



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

July 1, 2015

3:00 PM

COUNCIL BOARD ROOM

1. ROLL CALL
2. APPROVAL OF MINUTES – June 3, 2015
3. HEARING OF CASES
 - A. **VARIANCE REQUEST, FARQAD KHALIL, 643 E LONG LAKE** – A variance to install a non-obscuring masonry and metal fence and gate ranging in height from 4 to 6 feet across the front property line adjacent to Long Lake Road. The Fence Code limits the height of fences in front yards to 30 inches.

CHAPTER 83
 - B. **VARIANCE REQUEST, MATTHEW JAMES KIDWELL, 3938 GATE** – This property is a double front corner lot. As such it has a 30 foot required front setback along both Gate and Genick. The petitioner is requesting a variance to install a 6 foot high privacy fence along the Genick property line where City Code limits fences to non-obscuring and 30 inches high.

CHAPTER 83
 - C. **VARIANCE REQUEST, JOE GLASER OF LOWES, 2914 ENGLISH** – This property is a double front corner lot. As such it has a 30 foot required front setback along both English and Windmill. The petitioner is requesting a variance to install a 6 foot high privacy fence along the Windmill property line where City Code limits fences to non-obscuring and 30 inches high.

CHAPTER 83
4. COMMUNICATIONS
5. PUBLIC COMMENT
6. MISCELLANEOUS BUSINESS
7. ADJOURNMENT

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

Mr. Abitheira called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on June 3, 2015 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Members Present:

- Gary Abitheira
- Brian Kischnick
- Michael Morris
- Andrew Schuster

Absent:

Theodore Dziurman, Chair

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: Morris
 Support by: Schuster

RESOLVED, To approve the minutes of the May 6, 2015 Regular meeting as submitted.

Yes: All present (4)
 Absent: Dziurman

MOTION CARRIED

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.

The property owner Tony lacona proposed to locate the fence just past the deck, about 8 feet from the house and roughly 15 feet back from the sidewalk. He offered written confirmation from two neighbors stating their agreement with the proposed new location.

Mr. Abitheira opened the floor for public comment. Acknowledging there was no one present to speak, the floor was closed.

Moved by: Kischnick
Support by: Schuster

RESOLVED, To grant the variance to install the fence 8 feet out from the house line parallel to the sidewalk, for the following reason:

1. Due to the unique property and the undue hardship it is creating, the variance minimizes the impact and the neighbors are in support.

Yes: All present (4)
Absent: Dziurman

MOTION CARRIED

- 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.

Mr. Grusnick reported the department received no written responses to the public hearing notices.

Mr. Abitheira opened the floor for public comment. Acknowledging there was no one present to speak, the floor was closed.

Moved by: Schuster
Support by: Morris

RESOLVED, To grant the variance as requested, for the following reason:

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

Yes: All present (4)
Absent: Dziurman

MOTION CARRIED

- 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.

Mr. Grusnick reported the department received three written responses to the public hearing notices; two in support, one in opposition based on principal only.

Mr. Abitheira opened the floor for public comment. Acknowledging there was no one present to speak, the floor was closed.

Moved by: Kischnick
 Support by: Abitheira

RESOLVED, To grant the variance as requested, for the following reasons:

1. For the public health, safety and welfare.
2. The property and community are not impacted.

Discussion on the motion on the floor.

Mr. Kischnick asked the record to reflect that screening and containment of the subject property should have been overseen at the Planning Commission level and that this variance should definitely be granted.

Vote on the motion on the floor.

Yes: All present (4)
 Absent: Dziurman

MOTION CARRIED

- 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.

Mr. Grusnick reported the department received no written responses to the public hearing notices.

Mr. Abitheira opened the floor for public comment. Acknowledging there was no one present to speak, the floor was closed.

Moved by: Schuster
Support by: Morris

RESOLVED, To grant the variance as requested provided the sign is located outside the required 25 foot corner clearance triangular area.

Yes: Abitheira, Morris, Schuster
Abstain: Kischnick
Absent: Dziurman

MOTION CARRIED

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

Mr. Grusnick announced a new format in preparing Board minutes.

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:30 p.m.

Respectfully submitted,

Gary Abitheira, Acting Chair

Kathy L. Czarnecki, Recording Secretary

3. HEARING OF CASES

- A. VARIANCE REQUEST, FARQAD KHALIL, 643 E LONG LAKE – A variance to install a non-obscuring masonry and metal fence and gate ranging in height from 4 to 6 feet across the front property line adjacent to Long Lake Road. The Fence Code limits the height of fences in front yards to 30 inches.

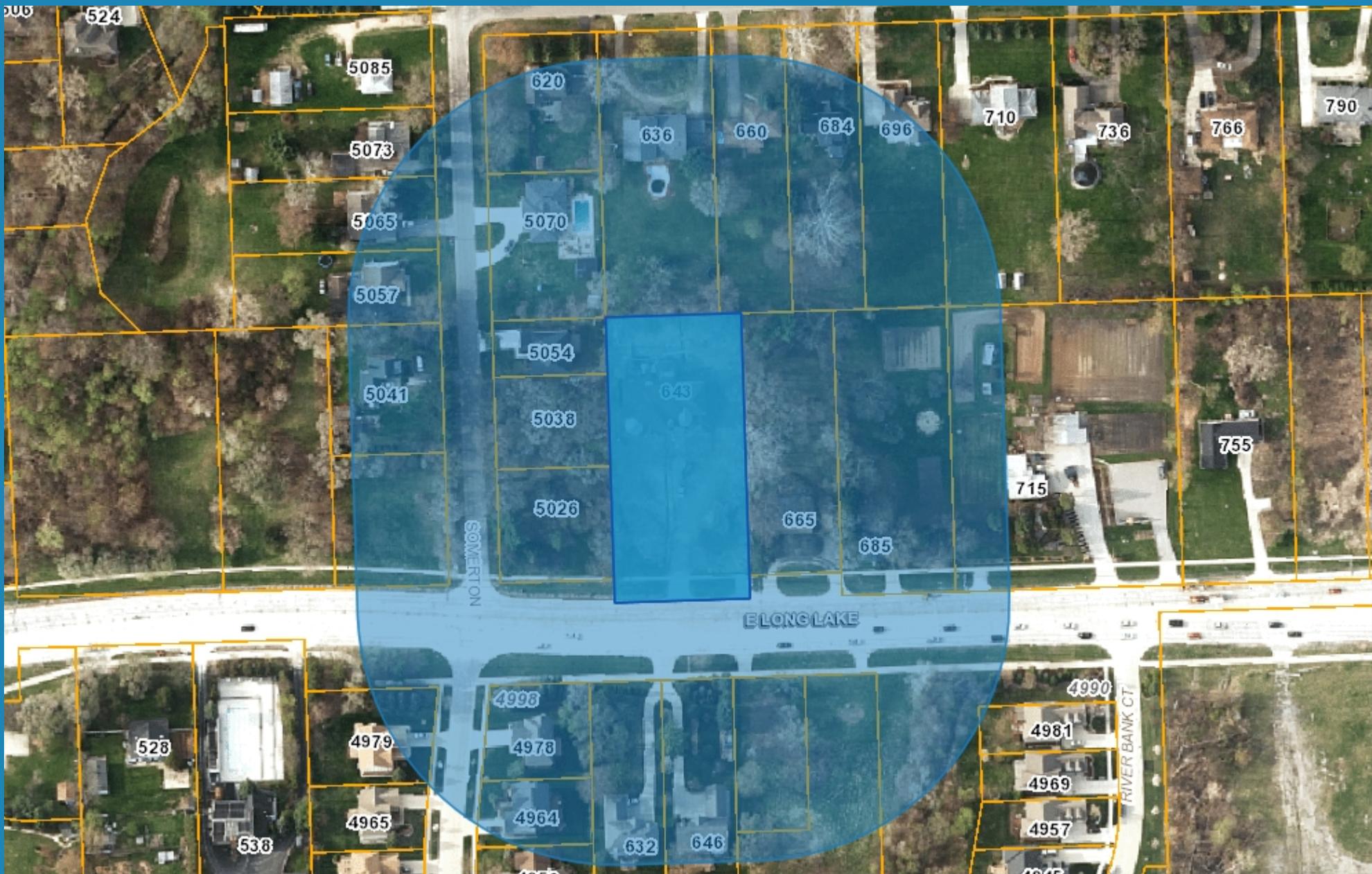


Legend:

- Aerial
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

267 0 133 267 Feet

Scale 1: 1,600



417 0 208 417Feet



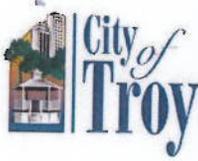
Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

RECEIVED
MAY 29 2015
PLANNING

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: 643 E. Long Lake
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 FARQAD KHALIL
COMPANY _____
ADDRESS 643 E Long Lake Rd.
CITY TROY STATE MI ZIP 48084
TELEPHONE 248-633-3665
E-MAIL fargad@aliraq-alsami.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME FARQAD KHALIL
COMPANY _____
ADDRESS 643 E Long Lake Rd.
CITY TROY STATE MI ZIP 48085
TELEPHONE 248-633-3665
E-MAIL fargad@aliraq-alsami.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, FARQAD KHALIL (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 Fargad Khalil  DATE 05/15/15

PRINT NAME: FARQAD KHALIL

SIGNATURE OF PROPERTY OWNER Fargad Khalil  DATE 05/15/15

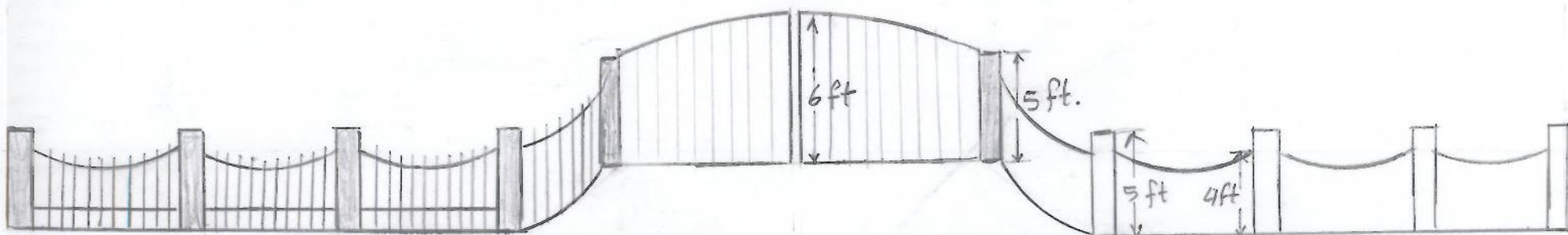
PRINT NAME: FARQAD KHALIL

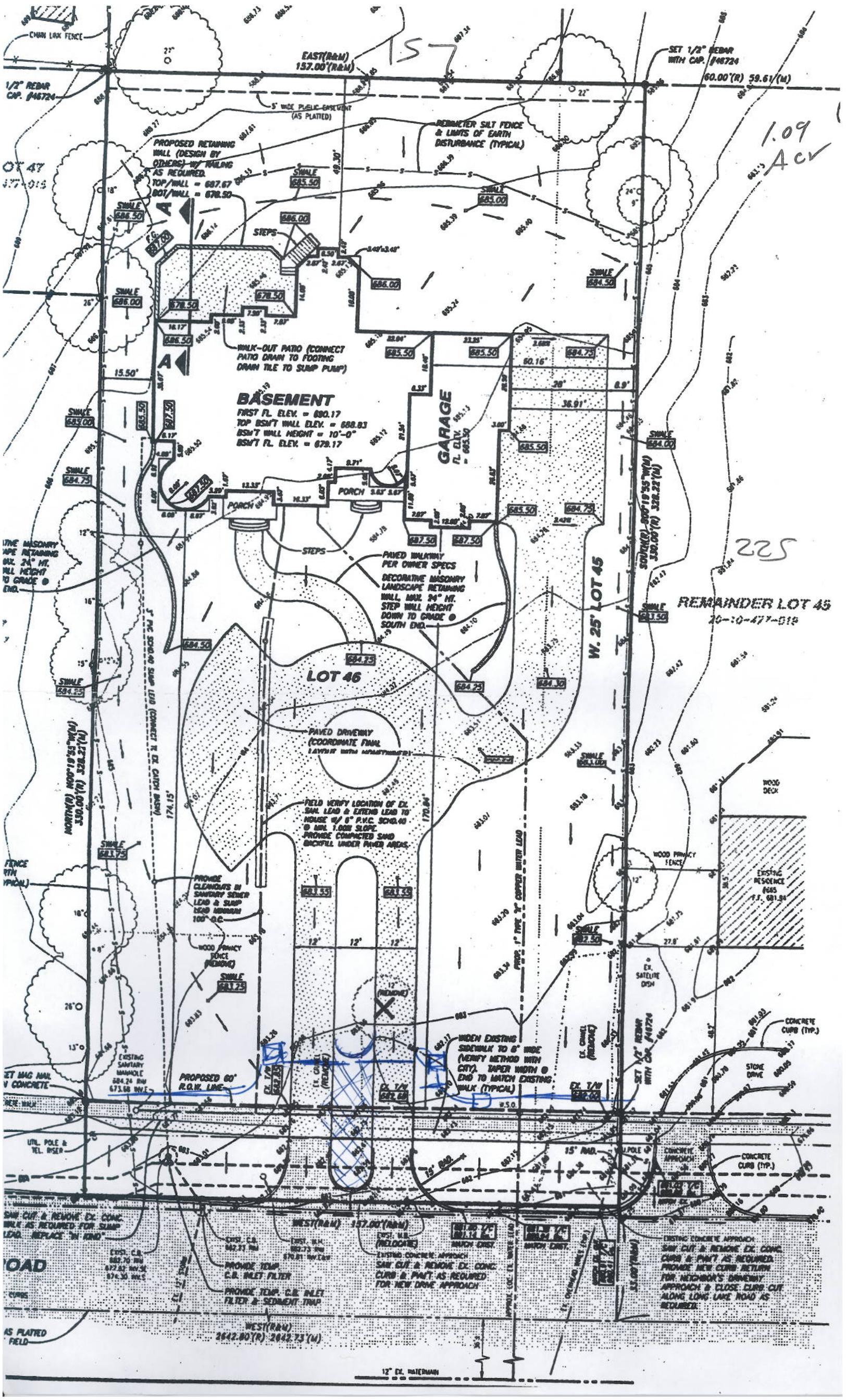
Failure of the applicant or his/her authorized representative to appear before the Board, as scheduled, shall be justifiable cause for denial or dismissal of the case with no refund of appeal fee(s). If the person appearing before the Board is not the applicant or property owner, signed permission must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

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

643 ELONG LAKE RD.
TROY, MI 48085

The approximate drawing of the main
fence including the gate





EAST(R&M) 157.00'(R&M)

SET 1/2" REBAR WITH CAP. #46724
60.00'(R) 59.61'(M)

1.09 ACV

PROPOSED RETAINING WALL (DESIGN BY OTHERS) W/ RAILING AS REQUIRED.
TOP/WALL = 687.67
BOT/WALL = 678.50

REINFORCED SILT FENCE & LIMITS OF EARTH DISTURBANCE (TYPICAL)

BASEMENT
FIRST FL. ELEV. = 680.17
TOP BSMT WALL ELEV. = 688.83
BSMT WALL HEIGHT = 10'-0"
BSMT FL. ELEV. = 679.17

GARAGE
FL. ELEV. = 685.50

WALK-OUT PATIO (CONNECT PATIO DRAIN TO FOOTING DRAIN TILE TO SUMP PUMP)

PAVED WALKWAY PER OWNER SPECS
DECORATIVE MASONRY LANDSCAPE RETAINING WALL, MAX 24" HT. STEP WALL HEIGHT DOWN TO GRADE @ SOUTH END.

LOT 46

PAVED DRIVEWAY (COORDINATE FINAL LAYOUT WITH MASONRY)

FIELD VERIFY LOCATION OF EX. SAN LEAD & EXTEND LEAD TO HOUSE W/ 6" P.V.C. SO40.40 @ MIN. 1.00% SLOPE. PROVIDE COMPACTED SAND BACKFILL UNDER PAVED AREAS.

PROVIDE CLEANSERS IN SANITARY SEWER LEAD & SUMP LEAD MINIMUM 100'-0" O.C.

WIDEN EXISTING SIDEWALK TO 6" WIDE (VERIFY METHOD WITH CITY). TAPER WIDTH @ END TO MATCH EXISTING WALK (TYPICAL)

REMAINDER LOT 45
20-10-477-018

W. 25' LOT 45

225

EXIST. SANITARY MANHOLE 684.24 RM 673.68 INV.
EXIST. CONCRETE APPROACH
SAY CUT & REMOVE EX. CONC. CURB & PAWT AS REQUIRED. PROVIDE NEW CURB RETURN FOR NEIGHBOR'S DRIVEWAY APPROACH & CLOSE CURB CUT ALONG LONG LAKE ROAD AS REQUIRED.

PROVIDE TEMP. C.B. INLET FILTER
PROVIDE TEMP. C.B. INLET FILTER & SEDIMENT TRAP

EXISTING CONCRETE APPROACH
SAY CUT & REMOVE EX. CONC. CURB & PAWT AS REQUIRED FOR NEW DRIVE APPROACH

EXISTING CONCRETE APPROACH
SAY CUT & REMOVE EX. CONC. CURB & PAWT AS REQUIRED. PROVIDE NEW CURB RETURN FOR NEIGHBOR'S DRIVEWAY APPROACH & CLOSE CURB CUT ALONG LONG LAKE ROAD AS REQUIRED.



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: _____

Project Information	Job Address: <u>643 E. Long Lake</u> Suite # _____
	Lot: _____ Subdivision: _____
Applicant Information	Owner: <u>FARQAD KHALIL</u> Phone: <u>248-633-3665</u>
	Work to be Performed: <input type="checkbox"/> New <input type="checkbox"/> Move <input type="checkbox"/> Repair <input type="checkbox"/> Res. <input type="checkbox"/> Comm. <input type="checkbox"/> Ind.
	Name: <u>same</u> Phone: _____ Fax: _____
	Address: _____ City: _____ State: _____ Zip: _____
	Email: <u>farqad@att.net</u>

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

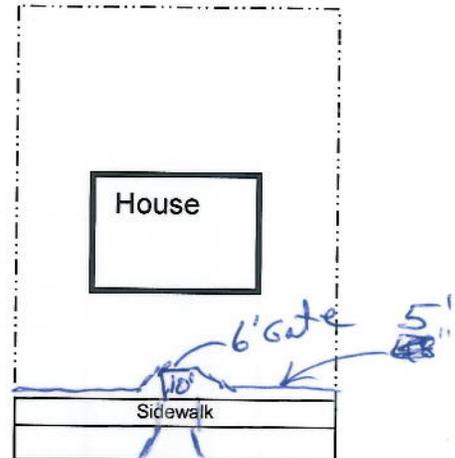
Final lot grade shall be approved before a fence permit is issued.

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

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

Indicate the number of feet for each portion of fence.

Type, height, and lineal feet of material to be used:					
Type:	Wood	Wire	Metal	Masonry	Other
Symbols:	000000	xxxxx	///////	□□□□	-----
HEIGHT		<u>5'6"</u>	<u>4'</u>		
NO. OF FEET			<u>20'</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 4/27/15 meeting

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

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

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

Subscribed and sworn to before me this 27 day of April 2015 Notary Public, Oakland County, Michigan
Gerald Rice
 My commission expires 12-28-16

GERALD D. RICE
 NOTARY PUBLIC, STATE OF MI
 COUNTY OF OAKLAND
 MY COMMISSION EXPIRES Dec 28, 2016
 ACTING IN COUNTY OF Oakland

Emad Arsanos
5112 Hertford Dr
Troy, MI 48085

April 29, 2015

City of Troy
Resident
643 E long Lake
Troy, MI 48085

Dear Sir or Madam:

I have been in the this neighborhood over 18 years and Farqad Khalil is the resident of 643 E. Long Lake and he is a wonderful nieghbor to us and I want personally say he have done alot to his house from the outside and he is contine to improve the look which is a good thing for us and our nieghborhood and even more when he showed me how he is going to build his new proposed fence and the enternace door and we are very happy and supportive to his proposed plan . And will be a joy for us when we are walk to see good thinks in this neighborhood and we hope that you will work with him and make it happen and we thank you for makeing our neighborhood wonderful.

Please contact me if you have any questions or need additional information. I can be contacted by phone at (248)379-7413.

Sincerely,

Emad Arsanos



4/27/2015

3. HEARING OF CASES

- B. **VARIANCE REQUEST, MATTHEW JAMES KIDWELL, 3938 GATE** – This property is a double front corner lot. As such it has a 30 foot required front setback along both Gate and Genick. The petitioner is requesting a variance to install a 6 foot high privacy fence along the Genick property line where City Code limits fences to non-obscuring and 30 inches high.

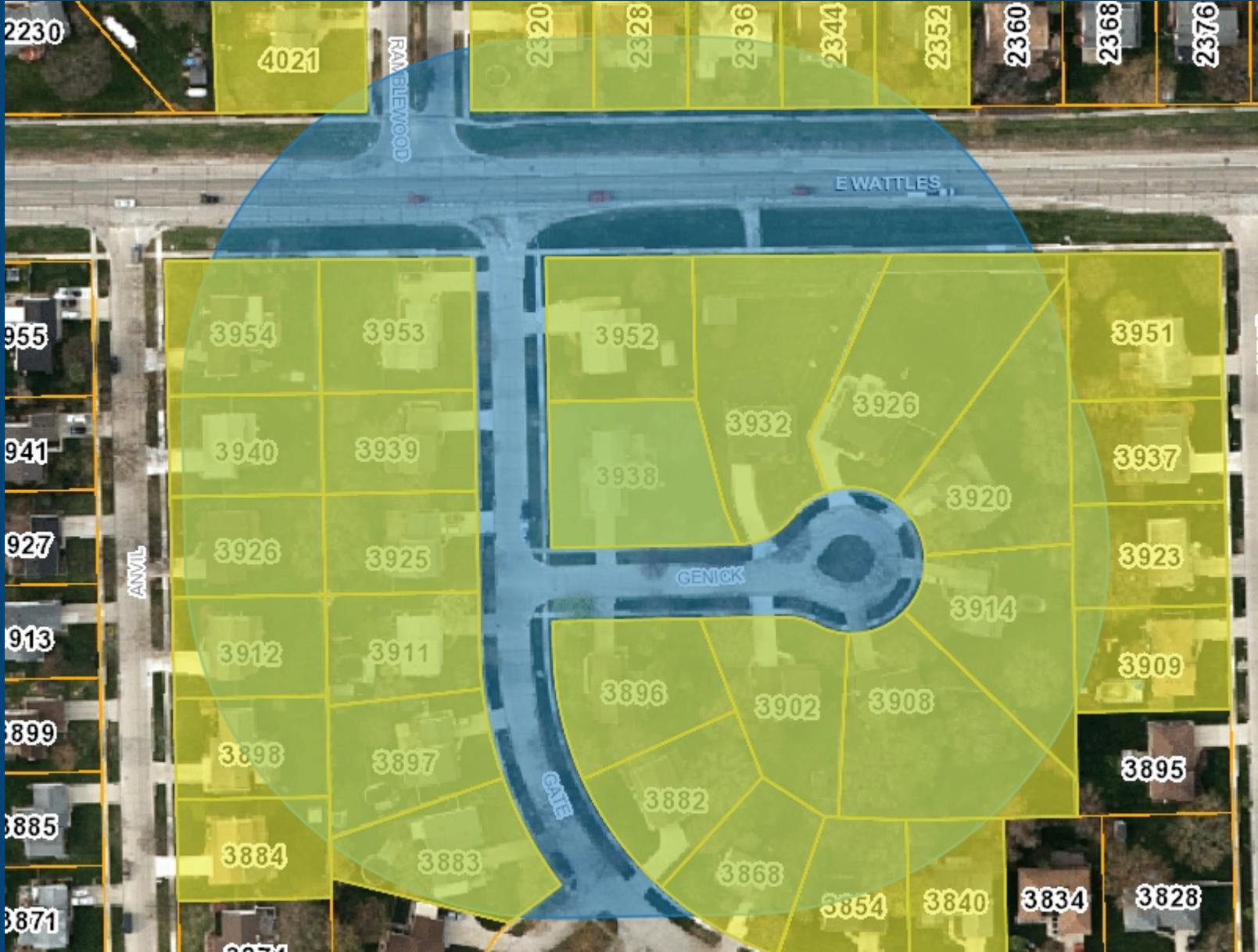


Legend:

- Aerial
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

200 0 100 200Feet

Scale 1: 1,200



Legend:

- Aerial
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

333 0 167 333Feet

Scale 1:2,000

RECEIVED

JUN 10 2015

PLANNING

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
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NOTICE TO THE APPLICANT

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1. ADDRESS OF THE SUBJECT PROPERTY: 3938 Gate Dr

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

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-24-129-021

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 Matthew James Kidwell
COMPANY _____
ADDRESS 3938 Gate Dr
CITY Troy STATE MI ZIP 48083
TELEPHONE 248-842-8802
E-MAIL Kidwell04c5@yahoo.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Matthew and Amanda Kidwell
COMPANY _____
ADDRESS 3938 Gate Dr
CITY Troy STATE MI ZIP 48083
TELEPHONE 248-842-8802
E-MAIL Kidwell04c5@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, Matthew Kidwell (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 6/6/2015
PRINT NAME: Matthew James Kidwell

SIGNATURE OF PROPERTY OWNER  DATE 6/6/2015
PRINT NAME: Matthew James Kidwell

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.

Reasons for fence:

-To protect my family. We have two young children that love playing outside, which currently cannot play outside in their back yard by themselves without the dangers of the street and potential strangers. My wife and children are home by themselves frequently due to my hours at work; not having a secure place for them to play outside is a concern for me.

-To protect my property. We have patio furniture (\$500), a grill (\$500), a lacrosse goal (\$200), and a shed with expensive lawn equipment in it. A 4ft non-obscuring fence does not block these items from view and can easily be climbed. We live two houses off of the main road (Wattles) and my backyard is viewable from three sides.

-To allow my dog room to run and play with my children. He is a very kid friendly dog that loves attention. Consequently, if he is outside and sees anyone that he cannot get to, he barks at them until he either can't see them or they come over and pet him. A 4ft non-obscuring fence does not prevent this and he can easily climb or jump over it, which could cause other problems (lost dog or hit by a car).

-One of the neighbors has a dog that regularly gets out of their yard without their knowledge and has got into my back yard several times. I am worried about her getting to my dog. This fence would prevent her from seeing my dog; keep him in and her out.

-Parties. My wife and I love living in Troy and both of our boys are very involved in school and sports within the community. Thus, we have lots of kids over for birthday parties and holidays. This fence would keep those parties both private and safe for all the kids.



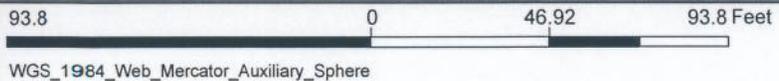
Legend

- Tax Parcel

Green Highlight is proposed 6ft wood fence

Notes

Enter Map Description



WGS_1984_Web_Mercator_Auxiliary_Sphere

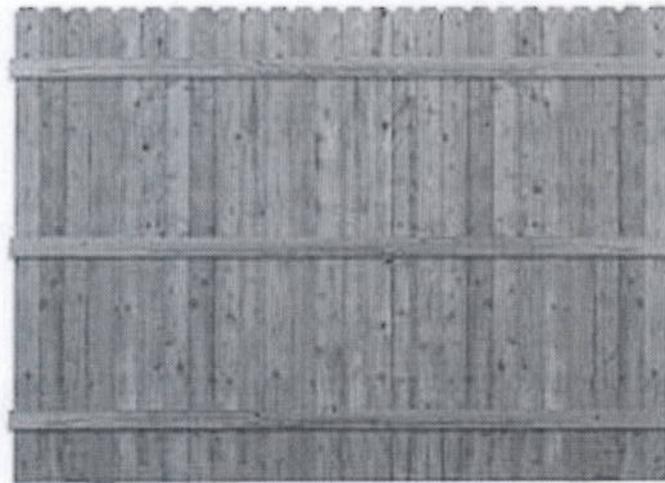
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Construction Materials:

Post: #2 Pressure Treated Wood 4x4x8

Fence Material: Pressure Treated Pine Dog-Eared Fence Panel 6x8

Posts will be placed 8ft on center and a concrete footing poured. Fence panels will be attached to posts using galvanized nails or decking screws. A gate will be attached constructed of the same materials to allow access to the yard from the outside.





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Assessing Report for 88-20-24-129-021

Parcel Number	88-20-24-129-021
Property Address	3938 GATE
Property Address Apt	
Property Address Zip	48083-5644
Owner Name 1	KIDWELL, AMANDA
Owner Name 2	
State Equalized Value (SEV)	104910
Taxable Value	83030
Summary Land Value	83000
Depth of Parcel	135.429992675781
Frontage	120
Acreage	0.37
Last Sale Amount	140000
Last Sale Date	09/09/2010
Legal Description	T2N, R11E, SEC 24 OLDE FORGE SUB NO 2 LOT 169 EXC BEG AT NE LOT COR, TH S 19-24-26 E 126.67 FT, TH ALG CURVE TO RIGHT, RAD 60 FT, CHORD BEARS S 83-31-55 W 12.78 FT, DIST OF 12.81 FT, TH N 19-24-26 W 32.12 FT, TH N 11-40-08 W 92.52 FT TO BEG 8-21-07 FR 002
Neighborhood Code	24G
Num Res Buildings	1
Num CI Buildings	0
Owner City	TROY
Owner State	MI
Owner Street Address	3938 GATE
Owner Zip Code	48083-5644
Principal Residence Exemption	100
Property Class	401
School District	TROY
Summary CI Floor Area	0
Summary CI Stories	0
Summary CI Year Built	0
Summary Res Basement Area	1191
Summary Res Floor Area	1437
Summary Res Num Full Bath	2
Summary Res Garage Area	528
Summary Res Num Half Bath	0
Summary Res Num Bed	3
Summary Res Style Alph	RANCH
Summary Res Year Built	1973
Taxpayer Street Addr	
Zoning	R-1C

Resources

- [Public Records](#)
- [Newsletters](#)
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- [Permits](#)
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City of Troy
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500 W. Big Beaver Rd · Troy, Michigan 48084 · Ph: [248.524.3300](tel:248.524.3300) City Hall Hours: 8am-4:30pm



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: 6/4/15

Project Information	Job Address: <u>3938 Gate Dr. Troy MI 48083</u> Suite # _____
	Lot: _____ Subdivision: _____
	Owner: <u>Matthew Kidwell</u> Phone: <u>248-818-7144/248-842-8802</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>Matthew Kidwell</u> Phone: <u>248-842-8802</u> Fax: _____
	Address: <u>3938 Gate Dr. Troy MI</u> City: <u>Troy</u> State: <u>MI</u> Zip: <u>48083</u>
	Email: <u>kidwell@4cs.com</u>
	<input type="checkbox"/> Registration - \$10 (Due after 5/31 of each year)

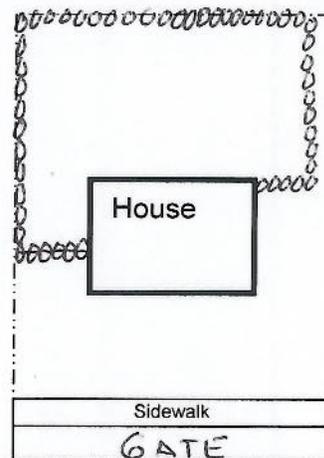
Final lot grade shall be approved before a fence permit is issued.

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'</u>				
NO. OF FEET	<u>332'</u>				
PERMIT FEE	<input type="checkbox"/> Under 300' \$15.00		<input type="checkbox"/> Over 300' \$25.00		



Interior Lot

Corner Lot

Building Department Approval David Blupud

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

Ready for Inspection Will Call

Applicant Signature

[Signature]
 Homeowner's signature indicates compliance with homeowner's affidavit

Homeowner Affidavit

I hereby certify that the fencing described on this permit application shall be installed **by myself in my own home** in which I am living or about to occupy. All work shall be installed in accordance with the Chapter 83 of the Troy City Ordinance. I will cooperate with the Building Inspector and assume all responsibility to arrange for necessary inspections.

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

Subscribed and sworn to before me this 5th day of June 20 15 Notary Public, MACOMB County, Michigan

Rebecca A. Holt

My commission expires 1/23/2017

REBECCA A. HOLT
 NOTARY PUBLIC, STATE OF MI
 COUNTY OF MACOMB
 MY COMMISSION EXPIRES Jan 23, 2017
 ACTING IN COUNTY OF Oakland

3. HEARING OF CASES

- C. **VARIANCE REQUEST, JOE GLASER OF LOWES, 2914 ENGLISH** – This property is a double front corner lot. As such it has a 30 foot required front setback along both English and Windmill. The petitioner is requesting a variance to install a 6 foot high privacy fence along the Windmill property line where City Code limits fences to non-obscuring and 30 inches high.



Legend:

- Aerial
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

183 0 92 183Feet

Scale 1: 1,100



Legend:

- Aerial
- Red: Band_1
- Green: Band_2
- Blue: Band_3

417 0 208 417Feet

Scale 1: 2,500

**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/>

RECEIVED
JUN 10 2015
PLANNING

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: 2914 English Drive
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-12-430-001

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 Gilaser
COMPANY Lawes
ADDRESS 2000 metro Parkway
CITY Sterling Hgts. STATE MI ZIP 48310
TELEPHONE 586.446.4100
E-MAIL Joseph.Gilaser@store.lawes.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Adam Gileran
COMPANY _____
ADDRESS 2914 English Drive
CITY Troy STATE MI ZIP 48085
TELEPHONE 586.601.6161
E-MAIL ADAMG619@hotmail.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, _____ (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. Gilaser DATE 6-9-15

PRINT NAME: JOSEPH E. GILASER

SIGNATURE OF PROPERTY OWNER Vilma Ivezaj DATE 6-19-15

PRINT NAME: Vilma Ivezaj

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.



06/09/2015

City of Troy

To whom it may concern,

My name is Adam Gilezan, I am a resident in the city of Troy. My address is 2914 English Drive. We currently have a 4' high aluminum fence.

I am trying to have a 6' high vinyl fence installed through Lowes and our permit was not approved. We have an in ground pool and our family would like for you to reconsider your decision as this is a huge safety issue for our community and a privacy issue for our family since our home is located on a corner lot and exposed to everyone.

A professional install, by a Lowes licensed and insured contractor, will not only increase the value of our home, but add to the value of 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,
Adam Gilezan

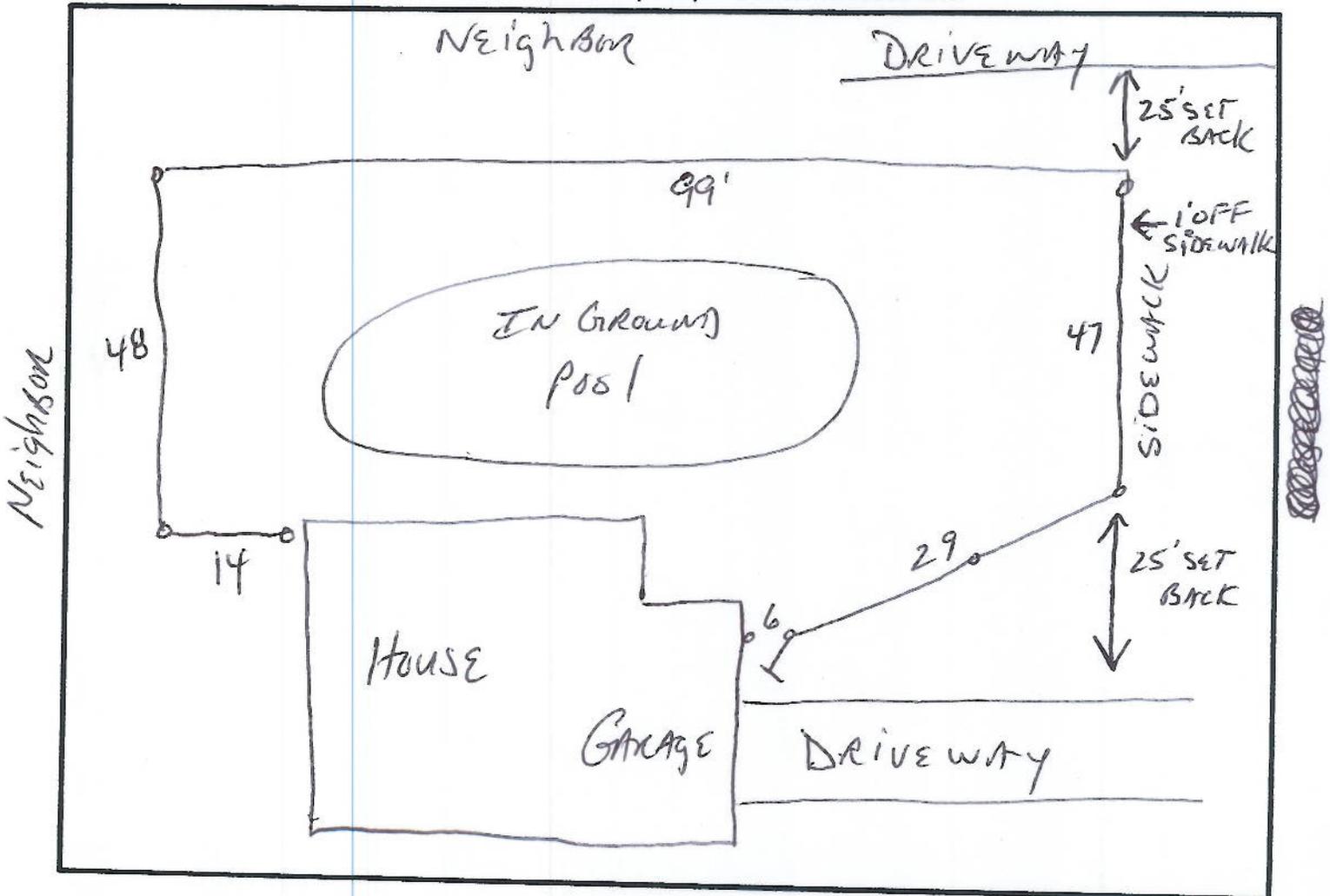


PSE Drawing Worksheet - Fencing (Complete and Fax to Installer)

Customer: ADAM GILBERT Store: 1779
Phone (home): 586-601-6161 Phone (cell): _____ Phone (other): _____
Install Address: 2914 English Dr. Troy MI 48065

Directions:

1. Walk the fence line after discussing property boundaries with the customer – indicate any obstructions as you measure
2. Imagine what the fence looks like from a "bird's eye" view
3. Sketch the fence with these details:
 - Mark where the fence abuts, attaches to or is built around any structure or obstacle
 - Mark where gates will be located as well as gate type (drive or walk gate)
 - Mark best access route from material drop-off point to construction area









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: 5-26-15

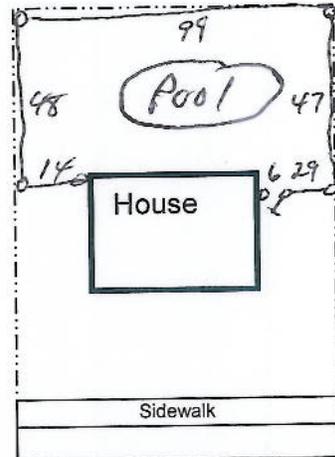
Project Information	Job Address: <u>2914 English DR</u>	Suite # _____
	Lot: _____	Subdivision: _____
	Owner: <u>ADAM GILZEAN</u>	Phone: <u>586-601-6161</u>
	Work to be Performed: <input checked="" type="checkbox"/> New <input type="checkbox"/> Move <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Res. <input type="checkbox"/> Comm. <input type="checkbox"/> Ind.	
Applicant Information	Name: <u>LOWE'S</u> <u>ATTN: JOE</u>	
	Phone: <u>586-446-4100</u>	Fax: <u>586-446-4109</u>
	Address: <u>200 METRO PLAZA</u>	City: <u>STERLING HTS</u> State: <u>MI</u> Zip: <u>48085</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		□□□□	-----
HEIGHT					<u>6</u>
NO. OF FEET					<u>243</u>
PERMIT FEE	<input checked="" type="checkbox"/> Under 300' \$15.00		<input type="checkbox"/> Over 300' \$25.00		



Interior Lot
 Corner Lot

Building Department Approval Denial 5-26-15

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 Joseph E. Glenn
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 _____