



# BUILDING CODE BOARD OF APPEALS REGULAR MEETING AGENDA

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

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

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March 2, 2016

3:00 PM

COUNCIL BOARD ROOM

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1. ROLL CALL
2. APPROVAL OF MINUTES – February 3, 2016
3. HEARING OF CASES
  - A. VARIANCE REQUEST, CYNTHIA M. SARACENO, 1261 BRADLEY – A variance to install 147 feet of 8 foot 6 inch high privacy fence along the west side rear yard property line and approximately 175 feet of 7 foot high chain link fence on the interior of the rear yard. The Fence Code limits the height of fences on residential zoned properties to 6 feet maximum.

## CHAPTER 83

- B. VARIANCE REQUEST, CINDY MAIER OF ALIBI RESTAURANT, 6700 ROCHESTER – A variance from the Sign Code to install an 89 square foot ground sign set back zero feet from the front property line. This size sign requires a 20 foot minimum setback from the front property line.

## CHAPTER 85.02.05 GB (General Business) Zoning District

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](mailto:clerk@troymi.gov) or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

Chair Dziurman called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on February 3, 2016 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Members Present

Theodore Dziurman, Chair  
Gary Abitheira  
Michael Morris  
Andrew Schuster

Members 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: Morris  
Support by: Schuster

**RESOLVED**, To approve the minutes of the December 2, 2015 Regular meeting and January 20, 2016 Special meeting as submitted.

Yes: All present (4)  
Absent: Kischnick

**MOTION CARRIED**

3. HEARING OF CASES

A. **VARIANCE REQUEST, PHILLIPS SIGN & LIGHTING INC., 44201 DEQUINDRE** –

A variance from the Sign Code to replace two wall signs measuring 91.32 and 100 square feet, respectively, with two 180 square foot wall signs. The site currently has numerous signs. The site is allowed a total of two signs.

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

Present were Jake Meadows representing Troy Beaumont Hospital and Ed Phillips of Phillips Sign & Lighting.

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

Moved by: Abitheira  
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: Kischnick

**MOTION CARRIED**

- B. **VARIANCE REQUEST, MICHAEL STEPHENS OF SIGN-A-RAMA, 1977 E. WATTLES** – A variance from the Sign Code to replace a wall sign with a 32.2 square foot wall sign. The Sign Code allows a maximum 19.2 square foot wall sign.

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

Michael Stephens of Sign-a-Rama was present.

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

Moved by: Schuster  
Support by: Abitheira

**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: Kischnick

**MOTION CARRIED**

- 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 3:15 p.m.

Respectfully submitted,

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Theodore Dziurman, Chair

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Kathy L. Czarnecki, Recording Secretary

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3. HEARING OF CASES

- A. VARIANCE REQUEST, CYNTHIA M. SARACENO, 1261 BRADLEY – A variance to install 147 feet of 8 foot 6 inch high privacy fence along the west side rear yard property line and approximately 175 feet of 7 foot high chain link fence on the interior of the rear yard. The Fence Code limits the height of fences on residential zoned properties to 6 feet maximum.



CITY OF TROY PLANNING DEPARTMENT  
BUILDING CODE BOARD OF APPEALS APPLICATION

CITY OF TROY PLANNING DEPARTMENT  
500 W. BIG BEAVER ROAD  
TROY, MICHIGAN 48064  
PHONE: 248-524-3364  
E-MAIL: [planning@troymt.gov](mailto:planning@troymt.gov)



FEE \$50

**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-SEVEN (27) DAYS BEFORE THE MEETING DATE.

COMPLETE APPLICATIONS ARE PLACED ON THE NEXT AVAILABLE AGENDA OF THE BUILDING CODE BOARD OF APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: 1261 BRADLEY DRIVE, TROY  
ACREAGE PROPERTY: *Attach legal description if this is an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88 20 14 102 035
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:  
CHAPTER 83-FENCES 2A: 6' ABOVE EXISTING GRADE
- ✓ 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 CYNTHIA M SARACENO  
COMPANY ---  
ADDRESS 1261 BRADLEY DRIVE  
CITY TROY STATE MI ZIP 48065  
TELEPHONE 586-663-0353  
E-MAIL CynthiaDennis3@yahoo.com

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

8. OWNER OF SUBJECT PROPERTY: (SAME)  
NAME Cynthia M. SARACENO  
COMPANY ---  
ADDRESS 1261 BRADLEY DRIVE  
CITY TROY STATE MI ZIP 48065  
TELEPHONE 586-663-0353  
E-MAIL CynthiaDennis3@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, CYNTHIA SARACENO (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 [Signature] DATE 1/29/16

PRINT NAME: CYNTHIA M SARACENO

SIGNATURE OF PROPERTY OWNER [Signature] DATE 1/29/16

PRINT NAME: DAVID A. SARACENO

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

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

City of Troy Planning Department  
Building Code Board of Appeals  
Application: 1261 Bradley Drive:  
David & Cynthia Saraceno

**March 2, 2016 : Fence Height Variance Needed**

- Replace portion of current fence with 8'6"
- Add sections of new fence within property lines  
with 7'

# Building Code Board of Appeals Application: 1261 Bradley Drive

**CITY OF TROY PLANNING DEPARTMENT  
BUILDING CODE BOARD OF APPEALS APPLICATION**

CITY OF TROY PLANNING DEPARTMENT  
500 W. BIG BEAVER ROAD  
TROY, MICHIGAN 48064  
PHONE: 248-524-3364  
E-MAIL: [planning@cityofmichigan.gov](mailto:planning@cityofmichigan.gov)



FEE \$50

**NOTICE TO THE APPLICANT**

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- REASONS FOR APPEAL/VARIANCE: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist.*
- HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? YES  NO

Revised 9/18/2015

**6. APPLICANT INFORMATION**

NAME CYNTHIA M. SARACENO  
COMPANY \_\_\_\_\_  
ADDRESS 1261 BRADLEY DRIVE  
CITY TROY STATE MI ZIP 48065  
TELEPHONE 586-663-0353  
E-MAIL Cynthia.dennis3@yahoo.com

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

**8. OWNER OF SUBJECT PROPERTY**

NAME Cynthia M. SARACENO  
COMPANY \_\_\_\_\_  
ADDRESS 1261 BRADLEY DRIVE  
CITY TROY STATE MI ZIP 48065  
TELEPHONE 586-663-0353  
E-MAIL Cynthia.dennis3@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, CYNTHIA SARACENO (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 [Signature] DATE 1/29/16

PRINT NAME: CYNTHIA M. SARACENO

SIGNATURE OF PROPERTY OWNER [Signature] DATE 1/29/16

PRINT NAME: DAVID A. SARACENO

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 fees. 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.

Revised 9/18/2015

# Code Name: Chapter 83 – Fences 2a: Must be no taller than 6’ above existing grade

## 2. FENCE CONSTRUCTION IN RESIDENTIAL AREAS.

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

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

## 5. PERMITS.

No fence shall be constructed until a permit for such construction has been obtained from the Building Department. Application for said permit shall contain such information as is necessary to determine if the proposed fence meets the requirements of this Ordinance and the Zoning Ordinance. The fee for said permit shall be in accordance with the Fee Schedule found within Section 60.03 of Chapter 60 of the Troy City Code.

(Rev. 06/02/2003)

No permit shall be issued for any fence construction prior to the approval of the final lot grading for said lot where the fence is proposed.

No permit shall be issued for any fence construction within any easement without the approval of the Director of Public Works, or his authorized representative.

(Rev. 09/19/1977)

# Property Description: 1261 Bradley Drive, Troy, MI: 1.49 Acres

Warranty Deed  
Statutory Form

## Fairlane Title Agency LLC

700 E. Big Beaver Rd. Ste E Troy MI 48083

PH: (248) 275-2846

**KNOW ALL MEN BY THESE PRESENTS:** That Grantor(s), Reza Keshtkar & Mehnoush Keshtkar, husband and wife, whose address is 2530 E. Calle Sin Pecado, Tucson AZ 85718.

Conveys and Warrants to: Cynthia M. Saraceno and David Saraceno, wife and husband Grantee(s), whose address is 1261 Bradley Dr., Troy MI 48085.

The following described premises situated in the City of Troy, Oakland County, Michigan, to-wit:

LOT 65 ROCHESTER ROAD FARMS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP, OAKLAND COUNTY MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 60, PAGE 22 OF PLATS, OAKLAND COUNTY RECORDS.

More commonly known as: 1261 Bradley Dr.  
Parcel Id # NO: 88 20 14 102 035

For the full consideration of \$230,000.00 (Two Hundred Thirty-Thousand Dollars and 00/100)  
Subject to easements, restrictions and zoning ordinances of record, if any.

Dated this December 17, 2013

Witnesses:

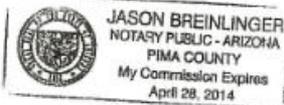
Signed & Sealed

Reza Keshtkar

Mahnoush Keshtkar

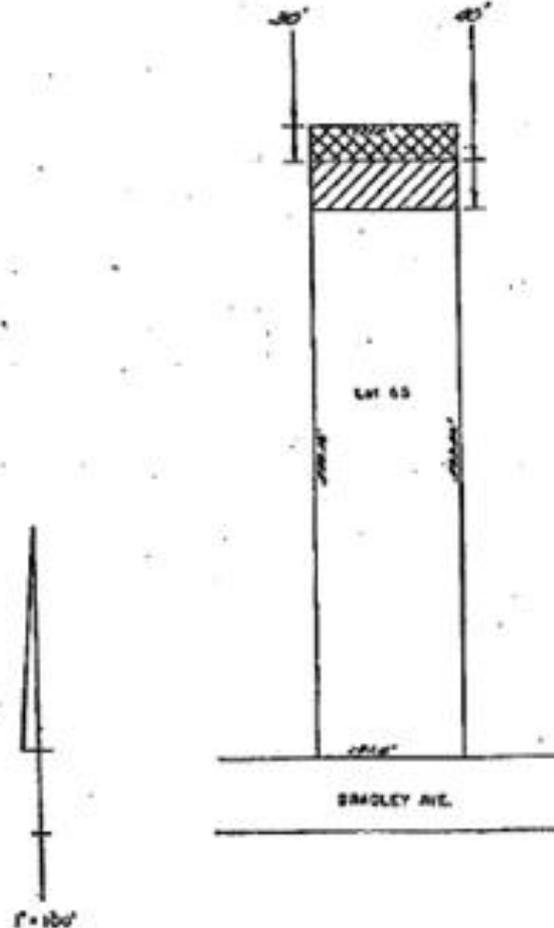
STATE OF *Arizona* )  
                                  )ss.  
COUNTY OF *Pima* )

The foregoing instrument was acknowledged before me this December 17, 2013 by Reza Keshtkar and Mahnoush Keshtkar, husband and wife.



*Jason Breinlinger*  
Notary Public

Drafted by & Return to: Reza Keshtkar  
Assisted by: Fairlane Title  
700 E. Big Beaver Rd. Suite E  
Troy, MI 48083



VOGT DRAIN, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PERMANENT EASEMENTS		EASEMENT PARCEL ID#
TEMPORARY EASEMENTS		SIDWELL NO. 20-14-102-035

# Reason for Variance: Predatory Safety Concern for Family and Pets (1)

**From:** Gerald Rice [mailto:[G.Rice@troymi.gov](mailto:G.Rice@troymi.gov)]

**Sent:** Friday, January 22, 2016 3:51 PM

**To:** Dennis, Cynthia (C.)

**Cc:** [cynthiadennis3@yahoo.com](mailto:cynthiadennis3@yahoo.com); David Saraceno ([davidsaraceno.crna@gmail.com](mailto:davidsaraceno.crna@gmail.com))

**Subject:** RE: can we add 3 strand wire with outrigger arms to the top of our 6ft cyclone fence in the segregated portions of our new fence? (permit PF2016-0001)? : 1261 Bradley Drive, Troy, MI 48085

Good afternoon. We are going to need a little more clarification to determine how we may accommodate what you're asking for. First, what is the total height of the fence you are looking to put up? Would you be able to accomplish your needs with a 6' tall fence with the coyote roller on it? It doesn't appear that you would need to have barbed wire to repel unwanted animals. I'm sure you must have read the fence ordinance and it essentially says without saying that you cannot have barbed wire on your fence because you cannot have a fence taller than 6' in a residential area and your fence must be a minimum of 6' in order to install barbed wire atop it. So what will probably happen, if you want the barbed wire, is we will deny your contractor's fence permit application and you or they can apply for a variance with the Building Board of Appeals. I spoke with the building official and he stated you have a good case for what you want to do, although they may ask if the barbed wire is absolutely necessary. If that's the route you choose to go, I'll be more than happy to supply you with any information you may need.

**Gerald Rice | Permit Technician, BA**

City of Troy | 500 W. Big Beaver, Troy, MI 48068 | Office: 248.524.3344 | Fax: 248.689.3120 | [troymi.gov](http://troymi.gov)  

**From:** Dennis, Cynthia (C.) [mailto:[cdennis@ford.com](mailto:cdennis@ford.com)]

**Sent:** Friday, January 22, 2016 11:01 AM

**To:** Gerald Rice <[G.Rice@troymi.gov](mailto:G.Rice@troymi.gov)>

**Cc:** [cynthiadennis3@yahoo.com](mailto:cynthiadennis3@yahoo.com); David Saraceno ([davidsaraceno.crna@gmail.com](mailto:davidsaraceno.crna@gmail.com)) <[davidsaraceno.crna@gmail.com](mailto:davidsaraceno.crna@gmail.com)>

**Subject:** can we add 3 strand wire with outrigger arms to the top of our 6ft cyclone fence in the segregated portions of our new fence? (permit PF2016-0001)? : 1261 Bradley Drive, Troy, MI 48085

Hello Gerald:

I have an additional question regarding the above permit/fence installation. As you are probably aware, the City of Troy has seen more and more packs of coyotes in our yards, killing our pets, and pretty much making us live in fear for our safety and the safety of our pets/small children.

We are installing this fence for the main purpose of having an area that is a bit safer and more secure where we can let our dogs out and not be completely afraid that something is going to jump out of the darkness and viciously kill one of our beloved, furry family members. I have been doing some research on conservation sites, and I would like to be able to have the fence company add outriggers with three strand wire (see below) onto the segregated/inside our property line fence that we will be installing. For the fence on the property line, we would like to plan on adding coyote rollers after the fence is installed.

I wanted to make sure that the City of Troy is okay with our adding this fence top protection. Can you please review and let me know if this will be ok. If not, what would I need to do to petition the City for an allowance? We are very scared of the coyotes as we see them in packs of 3-5 almost every other day. Please advise.

Best Regards,



Cynthia M. Dennis (Dennis-Saraceno)

# Reason for Variance: Predatory Safety Concern for Family and Pets (2)

From: Dennis, Cynthia (C.)  
Sent: Monday, January 25, 2016 7:11 AM  
To: Gerald Rice  
Cc: [cynthiadennis3@yahoo.com](mailto:cynthiadennis3@yahoo.com); David Saraceno ([davidSaraceno.crna@gmail.com](mailto:davidSaraceno.crna@gmail.com))  
Subject: RE: can we add 3 strand wire with outrigger arms to the top of our 6ft cyclone fence in the segregated portions of our new fence? (perpjt, PF2016-0001)? : 1261 Bradley Drive, Troy, MI 48065

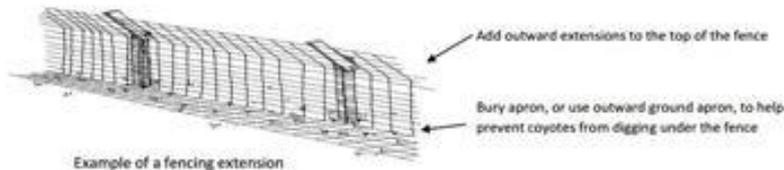
Hello Gerald:

We are installing two kinds of fence. The 6' dog-eared, wood privacy fencing is going to be on the property line. We plan on installing coyote rollers on the top of that. I think the coyote rollers sit approx. 4-6 inches above the 6'.

The fencing that is being used to segregate the inside of our yard, completely on our property, is six foot black vinyl coated fence. We do not want barbed wire on top. We would like the fence company to install the outriggers (which are called barb arms) on the top of the fence posts that would hold 3 strands of plain wire. The outriggers/barb arms extend above the fence at a 45 degree angle by 14 inches. I attached a photo in the last email and am attaching it again below. After the fence is installed, we would wrap woven wire around the strands and outriggers/barb arms to create a climb/jump barrier. I think the total height of the fence with the outrigger extension may end up at around 7 feet tall. Upright Fence, our contractor, could probably tell us what to expect with height a little better.

Since we do not want barbed wire, do we need to file for a variance, or are we able to get approval based on the use of plain wire and outriggers—even though both options, with the additions, make the fence over 6' tall including the suggested wildlife protection?

- A six-foot fence can be improved upon in two ways. First, add a buried apron, approximately 18 inches deep, so coyotes can't dig under. Secondly, add a roller (see Coyote Roller below) or fence extension. Fence extensions can prohibit coyotes from jumping over a 6-foot fence. The top of the fence should consist of woven-wire extending out from the top of the fence approximately 15 inches.



- Close all pet doors at night to exclude coyotes, and other wildlife, from your house.
- Utilize dog runs/kennels with a covered top.
- Coyote Roller- Rollers that can be applied to the top of a six foot fence to eliminate a foot-hold necessary for coyotes to clear the fence.

<http://www.coyoteroller.com/home>



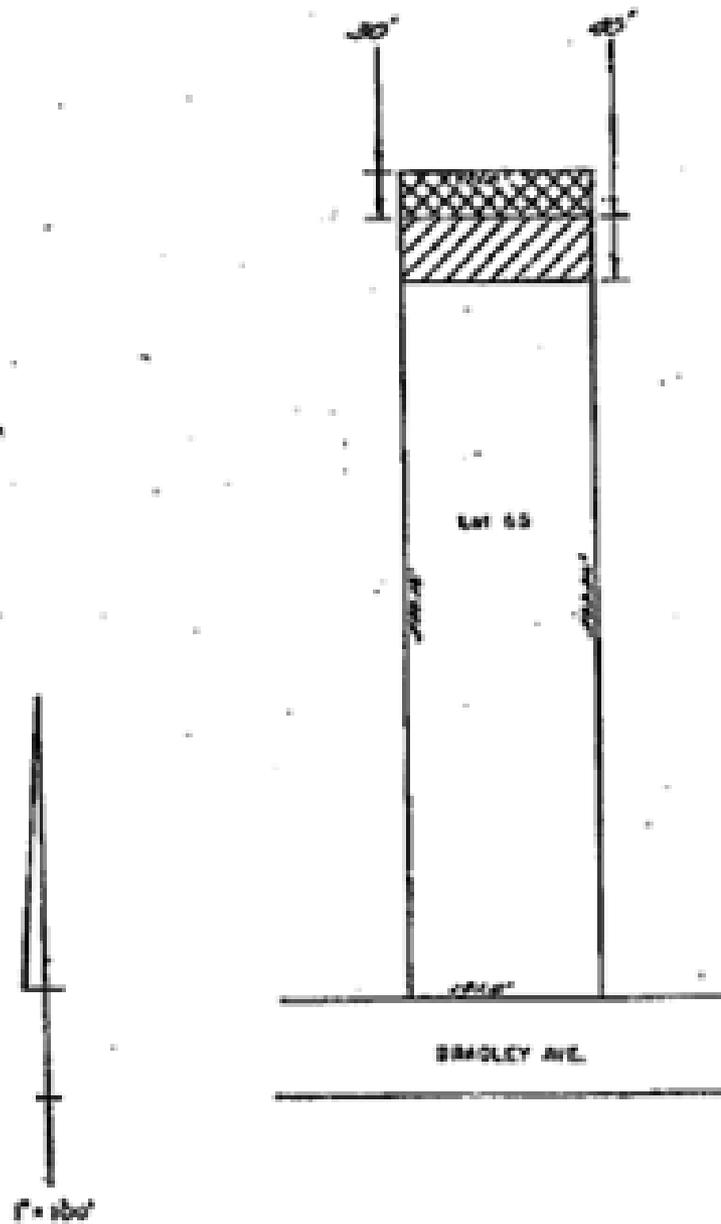
The Coyote Roller

Best Regards,

*Cynthia*

Cynthia M. Dennis (Dennis-Saraceno)

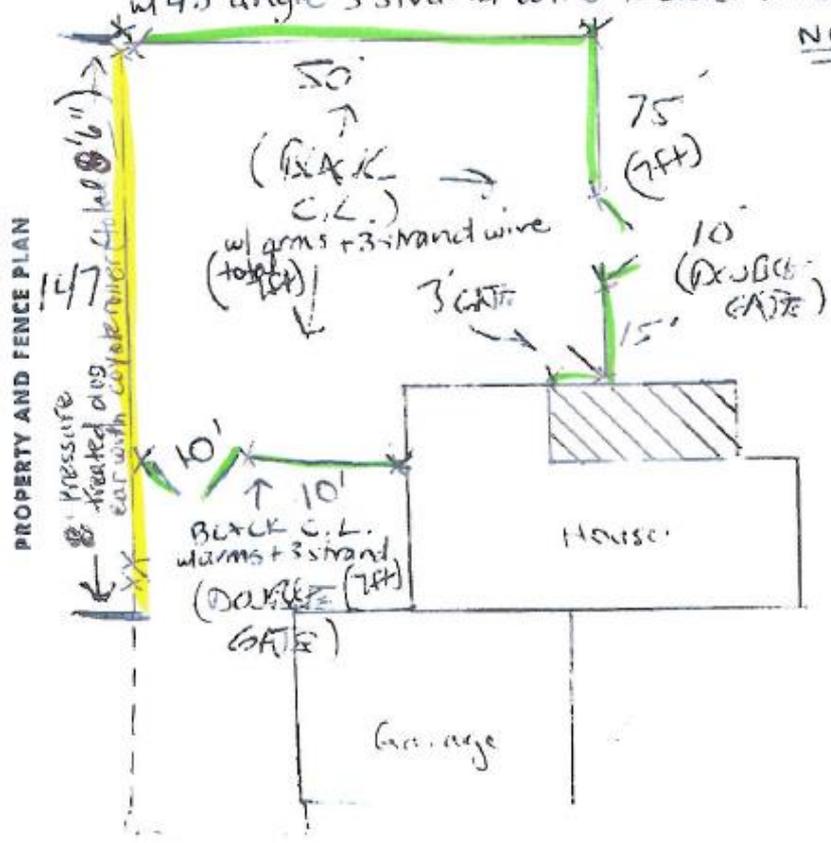
# Plot Plans To Scale: Shape, Dimension, Location of Fence:



# Detailed Plan: Construction Materials, Plan of Request: 7' Black Coated Vinyl w/3 Strand Wire & Outriggers 8' 6" Dog Ear w/Coyote Rollers



- replacing existing fence with 8' dog ear pressure-treated wood with <sup>1 inch</sup> coyote roller installed on top (on property line) total fence height 8'6"
  - new within yard / segregating yard - 6' black vinyl coated chain link fence with add'l 1 foot high (total 7ft) barbarns w/45° angle 3 strand wire to add wire woven fabric later).
- NO BARBED WIRE



# Coyote Rollers: What Are They?

**Do you worry about the safety of your pet within your own yard?  
Get more peace of mind with Coyote Rollers!**



**KEEP DOGS IN - COYOTES OUT!**



**KEEP YOUR PETS SAFE!    FITS ALL TYPES OF FENCES**

Coyote Rollers - a simple concept that yields spectacular results!

A Coyote Roller is a patented ribbed roller that mounts to the top of your fence, making it difficult for dogs, coyotes and other animals to gain the foothold they need to pull themselves up and over the top of an enclosure.

## What is a Coyote Roller?

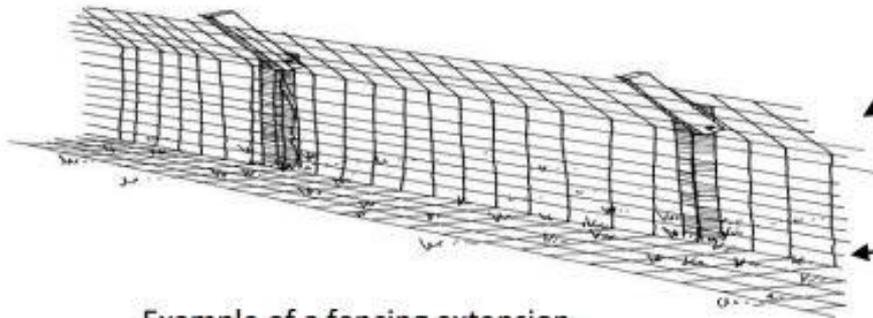
A Coyote Roller is the worlds best pet protection system! The Coyote Rollers are a patented ribbed roller that mounts to the top of your fence. When a coyote or other predator tries to jump your fence to attack your pets, it requires them to grab hold of the top of a fence. With Coyote Rollers in place, the animals will fall right off of your fence and will not be able to jump over.

**Coyote Rollers have been installed in HUNDREDS of homes, shelters and businesses across America. They have been used to:**

- Protect family animals from predators
- Keep animals in yards and kennels
- Protect livestock
- Protect chicken coops
- Prevent birds from landing on edges of signs, billboards, and other areas (birds heavier than 3oz. cannot land on them)

## Attempting to Mimic this Fence Design:

- A six-foot fence can be improved upon in two ways. First, add a buried apron, approximately 18 inches deep, so coyotes can't dig under. Secondly, add a roller (see Coyote Roller below) or fence extension. Fence extensions can prohibit coyotes from jumping over a 6-foot fence. The top of the fence should consist of woven-wire extending out from the top of the fence approximately 15 inches.



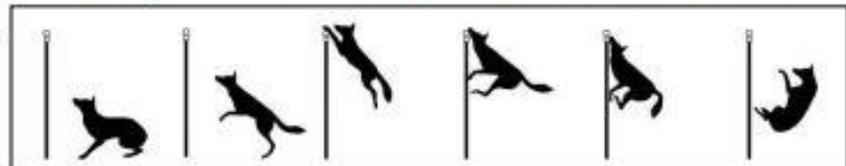
Example of a fencing extension

Add outward extensions to the top of the fence

Bury apron, or use outward ground apron, to help prevent coyotes from digging under the fence

- Close all pet doors at night to exclude coyotes, and other wildlife, from your house.
- Utilize dog runs/kennels with a covered top.
- *Coyote Roller*- Rollers that can be applied to the top of a six foot fence to eliminate a foot-hold necessary for coyotes to clear the fence.

<http://www.coyoteroller.com/home>



The Coyote Roller

# Neighbors on all sides of us have seen packs of 3 to 5 coyotes on a weekly basis in our yards.



**Troy Police Department - Troy, Michigan**

October 15, 2015 · 🌐

**COYOTE AWARENESS:** It is the time of the year when coyotes sightings are more common. As a reminder:

- Keep pets on a 6-foot leash when walking
- Never allow your pets to play with a coyote or other wild animals.
- Pick up small pets that are confronted by a coyote or other wild animals.
- Yell, stomp your feet, or throw small objects at a coyote to scare it off.
- Know that dawn and dusk are typical feeding times for coyotes.
- Don't leave dogs and cats outside alone after dark.

Questions/concerns about coyote sightings in the area should be directed to the Oakland County Animal Control, (248) 391-4100.



## OAKLAND PRESS NEWS

News ▾ Sports ▾ Business Entertainment ▾ Lifestyle ▾ Opinion ▾ Obituaries E-Paper

Home News

### Up to 40 coyote sightings reported in Troy



This picture was taken near Big Beaver and I-75. Courtesy of Troy police

# Wattles & Livernois: 8:00 AM 1/5/16. Coyote Videotaped Taking a Deer:



49,158 Views

**The Oakland Press** added a new video: Coyote sightings in Troy, Michigan.

January 27 at 12:05pm · 🌐

This coyote was seen eating a deer near Livernois and Wattles in Troy. FULL STORY:

<http://bit.ly/1Pju6cr>

● Chat (13)

# **Please Approve Variance Request to Support Personal, Property, and Pet Protection at 1261 Bradley Drive**

**We are very concerned for our safety and, especially, the safety of our family pets. To us, they are family.**

**We are concerned to the point that we are willing to spend almost \$10,000 of our hard-earned money to try to protect them. We cannot do this successfully without this variance approval.**



City of Troy Planning Department  
Building Code Board of Appeals  
Application: 1261 Bradley Drive:  
David & Cynthia Saraceno

**March 2, 2016 : Fence Height Variance Needed**

- Replace portion of current fence with 6'6"
- Add sections of new fence within property lines with 7'

2/6/2016

*My signature on this document  
represents understanding of the  
Saraceno's plan for fence installation  
on their property.*

*John F. King*

1299 BRADLEY DRIVE

City of Troy Planning Department  
Building Code Board of Appeals  
Application: 1261 Bradley Drive:  
David & Cynthia Saraceno

March 2, 2016 : Fence Height Variance Needed

- Replace portion of current fence with 6'6"
- Add sections of new fence within property lines with 7'

2/6/2016

My signature on this document represents understanding of the Saraceno's plan for fence installation on their property and our adjoining property line.

 Gregory A. ZABAWA  
1239 BRADLEY DRIVE

**From:** Marvin Family <themarvfam@msn.com>  
**Sent:** Thursday, February 18, 2016 3:20 PM  
**To:** Planning  
**Subject:** public hearing for 1261 Bradley

Regarding public hearing March 2 on property 1261 Bradley

To whom it may concern,

The Applicant/Owner Cynthia Saraceno at 1261 Bradley has our blessing to do as they wish regarding their fence.

We have no objections.

Thank You  
Kim and Tim Marvin  
1268 Glaser  
Troy, Mi 48085

3. HEARING OF CASES

- B. VARIANCE REQUEST, CINDY MAIER OF ALIBI RESTAURANT, 6700 ROCHESTER – A variance from the Sign Code to install an 89 square foot ground sign set back zero feet from the front property line. This size sign requires a 20 foot minimum setback from the front property line.



367 0 183 367Feet



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.

**CITY OF TROY PLANNING DEPARTMENT  
BUILDING CODE BOARD OF APPEALS APPLICATION**

CITY OF TROY PLANNING DEPARTMENT  
500 W. BIG BEAVER ROAD  
TROY, MICHIGAN 48084  
PHONE: 248-524-3364  
E-MAIL: [planning@troymi.gov](mailto:planning@troymi.gov)



**FEE \$50**

**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-SEVEN (27) DAYS** BEFORE THE MEETING DATE.

COMPLETE APPLICATIONS ARE PLACED ON THE NEXT AVAILABLE AGENDA OF THE BUILDING CODE BOARD OF APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: 6700 Rochester Rd Troy, MI 48085  
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
  
2. PROPERTY TAX IDENTIFICATION NUMBER(S): ~~38-2558708~~ Delete
  
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:  
sign 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 Cindy Maier  
COMPANY Alibi  
ADDRESS 6700 Rochester Rd  
CITY Troy STATE MI ZIP 48085  
TELEPHONE 248-765-1010  
E-MAIL maier3624@gmail.com

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

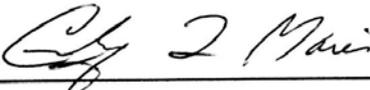
8. OWNER OF SUBJECT PROPERTY:

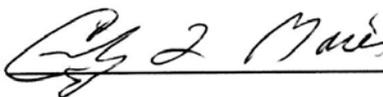
NAME Cindy Maier  
COMPANY Alibi  
ADDRESS 6700 Rochester Rd  
CITY Troy STATE MI ZIP 48085  
TELEPHONE 248-765-1010  
E-MAIL maier3624@gmail.com

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

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

I, Cindy Maier (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 2/4/2016  
PRINT NAME: Cindy Maier

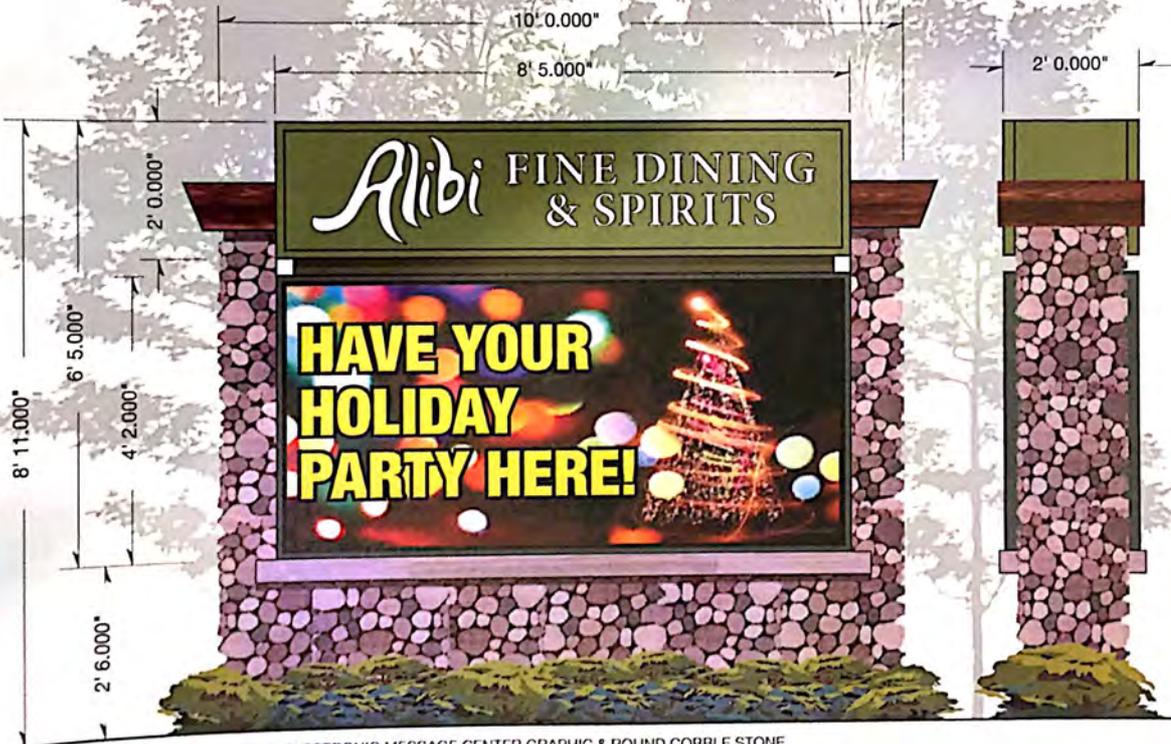
SIGNATURE OF PROPERTY OWNER  DATE 2/4/2016  
PRINT NAME: Cindy Maier

*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.*

89sf

- (1) NEW D/F ILLUMINATED MONUMENT SIGN WITH FULL COLOR EMC
  - ELECTRONIC MESSAGE CENTER TO BE FULL COLOR
  - L.E.D. ILLUMINATED DOUBLE FACE SIGN CABINET MOUNTED ON TOP OF EMC
  - SIGN CABINET FACES TO BE ROUTED ALUMINUM WITH PLEX BACKUP
  - PLEX BACKUP TO BE SIGN GRADE WHITE ACRYLIC
  - SIGN CABINET, RETAINERS AND REVEAL PAINTED TO MATCH.
  - PAINT COLOR: T.B.D. (SATIN FINISH)
  - FAUX WOOD BRICK TOP
  - SIMULATED EMC DISPLAY GRAPHIC
- Total Sq Ft: 90



**ROCKSTAR**  
DIGITAL DISPLAYS

PHONE: 888.808.5868  
EMAIL: INFO@ROCKSTAR4U.COM  
ADDRESS: 6520 Cotter Avenue, Suite A Sterling Heights, MI 48314

CUSTOMER: ALIBI FAMILY DINING RESTAURANT  
PROJECT ADDRESS: TROY, MI  
PROJECT: D/F MONUMENT SIGN W/ EMC  
PROOF NO#: 015-943v2  
DESIGNER: CF  
DATE: 12.16.15  
SCALE: 1/2"=1'  
REVISION: 12.17.15 - Adj. Brick Texture and Revised Copy  
02.04.16 - Updated Sq Ft. & Side View

NOTES:  
THIS DRAWING IS THE PROPERTY OF ROCKSTAR DIGITAL, INC. AND IS TO ONLY BE USED IN CONNECTION WITH WORK PERFORMED BY ROCKSTAR DIGITAL, INC. THIS DRAWING IS NOT TO BE REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM ROCKSTAR DIGITAL, INC.. CHARGES UP TO \$2,000 WILL BE ASSESSED FOR ANY MIS-USE.

SIGN TYPE:  
**A1.1**

APPROVED BY:

DATE APPROVED:



BEFORE



AFTER

**ROCKSTAR**  
DIGITAL DISPLAYS

PHONE:  
888.808.5668  
EMAIL:  
INFO@ROCKSTAR4U.COM  
ADDRESS:  
6520 Cotter Avenue, Suite A  
Sterling Heights, MI 48314

CUSTOMER:  
ALIBI FAMILY DINING  
RESTAURANT  
PROJECT ADDRESS:  
TROY, MI  
PROJECT:  
D.F. MONUMENT SIGN  
W/ EMC  
PROOF NO#: 015-943v2  
DESIGNER:  
CF  
DATE:  
12.16.15  
SCALE:  
1/2"=1'  
REVISION:  
12.17.15 - Added Placement  
Photo

NOTES:  
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FROM ROCKSTAR DIGITAL, INC.  
CHARGES UP TO \$2,000 WILL  
BE ASSESSED FOR ANY MIS-USE.

SIGN TYPE:  
**A1.1**

APPROVED BY:

February 4, 2016

Dear Board of Appeals:

This letter is a request for our ground sign to exceed the 50 square feet it is allotted. We would like to request this variance to be increased to 90 square feet. The increased size of the sign would not be contrary to the public interest or general purpose and intent of the chapter. This variance does not affect any surrounding properties. There has been Many accidents due to poor visibility of the sign which is located right where the entrance is. When heading from the South to North it is virtually impossible to read the sign until you are within yards of it. When heading South to North there is a raise in the road right after Woodside Church at Condos which makes it also impossible to see the sign. We would also like to request moving the trees that are on the South side of our entrance to directly behind where they are but on other side of sidewalk. This would still meet City requirements on trees per square feet and coupled with a larger sign help with visibility reduce potential accidents. Pictures will reflect our property is in the minority of trees that are placed between sidewalk and Rochester Road.

(Due to a driver hitting with his car two of the trees which I am requesting to be moved to other side of sidewalk, they are damaged so bad one definitely has to be replaced if not both. This was confirmed by Bordines.)

**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 the best for the government of Troy.**

Thank You for your consideration,



Cindy Maier (owner)  
Alibi Lounge Inc.  
6700 Rochester Road  
Troy, MI. 48085  
Cell # 248-765-1010

Search by [PIN](#) or [Property Address](#) [Help](#)

6700 rochester rd

or navigate to and click on the property of interest

**We apologize for any inconvenience we are experiencing intermittent outages with Property Gateway. We are working to correct the problem.**

## Print Map

Configure your map below and select **Print Preview** to continue or **Cancel** to return to the previous view.

Paper Options:

Print Scale:

- PDF Only (\$0.00)
- PDF + Customer Pickup (\$5.50)
- PDF + Standard Delivery (\$5.50)
- PDF + Expedited Delivery (\$23.80)

Select **Print Preview** to review and finalize your map.

**\$0.00**

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Print the Map!

Standard Detailed Hybrid More...

**6700 ROCHESTER RD  
TROY, MI 48085**

PIN: 20-02-103-024  
Assessed Value: \$665,930  
Taxable Value: \$641,890

Rochester Rd

TOWNES OF NORTHWYCK, THE

Search by PIN or Property Address [Help](#)

6700 rochester rd

or navigate to and click on the property of interest

**We apologize for any inconvenience we are experiencing intermittent outages with Property Gateway. We are working to correct the problem.**

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- PDF + Expedited Delivery (\$23.80)

Select **Print Preview** to review and finalize your map.

**\$0.00**

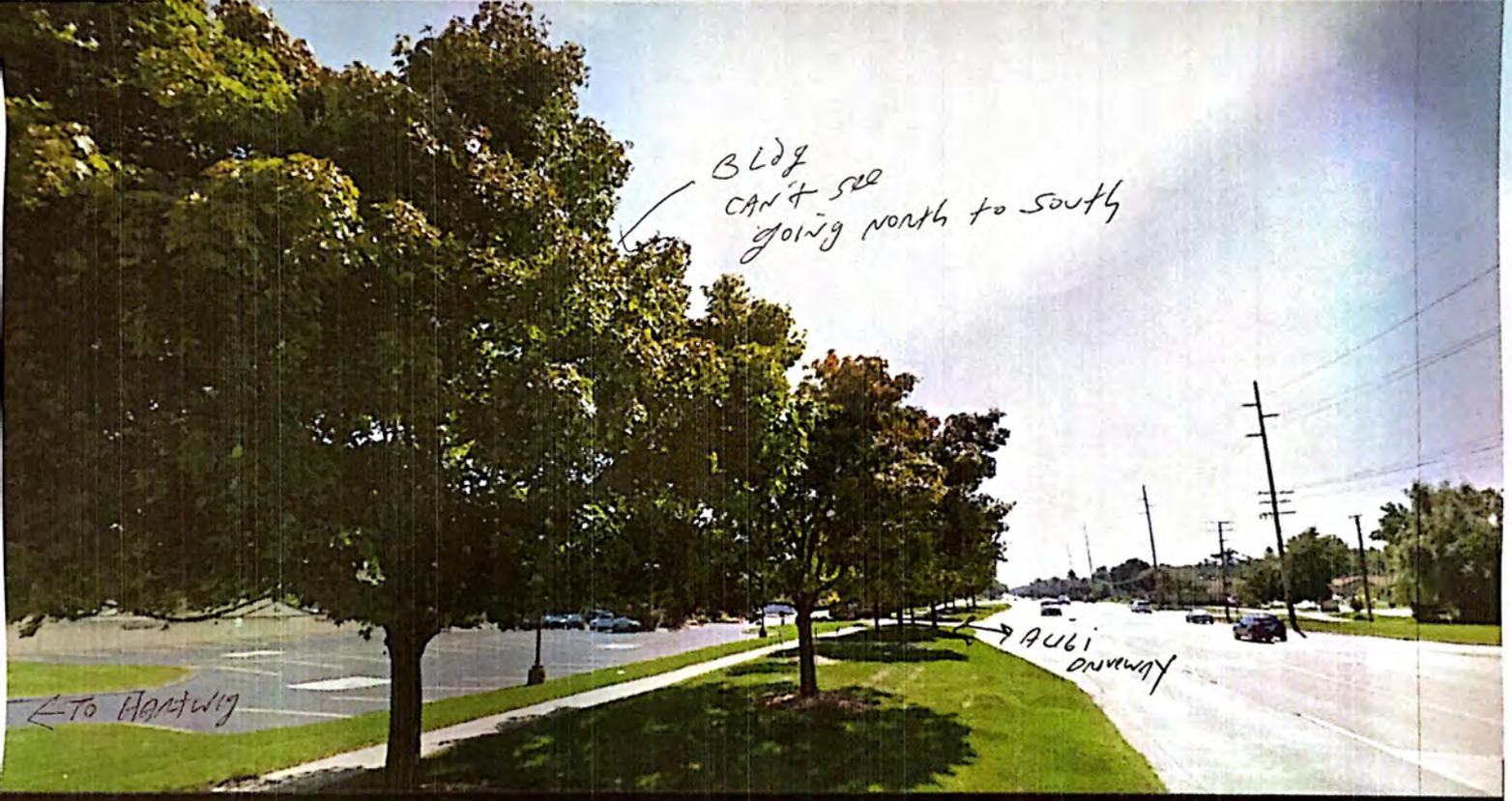
Account Services/  
Change Password

Map Reports (0) Cart (0)

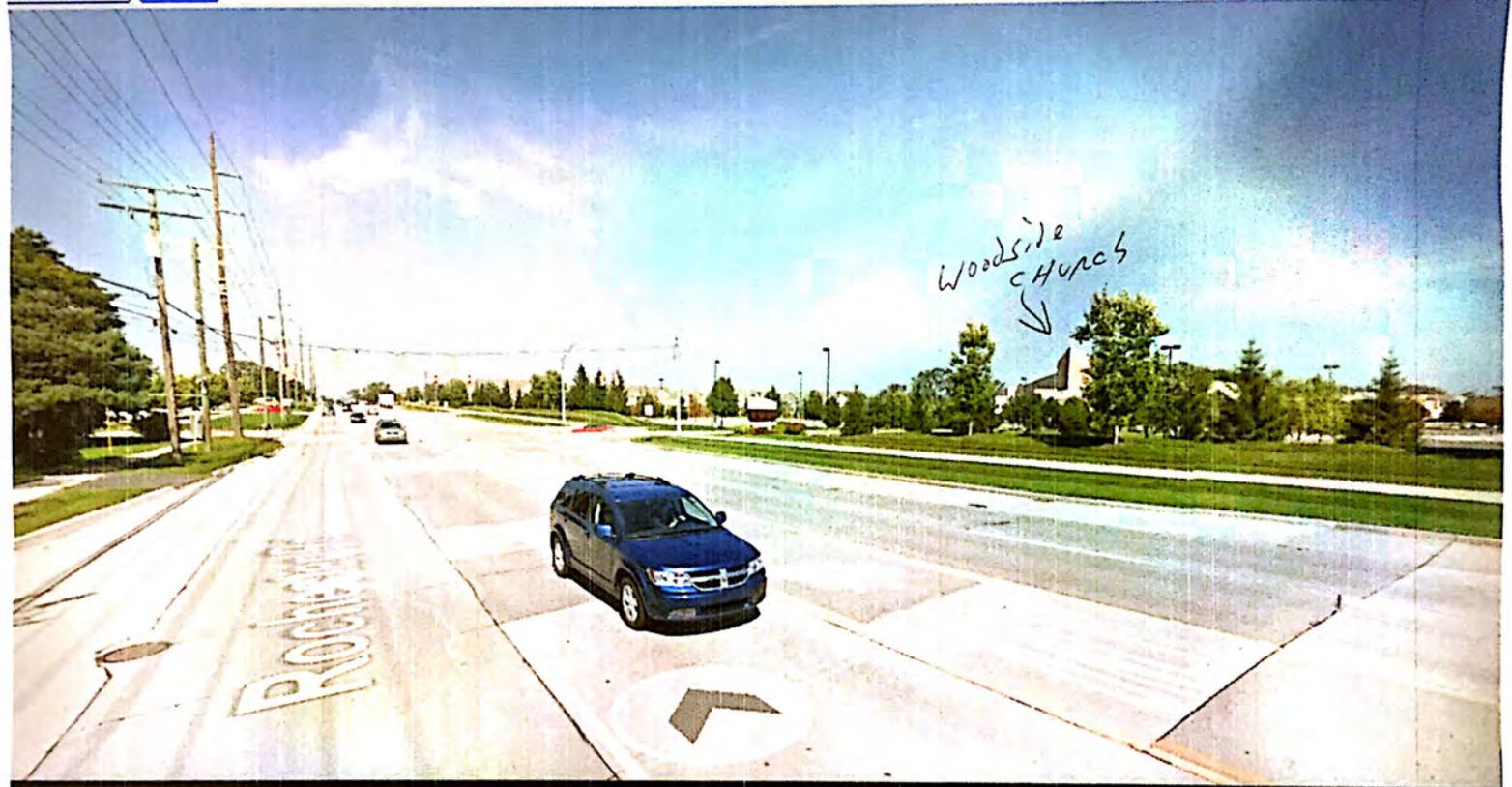
Print the Map! Standard Detailed Hybrid More...



safer 31223  
Earth  
Camp Ticonderoga  
Camp Ticonderoga  
Camp Ticonderoga  
Camp Ticonderoga  
Camp Ticonderoga  
Camp Ticonderoga  
Image capture: Sep 2014 © 2016 Go











Rochester south of Long LK

no trees



*Rochester & South WATLES*



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42°F Troy, MI Listen to t

*Rochester El Long CK.*



*Rochester & Wattle  
All trees on  
personal not city property*





