



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

June 3, 2015

3:00 PM

COUNCIL BOARD ROOM

1. ROLL CALL
2. APPROVAL OF MINUTES – May 6, 2015
3. HEARING OF CASES
 - A. 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. The variance request was an item on the May 6, 2015 meeting. The property owner requested to postpone the item to the June 3, 2015 meeting so concerns of neighbors could be addressed.

CHAPTER 83

- B. VARIANCE REQUEST, DANIEL HEILEMAN OF HEILEMAN SIGNS, 1821 MAPLELAWN – A variance to allow a 24.1 foot tall, 159 square foot ground sign to be set back 17 feet from the front property line. The Sign Code requires a 30 foot minimum setback for the proposed sign. The item was incorrectly publicized for the May 6, 2015. The request has been correctly publicized and scheduled for the June 3, 2015 meeting.

CHAPTER 85.02.05 “Planned Auto Centers”

- C. VARIANCE REQUEST, IHOR “IKE” KUCZER, 5397 CLOISTER – This property is a double front corner lot. As such it has a 30 foot required front setback along both Cloister and Sweet. The petitioner is requesting a variance to install a 6 foot high privacy fence set back 10 feet from the Sweet property line where City Code limits fences to 30 inches high.

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 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, ERIC CURRY OF ASI SIGNAGE INNOVATIONS, TROY LIBRARY, 500-520 W BIG BEAVER** – A variance from the Sign Code to replace the existing Library ground sign with a 50 square foot ground sign. Chapter 85 limits the Civic Center campus to two signs.

Chapter 85.02.05

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 Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on May 6, 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: Schuster

Support by: Abitheira

RESOLVED, To approve the minutes of the April 1, 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. 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.

Mr. Grusnick reviewed the variance request.

Mr. Camilleri said he and his neighbors reached an agreement on the height and style of the fence. He asked the Board to grant the variance for a 4 foot high non-obscuring vinyl fence. Mr. Camilleri presented a written letter of support from neighbors Barbara and Jack Wright of 5255 Church Hill and indicated a few neighbors are present in the audience in support of the variance request.

Chair Dziurman opened the floor for public comment.

The following persons spoke in support of the variance request.

- Mark Nicholson, 5272 Church Hill
- Lawrence Slimak, 5303 Church Hill

Mr. Grusnick identified the following persons who spoke at the April 1, 2015 meeting and asked if they were present:

- Erika Resh, 5320 Church Hill (not present)
- Barbara Wright, 5255 Church Hill (not present, written comment in support)
- John Poholsky, 5279 Church Hill (not present)

Chair Dziurman closed the floor.

Moved by: Abitheira
 Support by: Morris

RESOLVED, To grant the request for a 4-foot high non-obscuring vinyl fence set back 18 feet from the property line along Church Hill, based on the following reason:

1. The variance would not be contrary to the public interest or general purpose and intent of Chapter 83.

Yes: All present (4)
 Absent: Kischnick

MOTION CARRIED

- 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.

Mr. Grusnick reviewed the variance request. He reported the department received three written responses to the public hearing notices; two comments were from the same person in opposition; one comment in support.

Joe Glaser of Lowes addressed the proposed location of the fence and the fence style and quality.

Robert Bellini stated the primary purpose to install the fence is for the safety of his two young children. He indicated he discussed his plans with two of his neighbors, to the west and to the south, and neither neighbor voiced objection.

There was discussion on:

- Proposed location of fence; inside existing hedgerow, 4 feet inside sidewalk.
- Angling of fence to provide clearance of any visual obstruction.
- Public hearing responses; relationship to variance request.
- Existing fences in the neighborhood.
- Setback variance granted in 2002 for sunroom addition.

Chair Dziurman opened the floor for public comment. There was no one present who wished to speak; the floor was closed.

Moved by: Abitheira
Support by: Schuster

RESOLVED, To grant the request for a 6 foot high vinyl privacy fence set back 4 feet from the property line along W. Wattles, with the condition of providing a triangular corner clearance starting at the northwest corner measuring 25 feet south and 25 feet east, based on the following reason:

1. The petitioner has a hardship or practical difficulty resulting from the unusual characteristics of the property that precludes reasonable use of the property.

Yes: All present (4)
Absent: Kischnick

MOTION CARRIED

Mr. Glaser provided a brochure of the fence to be installed. He said he would resubmit plans showing the corner clearance.

- 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.

Mr. Grusnick reviewed the variance request. He reported the department received no responses to the public hearing notices.

Mr. Deb said the gate and fence would provide protection from the busy Dequindre Road for his two young children.

There was discussion on:

- Setback allowance for future widening of Dequindre.

Chair Dziurman opened the floor for public comment. There was no one present who wished to speak; the floor was closed.

Moved by: Abitheira

Support by: Morris

RESOLVED, To grant the request, based on the following reason:

1. The variance would not be contrary to the public interest or general purpose and intent of Chapter 83.

Yes: All present (4)

Absent: Kischnick

MOTION CARRIED

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.

Mr. Grusnick reviewed the variance request. He reported the department received two written responses to the public hearing notices in opposition of the proposed variance.

Tony and Meggan Iacona were present. They addressed:

- Reason for fence; safety for children.
- Location of fence; utilize as much property for back yard.
- Contact with adjoining property owner (1809 Crestline); no objection voiced.
- No traffic control sign at the intersection.

There was discussion on:

- Public hearing responses; relationship to variance request.
- Location of proposed fence along property line.

Chair Dziurman opened the floor for public comment.

Norm Langevin of 1769 Woodgate, confirmed specifics about the variance request. He voiced no objection.

Chair Dziurman closed the floor.

Mr. Iacona asked to postpone the variance request so concerns of the neighbors could be addressed.

Moved by: Morris
Support by: Schuster

RESOLVED, To postpone the item at the request of the applicant to the June 3, 2015 meeting.

Yes: All present (4)
Absent: Kischnick

MOTION CARRIED

Mr. Grusnick announced there would be no public notices mailed on this postponed item for the June 3rd meeting.

- 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.

Item pulled from agenda because it was incorrectly publicized. The item will be re-publicized and scheduled for the June 3, 2015 meeting.

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

None.

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 4:06 p.m.

Respectfully submitted,

Theodore Dziurman, Chair

Kathy L. Czarnecki, Recording Secretary

G:\Building Code Board of Appeals Minutes\2015\Draft\2015 05 06 Regular Meeting_Draft.doc

3. HEARING OF CASES

- A. 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. The variance request was an item on the May 6, 2015 meeting. The property owner requested to postpone the item to the June 3, 2015 meeting so concerns of neighbors could be addressed.

**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: _____

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.

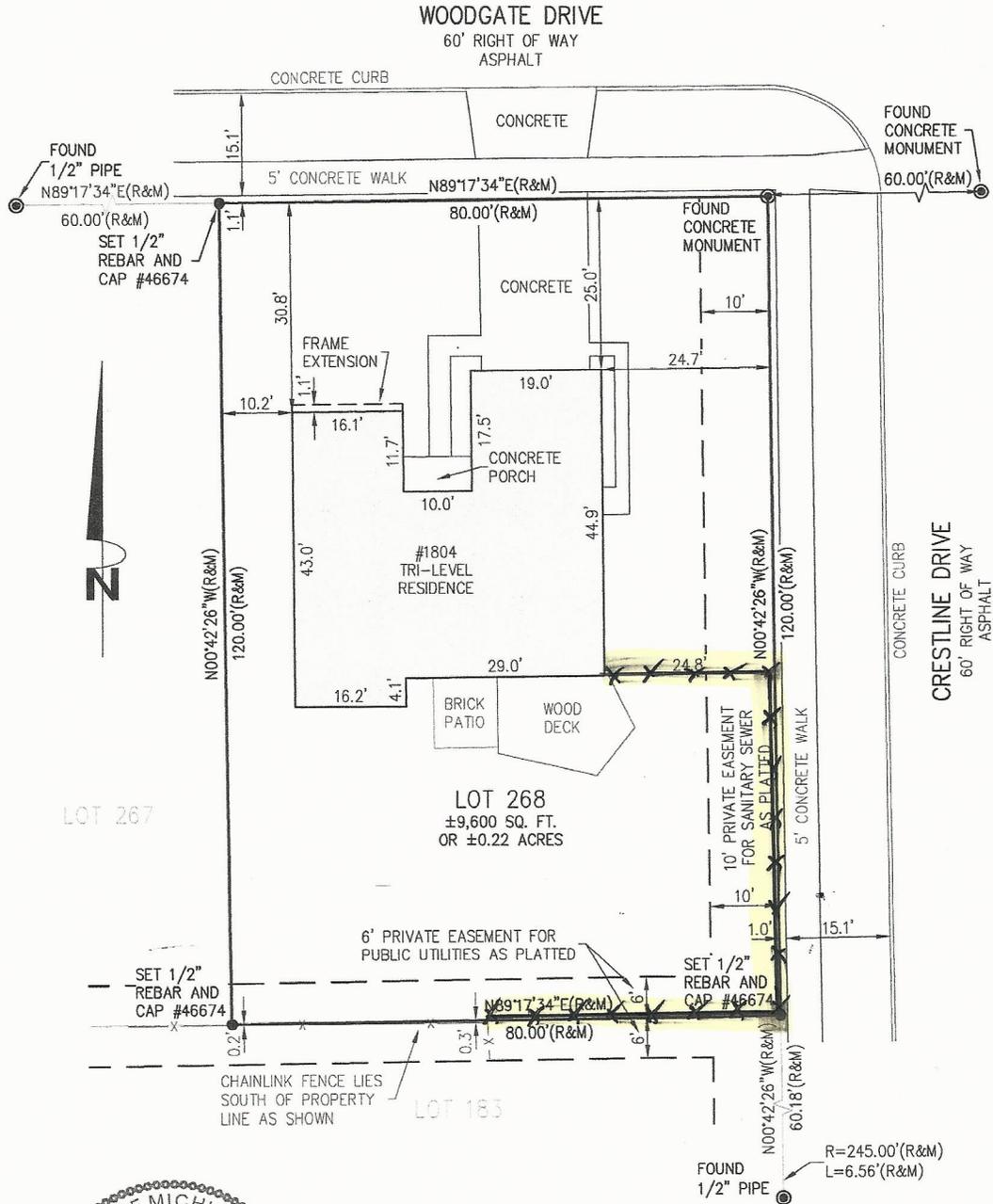


Thank you for your consideration.

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

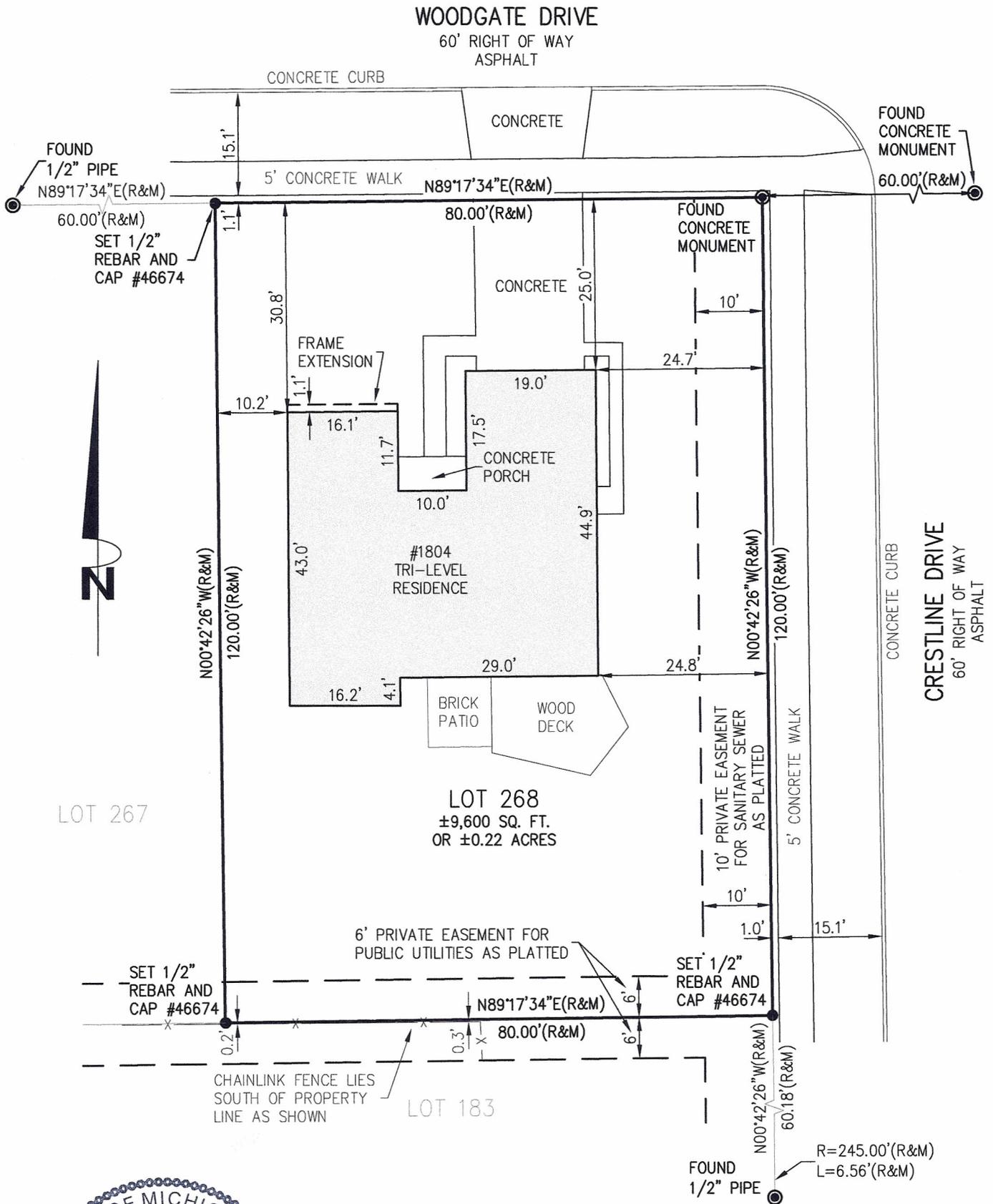
CERTIFIED SURVEY	
1804 Woodgate Drive, Troy, Michigan	
Certified To: Anthony Iacona & Megan Iacona, Title Source One, Inc and Quicken Loans, Inc.	
Date: 02/03/2015	Project No: 2618-47
Drawn By: NEM	Revision No:
Scale: 1" = 20'	Page 1 of 1

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

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Certified To: Anthony Iacona & Meggan Iacona, Title Source One, Inc and Quicken Loans, Inc.	
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PROPOSAL

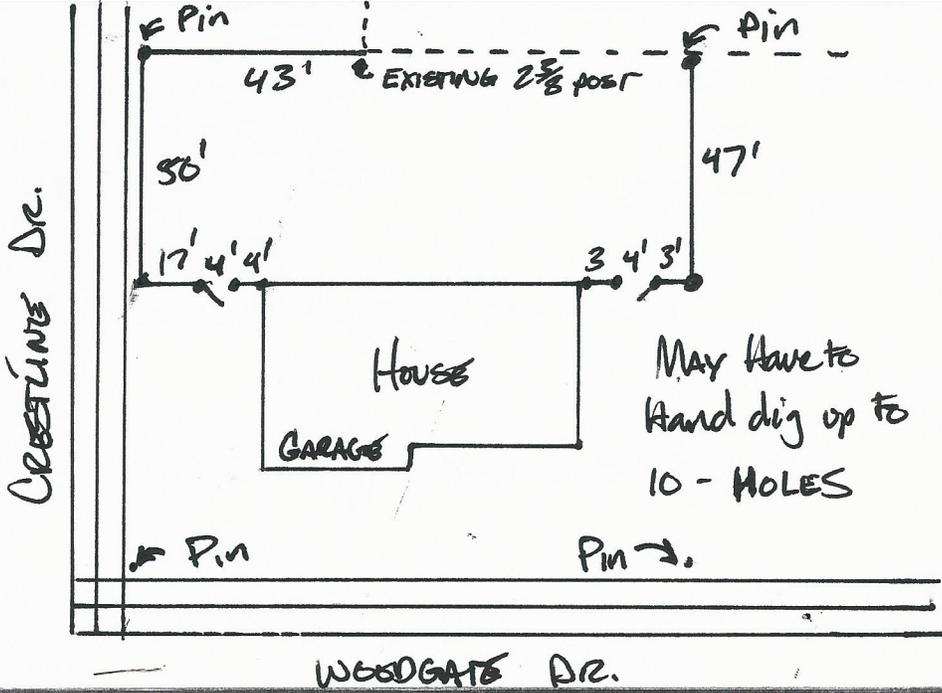
ACTION FENCE of Michigan Inc.
 4248 Delemere Court • Royal Oak, MI 48073
 www.actionfenceofmi.com

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

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

Signature

[Signature]

Customer Signature

[Signature]

Date of Acceptance

----- existing fence

Iacona 1804 Woodgate

_____ proposed fence



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

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


L. Brooks Patterson
 Oakland County Executive

Date Created: 4/14/2015

 NORTH
 1 inch = 50 feet











- 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.

Mr. Grusnick reviewed the variance request. He reported the department received two written responses to the public hearing notices in opposition of the proposed variance.

Tony and Meggan Iacona were present. They addressed:

- Reason for fence; safety for children.
- Location of fence; utilize as much property for back yard.
- Contact with adjoining property owner (1809 Crestline); no objection voiced.
- No traffic control sign at the intersection.

There was discussion on:

- Public hearing responses; relationship to variance request.
- Location of proposed fence along property line.

Chair Dziurman opened the floor for public comment.

Norm Langevin of 1769 Woodgate, confirmed specifics about the variance request. He voiced no objection.

Chair Dziurman closed the floor.

Mr. Iacona asked to postpone the variance request so concerns of the neighbors could be addressed.

Moved by: Morris
Support by: Schuster

RESOLVED, To postpone the item at the request of the applicant to the June 3, 2015 meeting.

Yes: All present (4)
Absent: Kischnick

MOTION CARRIED

Mr. Grusnick announced there would be no public notices mailed on this postponed item for the June 3rd meeting.

3. HEARING OF CASES

- B. VARIANCE REQUEST, DANIEL HEILEMAN OF HEILEMAN SIGNS, 1821 MAPLELAWN – A variance to allow a 24.1 foot tall, 159 square foot ground sign to be set back 17 feet from the front property line. The Sign Code requires a 30 foot minimum setback for the proposed sign. The item was incorrectly publicized for the May 6, 2015. The request has been correctly publicized and scheduled for the June 3, 2015 meeting.

**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
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PHONE: 248-524-3344
FAX: 248-689-3210
E-MAIL: evanspm@troymi.gov
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CONSTRUCTION OR FENCE CODE APPEALS

FEE: \$50

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PHONE: 248-524-3344
FAX: 248-689-3210
E-MAIL: GrusnickME@troymi.gov
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NOTICE TO THE APPLICANT

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

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

1. ADDRESS OF THE SUBJECT PROPERTY: 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:

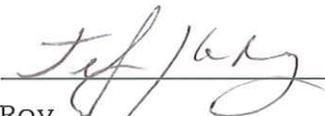
NAME Suburban Property22, Inc. Timothy J. LeRoy, Secretary-Treasurer
COMPANY Suburban Kia Lessee
ADDRESS 1821 Maplelawn
CITY Troy STATE MI ZIP 48084
TELEPHONE 248-519-9888
E-MAIL tleroy@suburbancollection.com

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.

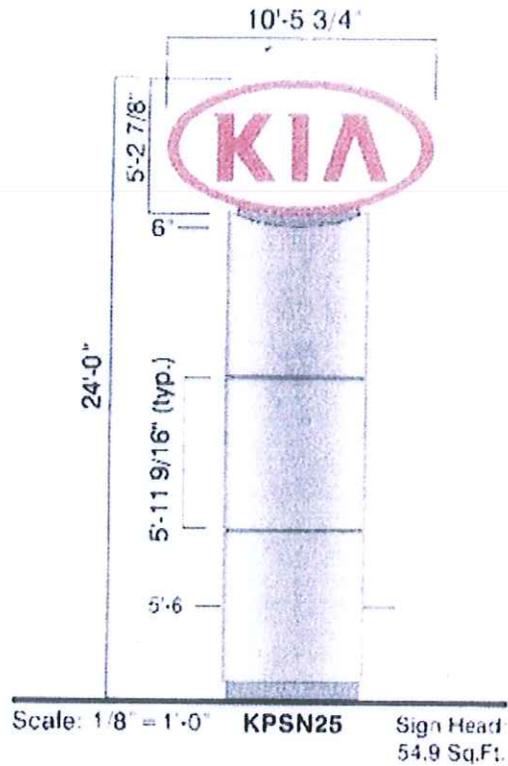
Pole Sign Information:

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

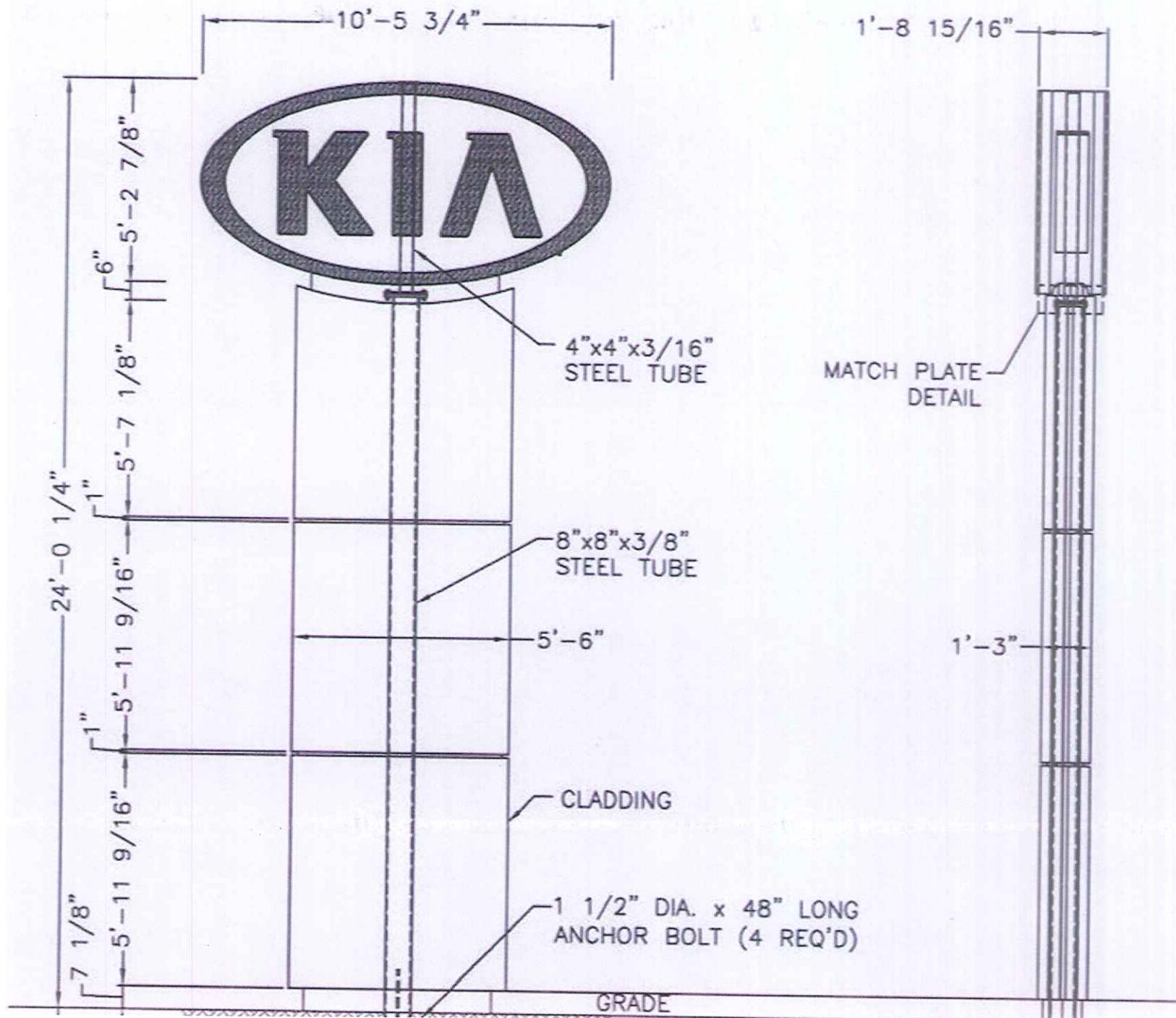
LED illumination

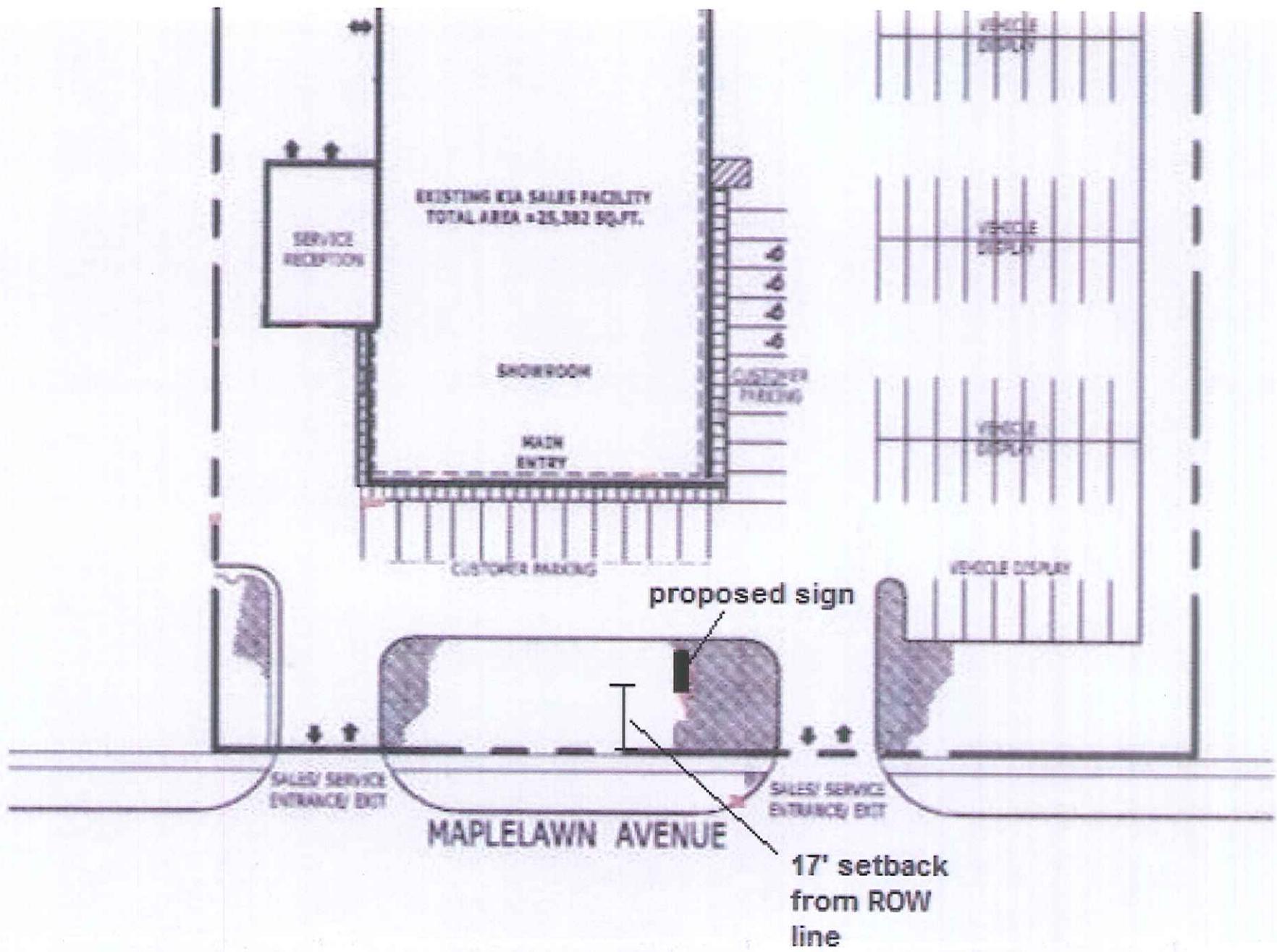
Column/Cladding:

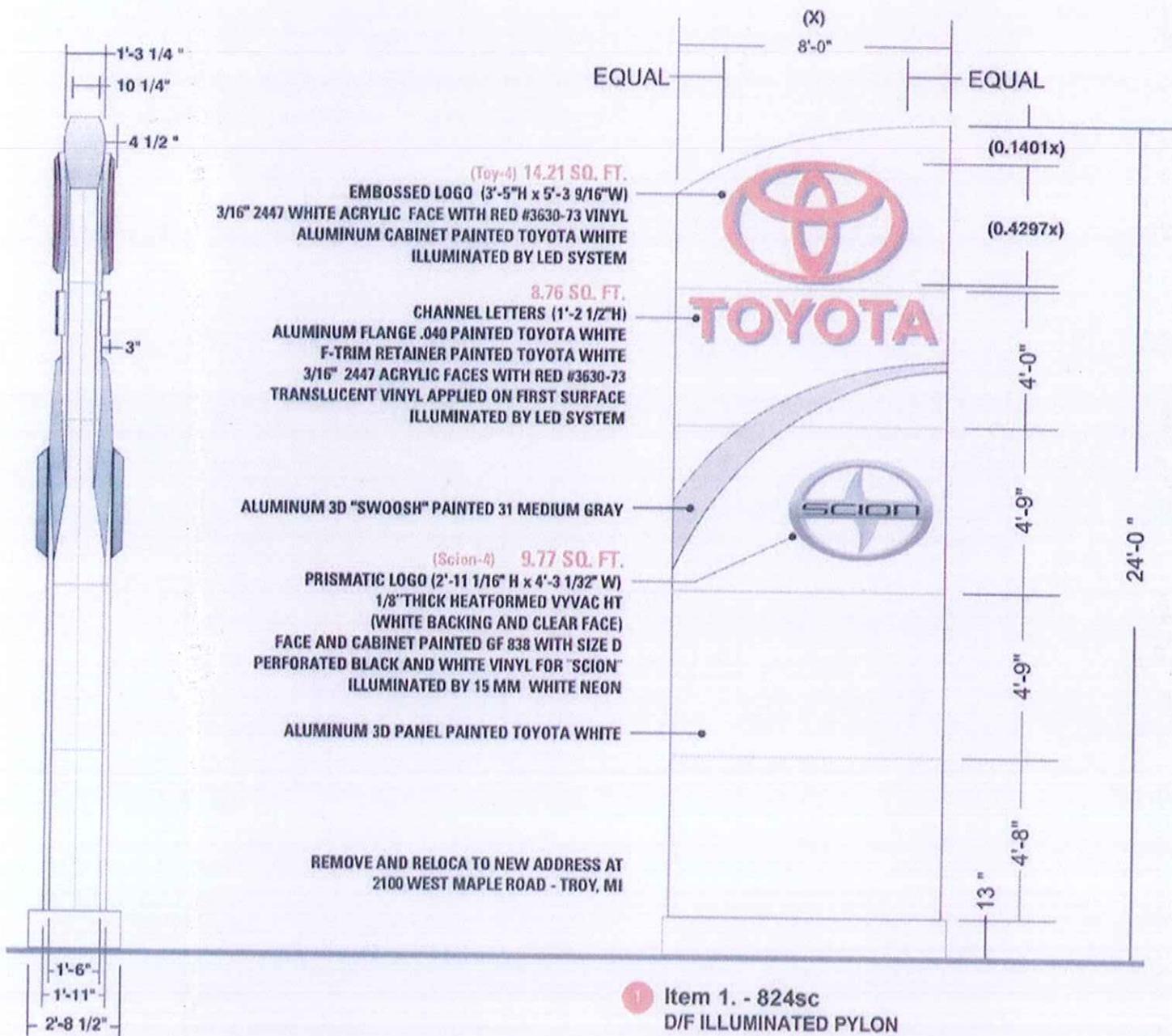
Steel pole construction with

Formed aluminum cladding

painted silver



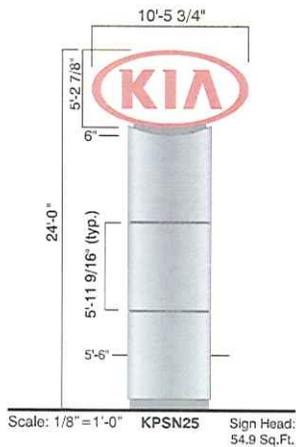




**Old Toyota sign removed from 1821
 Mapelawn and reinstalled on Maple Road**

Proposed Pole Sign.

N01



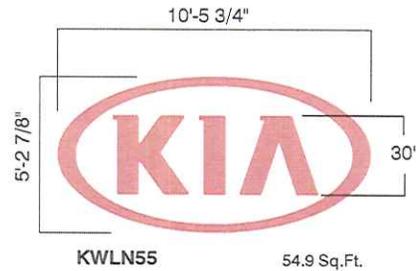
KPSN25 Pylon Sign

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

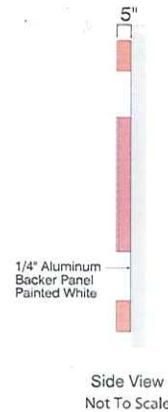
EXISTING WALL SIGNS

N02

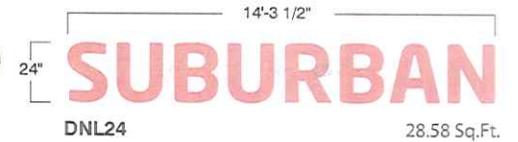


Wall Sign
Fabricated aluminum channel letters/oval,
mounted to white backer panel.
Red trim caps & returns.
White acrylic faces with Kia red vinyl
applied first surface.
LED illumination.

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

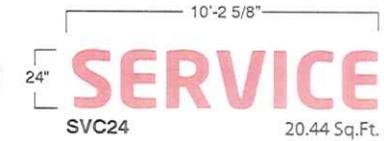


N03



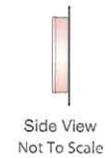
DNL24 28.58 Sq.Ft.

N04



SVC24 20.44 Sq.Ft.

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

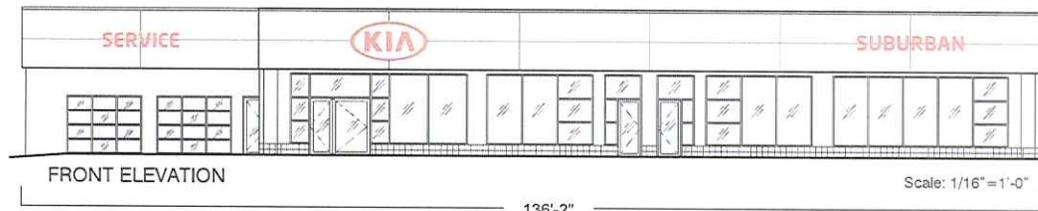


Fabricated aluminum channel letters.
Red trim caps & returns
White acrylic faces.
Red day /night perforated vinyl on 1st surface.
LED illumination

N04

N02

N03



FRONT ELEVATION

136'-2"

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 codes and regulations. The sign is 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.

CLIENT:	M1034 SUBURBAN KIA	Trcn, MI 48094
LOCATION:	1775 MARLELAW 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

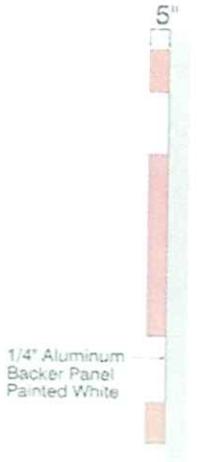
N02



Wall Sign

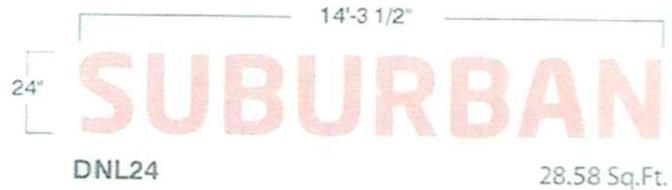
Fabricated aluminum channel letters/oval, mounted to white backer panel. Red trim caps & returns. White acrylic faces with Kia red vinyl applied first surface. LED illumination.

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

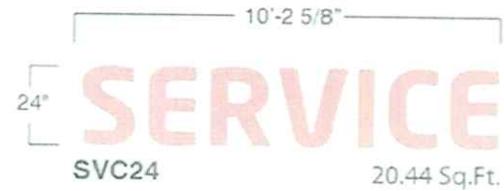


Side View
Not To Scale

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



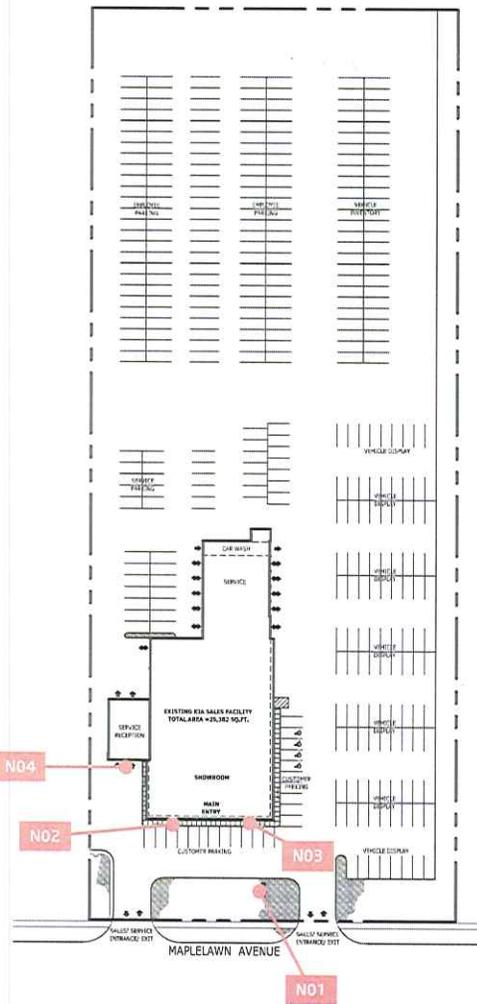
SUBURBAN

1821



SERVICE





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

PATTISON
SIGN GROUP INC.
410 N. CEDAR BLUFF RD. • SUITE 101 • KNOXVILLE, TN 37923
• Tel (865) 693-1105 • Fax (888) 694-1106 • Toll Free (865) 218-1976

Customer Approval: _____

Date: _____

NOTE: DIMENSIONS ARE APPROXIMATE PENDING FINAL ENGINEERING



This sign intended to be installed in accordance with the requirements of Article 600 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 luminaires, these signs contain Mercury (Hg) Discharge of these lamps, 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 LAWS. THE CLIENT SHOULD CHECK THAT THE CONSULTING ENGINEER HAS APPROVED THE SIGN AS SUPPLIED BY PATTISON SIGN GROUP INC. PATTISON SIGN GROUP INC. WILL NOT BE LIABLE FOR DAMAGES.

© PATTISON SIGN GROUP INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATTISON SIGN GROUP INC.

www.pattisonsign.com

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

3. HEARING OF CASES

- C. VARIANCE REQUEST, IHOR "IKE" KUCZER, 5397 CLOISTER – This property is a double front corner lot. As such it has a 30 foot required front setback along both Cloister and Sweet. The petitioner is requesting a variance to install a 6 foot high privacy fence set back 10 feet from the Sweet 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

RECEIVED

MAY 14 2015

PLANNING

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: 5397 CLOISTER DRIVE, TROY, MI

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

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-12-326-017

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

The primary reason for the application for variance is privacy. The subject sidewalk runs parallel to my rear boundary of my lot which people use on a daily basis. I also have experienced kids cutting through my back yard both on foot and on bicycles.

6. APPLICANT INFORMATION:

NAME IHOR "IKE" KUCZER (OWNER)
COMPANY TALMER BANK & TRUST
ADDRESS 2301 W. BIG BEAVER
CITY TROY STATE MI ZIP 48064
TELEPHONE 248-828-7398
E-MAIL ijkuczer@comcast.net

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

8. OWNER OF SUBJECT PROPERTY:

NAME SAME AS ABOVE
COMPANY _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
TELEPHONE _____
E-MAIL _____

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

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

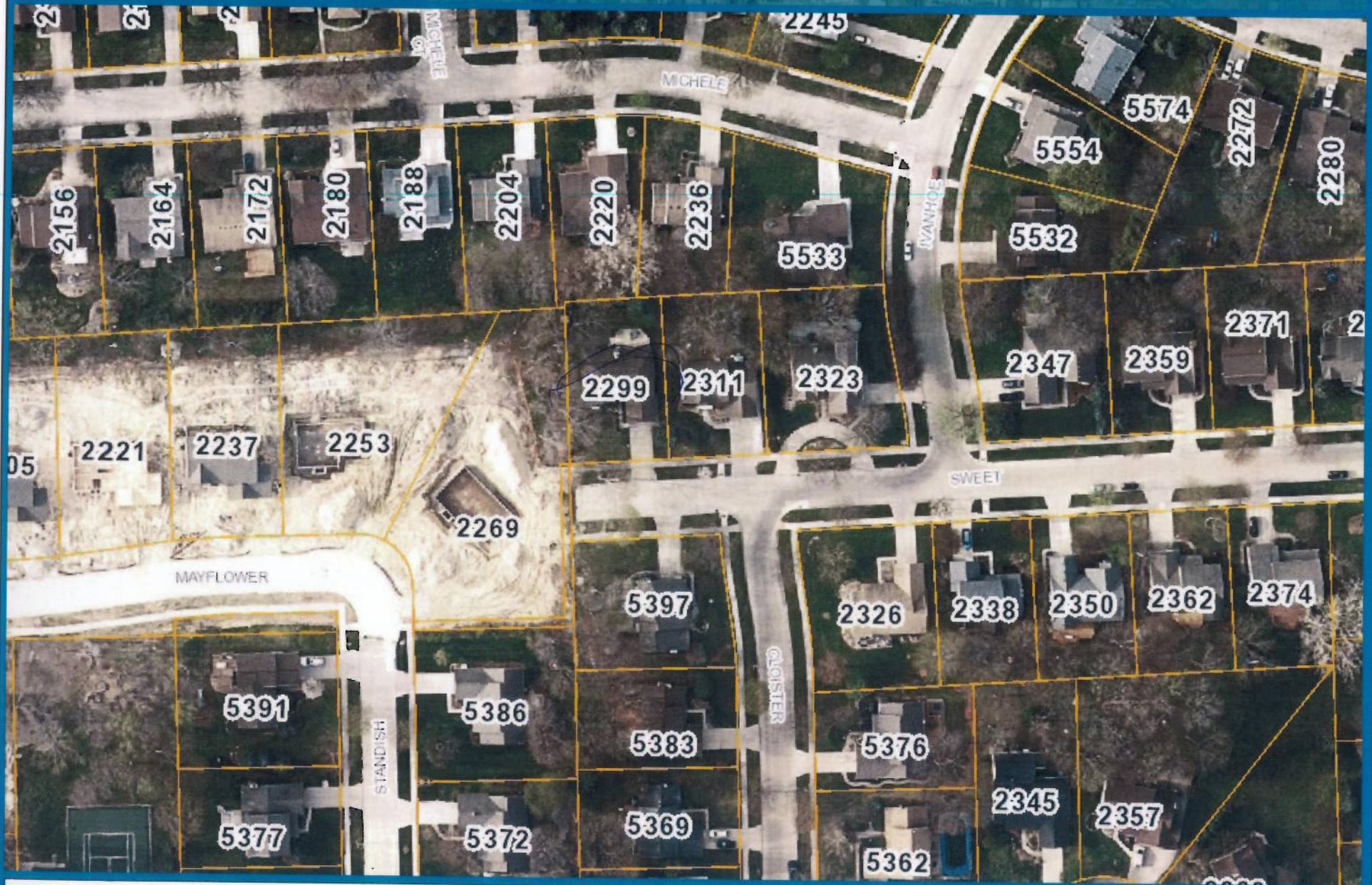
I, IHOR KUCZER (PROPERTY OWNER), HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT Ihor Kuczer DATE 5/14/2015
PRINT NAME: IHOR KUCZER

SIGNATURE OF PROPERTY OWNER Ihor Kuczer DATE 5/14/2015
PRINT NAME: IHOR KUCZER

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.



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: 5/14/2015

Project Information	Job Address: <u>5397 CLOISTER DRIVE</u> Suite # _____
	Lot: _____ Subdivision: <u>LONG LAKE MEADOWS</u>
	Owner: <u>IHOR KUCZER</u> Phone: <u>248 828-7398</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>IHOR "IKE" KUCZER</u> Phone: <u>248-828-7398</u> Fax: _____
	Address: <u>5397 CLOISTER DRIVE</u> City: <u>TROY</u> State: <u>MI</u> Zip: <u>48085</u>
	Email: <u>IKUCZER@COMCAST.NET</u>
	<input type="checkbox"/> Registration - \$10 (Due after 5/31 of each year)

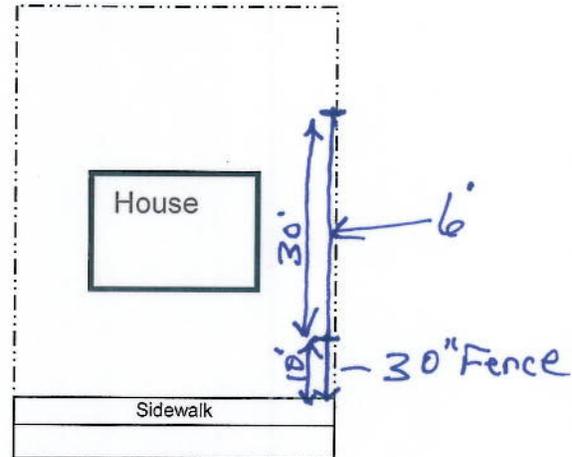
Final lot grade shall be approved before a fence permit is issued.

Please use the box below as if it were a drawing of your lot.

Draw in the proposed fencing using the symbols from the chart.

Indicate the number of feet for each portion of fence.

Type, height, and lineal feet of material to be used:					
Type:	Wood	Wire	Metal	Masonry	Other
Symbols:	000000	xxxxx	///////	□□□□	-----
HEIGHT					<u>6' 30"</u>
NO. OF FEET					<u>30' 10'</u>
PERMIT FEE	<input type="checkbox"/> Under 300' \$15.00		<input type="checkbox"/> Over 300' \$25.00		



Interior Lot

Corner Lot

Building Department Approval Denied - M. G. [Signature]

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

Ready for Inspection Will Call

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

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

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

My commission expires _____

Kathy Czarnecki

From: Audrey Olmstead <paulandaudrey@yahoo.com>
Sent: Thursday, May 21, 2015 9:27 PM
To: Planning
Subject: Request for a 6 foot high privacy fence at 5397 Cloister

We appreciate that Troy has ordinances that preserve a certain appearance and beauty for residents. We appreciate Chapter 83 of the zoning ordinance that limits fences to 30 inches high. We are opposed to any fence taller than present city code; 30 inches high. Therefore we are opposed to a 6 foot high fence at 5397 Cloister.

For the same reason, we are opposed to the 6 foot tall fence that is on the 2139 Jeffrey property.

Thank you for asking for our opinion.
Paul and Audrey Olmstead

Kathy Czarnecki

From: Paul M Evans
Sent: Friday, May 22, 2015 8:13 AM
To: Kathy Czarnecki
Cc: Mitchell E Grusnick
Subject: BBA 5397 Cloister FW: City of Troy

Mr. Flint resides at 2220 Michele and has the comment below regarding the requested fence variance.

From: WILLIAM FLINT [mailto:willyfl@wowway.com]
Sent: Thursday, May 21, 2015 10:00 PM
To: Paul M Evans
Subject: Re: City of Troy

Thank you so very much for your speedy response. I took our dog for a walk along that very sidewalk today and fully approve of the improvement. I don't think that anybody else in the same predicament would have any objections. Again thank you.

From: "Paul M Evans" <P.Evans@troymi.gov>
To: "willyfl@wowway.com" <willyfl@wowway.com>
Sent: Wednesday, May 20, 2015 1:55:17 PM
Subject: City of Troy

Paul Evans | Zoning & Compliance Specialist

City of Troy | 500 W. Big Beaver, Troy, MI 48084 | Office: 248.524.3359 | Cell: 248.885.1841 | 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."

Kathy Czarnecki

From: Thomas Walkush <walkush@yahoo.com>
Sent: Saturday, May 23, 2015 1:30 PM
To: Planning
Subject: Kuczer Variance Support

To: Mr. M Grusnick, Troy Building Official

I and my wife live two houses south of the Kuczers and we both support the granting of the variance in order to allow the installation of a 6 foot high fence along the Sweet property line.

The Kuczer's built their home along the edge of the property when it was heavily wooded (and the builder claimed that it was a 'forest reserve' meant to stay wooded). obviously the woods were replaced last year by housing. It would only seem right to allow the Kuczer's to retain some of the privacy that they expected when they build their house. Further, such a fence would not interfere with any passage and will also provide the same level of privacy for the new home buyers.

Therefore we ask that the Building Court of Appeals allow a variance to Zoning Ordinance Chapter 83 to allow the construction of the 6 foot fence.

Regards,

Thomas and Cindy Walkush
5369 Cloister Drive
Troy, MI 48085

3. HEARING OF CASES

- D. **VARIANCE REQUEST, ERIC CURRY OF ASI SIGNAGE INNOVATIONS, TROY LIBRARY, 500-520 W BIG BEAVER** – A variance from the Sign Code to replace the existing Library ground sign with a 50 square foot ground sign. Chapter 85 limits the Civic Center campus to two signs.

**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/>

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

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

1. ADDRESS OF THE SUBJECT PROPERTY: 510 W. Big Beaver

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 Eric Curry
COMPANY ASI Signage Innovations
ADDRESS 1115 Wheaton
CITY Troy STATE mi ZIP 48083
TELEPHONE 248-680-8970
E-MAIL eric.curry@asisignage.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Phillip Kwik
COMPANY City of Troy
ADDRESS 500 W. Big Beaver
CITY Troy STATE mi ZIP 48084
TELEPHONE (248) 524-3538
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, Phillip Kwik (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 eric curry  DATE 5/14/15

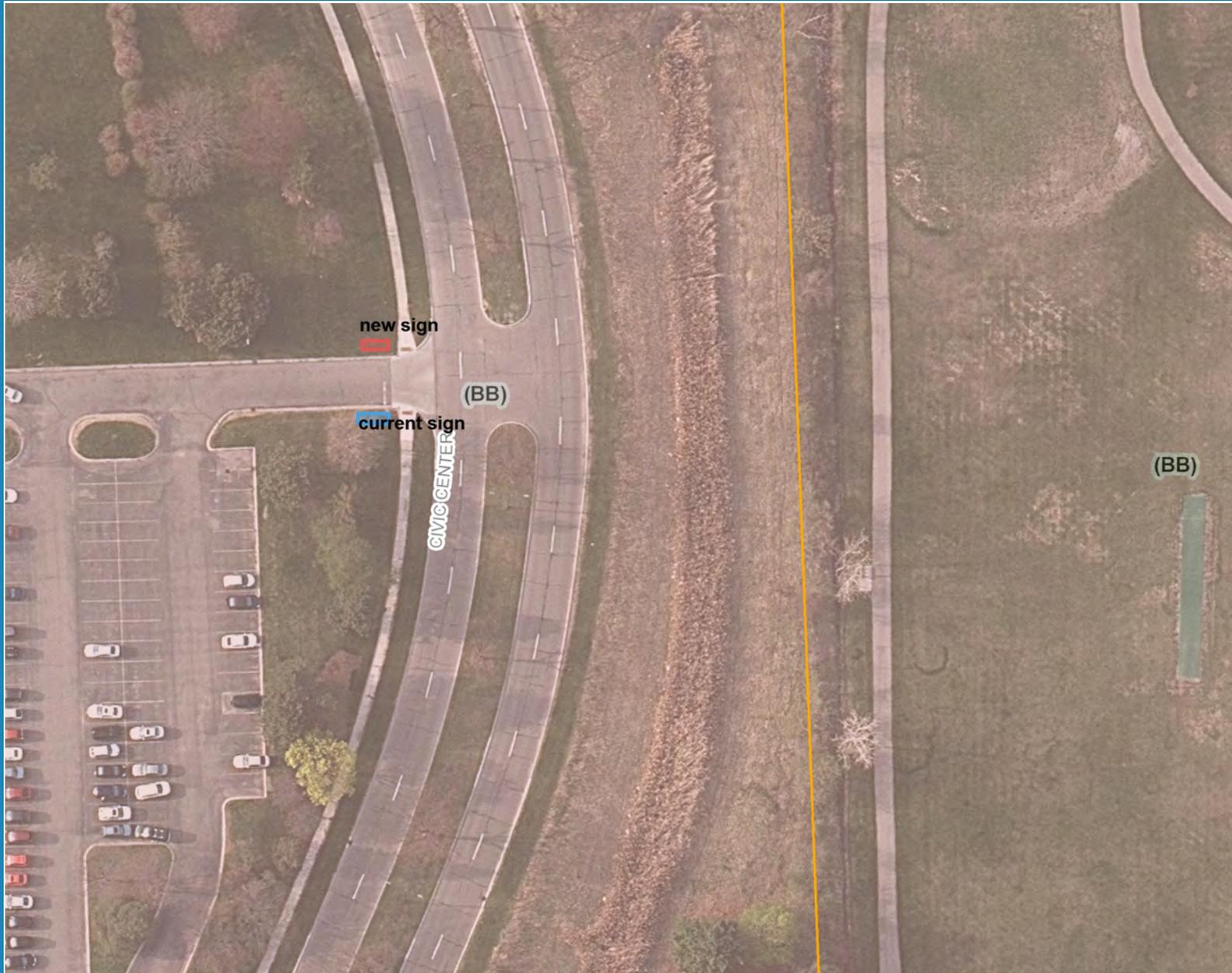
PRINT NAME: Eric Curry

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.



- Legend**
- Tax Parcel
 - Form Based Zoning 2**
 - (PUD) Planned Unit Development
 - (CF) Community Facilities District
 - (EP) Environmental Protection Dist
 - (BB) Big Beaver Road
 - (MR) Maple Road
 - (NN) Neighborhood Nodes (A-U)
 - (CB) Community Business
 - (GB) General Business
 - (IB) Integrated Industrial Business I
 - (O) Office Building District
 - (OM) Office Mixed Use
 - (P) Vehicular Parking District
 - (R-1A) One Family Residential Dist
 - (R-1B) One Family Residential Dist
 - (R-1C) One Family Residential Dist
 - (R-1D) One Family Residential Dist
 - (R-1E) One Family Residential Dist
 - (RT) One Family Attached Residen
 - (MF) Multi-Family Residential
 - (MHP) Manufactured Housing
 - (UR) Urban Residential
 - (RC) Research Center District
 - (PV) Planned Vehicle Sales
 - Municipal Boundary 1

Notes

City of Troy Library Ground Sign

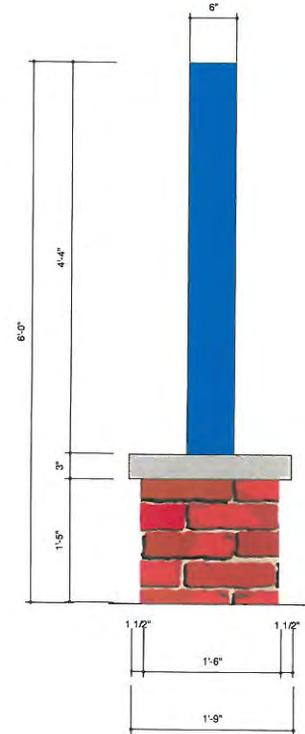
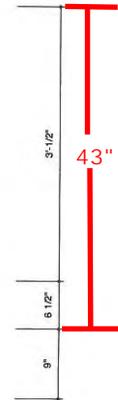
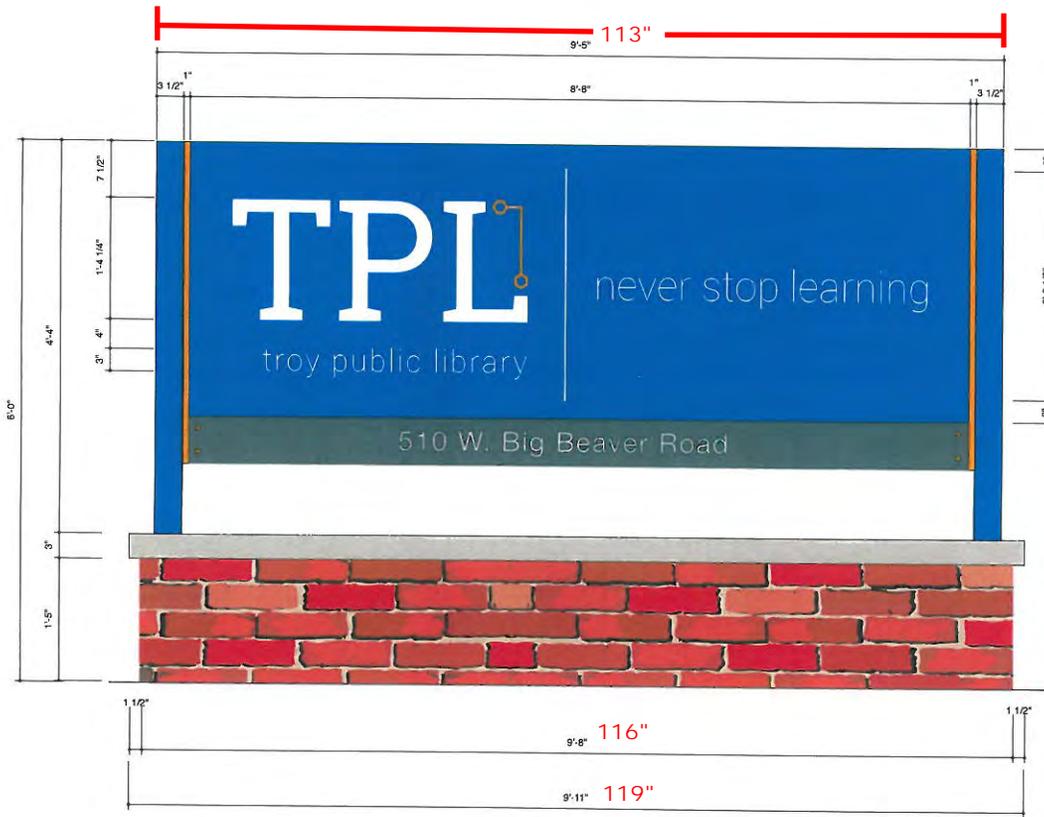
188.0 0 94.00 188.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

113" x 43" = 4859 sq in
 119" x 3" = 357 sq in
 116" x 17" = 1972 sq in
 total = 7188 sq in
 = 49.92 sq ft



DRAWN BY: Frank A. Speney III
CHECKED BY: Jessica A. Pierce
ISSUED FOR: Construction Documents
DATE: 04-24-14

REVISION NUMBER:
DATE:

PROJECT # 1401.30
SIGN TYPE (S) S01

DRAWING TITLE: Entrance Monument Identification (Internally Illuminated)

NOTES

OWNER: City of Troy Public Library
PROJECT: Interior / Exterior Signage

CUSTOMER APPROVAL:
DATE:

KMA DESIGN 301 E. Main Street Carnegie, Pa 15106
THEKMAGROUP.COM V. 412-429-4071 F. 412-429-4074
SHEET TPL S01

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01 Entrance Monument Identification (Internally Illuminated) Elevation

Scale - 1" = 1' - 0"

02 Entrance Monument Identification (Internally Illuminated) End View
 Scale - 1" = 1' - 0"