permit is issued.

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  
 Corner Lot  Permit 3.11.15  
 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 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  
[Signature]  
 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 demonstrates 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**

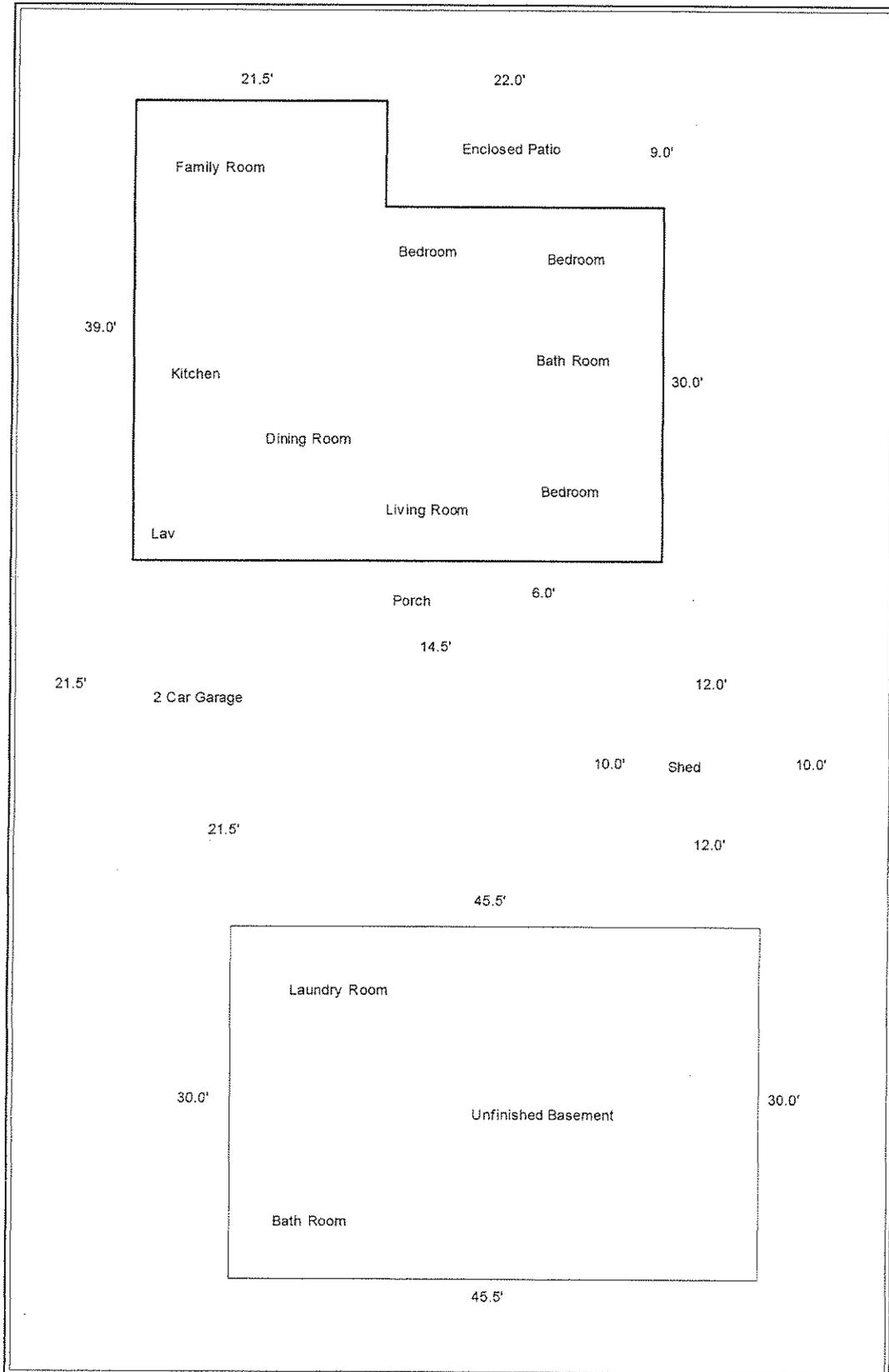
File No. J061614B  
 Case No.

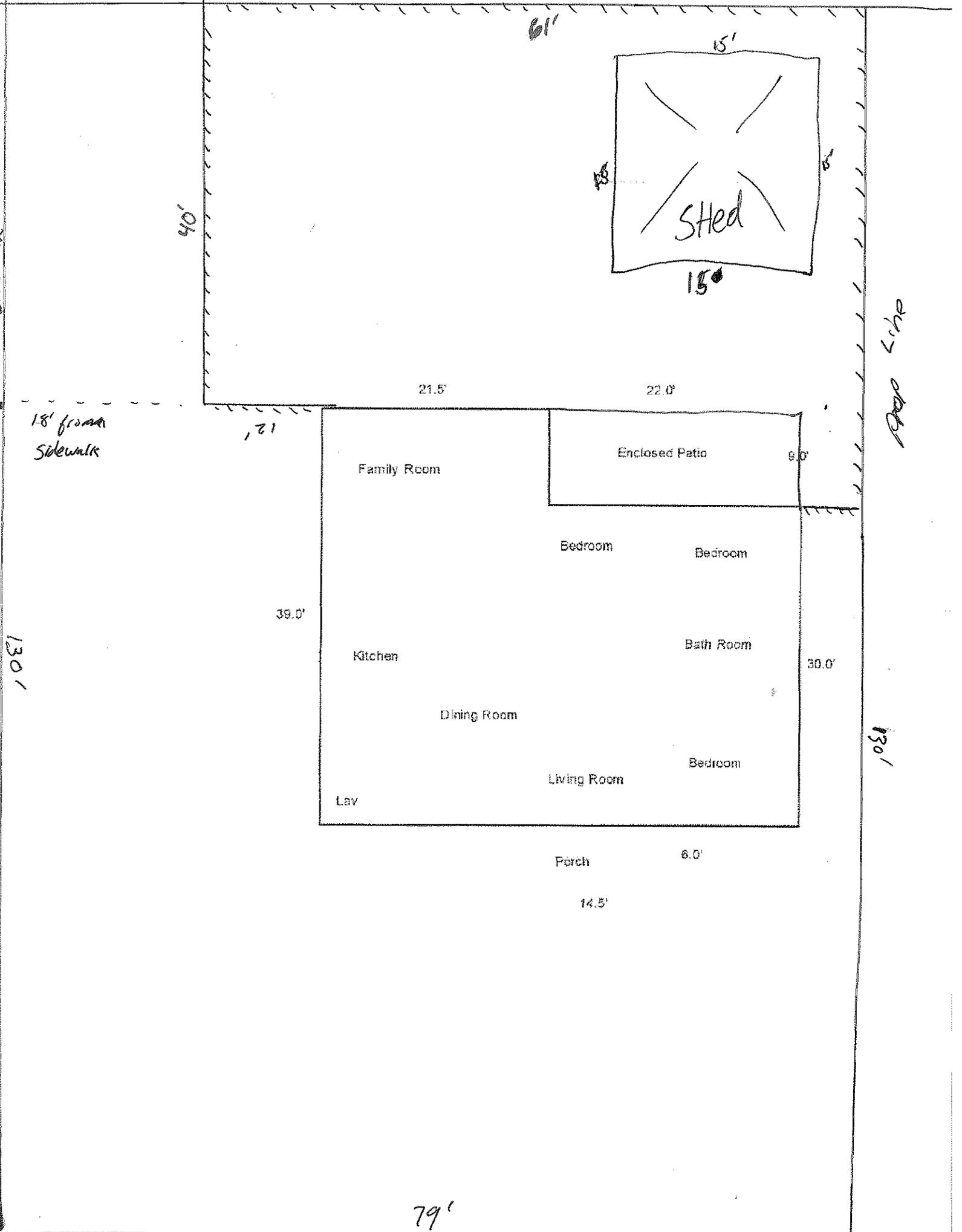
Borrower Justin L & Erin L Camilleri

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](http://www.signaturepvc.com)

**Troy Ornamental Iron & Fence**

715 Hartland Drive, Troy MI 48083

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

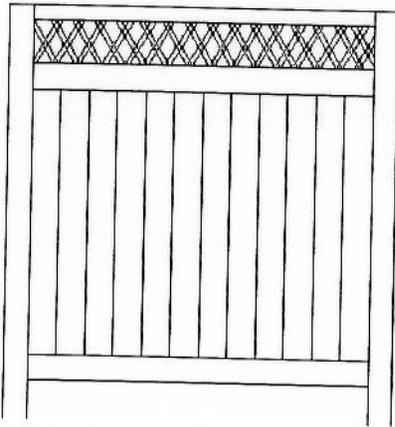
Email: [troyfence@yahoo.com](mailto:troyfence@yahoo.com)

[www.troyfence.com](http://www.troyfence.com)

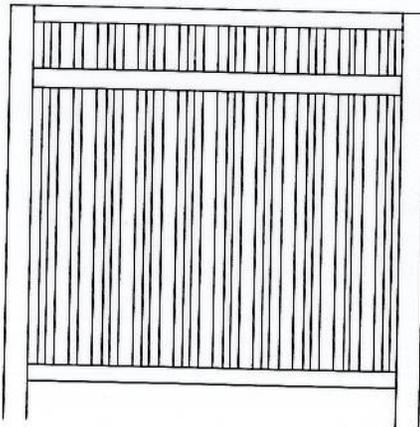
Quote Given By: Walter Koniecki

**Vinyl Fence Designs**

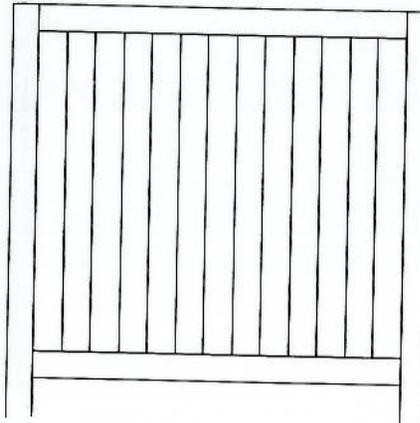
**Privacy with 3" Lattice**



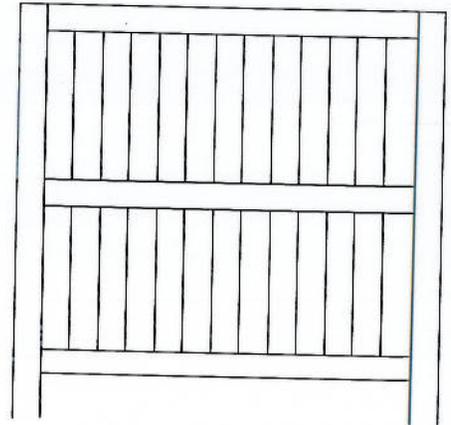
**Decorative Dover XR**



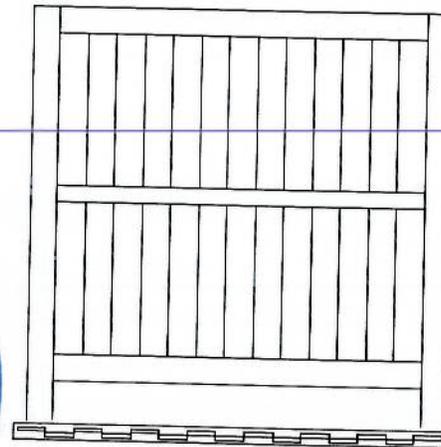
**Privacy Kingston 2-Rail**



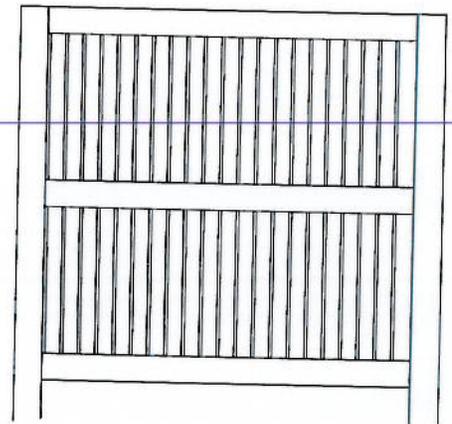
**Privacy Kingston 3-Rail**



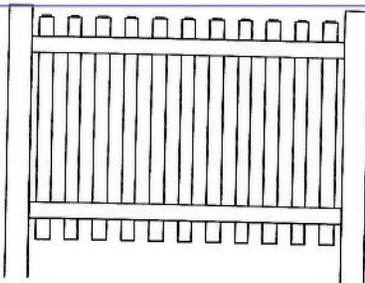
**Semi-Privacy Shadow Box**



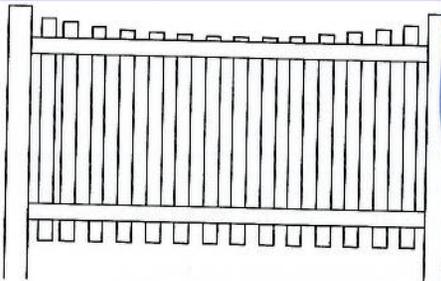
**Semi-Privacy Montgomery**



**New England Picket**

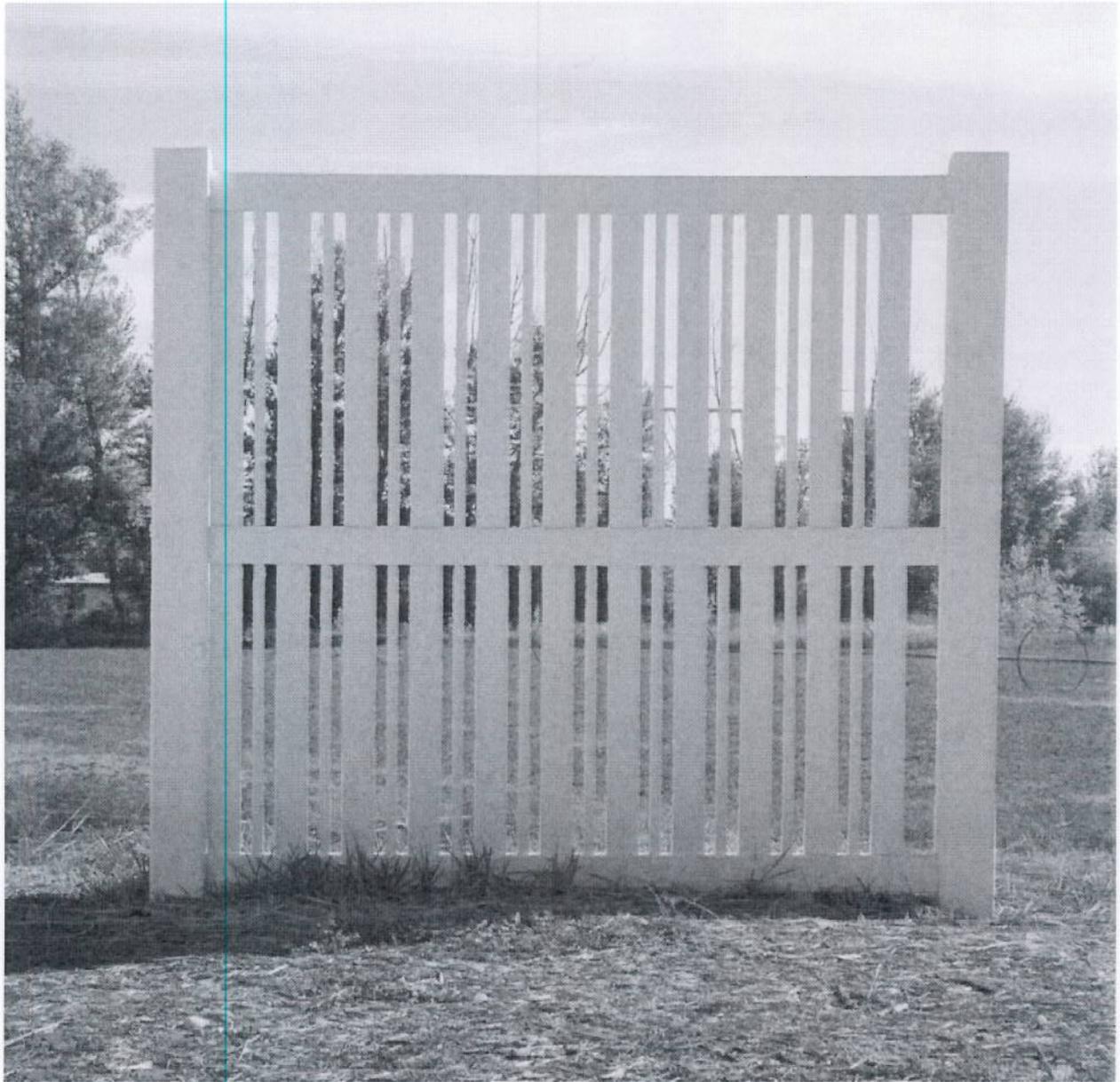


**Concave New England Picket**



4/14

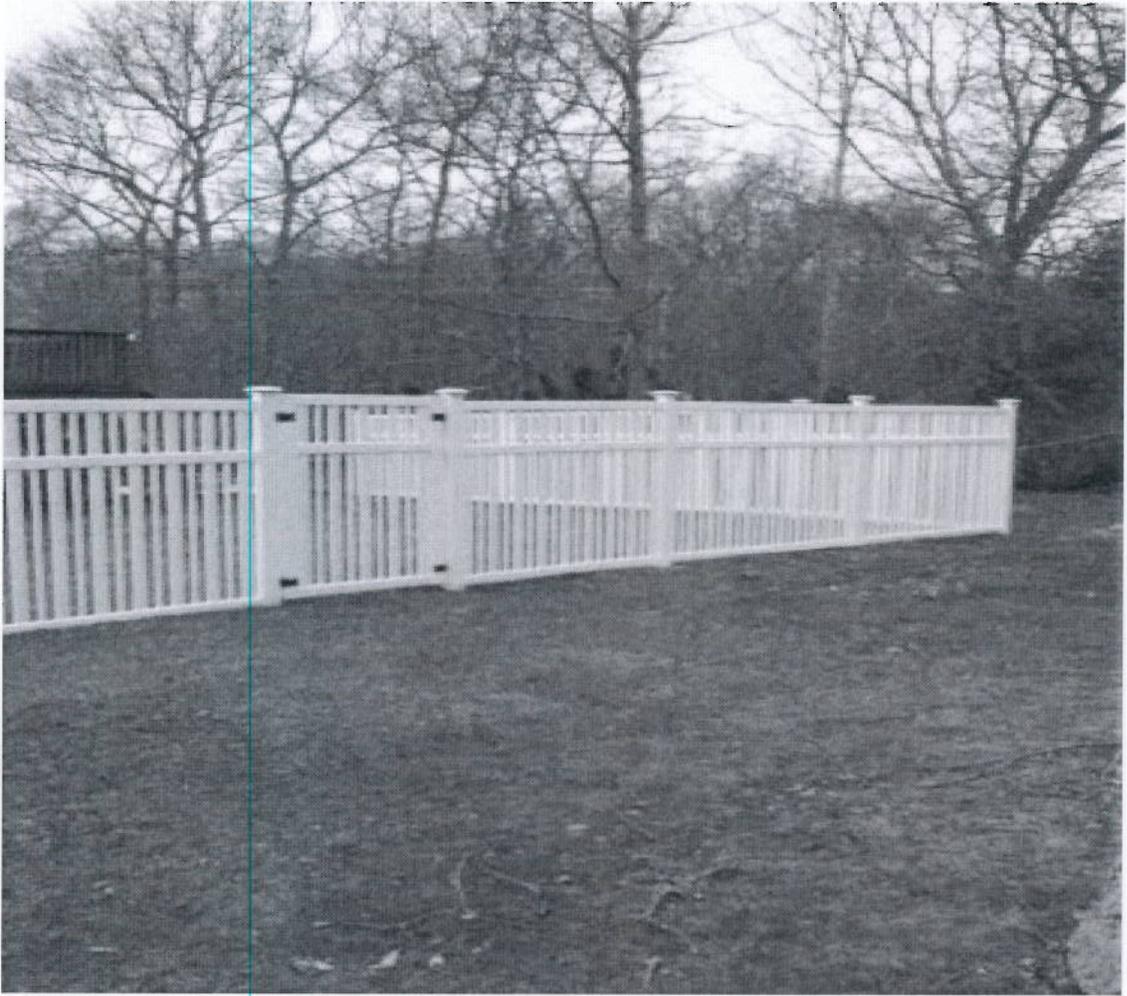
5231 Abington

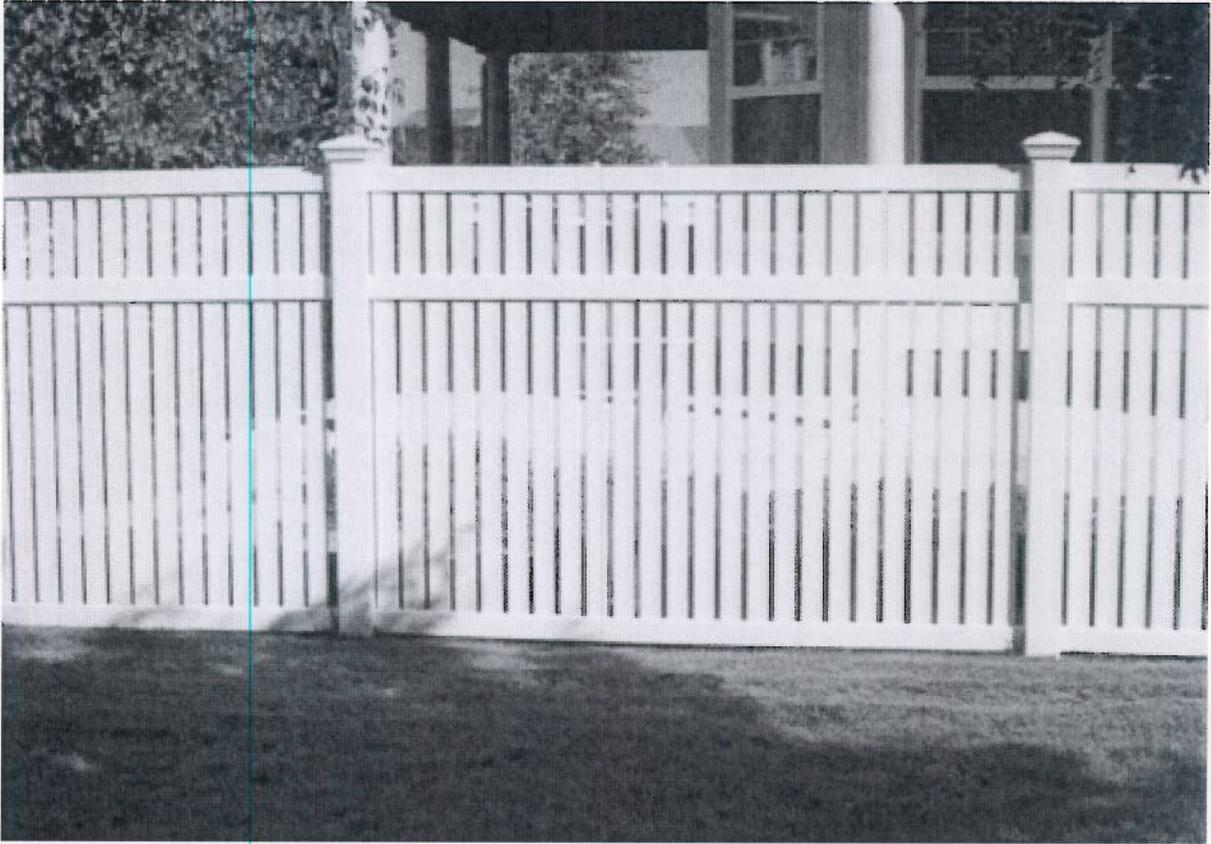


Handout by applicant

04/01/15

5 foot





## Kathy Czarnecki

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**From:** Jennifer Halucha <jhalucha@yahoo.com>  
**Sent:** Thursday, March 26, 2015 9:43 PM  
**To:** Planning  
**Subject:** 5231 Abington/ requested variance/plz confirm

Good evening,

After talking to my Husband and reviewing the property we are NOT in favor of approving their request for the variance of installing the fence they requested. The reason are as followed.

1. 18ft from the side walk would be situated half way down there drive way and stick out and become an eye sore.
2. no property in the sub has a gate/fence in the front yard and wouldn't line up with the neighbor next door.
3. As a Realtor I would consider this to be an distraction, wouldn't conform with the sub/oddy and lower the value of the surrounding homes as well as an eye sore.
4. That corner is well know for cars speeding around without paying attention to others coming up from the back of Churchill. Any obstruction of view would increase the chance of an accident.
5. On a personal opinion, I would not want view a large fence from my front porch. This neighborhood as always maintained an open feel and should continue to do so.

Because they are located at the corner I understand it makes it difficult due to their back yard facing the frontage side. If They were to be permitted to install a fence I feel they need to angel it from the furthest Northwest corner of the home to meet with the backyard neighbors fence. If they did this we wouldn't be opposed to standard 4' fence to match the neighbors.

Any questions please feel free to contact me.  
Thank you for your time.

**Jennifer J. Halucha**  
**Associate Broker, REALTOR®**  
**BPOR, E-PRO, ABR, SRES**  
**Real Living Great Lakes Real Estate**  
**248-763-6611 cell**  
**248-293-0000 office ext 608**  
**248-997-8600 office fax**  
**248-528-1565 home fax**  
[Jhalucha@yahoo.com](mailto:Jhalucha@yahoo.com)  
[www.RealLiving.com/Jennifer.Halucha](http://www.RealLiving.com/Jennifer.Halucha)

March 31, 2015

Re: April 1, 2015

Public Hearing

5231 Abington

Chapter 83

Justin L. Camilleri

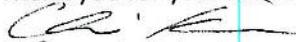
With the applicant having two young children and a corner lot, we fully understand the need for a fence. We would prefer that any fence that goes in be four feet or less. The white vinyl fences, particularly the more solid styles, tend to be glaring in bright light and do not tend to enhance an area. The more open picket style fences are not as glaring and can look nice at more appropriate heights. IE less than four feet.

If an 18 foot setback is allowed, a five foot fence would be too much like a wall. Regardless of the type. Any fence tends to stop the eye and at five feet it would be very noticeable.

In summary, we would prefer:

- a more open style
- four feet high or less
- subtle color
- the 30 foot setback

Thank you for your consideration,



Carole Knisley  
Chris and Carole Knisley

5229 Church Hill

Hand carried to 04/01/15  
meeting.

### 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.

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Mr. Camilleri said he and his wife believe a 5-foot high fence would provide a safe and secure play area for their two children who are under the age of five and a family pet in the future. He said they were not aware of the fence requirements for a corner lot when they purchased the home. Mr. Camilleri said the proposed placement of the fence would not cause any vision obstruction and would be aesthetically pleasing to the neighborhood. Mr. Camilleri distributed pictures of preferred fence styles.

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Barbara Wright, 5255 Church Hill, voiced opposition. She addressed the proposed 5-foot height of the fence.

John Poholsky, 5279 Church Hill, voiced opposition. He would like to see the applicant match the material and color of the existing fence at 5272 Church Hill.

Chair Dziurman closed the floor.

Mr. Grusnick addressed:

- Procedure to postpone a variance request.
- City Code relating to corner clearance obstruction of vision.
- Visual sight line from intersection.
- City Code relating to fence material and color.

Mr. Abitheira identified various options available to the applicant.

Mr. Camilleri asked to postpone the variance request so he could address concerns of the neighbors.

Moved by: Abitheira  
Support by: Schuster

**RESOLVED**, To postpone the item at the request of the applicant to the May 6, 2015 meeting.

Yes: All present (4)  
Absent: Kischnick

### **MOTION CARRIED**

Mr. Grusnick announced there would be no public notices mailed on this matter for the May 6<sup>th</sup> meeting.

**VARIANCE REQUEST, JOE GLASER OF LOWES, 3971 ESTATES** – This property is a double front corner lot. The Board of Zoning Appeals granted a variance in 2002 establishing a 32 foot front setback requirement along W. Wattles. The petitioner is requesting a variance to install a 6 foot high vinyl privacy fence set back 4 feet from the property line along W. Wattles 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](mailto: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](mailto: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: 3971 Estates Troy MI 48084

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

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-19-203-026

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 Joe Glaser  
COMPANY Laves  
ADDRESS 2000 Metro Parkway  
CITY Sterling Hgts. STATE MI ZIP 48310  
TELEPHONE 586-446-4100  
E-MAIL Joseph.Glaser@Store.Laves.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: \_\_\_\_\_

8. OWNER OF SUBJECT PROPERTY:

NAME Robert Bellini  
COMPANY \_\_\_\_\_  
ADDRESS 3971 Estates  
CITY Troy STATE MI ZIP 48084  
TELEPHONE 586-243-1493  
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, \_\_\_\_\_ (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 Joseph E. Glaser DATE 4-9-15

PRINT NAME: JOSEPH E. GLASER

SIGNATURE OF PROPERTY OWNER Robert Bellini DATE 4-9-15

PRINT NAME: Robert Bellini

*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.*



City Of Troy

04/08/2015

To whom it may concern,

My name is Robert Bellini, I am a resident in the city of Troy. Address is 3971 Estates. Which you already know is located on the corner of Wattles and Estates.

I am trying to have a 6' high vinyl fence installed through Lowes and our permit was not approved. Our family would like the city of Troy to reconsider their decision as this is a huge safety issue for our small children. Being our home is on a main road the noise is also a nuisance and this fence would greatly cut down on the noise, and improve our families quality of living.

As you can observe many surrounding neighbors already have fencing installed like we are requesting.

A professional install will not only increase the value of our home, but add value to the city.

If you could please review our request and let us know as quickly as possible so we can move forward with our home improvement.

Thank You,  
Robert Bellini



MORTGAGE SURVEY  
FOR

**THE WAYNE OAKLAND BANK**

LINCOLN 3-1880

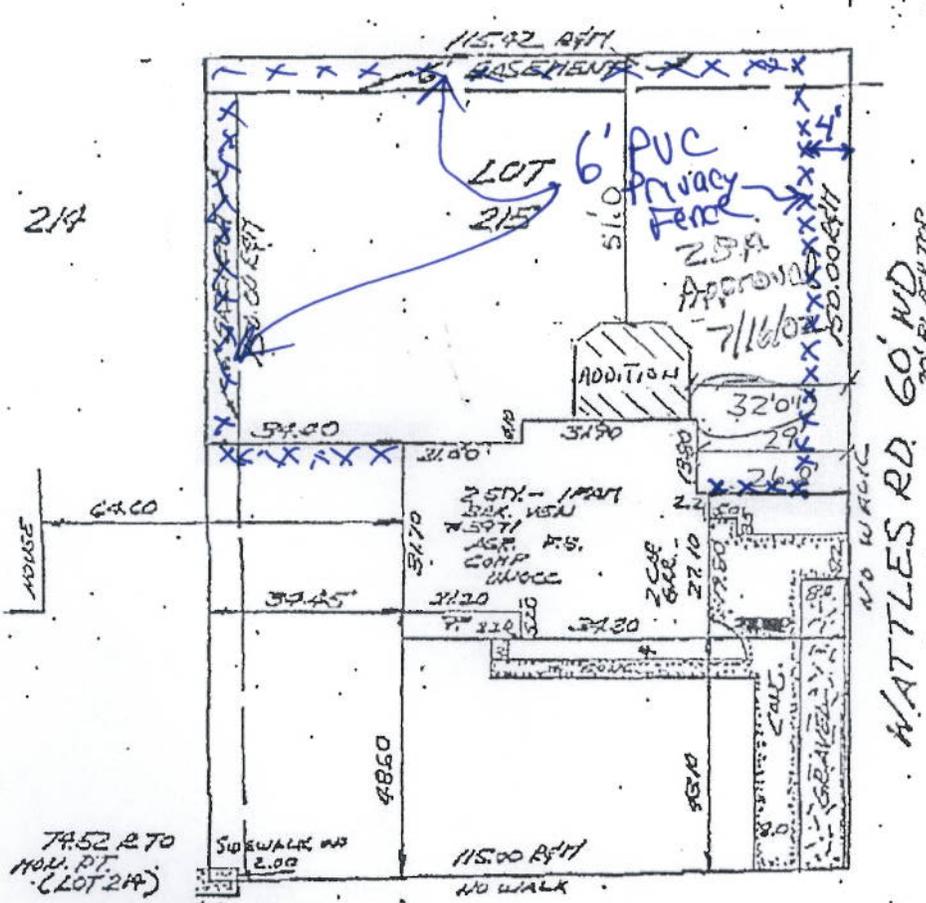
JORDAN 3-1880

MAIN AT FOURTH  
ROYAL OAK, MICHIGAN 48068

RECEIVED

JUN 11 1980

BUILDING  
DEPARTMENT



74.52 R TO  
HOLI. PT.  
(LOT 214)

ESTATES DR. 86' WD.  
SCALE 1"=30' 20' CONC. PAVED

LEGAL DESCRIPTION: Lot 215 - "TROY ESTATES SUB." part of the N.E. 1/4 of Section 19, T.2N., R.11E., City of Troy, Oakland County, Michigan Liber 118 Pages 16, 17, 18 & 19 O.C.R.

Survey No. 78686  
William P. Jacka

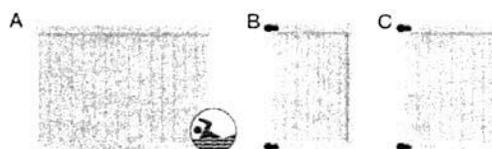
9-25-70:80

We certify to — The Wayne Oakland Bank

To Contact a Barrette Outdoor Living/Freedom® Specialist Call 888-418-4400 Fax 440-891-5265

## 6X8 BOLTON PRIVACY - WHITE

- 6 in. tongue & groove boards
- 1-3/4 in. x 5-1/2 in. top & bottom rails
- Aluminum reinforced bottom rail
- 14 day lead time



	Product Description	Actual Size	Model #	SOS#	Price
A	6x8 Bolton Privacy Fence Kit - White (DE)	70in. H x 90.75in. W	73014727	666950	\$105.00
B	Bolton 4' Gate Kit - White (hinges included)	70in. H x 46in. W	73014394	546560	\$185.00
C	Bolton 5' Gate Kit - White (hinges included)	70in. H x 58in. W	73014395	546561	\$177.00

	Product Description	Model #	SOS#	Price		D	E	F	G
D	5in. x 5in. x 106in. Line Post - White (DE)	73024020	666951	\$32.98					
E	5in. x 5in. x 106in. Corner Post - White (DE)	73024022	666952	\$32.98					
F	5in. x 5in. x 106in. End Post - White (DE)	73024021	666953	\$32.98					
G	5in. x 5in. Gothic Post Top - White	73003094	385321	\$5.98					
H	4 oz. Tube Vinyl Adhesive	73002172	385251	\$6.58					
	• 5in. x 5in. x 106in. Post Insert	73003463	430372	\$54.00					

The new Freedom® Vinyl Fence SOS catalogs are due out to the stores with the 4/1 Cadmus Distribution. Unfortunately, as of today, the Stratford panel will no longer be available due to a production issue, but the new Bolton style is available and ready to order.

In the interim following are the steps Barrette is taking:

- Immediately delete the white Stratford from the e-cat;
- Immediately activate the new white Bolton in the e-cat;
- Work with a refund / rebill for the next few days where applicable on any Stratford order; and
- Our Customer Service Team is available to answer any questions and walk Store associates through any orders for these products --- 1-888-418-4400

Thanks for your patience as we make this important product change to better serve Lowe's customers today and in the future.



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.



# 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: 3-20-15

PF2015-0014

248 524 3354 Mitch Gausnick

Project Information	Job Address: <u>3971 ESTATES</u> Suite # _____
	Lot: _____ Subdivision: _____
	Owner: <u>ROBERT BELLINI</u> Phone: <u>586 243 1493</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>JAN ENTERPRISE</u> Phone: <u>586 242 1871</u> Fax: _____
	Address: <u>3937S DRAKE</u> City: <u>CLINTON TWP</u> State: <u>MI</u> Zip: <u>48036</u>
	Email: _____

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

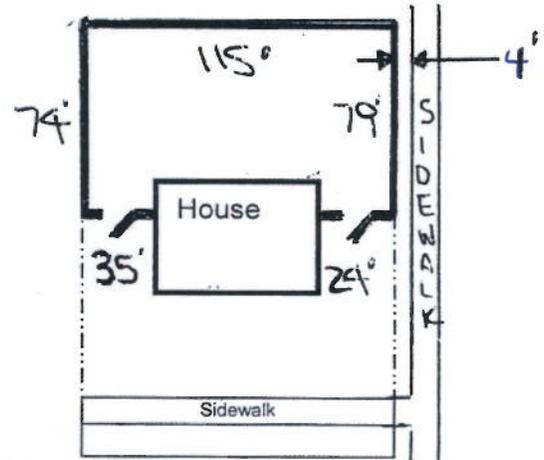
Final lot grade shall be approved before a fence permit is issued.

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	///////	□□□□	VISIT
HEIGHT					6
NO. OF FEET					327
PERMIT FEE	<input 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 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 \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ Notary Public, \_\_\_\_\_ County, Michigan

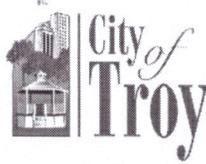
My commission expires \_\_\_\_\_

**VARIANCE REQUEST, BAISHALI DEB, 42249 DEQUINDRE** – A variance to install a 4 foot high 12 foot long steel gate and 14 linear feet of 4 foot high aluminum fence in the front yard. The fence and gate are proposed to be set back 13 feet from the Dequindre Road public sidewalk. City Code limits the height of fences in front yards to 30 inches. A similar variance request was an item on last month's April 1, 2015 meeting. During the meeting Mr. Deb realized his request was for a gate only with no additional fencing and withdrew his variance request.

**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](mailto: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](mailto:GrusnickME@troymi.gov)  
<http://www.troymi.gov/BuildingInspection/>

**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.

- 42249 DEQUINDRE ROAD, TROY MI 48085
1. ADDRESS OF THE SUBJECT PROPERTY: \_\_\_\_\_  
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 42249 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 \_\_\_\_\_  
ADDRESS 42249 DEQUINDRE ROAD  
CITY TROY STATE MI ZIP 48085  
TELEPHONE 248-721-3850  
E-MAIL SHEKHOR@GMAIL.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, BAISHALI DEB (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 4-3-2015  
PRINT NAME: BAISHALI DEB

SIGNATURE OF PROPERTY OWNER  DATE 4-3-2015  
PRINT NAME: BAISHALI DEB

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

April 3, 2015

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

Dear Mr Grusnick

My name is Baishali Deb and I am the current resident of 42249 Dequindre Road Troy, MI 48085. Please accept my fence and gate appeal. We have a two year old toddler is running into busy Dequindre Road and I am very concern about her safety when she is playing outside.

We have decided to install 4' Height X 12' Wide black steel gate along with 8' X 4' and 6' X 4' black Aluminum fence end of both side of the gate. Also to look decorative, we will install two 24" X 24" decorative block or brick post on both side of the gate. The gate and fence will be 13 feet inside from edge of the side walk.

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

Sincerely,



Baishali Deb

42249 DEQUINDRE  
TROY, MI

NEIGHBOR 4' FENCE



NEIGHBOR 4' FENCE

4x12 GATE

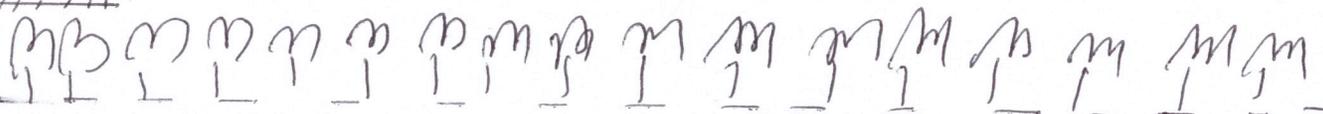
4x8 FENCE

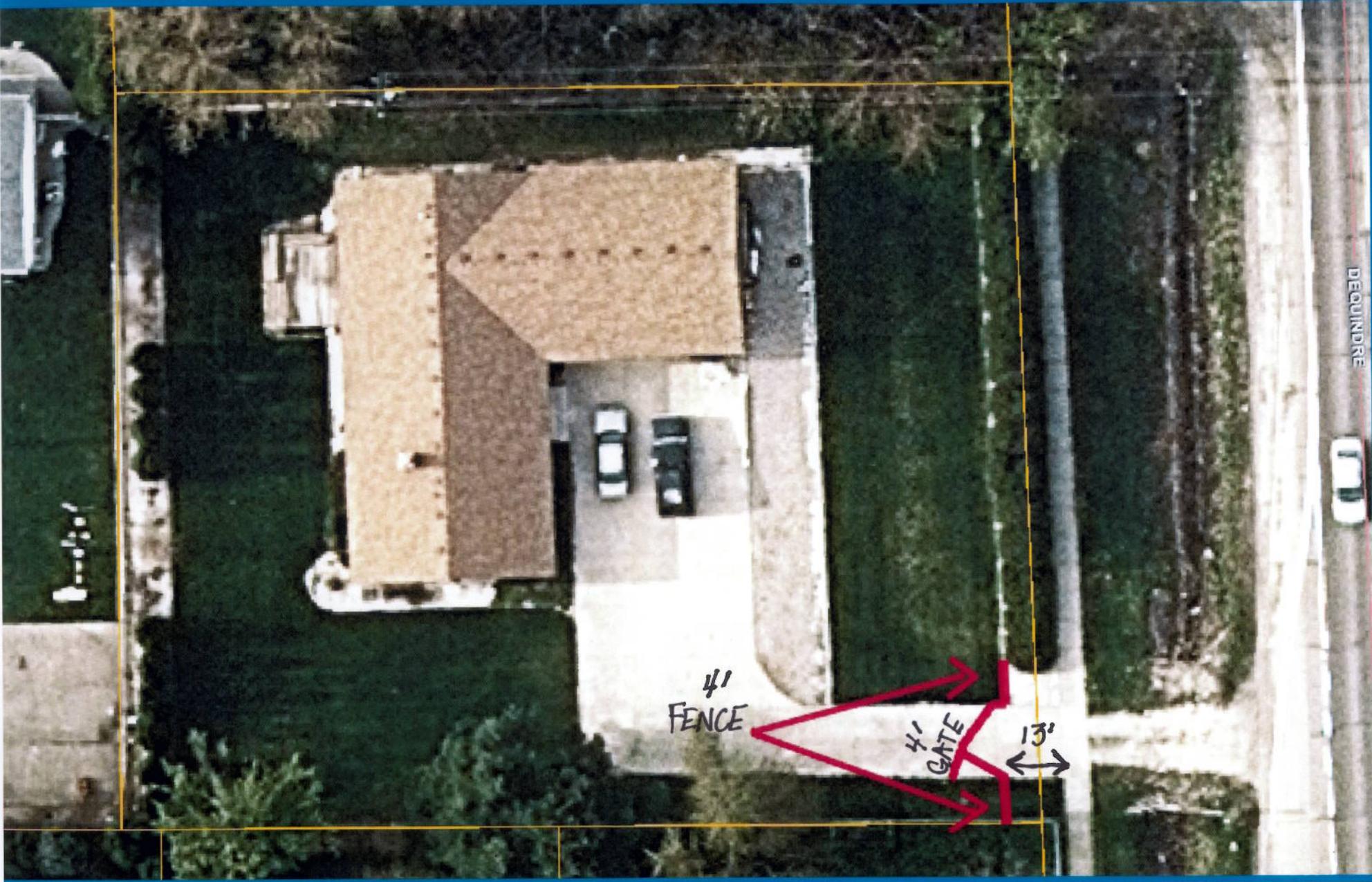
4x6 FENCE

POST

13'

DEQUINDRE ROAD



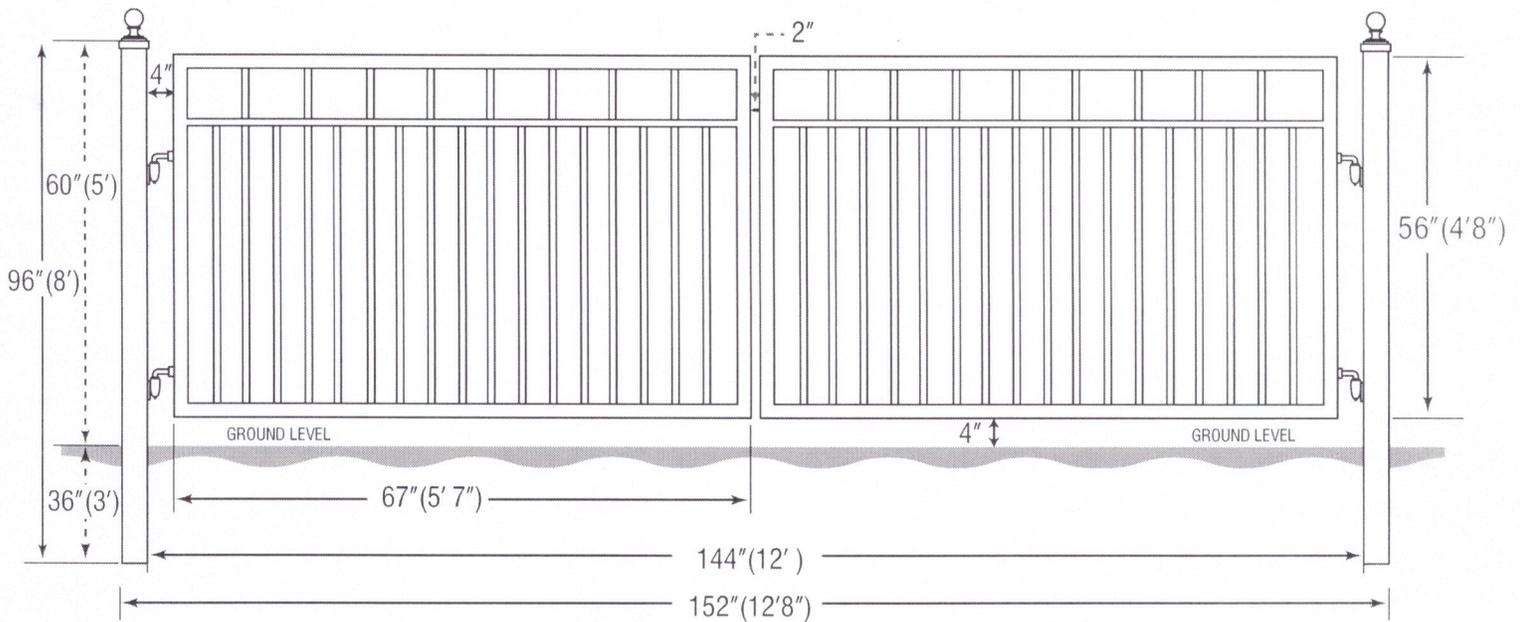


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# Decorative Driveway Gate Installation Manual

## 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"x2"	Rails: 1 1/2" x 3/4"	Pickets: 3/4" x 3/4"
Space Between Lower Pickets: 4"		







42249

**VARIANCE REQUEST, RANDY HUYCK OF ACTION FENCE, 1804 WOODGATE –**

This property is a double front corner lot. As such it has a 25 foot required front setback along both Woodgate and Crestline. The petitioner is requesting a variance to install a 4 foot high non-obscuring chain link fence along the Crestline property line 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](mailto: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](mailto:GrusnickME@troymi.gov)  
<http://www.troymi.gov/BuildingInspection/>

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1. ADDRESS OF THE SUBJECT PROPERTY: \_\_\_\_\_

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:

\_\_\_\_\_

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 \_\_\_\_\_

COMPANY \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

TELEPHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: \_\_\_\_\_

8. OWNER OF SUBJECT PROPERTY:

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, \_\_\_\_\_ (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** \_\_\_\_\_ **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.***

**Randy Huyck**

4248 Delemere ct  
Royal Oak, MI 48073  
Phone: 248-542-3900

► **Troy building code of Appeals Board  
Members**

---

Members of the board,

We are here before you asking for a variance at the property of Tony Iacona at 1804 Woodgate dr. The current rule will only allow us to install a fence from the SE corner of the home south to the front of the southern neighbors home, This would cut my customers back yard space by a third.

We are asking to install a 4' tall chainlink (cyclone) fence within the boundaries of his property as shown on the accompanying illustration. This fence being very open will have no effect on traffic or passers by. This fence is strictly for my customers families safety and peace of mind. Please see the picture of the fence below.



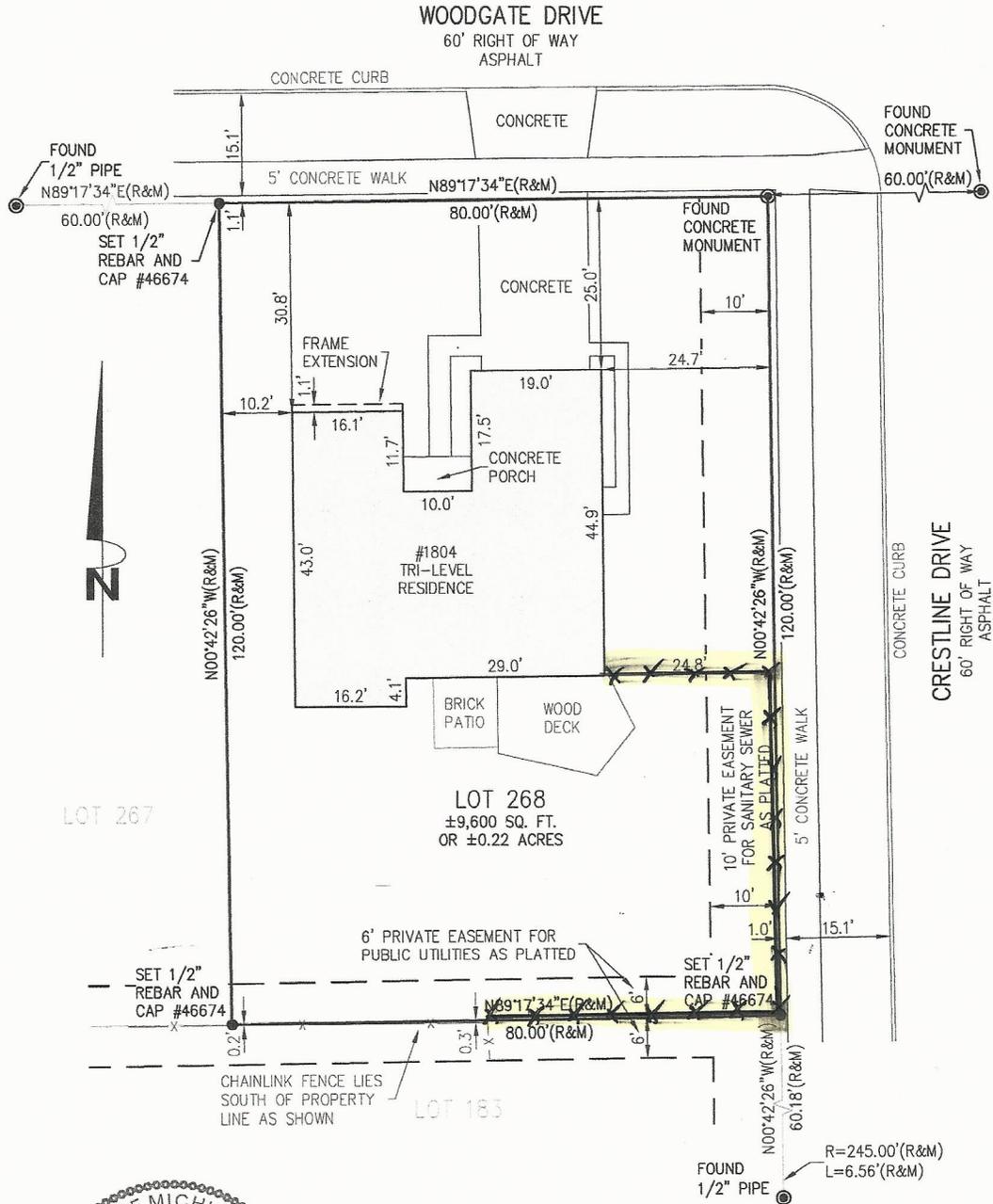
Thank you for your consideration.

Randy Huyck

---

**LEGAL DESCRIPTION**

LAND SITUATED IN THE CITY OF TROY IN THE COUNTY OF OAKLAND IN THE STATE OF MI.  
 LOT 268, RAINTREE VILLAGE SUBDIVISION NO. 1, AS RECORDED IN LIBER 138 OF PLATS,  
 PAGES 12 TO 16, INCLUSIVE, OAKLAND COUNTY RECORDS.



- NOTES:**
1. SURVEY IN ACCORDANCE WITH TITLE COMMITMENT ORDER NO. 59909071 PREPARED BY TITLE SOURCE, INC., UNDER WRITTEN FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED DECEMBER 29, 2014.
  2. THE BASIS OF BEARING IS THE SOUTH LINE OF WOODGATE DRIVE AS RECORDED IN LIBER 138 OF PLATS, PAGES 12 TO 16, INCLUSIVE, OAKLAND COUNTY RECORDS.
  3. DUE TO SNOW COVER AT THE TIME OF SURVEY, SOME GROUND LEVEL FEATURES MAY NOT BE SHOWN HEREON.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL OF LAND SHOWN AND DESCRIBED HEREON AND THAT THIS SURVEY MEETS THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED.

*Mark D. Layman*  
 MARK D. LAYMAN P.S. #46674

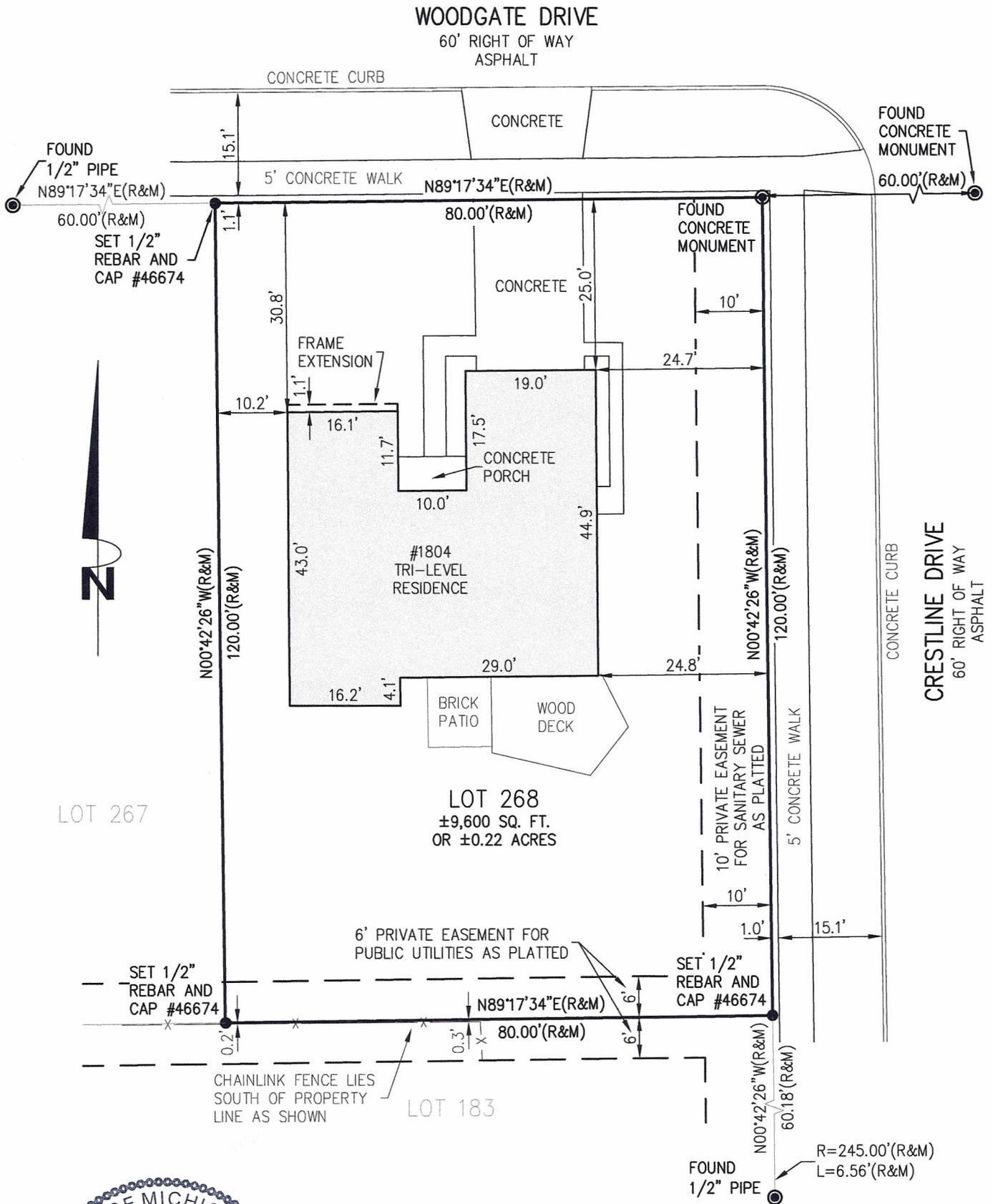
CERTIFIED SURVEY	
1804 Woodgate Drive, Troy, Michigan	
Certified To: Anthony Iacona & Megan Iacona, Title Source One, Inc and Quicken Loans, Inc.	
Date: 02/03/2015	Project No: 2618-47
Drawn By: NEM	Revision No:
Scale: 1" = 20'	Page 1 of 1

**CORE LAND CONSULTING**  
 PROFESSIONAL SURVEYING  
 29193 Northwestern Hwy., Suite 693  
 Southfield, MI 48034  
 Phone: (248) 932-7120  
 Fax: (248) 932-7124  
 www.corelandconsulting.com

**LEGAL DESCRIPTION**

LAND SITUATED IN THE CITY OF TROY IN THE COUNTY OF OAKLAND IN THE STATE OF MI.

LOT 268, RAINTREE VILLAGE SUBDIVISION NO. 1, AS RECORDED IN LIBER 138 OF PLATS, PAGES 12 TO 16, INCLUSIVE, OAKLAND COUNTY RECORDS.



- NOTES:**
1. SURVEY IN ACCORDANCE WITH TITLE COMMITMENT ORDER NO. 59909071 PREPARED BY TITLE SOURCE, INC., UNDER WRITTEN FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED DECEMBER 29, 2014.
  2. THE BASIS OF BEARING IS THE SOUTH LINE OF WOODGATE DRIVE AS RECORDED IN LIBER 138 OF PLATS, PAGES 12 TO 16, INCLUSIVE, OAKLAND COUNTY RECORDS.
  3. DUE TO SNOW COVER AT THE TIME OF SURVEY, SOME GROUND LEVEL FEATURES MAY NOT BE SHOWN HEREON.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL OF LAND SHOWN AND DESCRIBED HEREON AND THAT THIS SURVEY MEETS THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED.

*Mark D. Layman*  
MARK D. LAYMAN, P.S. #46674

CERTIFIED SURVEY	
1804 Woodgate Drive, Troy, Michigan	
Certified To: Anthony Iacona & Meggan Iacona, Title Source One, Inc and Quicken Loans, Inc.	
Date: 02/03/2015	Project No: 2618-47
Drawn By: NEM	Revision No:
Scale: 1" = 20'	Page 1 of 1

**CORE LAND CONSULTING**  
PROFESSIONAL SURVEYING  
29193 Northwestern Hwy., Suite 693  
Southfield, MI 48034  
Phone: (248) 932-7120  
Fax: (248) 932-7124  
www.corelandconsulting.com

# PROPOSAL

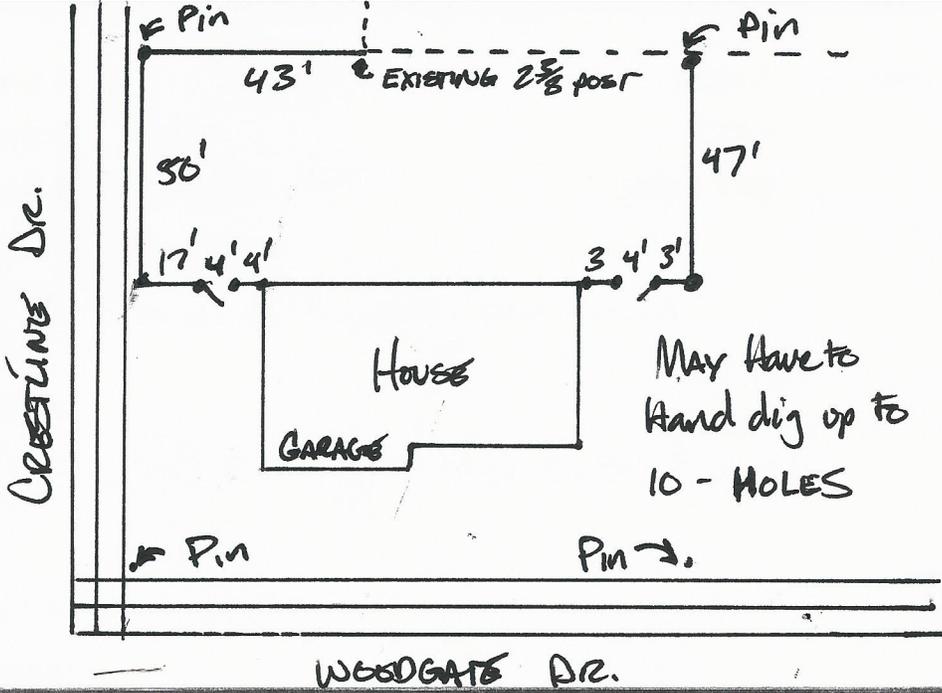
**ACTION FENCE** of Michigan Inc.  
 4248 Delemere Court • Royal Oak, MI 48073  
 www.actionfenceofmi.com

Proposal No. \_\_\_\_\_  
 (248) 542-3900  
 Fax: (248) 542-6903  
 Email: actionfence24@sbcglobal.net

PROPOSAL SUBMITTED TO <b>Tony Iacona</b>	PHONE <b>586-615-4238</b>	DATE <b>3/23/15</b>
STREET <b>1804 WOODGATE DR.</b>	JOB NAME	
CITY, STATE AND ZIP <b>Troy 48063</b>	JOB LOCATION <b>W of Jdunk. NoF Big Beaver</b>	
ESTIMATOR <b>Randy</b>	REFERRED BY	JOB PHONE

- Landscaping involved?
- Install fence**  
 Level  Follow Grade
- Obstruction in Fence Line Above Ground**  
 Owner's responsibility to leave clear access  
 Contractor's responsibility  
 No obstructions
- Wood Fence Nice Side Faces**  
 In  Out
- Remove Fence **NO**
- Installer shall call Miss Dig for location of underground utilities. Customer is responsible for locating all other lines.
- Additional charges will be made for abnormal digging conditions or removal of dirt off property
- Where does excavated dirt go on property?

We hereby submit specifications and estimates for:



Total Footage	167'
Type of fence	4' GALV Chain link
Post Specs.	2 3/8 Terminals
Extra Features or Special Tools Needed	2-4' walk gates

Customer to pull permit if required

I customer, hereby agree to stake the fence(s) depicted above. By this, each end, corner, or gate post shall have a stake at that point. Failure to do so will result in a \$150 return trip charge. Payable upon completion of job. ACTION FENCE WILL NOT IN ANY WAY BE HELD LIABLE FOR INCORRECTLY STAKED LINES. ACTION FENCE HOLDS NO RESPONSIBILITY FOR DAMAGE TO SPRINKLER LINES, GAS BAR-B-QUE LINES, OR ANY OTHER SUCH LINES. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO MARK WHERE SUCH LINES ARE.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Fence materials remain property of Action Fence till paid in full.

**Final Payment Due Upon Completion**

For the Sum of \$	2435 -
Haul-Away \$	N/A
Building Permit \$	15 -
Sales Tax \$	INC
Total \$	2450 -
Down Payment \$	950 -
Balance Due \$	1500 -

## Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

X

Customer Signature

X

Date of Acceptance

----- existing fence

# Iacona 1804 Woodgate

\_\_\_\_\_ proposed fence



- 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.

**OAKLAND COUNTY MICHIGAN**  
Economic Development & Community Affairs  
**L. Brooks Patterson**  
Oakland County Executive

Date Created: 4/14/2015  
  
**NORTH**  
1 inch = 50 feet











## Kathy Czarnecki

---

**From:** Iacona, Tony <TonyIacona@titlesource.com>  
**Sent:** Thursday, April 23, 2015 2:10 PM  
**To:** Kathy Czarnecki; 'randy@actionfenceofmi.com'  
**Cc:** MEGGAN A IACONA  
**Subject:** RE: City of Troy Fence Variance Request - 1804 Woodgate

Good afternoon,

My wife and I are planning on attending the meeting in case there is further info or questions for us. Also we already discussed the proposed fence with our neighbor Joe who would be most impacted by the fence at lot 183 on Crestline and they have no opposition to it. We have had the chance to meet all of the immediate neighbors and all have been very welcoming and supportive. I would hope that should there be any opposition to the variance that the proximity to the property be taken into consideration.

In addition to losing 1/3 of the yard the main reason we would like the approval is we have a 2 year old and another baby on the way. Due to the 2 corners we would like to provide them a safe environment as we are surrounded by streets on 2 sides and would like to be able to maximize the space available for them. A 30" fence installed on a busy corner lot, when your average two year old is taller than the fence won't keep any child safe especially not on a corner lot with cars racing by well above the 25 MPH speed limit. Our corner also has no stop or yield sign which is another issue in itself.

We were unaware of the regulations when we purchased the property in February. We would never have thought that the whole piece of our property along the side was considered a 2<sup>nd</sup> "front yard." This fence was a part of our long term plans for the property as we plan to stay and raise our family here and make it our own for many years to come. The large lot was one of the items we were attracted to when looking into the property. Had we known about the fencing restrictions prior to making an offer on the house we would have seriously reconsidered purchasing this property. Safety not aesthetics (within reason) should be the priority. The safety and security of our children is our number one priority. We believe that a standard 4 foot chain link fence such as we are requesting is reasonable and should not pose any concern or visibility issues.

We sincerely appreciate your time and consideration in this matter.

regards,

Tony Iacona  
1804 Woodgate Dr.  
Troy MI 48083  
Cell (586) 615-4238

---

**From:** Kathy Czarnecki [mailto:CzarneckiK@troymi.gov]  
**Sent:** Thursday, April 23, 2015 10:09 AM  
**To:** 'randy@actionfenceofmi.com'; Iacona, Tony  
**Subject:** City of Troy Fence Variance Request - 1804 Woodgate

The agenda for the May 6, 2015 Building Code Board of Appeals meeting is attached.

The complete agenda can be downloaded from the City's website by clicking on the link below.

<http://webapps.troymi.gov/onbaseDocument/Download/3908540/AGENDA%20PACKET.pdf>

Your presence or that of a representative is requested so that all matters relative to this request may be considered. Our department is happy to assist you with any questions you might have.

**Kathy Czarnecki** | Planning Department

---

City of Troy | 500 W. Big Beaver, Troy, MI 48084 | Office: 248.524.3364 | [troymi.gov](http://troymi.gov)  

“We believe a strong community embraces diversity, promotes innovation, and encourages collaboration. We strive to lead by example within the region. We do this because we want everyone to choose Troy as their community for life. We believe in doing government the best.”

**VARIANCE REQUEST, DANIEL HEILEMAN OF HEILEMAN SIGNS, 1821 MAPLELAWN** – A variance to the Sign Code to allow a 24.1 foot tall, 129.5 square foot ground sign to be set back 17 feet from the front property line. The Sign Code requires the sign to be set back at least 30 feet from the front property line.

**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](mailto: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](mailto: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: 1821 Maplelawn  
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
  
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-29-326-028
  
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:  
Sign Code Table 85.02.05
  
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 Daniel Heileman  
COMPANY Heileman Signs  
ADDRESS 4797 Gratiot  
CITY St. Clair STATE MI ZIP 48079  
TELEPHONE 810-364-2900  
E-MAIL dan@heilemansigns.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Sign Contractor

8. OWNER OF SUBJECT PROPERTY:

NAME Suburban Property22, Inc. Timothy J. LeRoy, Secretary-Treasurer  
COMPANY Suburban Kia Lessee  
ADDRESS 1821 Maplelawn  
CITY Troy STATE MI ZIP 48084  
TELEPHONE 248-519-9888  
E-MAIL tleroy@suburbancollection.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, Timothy J. LeRoy (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 4/6/15  
PRINT NAME: Daniel Heileman

SIGNATURE OF PROPERTY OWNER  DATE 4/6/15  
PRINT NAME: Timothy J. LeRoy

*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.*

## DESCRIPTION OF REAL ESTATE

Real estate situated in the City of Troy, Oakland County, Michigan, described as:

### Parcel I:

Part of the Southwest 1/4 of Section 29, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan: Beginning at a point on the South Section line North 88 degrees 41 minutes 00 seconds West 520.20 feet from the South 1/4 corner; thence North 01 degrees 19 minutes 00 seconds East 511.24 feet; thence Northerly 42.34 feet along a curve concave to the East (radius 250 feet, central angle of 09 degrees 19 minutes 35 seconds, chord bearing North 05 degrees 58 minutes 47 seconds East 42.28 feet); thence North 10 degrees 38 minutes 35 seconds East 77.65 feet; thence North 88 degrees 41 minutes 00 seconds West 390.18 feet; thence South 19 degrees 07 minutes 44 seconds East 54.06 feet; thence Southerly 92.78 feet along a curve concave to the West (radius of 260.00 feet, central angle of 20 degrees 26 minutes 44 seconds, chord bears South 08 degrees 54 minutes 22 seconds East 92.29 feet); thence South 1 degrees 19 minutes 00 seconds West 488.52 feet to a point South Section line; thence South 88 degrees 41 minutes 00 seconds East along South Section line 338.89 feet to a point of beginning. EXCEPT the South 60 feet in road.

### Parcel II:

Part of the Southwest 1/4 of Section 29, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan being more particularly described as: Starting from a point described as follows: Beginning at the South 1/4 corner of Section 29, Town 2 North, Range 11 East; thence North 88 degrees 41 minutes 00 seconds West, 58.20 feet along the South line of said Section 29; thence North 00 degrees 53 minutes 05 seconds East, 630.02 feet; thence North 88 degrees 41 minutes 00 seconds West, 441.23 feet to point of beginning. Proceeding thence North 88 degrees 41 minutes 00 seconds West, 390.18 feet; thence North 19 degrees 07 minutes 44 seconds West, 111.18 feet; thence South 88 degrees 41 minutes 00 seconds East, 446.13 feet; thence South 10 degrees 38 minutes 35 seconds West, 105.57 feet to the point of beginning.

Parcel I and Parcel II are also collectively known as:

Part of the Southwest 1/4 of Section 29, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan: Commencing at the South 1/4 corner of said Section 29; thence along the South line of said Section 29 North 88 degrees 41 minutes 00 seconds West 520.20 feet and North 01 degrees 19 minutes 00 seconds East 60.00 feet to a point on the Northerly Right-of-Way line of Maple Road (120' wide) and the point of beginning; thence along said Northerly Right-of-Way line North 88 degrees 41 minutes 00 seconds West 338.89 feet to a point on the Easterly Right-of-Way line of Maxwell Street (60' wide); thence along said Easterly Right-of-Way line the following (3) three courses: North 01 degrees 19 minutes 00 seconds East 428.52 feet and Northwesterly 92.78 feet along an arc of a curve to the left, radius of 260.00 feet, central angle of 20 degrees 26 minutes 44 seconds, chord bears North 08 degrees 54 minutes 22 seconds West, 92.29 feet and North 19 degrees 07 minutes 44 seconds West 165.24 feet; thence South 88 degrees 41 minutes 00 seconds East 446.13 feet to a point on the Westerly Right-of-Way line of Stutz Drive (60' wide); thence along said Westerly Right-of-Way line the following (3) three courses: South 10 degrees 38 minutes 35 seconds West, 183.22 feet and Southwesterly 42.34 feet along an arc of a curve to the left, radius of 250.00 feet, central angle of 09° 19' 35", chord bears South 05 degrees 58 minutes 47 seconds West, 42.28 feet and South 01 degrees 19 minutes 00 seconds West 451.24 feet to the point of beginning.

Commonly Known As: 2100 West Maple Road, Troy, MI  
Tax Item No. 20-29-326-028

# Heileman & Sons Inc.

Signs and Lighting Contractor  
4797 Gratiot Avenue  
St. Clair, MI 48079  
810-364-2900 fax 810-364-0900  
Established: 1964

Building Code Board of Appeals,

We are requesting permission to install a new KIA pole sign in place of the Toyota sign that was removed from 1821 Maplelawn Road.

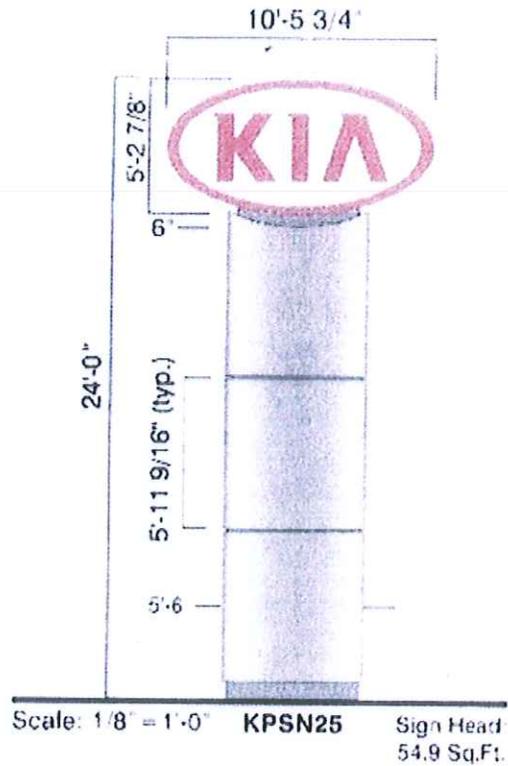
**Pole Sign Information:**

The proposed KIA sign is 5'-3" tall x 10'-6" long at an overall height of 24'. The sign head is 55.125 square foot in area. We are asking to install this sign at a 17' setback from the ROW line. There was an old Toyota pole sign we removed from this site which measured 13'-10" tall x 8' long at 24' over all height and was setback 20' from the ROW. The Toyota sign that was removed from this site was reinstalled just around the corner on Maple at the new Toyota Dealership. There are numerous dealership on Maplelawn that have as large or larger pole signs than what we are requesting for the KIA Dealership. A few of these dealerships are: Somerset Buick GMC, Mike Savoie Chevrolet, Troy Honda, Suburban Hyundai, Suburban Buick Cadillac, Suburban Chrysler.

We do not feel that the granting of this request would create an undo hardship on any of the other dealerships on Maplelawn. Nor do we feel it would give us a competitive advantage over anyone else.

Thank you for your consideration.

N01



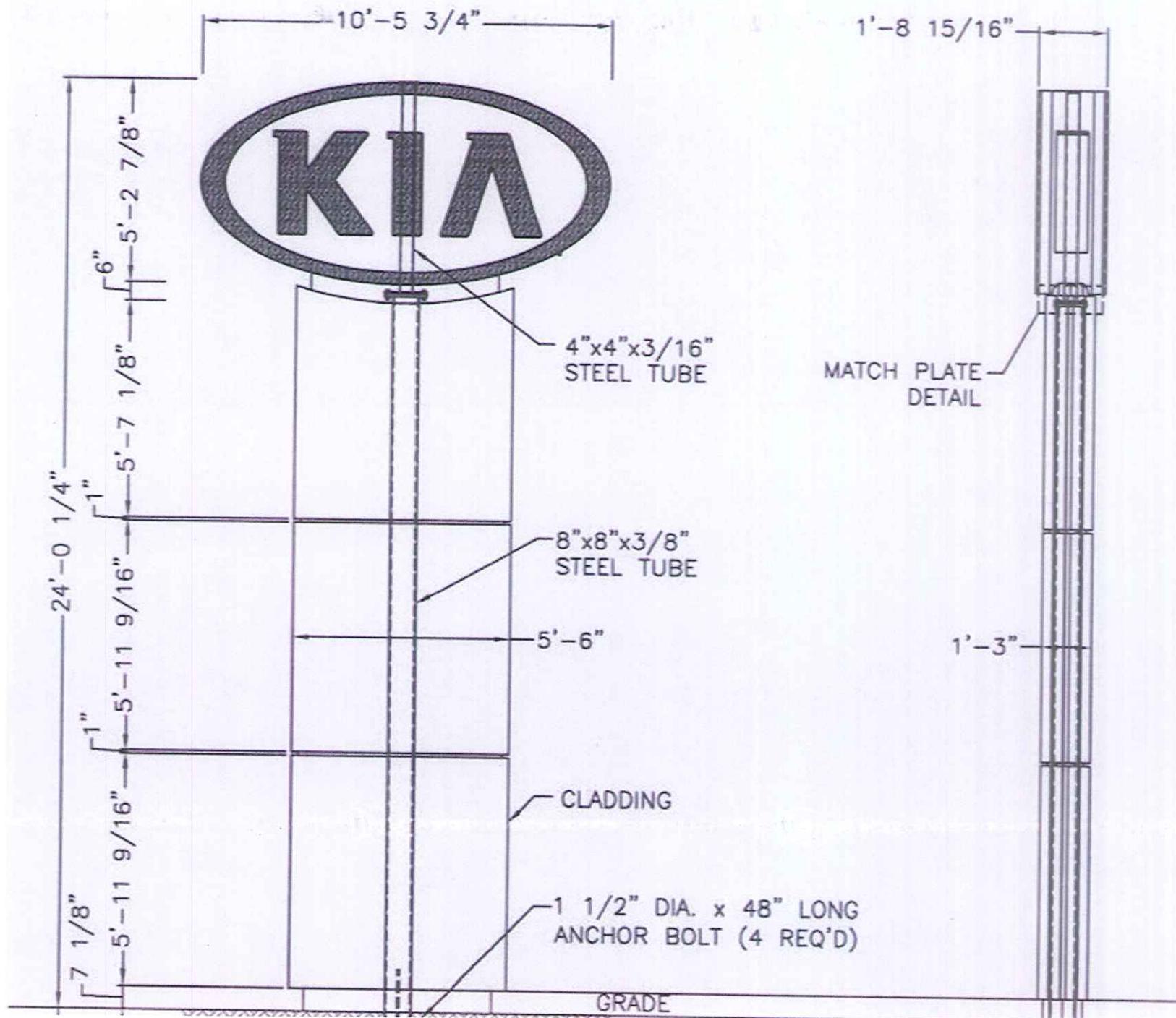
### KPSN25 Pylon Sign

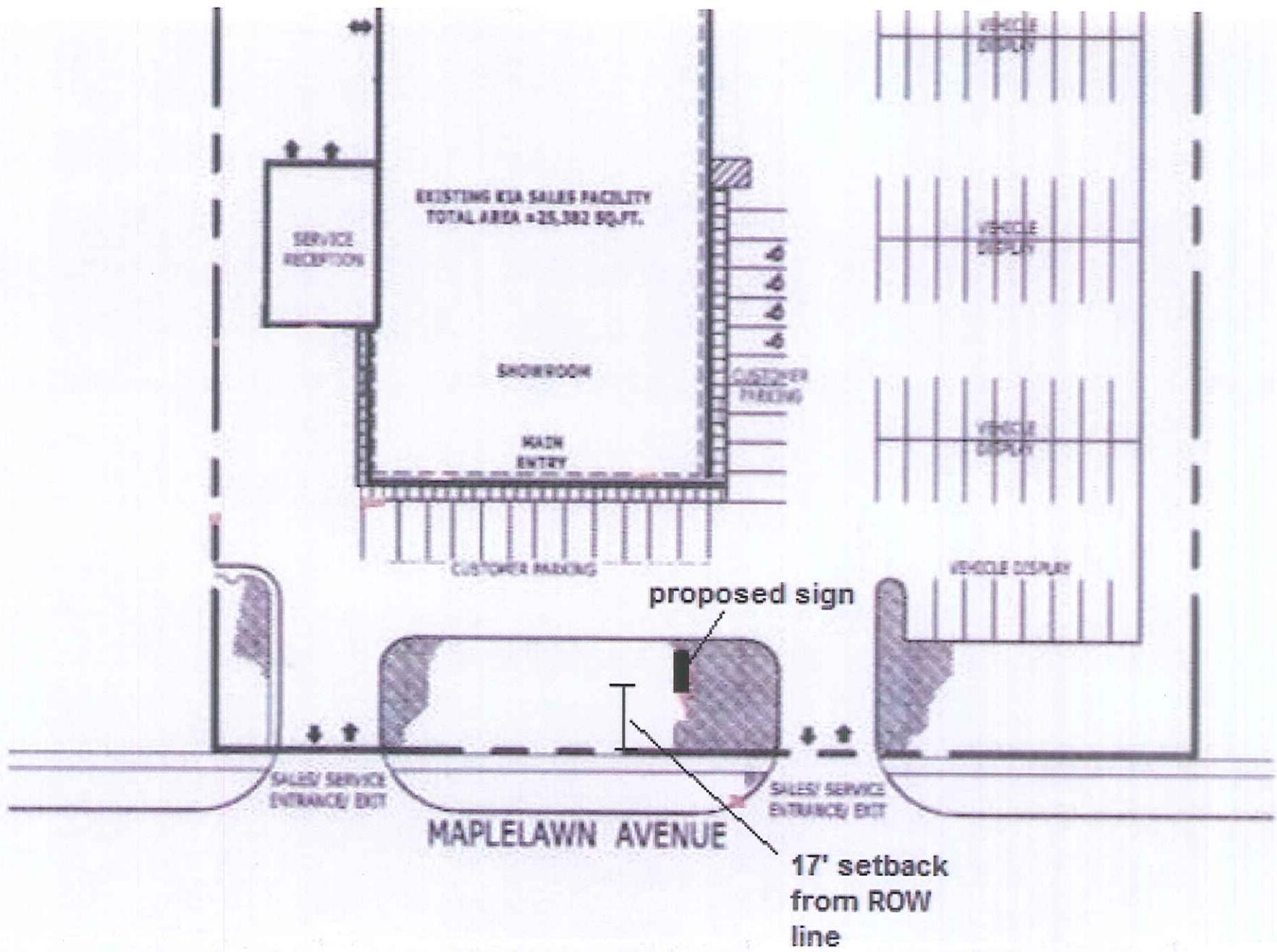
#### Head:

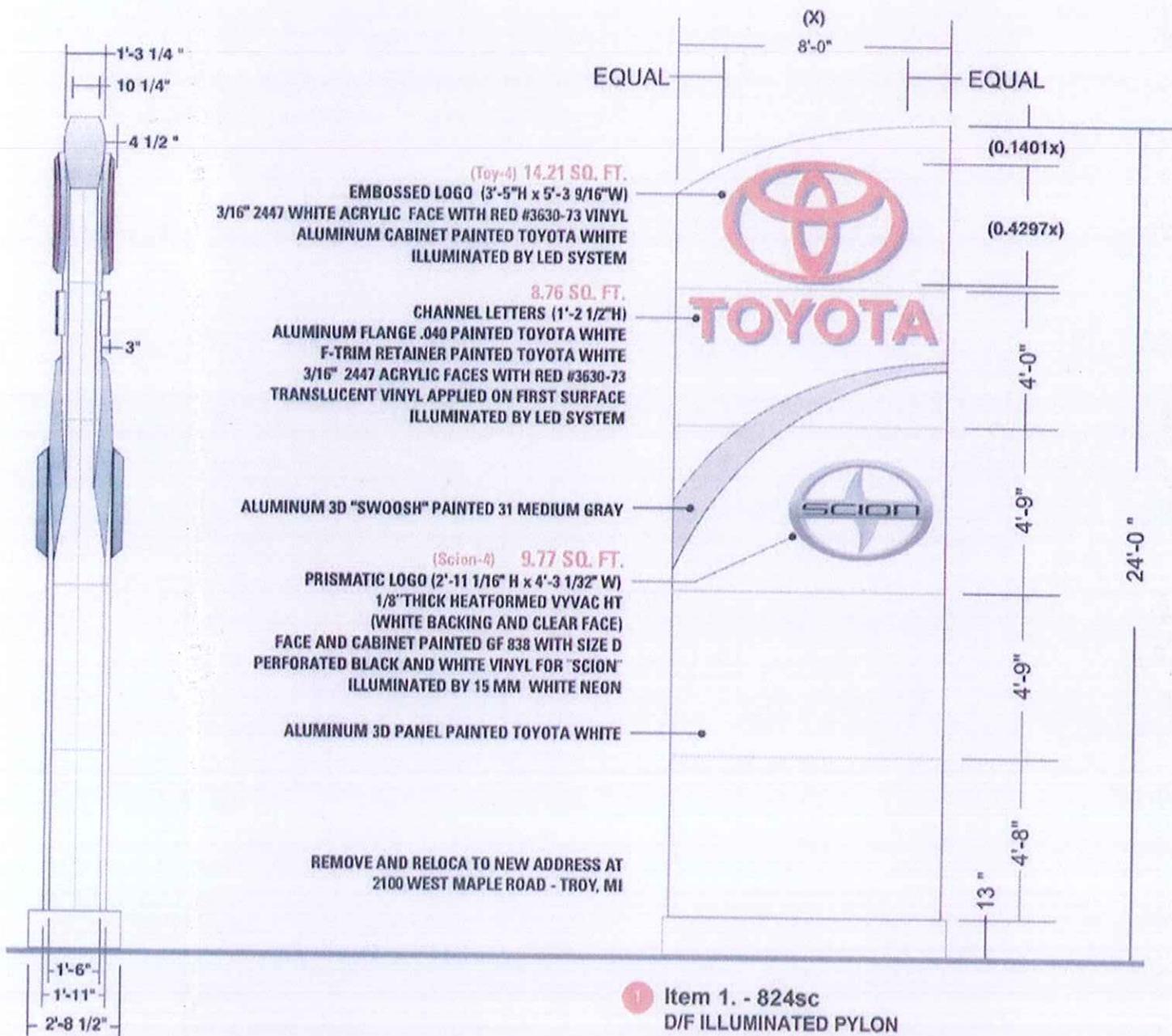
Fabricated aluminum channel letters/oval, mounted to white backer panel. White acrylic faces with Kia red vinyl applied first surface. Red trim caps & returns  
LED illumination

#### Column/Cladding:

Steel pole construction with Formed aluminum cladding painted silver



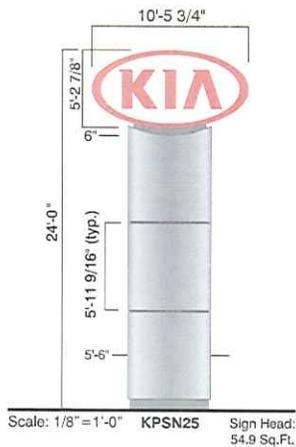




**Old Toyota sign removed from 1821  
 Mapelawn and reinstalled on Maple Road**

Proposed Pole Sign.

N01



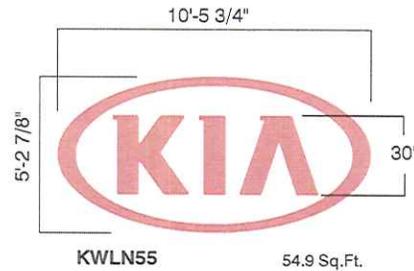
KPSN25 Pylon Sign

Head:  
Fabricated aluminum channel letters/oval,  
mounted to white backer panel.  
White acrylic faces with Kia red vinyl  
applied first surface.  
Red trim caps & returns  
LED illumination

Column/Cladding:  
Steel pole construction with  
Formed aluminum cladding  
painted silver

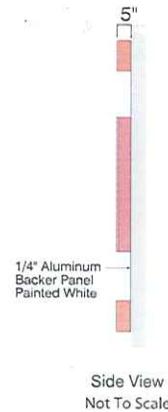
EXISTING WALL SIGNS

N02

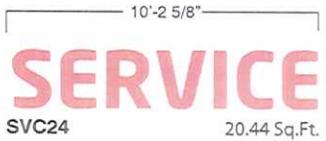
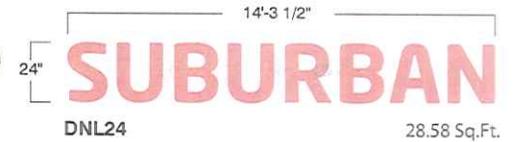


Wall Sign  
Fabricated aluminum channel letters/oval,  
mounted to white backer panel.  
Red trim caps & returns.  
White acrylic faces with Kia red vinyl  
applied first surface.  
LED illumination.

Scale: 1/4" = 1'-0"



N03



Scale: 1/4" = 1'-0"

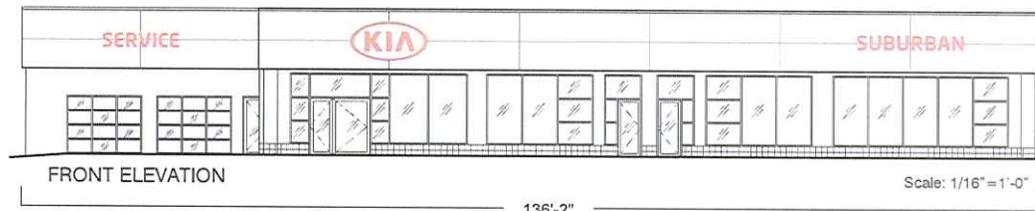
Fabricated aluminum channel letters.  
Red trim caps & returns  
White acrylic faces.  
Red day /night perforated vinyl on 1st surface.  
LED illumination

Side View  
Not To Scale

N04

N02

N03



FRONT ELEVATION

Scale: 1/16" = 1'-0"



410 N. CEDAR BLUFF RD. • SUITE 101 • KNOXVILLE, TN 37923  
• Tel (865) 693-1105 • Fax (888) 694-1106 • Toll Free (866) 210-1976

Customer Approval:

Date:

NOTE: DIMENSIONS ARE APPROXIMATE PENDING FINAL ENGINEERING



This sign intended to be installed in accordance with the requirements of Article 610 of the National Electrical Code and/or other applicable local codes. This excludes proper grounding and bonding of the sign.



Pattison Sign Group equipment signs contain Fluorescent, Neon and/or LED Lamps. These lamps contain Mercury (Hg). Observe these signs according to Local, Provincial, State or Federal Laws.

It is advised that this sign be installed in accordance with the applicable local, state or federal codes and regulations. The sign is intended to be installed in accordance with the applicable local, state or federal codes and regulations. The sign is intended to be installed in accordance with the applicable local, state or federal codes and regulations. The sign is intended to be installed in accordance with the applicable local, state or federal codes and regulations.

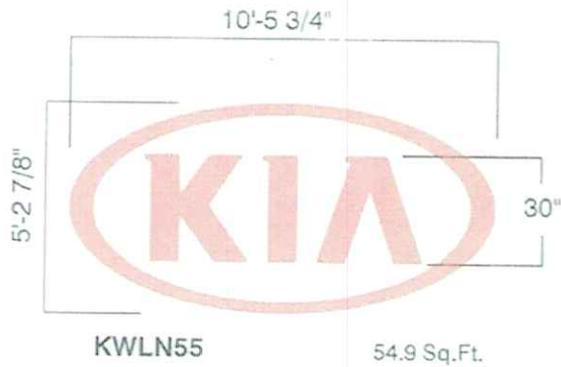
CLIENT:	M1034 SUBURBAN KIA	Trcn, MI 48094
LOCATION:	1775 MANLEYLAW DRIVE	
DESIGNER:	R. ANDRES	DATE: 04-17-14
REVISED BY:		REV:
PAGE:	1/2	SCALE: AS NOTED

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www.pattisonsign.com

# Existing Wall Signs

N02



## Wall Sign

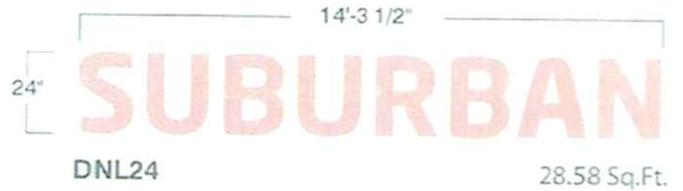
Fabricated aluminum channel letters/oval, mounted to white backer panel. Red trim caps & returns. White acrylic faces with Kia red vinyl applied first surface. LED illumination.

Scale: 1/4" = 1'-0"

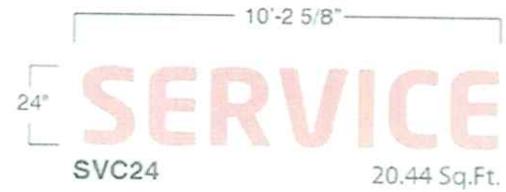


Side View  
Not To Scale

N03



N04



Scale: 1/4" = 1'-0"



Side View  
Not To Scale

Fabricated aluminum channel letters. Red trim caps & returns. White acrylic faces. Red day /night perforated vinyl on 1st surface. LED illumination

N04

N02

N03



**KIA**



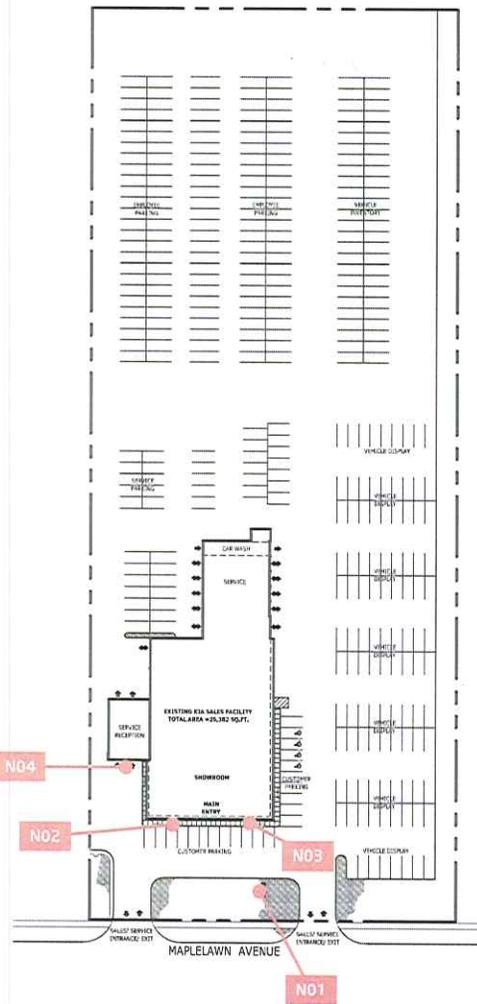
**SUBURBAN**

1821



# SERVICE





- N01 KPSN25 Pylon Sign
- N02 KWLN55 Wall Sign
- N03 DNL24 Dealer Name Letters
- N04 SVC24 Service Letterset

Customer Approval: \_\_\_\_\_

Date: \_\_\_\_\_

NOTE: DIMENSIONS ARE APPROXIMATE PENDING FINAL ENGINEERING



This sign intended to be installed in accordance with the requirements of Article 609 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Pattison Sign Group illuminated signs contain 7 lumens per foot and/or LED lighting. These signs contain Mercury (Hg). Dispose of these signs according to Local, Provincial, State or Federal laws.

IT IS AGREED THAT THE CLIENT IS ENTIRELY RESPONSIBLE TO INSTALL THE SIGN IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT AGREES TO CHECK THAT THE CONSULTING ENGINEER'S SUPPORT THE SIGN AS SUPPLIED BY PATTISON SIGN GROUP INC. PATTISON SIGN GROUP INC. WILL NOT BE LIABLE FOR DAMAGES.

CLIENT:	MIG34 SUBURBAN KIA	
LOCATION:	1775 MAPLELAWN DRIVE	TROY, MI 48064
DESIGNER:	R. ANDRE	DATE: 04-17-14
REVISED BY:		REV:
PAGE:	2/2	SCALE: AS NOTED