



# 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  
Amanda Anderson, Brian Kischnick, Andrew Schuster

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June 1, 2016

3:00 PM

COUNCIL BOARD ROOM

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1. ROLL CALL
2. APPROVAL OF MINUTES – May 4, 2016
3. HEARING OF CASES
  - A. **VARIANCE REQUEST, LYNN PUNG AND JOHN TAYLOR, 6660 JOHN R** – This property is a double front setback corner lot. As such it has required front setbacks from both John R and Stirling. The petitioner is requesting a variance to install a 6 foot high obscuring fence in the Stirling front setback, where City Fence Code limits fences to non-obscuring 30 inches high.

## CHAPTER 83

- B. **VARIANCE REQUEST, JOHN AND CYNTHIA CIAMPA, 2506 TOWNHILL** – This property is a double front setback corner lot. As such it has required front setbacks from both Townhill and Beach. The petitioner is requesting a variance to maintain a 6 foot high obscuring fence in the Beach front setback, where City Fence Code limits fences to non-obscuring 48 inches high. This fence was issued a permit by the City in error and the fence has been installed.

## CHAPTER 83

- C. **VARIANCE REQUEST, JAIME RODRIGUEZ, 2013 ALFRED** – This property is a double front setback corner lot. As such it has required front setbacks from both Alfred and John R. The petitioner is requesting a variance to install a 5 foot high non-obscuring fence in the John R front setback, where City Fence Code limits fences to 48 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](mailto:clerk@troymi.gov) or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

- D. **VARIANCE REQUEST, REBECCA TURNER, 4809 HUBBARD** – This property is a double front setback corner lot. As such it has required front setbacks from both Hubbard and Welling. The petitioner is requesting a variance to install a 6 foot high obscuring fence in the Welling front setback, where City Fence Code limits fences to non-obscuring 48 inches high.

### **CHAPTER 83**

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

Chair Dziurman called the Regular meeting of the Building Code Board of Appeals to order at 3:05 p.m. on May 4, 2016 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Members Present

Theodore Dziurman, Chair  
Gary Abitheira  
Brian Kischnick  
Michael Morris (arrived 3:10 p.m.)  
Andrew Schuster

Support Staff Present:

Mitch Grusnick, Building Official/Code Inspector  
Kathy L. Czarnecki, Recording Secretary

Also Present:

Attached and made a part hereof is the signature sheet of those present and signed in at this meeting.

2. APPROVAL OF MINUTES

Moved by: Abitheira  
Support by: Schuster

**RESOLVED**, To approve the minutes of the April 6, 2016 Regular meeting as submitted.

Yes: Dziurman, Abitheira, Kischnick, Schuster  
Absent: Morris (arrived 3:10 p.m.)

**MOTION CARRIED**

3. HEARING OF CASES

A. **VARIANCE REQUEST, KIMBERLY LEHR, 1408 MINNESOTA** – This property is a double front corner lot. As such it has a 25 foot required front setback along both Minnesota and Iowa. The petitioner is requesting a variance to install a 6-foot high wood privacy fence in the Iowa front setback where City Code limits fences to 30 inches high.

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

The applicant Kimberly Lehr was present. She circulated photographs of three different views of the subject property.

(Mr. Morris arrived 3:10 p.m.)

Chair Dziurman opened the floor for public comment.

Matthew Dziurman of 5832 Patterson addressed the visual sight line for vehicular and pedestrian traffic.

The floor was closed.

Moved by: Kischnick  
Support by: Schuster

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

1. The petitioner has a hardship resulting from a corner lot.

Discussion on the motion on the floor.

There was discussion on graduating the height of the fence.

Vote on the motion on the floor.

Yes: All present

**MOTION CARRIED**

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

With the reassignment of Oakland County territories, Amanda Anderson was welcomed to the Board as its Oakland County Health Department representative.

Appreciation, thanks and well wishes were extended to Michael Morris for his too short of a term on the Board.

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:20 p.m.

Respectfully submitted,

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Theodore Dziurman, Chair

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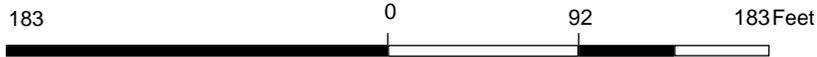
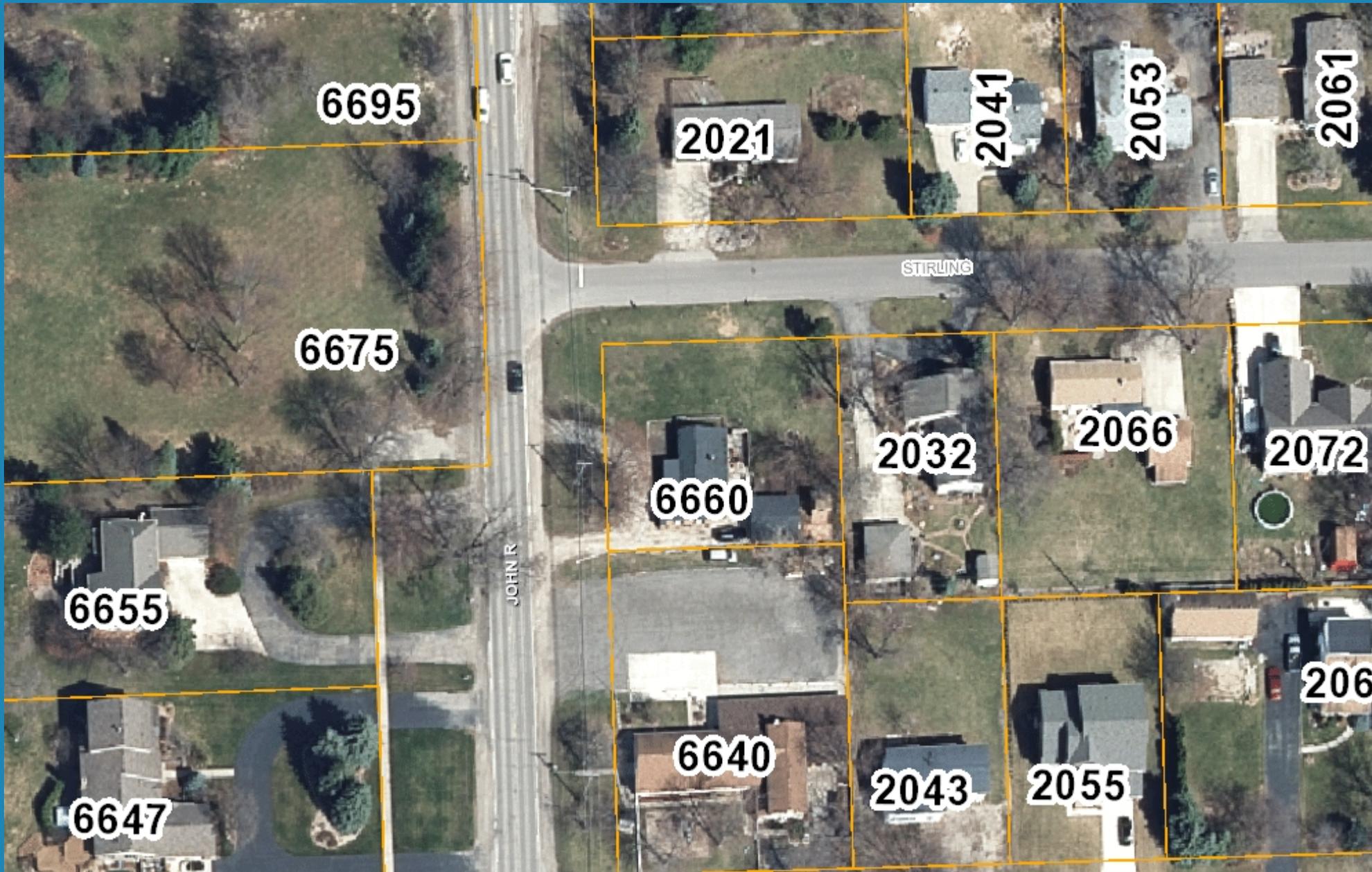
Kathy L. Czarnecki, Recording Secretary

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3. HEARING OF CASES

- A. VARIANCE REQUEST, LYNN PUNG AND JOHN TAYLOR, 6660 JOHN R –  
This property is a double front setback corner lot. As such it has required front setbacks from both John R and Stirling. The petitioner is requesting a variance to install a 6 foot high obscuring fence in the Stirling front setback, where City Fence Code limits fences to non-obscuring 30 inches high.



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: 6660 JOHN R  
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-01-110-018
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 LYNN PUNG / JOHN TAYLOR  
COMPANY XXXX  
ADDRESS 6660 JOHN R  
CITY TROY STATE MI ZIP 48085  
TELEPHONE 248-812-6225  
E-MAIL LYNNPUNG@ROCKETMAIL.COM

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

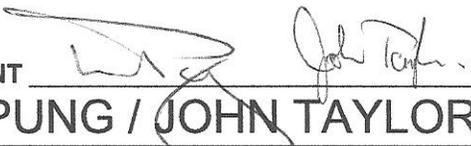
8. OWNER OF SUBJECT PROPERTY:

NAME LYNN PUNG / JOHN TAYLOR  
COMPANY XXXX  
ADDRESS 6660 JOHN R  
CITY TROY STATE MI ZIP 48085  
TELEPHONE 248-812-6225  
E-MAIL LYNNPUNG@ROCKETMAIL.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.

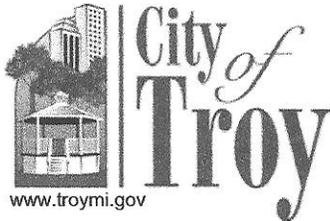
I, LYNN PUNG & JOHN TAYLOR (PROPERTY OWNER), HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT  DATE 4/11/16  
PRINT NAME: LYNN PUNG / JOHN TAYLOR

SIGNATURE OF PROPERTY OWNER  DATE 4/11/16  
PRINT NAME: LYNN PUNG / JOHN TAYLOR

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

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



# FENCE PERMIT APPLICATION

CITY OF TROY  
 DEPARTMENT OF BUILDING INSPECTIONS  
 500 W. BIG BEAVER ROAD  
 TROY, MICHIGAN 48084  
 Phone: 248-524-3344 Fax: 248-689-3120

Check # \_\_\_\_\_

FENCE

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

Project Information	Job Address: <u>6660 John R</u> Suite # _____
	Lot: <u>88-2001-10-018</u> Subdivision: <u>John Arbor Sub. LOTS 74-78</u>
Applicant Information	Owner: <u>Lynn Pung / John Taylor</u> Phone: <u>248-812-6225</u>
	Name: <u>Lynn Pung / John Taylor</u> Phone: <u>248-812-6225</u> Fax: _____
Address: <u>6660 John R</u> City: <u>Troy</u> State: <u>MI</u> Zip: <u>48085</u>	
Email: <u>LynnPung@Rocketmail.com</u>	

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

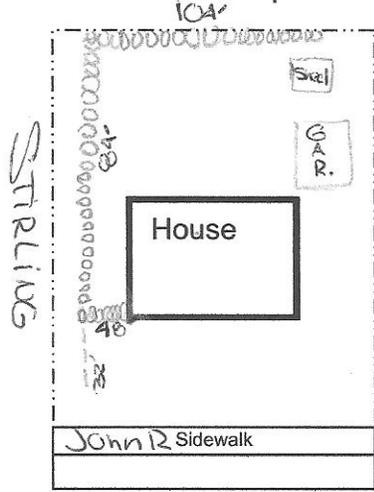
Final lot grade shall be approved before a fence permit is issued.

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

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

Indicate the number of feet for each portion of fence.

Type, height, and lineal feet of material to be used:					
Type:	Wood	Wire	Metal	Masonry	Other Split Rail
Symbols:	000000	xxxxx	///////	□□□□	-----
HEIGHT	<u>6'</u>				<u>3'</u>
NO. OF FEET	<u>236</u>				<u>32</u>
PERMIT FEE	<input type="checkbox"/> Under 300' \$15.00		<input type="checkbox"/> Over 300' \$25.00		



Interior Lot

Corner Lot

Building Department Approval \_\_\_\_\_

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

Ready for Inspection  Will Call

Applicant Signature \_\_\_\_\_

Homeowner's signature indicates compliance with homeowner's affidavit

**Homeowner Affidavit**

I 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 \_\_\_\_\_

4/11/16

Mitch Grusnick, Building Official/Code Inspector  
Paul Evans, Zoning & Compliance Specialist  
City of Troy – Planning Department  
500 W. Big Beaver  
Troy, MI 48084

Dear Mitch Grusnick, Paul Evans and Members of the Building Code Board of Appeals,

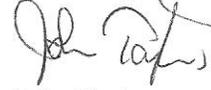
Please accept our appeal for a Variance Request of a six foot privacy fence on our double front corner lot at John R and Stirling roads. We would like to place this fence 20' in from Stirling and approximately 55-60' off John R, not obstructing any traffic views in any direction and not encroaching on any City easement. We are asking to install this 6' privacy fence for the hardship reasons of safety, privacy and utilization of our property.

Safety and privacy being the first and foremost reasons. Because of the location of our house on our property we have most of our land between our house and Stirling and people see this as an empty lot and use it as such. People park on our lot and talk on their cell phones, eat lunch or whatever they feel like doing. Some actually get out and walk around on our property. These are usually men and I am home by myself a large part of the week (in any other part of any neighborhood this would be 100% considered "stranger danger" or "suspicious vehicle"). I have found myself face to face with a strange man before when walking out my own back door, have caught a man relieving himself in one of our bushes in the backyard, a couple once parked on our lot and went across the street to have a picnic and in the spring and summer months, church busses pulling off the road onto our property to drop off and pick up canvassers. We have people on foot cutting through our yard looking directly into our kitchen window. It is very uncomfortable (not to mention unsafe) to have somebody unknown to us park and/or walk in our yard. In a week, on average, we can have 7-8 cars parking/sitting and on average 6-10, sometimes more especially in the summer months, people cutting through our yard directly up to our house. We have had gardens trampled, ornamentals and vegetables stolen, garbage left and our dog told to shut up because he was barking at someone in his own yard. No trespassing signs, private property signs and ornamental obstacles do not stop this. Because our side yard (Stirling front) is our most abundant space to utilize for things such as a pool, vegetable garden, children playing, etc. and for safety and privacy purposes we ask for a variance to allow us to install a 6' privacy fence along this area so we can comfortably enjoy our yard. (Please see attached Fence Permit Application)

Thank you for your consideration,

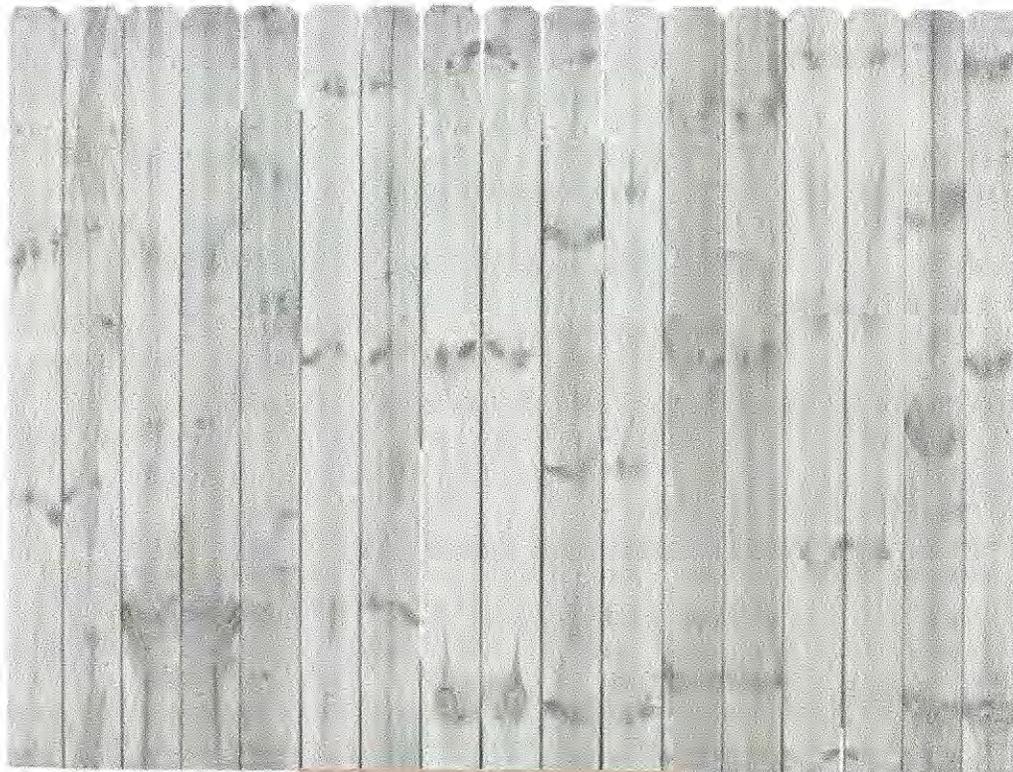


Lynn Pung



John Taylor

6660 John R.



SW 6059  
Interface Tan

195-C3

6x8 wood fence Panel

Tan in color to keep a  
light touch

(From the same color swatch  
to accent existing house and  
trim colors)

13

Google Maps



Imagery ©2016 Google, Map data ©2016 Google 50 ft

Measure distance  
 Total distance: 68.45 ft (20.86 m)

6660 John R

corner of John R  
& Stirling

Google Maps

House sits back 68' from  
 Stirling. we are asking for  
 48' of only our property not  
 encroaching on city property  
 not blocking traffic visibility

55' - 60' from John R

7

Google Maps

3' Split Rail  
32"

48"

84"

104"



Imagery ©2016 Google, Map data ©2016 Google 50 ft

Google Maps

General Location of  
Proposed Fence

6

Google Maps



Imagery ©2016 Google, Map data ©2016 Google 50 ft

Measure distance  
Total distance: 25.22 ft (7.69 m)

Google Maps

Comparable

John R  
&  
Chancery

Fence carries out towards John R.  
25' beyond house front alignment  
of neighboring house

8

Google Maps



Imagery ©2016 Google, Map data ©2016 Google 50 ft

Measure distance

Total distance: 35.34 ft (10.77 m)

Google Maps

Neighboring houses  
Alignment

9

Google Maps

Stirling Dr

back Door

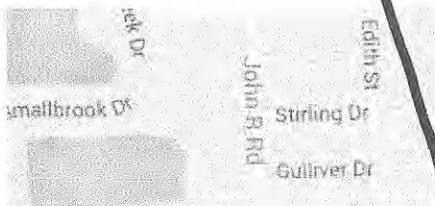
Kitchen window



Image capture: Sep 2014 © 2016 Google

Troy, Michigan

Street View - Sep 2014



Google Maps

Have encountered Strangers at both back door + kitchen window

Have caught somebody relieving themselves here

12

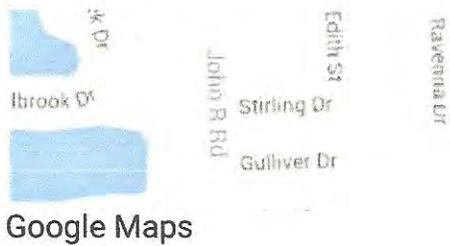
Google Maps Stirling Dr



Image capture: Sep 2014 © 2016 Google

Troy, Michigan

Street View - Sep 2014



Google Maps

3

Google Maps Stirling Dr

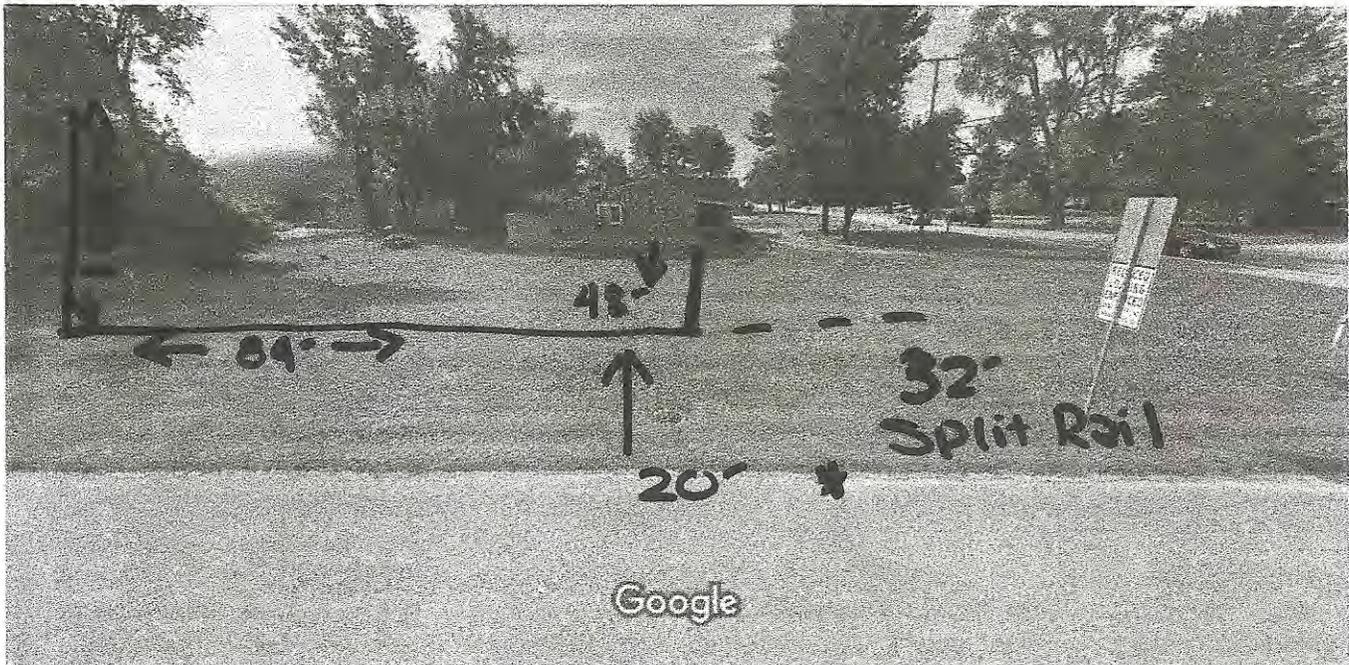
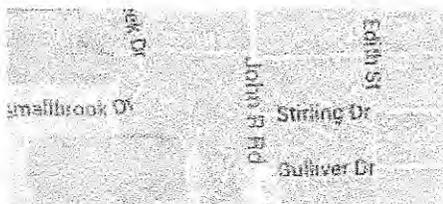


Image capture: Sep 2014 © 2016 Google

Troy, Michigan

Street View - Sep 2014



Google Maps

Proposed Fence  
 20' feet back from Street  
 48' feet from side of house

84' to back of property

And across backyard  
 Property Line

5

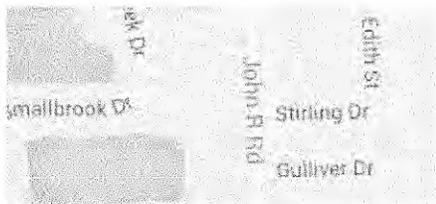
Google Maps John R Rd



Image capture: Sep 2014 © 2016 Google

Troy, Michigan

Street View - Sep 2014



Google Maps

Path of Uninvited  
Foot Traffic  
both directions

10

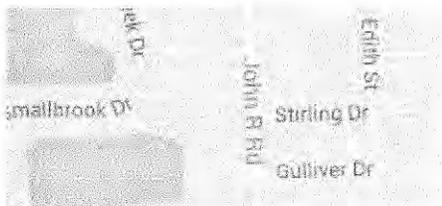
Google Maps John R Rd



Image capture: Jul 2015 © 2016 Google

Troy, Michigan

Street View - Jul 2015



Google Maps

Favored Parking Spots  
 for Cell phone users,  
 Lunchers and others  
 Including Church busses

11

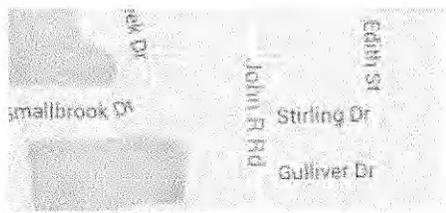
Google Maps Stirling Dr



Image capture: Sep 2014 © 2016 Google

Troy, Michigan

Street View - Sep 2014



Google Maps

④

Google Maps John R Rd



Image capture: Sep 2014 © 2016 Google

Troy, Michigan

Street View - Sep 2014



Google Maps

2

Google Maps John R Rd



Image capture: Sep 2014 © 2016 Google

Troy, Michigan

Street View - Sep 2014



Google Maps

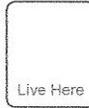
1



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### Resources

- [Crime Alerts](#)
- [Safety Tips](#)
- [Unsolved Crimes](#)
- [Michigan Sex Offender Registry](#)
- [Emergency Management and Homeland Security](#)

### Suspicious Incidents/People

If it appears that someone is up to no-good, they probably are. Call the Police immediately. We are trained to investigate suspicious circumstances and determine if criminal activity is afoot.

The best security system that you can have is a "Nosy Neighbor." Encourage your neighbors to be "Nosy," especially if there is strange activity around your property. Return the favor by keeping a watchful eye on their property and reporting it immediately. This is the basis for the Neighborhood Watch program.

If someone or something seems "suspicious" to you or makes you feel uncomfortable, there is probably good reason for it. Don't get into the habit of second-guessing your intuition and instinct.

Sexual predators are usually progressive, starting out with public exposure and leading to more risky and dangerous behaviors. You can check the state of Michigan registered sex offenders list at [www.mipsor.state.mi.us](http://www.mipsor.state.mi.us) for offenders that live in your area

#### Resources

- [Public Records](#)
- [Newsletters](#)
- [Forms](#)
- [Permits](#)
- [Press Releases](#)
- [Maps](#)
- [Newspapers](#)

#### Government

- [Employment](#)
- [City Council Meeting](#)
- [Code and Charter](#)
- [City Manager](#)
- [City Council Agenda](#)
- [Public Notices](#)
- [Elections](#)
- [FAQ](#)
- [Web Broadcasts](#)

#### Contact

- [Directions to City Hall](#)
- [Phone Directory](#)

#### Calendar

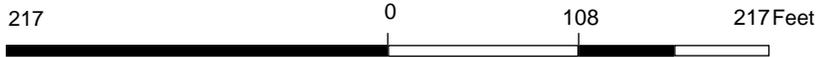
- [Weekly View](#)
- [Suggest New Item](#)

City of Troy  
Copyright © 2013  
500 W. Big Beaver Rd · Troy, Michigan 48064 · Ph: [248.524.3300](tel:248.524.3300) City Hall Hours: 8am-4:30pm

14

3. HEARING OF CASES

- B. VARIANCE REQUEST, JOHN AND CYNTHIA CIAMPA, 2506 TOWNHILL –  
This property is a double front setback corner lot. As such it has required front setbacks from both Townhill and Beach. The petitioner is requesting a variance to maintain a 6 foot high obscuring fence in the Beach front setback, where City Fence Code limits fences to non-obscuring 48 inches high. This fence was issued a permit by the City in error and the fence has been installed.



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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

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ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-19-128-037
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 JOHN & CYNTHIA CIAMPA  
COMPANY \_\_\_\_\_  
ADDRESS 2506 TOWNHILL  
CITY TROY STATE MI. ZIP 48084  
TELEPHONE (248) 686-6108  
E-MAIL jmciampa@hotmail.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME JOHN & CYNTHIA CIAMPA  
COMPANY \_\_\_\_\_  
ADDRESS 2506 TOWNHILL  
CITY TROY STATE MI ZIP 48084  
TELEPHONE (248) 686-6108  
E-MAIL jmciampa@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, JOHN & CYNTHIA CIAMPA (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 John Ciampa DATE 4/21/2016

PRINT NAME: JOHN CIAMPA / CYNTHIA CIAMPA

SIGNATURE OF PROPERTY OWNER John Ciampa DATE 4/21/2016

PRINT NAME: JOHN CIAMPA / CYNTHIA CIAMPA

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



500 W. Big Beaver  
Troy, MI 48084  
248.524.3300  
troymi.gov

May 3, 2016

To: Building Board of Appeals

From: Paul N Featherston

The address of 2506 Townhill received a fence permit PF2016-0124 in error. It was discovered when the property owner at 2505 Avonhurst applied for a similar permit to install a fence on the same double front set back.

The city issued a permit for a 6ft high fence in the required Beech road front set back in error. Chapter 83 limits a fence in this location to 4ft high.

Please call if you have any questions.

A handwritten signature in blue ink, appearing to read "Paul N Featherston", enclosed in a blue circular scribble.

Paul N Featherston  
Chief Building Official  
SAFEbuilt Troy  
248-524-3348



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.

Neighbor

8'

72'



Bushes

32'

Bushes



Beach Rd.

Neighbor

18'

8'

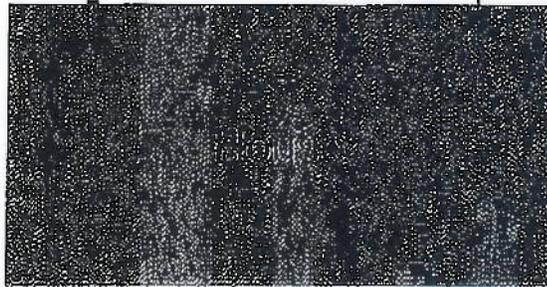
Patio

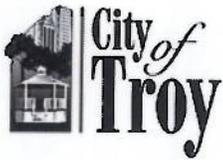
13'

8'

Driveway

Townhill Dr.





\*PF2015-0124%PF%15.00\*

### Fence Permit No: PF2015-0124

Building Department  
**Inspection: (248) 689-5744**  
Phone: (248) 524-3344

500 W. Big Beaver Road  
Troy, Michigan 48084  
Hours: Mon-Fri 8am - 4:30pm

Fax: (248) 689-3120  
www.troymi.gov

2506 TOWNHILL 88-20-19-128-037 Subdivision: New Adams/Town Acres/Wendover Zoning: R-1B Construction Type:	Location Lot: 40 Use Group: R-3	Owner CIAMPA, JOHN & CYNTHIA 2506 TOWNHILL TROY MI 48084-1030 (248) 885 8140
---	---------------------------------------	--

Issued: 07/14/2015

**FOR INSPECTIONS - CALL (248) 689-5744**  
Inspections called in by 4:40 P.M. will be scheduled the next business day. **\*\*NOTE NEW INSPECTION CUT-OFF TIME\*\***

UNITED HOME SERVICES, INC. UNITED HOME SERVICES, INC. 35455 VERONICA STREET Livonia MI 48150 (586) 274 9100	Applicant
---	-----------

**Work Description:** INSTALL 151 FEET OF 6 FOOT VINYL FENCING

**Special Stipulations:** REVISED-ADDING 8 ADDITIONAL FEET PER ATTACHED DRAWING  
MAY NOT EXTEND PAST LOT LINE AT BEACH ROAD, AND MUST BE IN LINE WITH THE EXISTING SHRUBS

Work will meet all codes and inspections.

Permit Item	Work Type	Quantity	Item Total
Fence	Fence	151.00	15.00

**Fence**

**Total Due: \$15.00**

**PAID on: 07/14/2015**  
**Check#: 75388**  
Payment Validation

This permit is issued subject to the Building Code, Zoning Ordinance and all other Ordinances of the City of Troy, and shall become void once work is not started or is abandoned for a period of one hundred eighty (180) days.  
Separate permits must also be obtained for signs and any plumbing, heating, refrigeration, electric, or sewer work.  
This permit conveys no right to occupy any street or public right-of-way, either temporarily or permanently.

[ ] TREASURER COPY

[ ] DEPARTMENT COPY

[ ] CONTRACTOR COPY

**Fence Permit | PF2015-0124****Property Information**

88-20-19-128-037      2506 TOWNHILL      Subdivision:      New Adams/Town Acres/Wendover  
    TROY MI, 48084-1030      Lot:      40      Block:

**Name Information**

Owner:      CIAMPA, JOHN & CYNTHIA      Phone:      (248) 885 8140  
 Occupant:      CIAMPA, JOHN & CYNTHIA      Phone:      (248) 885 8140  
 Applicant:      UNITED HOME SERVICES, INC.      Phone:      (586) 274 9100  
 Contractor:      UNITED HOME SERVICES, INC.      Phone:      (586) 274 9100  
 Licensee:      UNITED HOME SERVICES, INC.      Phone:      (586) 274 9100  
 License Issued:      06/23/2015  
 License Expires:      05/31/2016

**Permit Information**

Date Issued:      07/14/2015      Date Expires:      02/13/2016      Status:      FINALED

Work Description:  
 INSTALL 151 FEET OF 6 FOOT VINYL FENCING

REVISED-ADDING 8 ADDITIONAL FEET PER ATTACHED DRAWING

Stipulations:  
 MAY NOT EXTEND PAST LOT LINE AT BEACH ROAD, AND MUST BE IN LINE WITH THE EXISTING SHRUBS

Comment:

**Fee Information**

Fence	Fence	151.00	15.00
-------	-------	--------	-------

**Final Inspection | John Girard**

Status\_:      Completed      Result:      Approved  
 Scheduled:      08/17/2015 12:00 AM      Completed:      08/17/2015 01:09 PM

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# SUBMITTAL CHECKLIST FOR APPEALS NOT RELATED TO SIGNS

FOR SIGNS, PLEASE USE SUBMITTAL CHECKLIST ON NEXT PAGE

## REQUIRED   PROVIDED

- |                                     |  |  |
|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/>                    | COMPLETED APPLICATION.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>                               | <b>1 COPY OF SUPPORTING DOCUMENTS DESCRIBING THE REQUEST, CONSTRUCTION AND/OR WORK INCLUDING BUT NOT LIMITED TO:</b> <ul style="list-style-type: none"><li>✓ PLOT PLANS DRAWN TO SCALE, SHOWING THE SHAPE AND DIMENSION OF LOT(S).</li><li>✓ LOCATION ON THE LOT OF FENCES, OR OTHER STRUCTURES CONCERNING THE REQUEST.</li><li>▪ DETAILED PLANS SHOWING CONSTRUCTION MATERIALS AND METHOD OF CONSTRUCTION.</li><li>✓ PHOTOS, DRAWINGS, OR RENDERINGS AS NECESSARY TO ACCURATELY DESCRIBE THE REQUEST.</li></ul> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> <i>APP T-Point</i> | ANY ADDITIONAL INFORMATION INCLUDING REPORTS OR ACCREDITED TESTING AGENCIES, INCLUDING ACCREDITED AGENCIES RECOGNIZED BY THE INTERNATIONAL CODE COUNCIL (ICC) AND ACCEPTED ENGINEERING PRACTICES SHOULD ACCOMPANY YOUR APPEAL.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>                               | <b>1 COPY OF INFORMATION THAT CLEARLY EXPLAINS THE IMPACTS OF THE REQUEST ON THE AREA.</b>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>                               | <b>A WRITTEN EXPLANATION OF THE REASONS JUSTIFYING THE REQUEST. IF APPEALING AN ICC CONSTRUCTION CODE, PLEASE EXPLAIN ALTERNATIVES THAT WOULD BE EQUAL TO WHAT THE CODE REQUIRES.</b>  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/>                    | <b>MINIMUM SIZE OF ALL DOCUMENTS 8.5" X 11".</b>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>                               | <b>A DIGITAL VERSION OF ALL APPLICATION DOUCUMENTS. E MAILING THEM TO THE DEPARTMENT IS PREFERRED.</b>   |

RECEIVED

MAY 20 2016

PLANNING

May 18, 2016

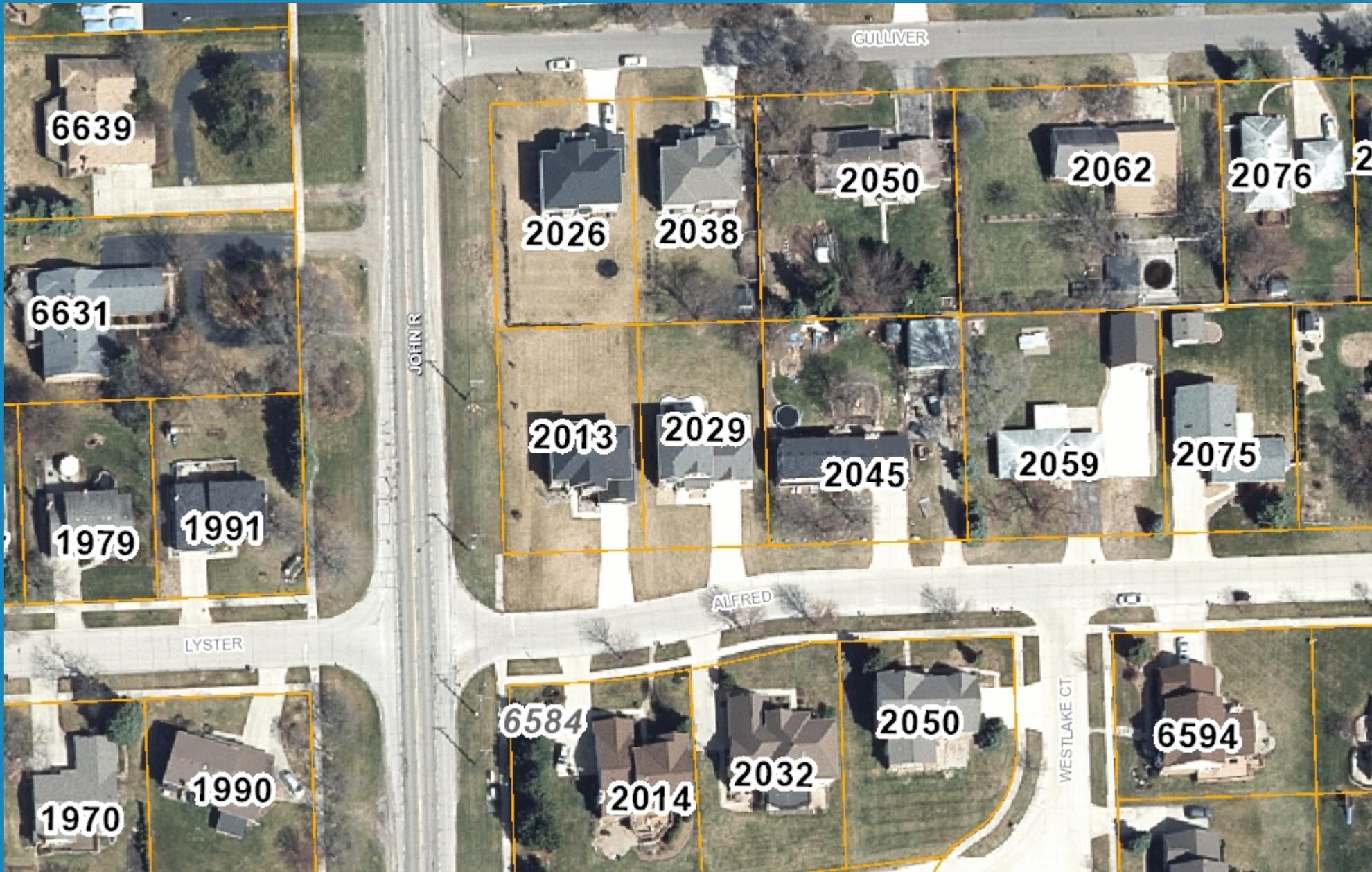
RE: FENCE - OF JOHN + CYNTHIA CIAMPA

We live directly behind them on Avonhurst. The fence doesn't bother us at all, as it blocks headlights coming into our family room. We would not make them go the expense of changing it as it has been installed since last fall.

Jay and Yvonne Faust  
2505 AVONHURST

3. HEARING OF CASES

- C. **VARIANCE REQUEST, JAIME RODRIGUEZ, 2013 ALFRED** – This property is a double front setback corner lot. As such it has required front setbacks from both Alfred and John R. The petitioner is requesting a variance to install a 5 foot high non-obscuring fence in the John R front setback, where City Fence Code limits fences to 48 inches high.



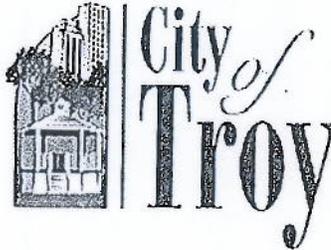
217 0 108 217Feet



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: 2013 Alfred Dr  
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-01-112-016
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 Jaime Rodriguez  
COMPANY \_\_\_\_\_  
ADDRESS 2013 Alfred Dr  
CITY Troy STATE MI ZIP 48085  
TELEPHONE 313-530-9930  
E-MAIL JRPT84@gmail.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Jaime Rodriguez  
COMPANY \_\_\_\_\_  
ADDRESS 2013 Alfred Dr  
CITY Troy STATE MI ZIP 48085  
TELEPHONE 313-530-9930  
E-MAIL JRPT84@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, Jaime Rodriguez (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 J. Rodriguez DATE 5/5/16

PRINT NAME: Jaime Rodriguez

SIGNATURE OF PROPERTY OWNER J. Rodriguez DATE 5/5/16

PRINT NAME: Jaime Rodriguez

*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.*

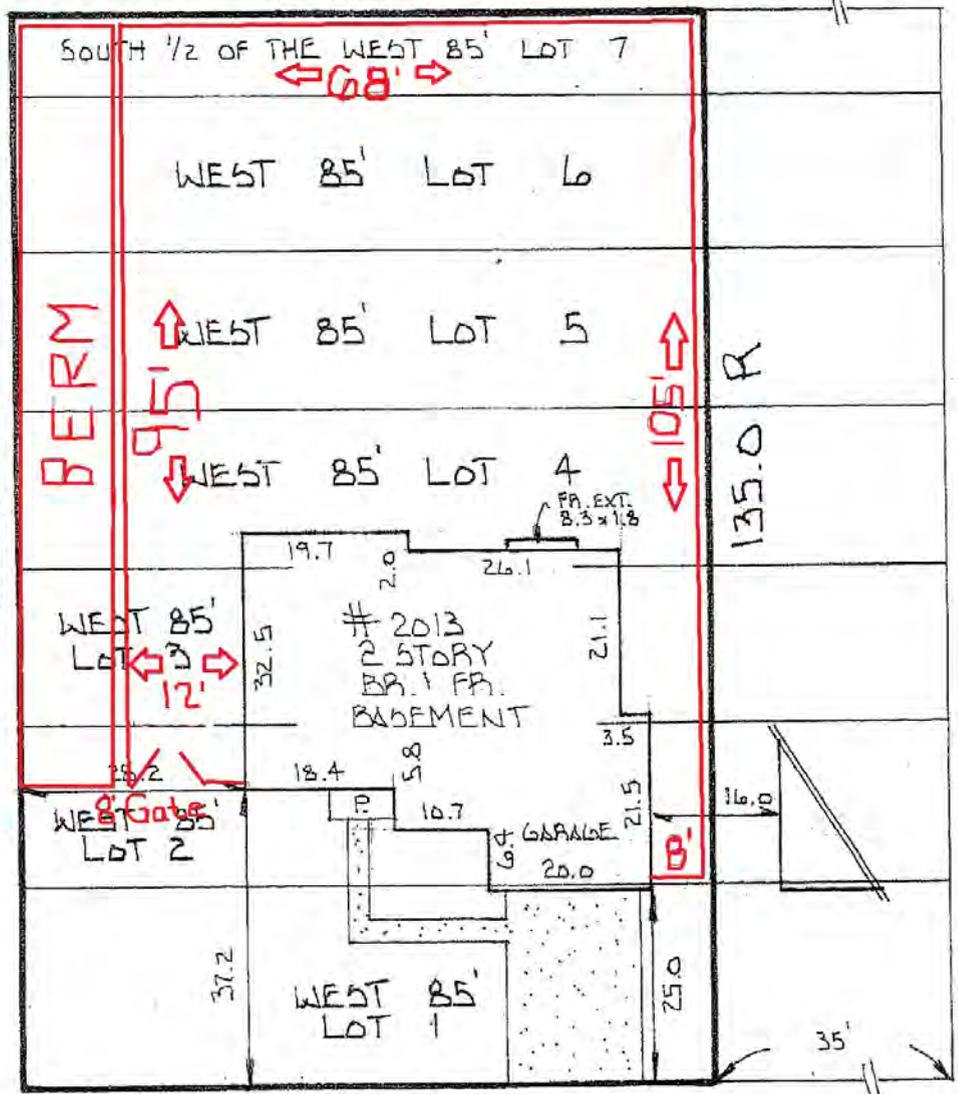
*The applicant will be notified of the time and date of the hearing by electronic mail.*



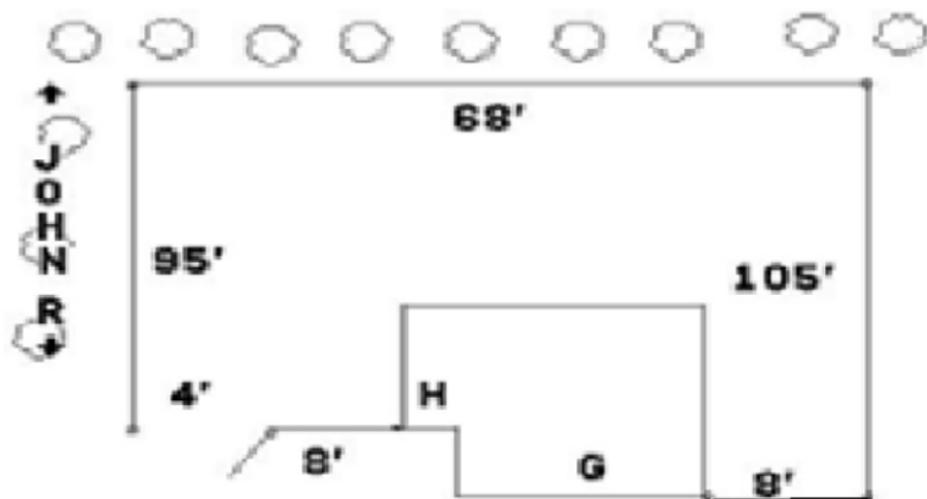
JOHN R. ROAD 120' WID.

135.0 R

85.0 R



85.0 R



**INSTALL 5' WHITE VINYL**  
**← ALFRED →**

To members of The Board:

My wife and I plan on constructing a 5' high vinyl picket fence with a perimeter of approximately 288 linear feet. We plan on including at least one gate in the front, with possibly another gate on the east side of the house facing Alfred Drive. The gate would be 4-5' wide with an additional 4' section of fencing and would extend approximately a total of 8' from the West side of our house to the berm, 95' north to our rear property line, approximately 68' across the rear of our property to the east property line, and then approximately 105' south where it would end with a gate to the edge of our garage (see attached property diagram.)

To members of The Board:

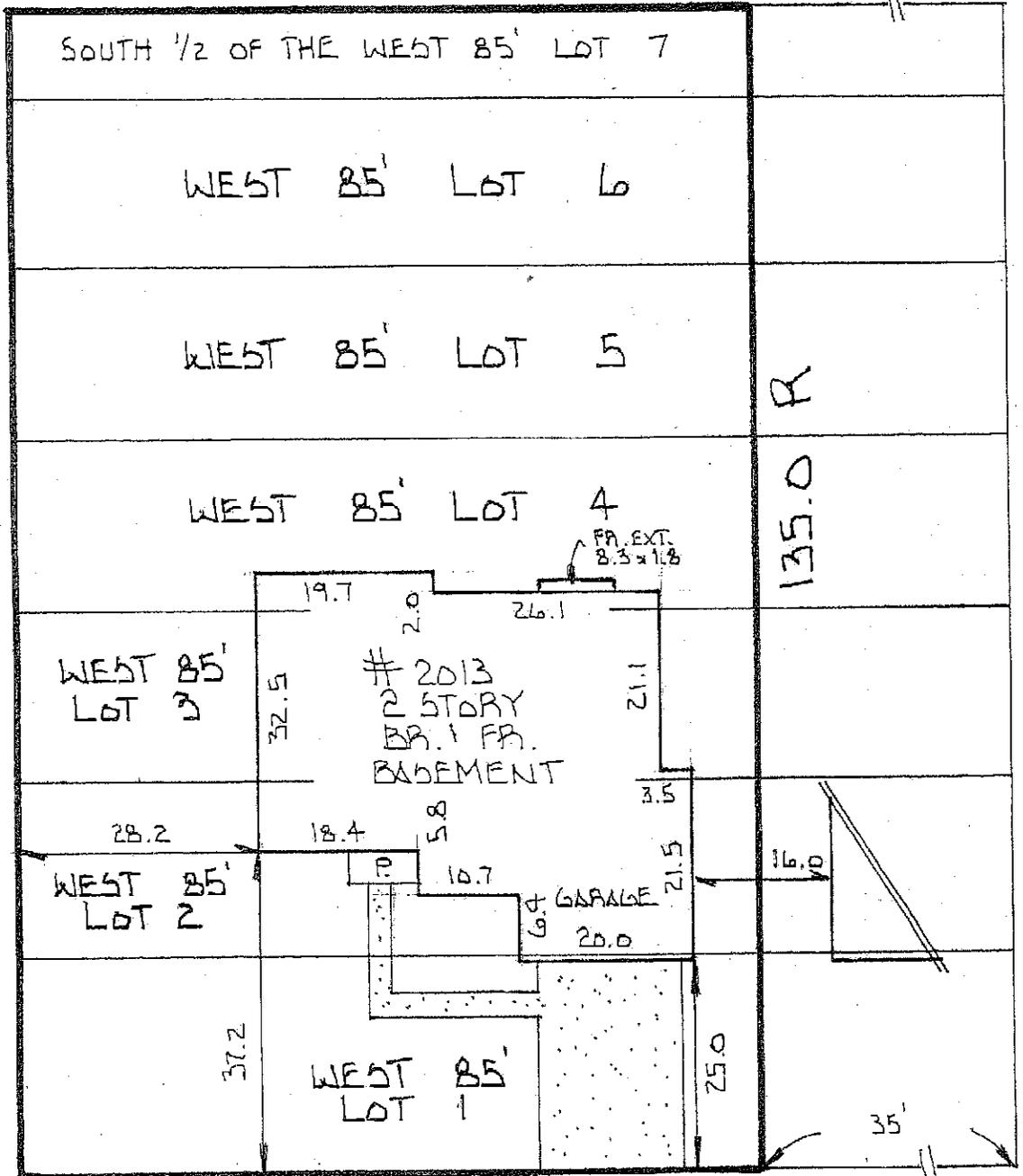
Our main reason for construction of the fence is to allow a safe, contained, and secure environment for our child to play in our back yard, without fear of her wandering into the busy road adjacent to our property. Additionally, we would also like some measure of privacy, as our property is located so closely to John R Road. We are asking for your consideration in allowing us to install a 60” fence instead of a 48” fence to allow uniformity throughout the entire length of fence and we feel a 48” fence does not provide the amount of privacy that we would appreciate, especially with the amount of transparency that this style of fence allows.

Description: The West 85 feet of Lots 1 through 6 inclusive, also the South 1/2 of the West 85 feet of Lot 7, "SUPERVISOR'S PLAT OF JOHN ARBOR SUBDIVISION" a subdivision of part of the Northwest 1/4 of Section 1, T.2N., R.11E., Troy Township (now City of Troy), Oakland County, Michigan. Recorded in Liber 6 of Plats on Page 56, Oakland County Records.



JOHN R. ROAD 120' W.D.

135.0 R



ALFRED STREET 60' W.D.  
CONCRETE

MORTGAGE CERTIFICATE

We hereby certify to Ross Mortgage  
a mortgage lender, and certify to all Title Insurance Companies for the purpose of a mortgage loan to be made by said lender to

Jamie Rodriguez

that we have measured the property herein described: that there are located entirely thereon building(s) and improvement(s) and that said building(s) and improvement(s) are within the property lines and that there are no existing encroachments upon the land and property described, except as shown. **LEGAL DESCRIPTION PROVIDED BY OTHERS.**

\*This mortgage certificate was prepared specifically for IDENTIFICATION PURPOSES for the sole use of the mortgage and Title Insurance Companies disclosed hereon. Nothing herein shall be construed to give any rights or benefits to the present or future land owners or occupants. This certificate is not intended nor represented to be a land boundary or property line survey and is not to be used to establish property lines, easements, public right-of-way, building lines, conformity or non-conformity to State, County or local ordinances and/or codes, etc. No boundary markers were set.

Job No 3-14-15 Scale: 1"=20'

Date March 20, 2014 Final:

Copyright 2014 by McNecly & Lincoln Associates, Inc.

By [Signature]



**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: \_\_\_\_\_

<b>Project Information</b>	Job Address: <u>2013 Alfred Dr</u> Suite # _____	
	Lot: _____ Subdivision: <u>John Arbor</u>	
Owner: <u>Jaime Rodriguez</u> Phone: <u>313-530-9930</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.		
<b>Applicant Information</b>	Name: <u>Jaime Rodriguez</u> Phone: <u>313-530-9930</u> Fax: _____	
	Address: <u>2013 Alfred Dr</u> City: <u>Troy</u> State: <u>Mi</u> Zip: <u>48085</u>	
	Email: <u>JRPT84@gmail.com</u>	

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

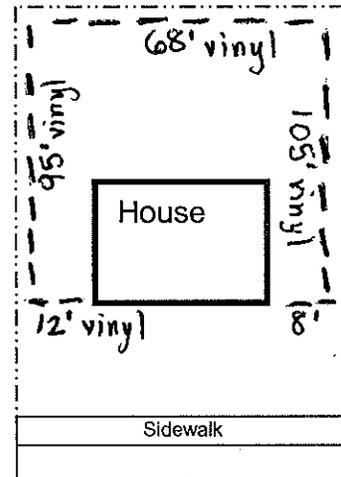
Final lot grade shall be approved before a fence permit is issued.

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

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

Indicate the number of feet for each portion of fence.

Type, height, and lineal feet of material to be used:					
Type:	Wood	Wire	Metal	Masonry	Other
Symbols:	000000	xxxxx	///////	□□□□	-----
HEIGHT					5
NO. OF FEET					288
PERMIT FEE	<input checked="" type="checkbox"/> Under 300' \$15.00		<input type="checkbox"/> Over 300' \$25.00		



Interior Lot   
 Corner Lot

Building Department Approval \_\_\_\_\_

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

Ready for Inspection     Will Call

Applicant Signature J. Rodriguez  
 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.

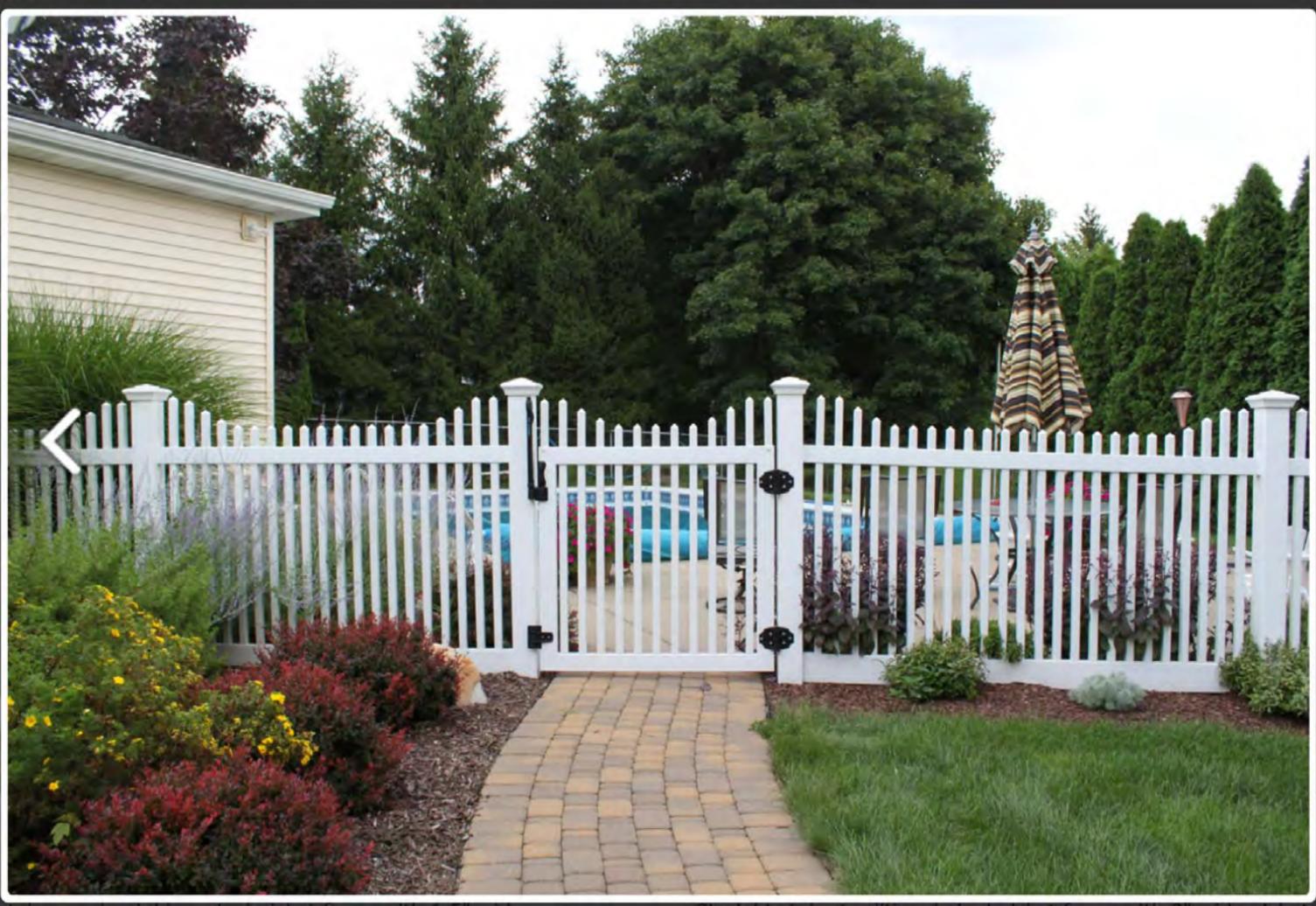
**I CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT AND THAT I HAVE REVIEWED ALL DEED RESTRICTIONS WHICH MAY APPLY TO THIS CONSTRUCTION AND AM AWARE OF MY RESPONSIBILITY THEREUNDER.**

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ Notary Public, \_\_\_\_\_ County, Michigan

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











3. HEARING OF CASES

- D. VARIANCE REQUEST, REBECCA TURNER, 4809 HUBBARD – This property is a double front setback corner lot. As such it has required front setbacks from both Hubbard and Welling. The petitioner is requesting a variance to install a 6 foot high obscuring fence in the Welling front setback, where City Fence Code limits fences to non-obscuring 48 inches high.

**CHAPTER 83**



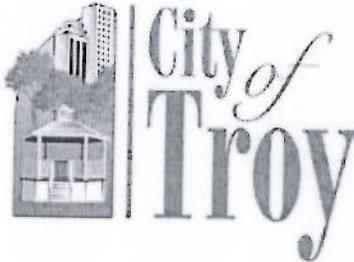
183 0 92 183Feet



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: 4809 Hubbard Dr  
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-14-201-020
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 Rebecca Turner  
COMPANY \_\_\_\_\_  
ADDRESS 4809 Hubbard DR  
CITY Troy STATE Mi ZIP 48085  
TELEPHONE 949-790-6175  
E-MAIL beckyturner5000@yahoo.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME \_\_\_\_\_  
COMPANY \_\_\_\_\_  
ADDRESS SAME  
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, Becky Turner (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 Rebecca R. Turner DATE 5-9-14  
PRINT NAME: Rebecca R. Turner

SIGNATURE OF PROPERTY OWNER Rebecca R. Turner DATE 5-9-14  
PRINT NAME: Rebecca Turner

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

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



# FENCE PERMIT APPLICATION

CITY OF TROY  
 DEPARTMENT OF BUILDING INSPECTIONS  
 500 W. BIG BEAVER ROAD  
 TROY, MICHIGAN 48084  
 Phone: 248-524-3344 Fax: 248-689-3120

Check # \_\_\_\_\_

FENCE

Date: 5-6-16

Project Information	Job Address: <u>4809 Hubbard Dr</u> Suite # _____
	Lot: _____ Subdivision: _____
	Owner: _____ Phone: <u>248-790-6175</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.
Applicant Information	Name: <u>Becky Turner</u> Phone: <u>248-790-6175</u> Fax: _____
	Address: <u>4809 Hubbard Dr</u> City: <u>Troy</u> State: <u>Mi</u> Zip: <u>48085</u>
	Email: <u>beckyturner5002@yahoo.com</u>

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

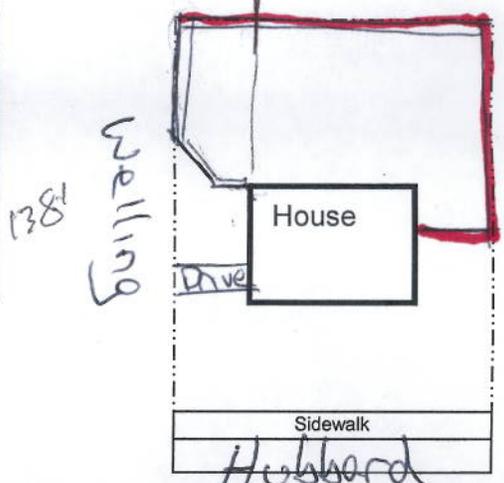
Final lot grade shall be approved before a fence permit is issued.

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

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

Indicate the number of feet for each portion of fence.

Type, height, and lineal feet of material to be used:					
Type:	Wood	Wire	Metal	Masonry	Other
Symbols:	000000	xxxxx	///////	□□□□	<u>Vinyl</u>
HEIGHT					<u>6'</u>
NO. OF FEET					<u>258'</u>
PERMIT FEE	<input type="checkbox"/> Under 300' \$15.00		<input type="checkbox"/> Over 300' \$25.00		



Interior Lot   
 Corner Lot

Building Department Approval \_\_\_\_\_

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

Ready for Inspection  Will Call

Applicant Signature [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 9 day of May 2016 Notary Public, Oakland County, Michigan  
[Signature]  
 My commission expires 12-28-16

GERALD D. RICE  
 NOTARY PUBLIC, STATE OF MI  
 COUNTY OF OAKLAND  
 MY COMMISSION EXPIRES 12-28-2016  
 ACTING IN COUNTY OF Oakland

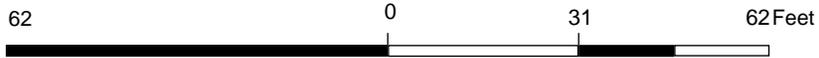
6



Solid Red  
Permit Issued  
6 foot privacy

Dotted Red  
Variance Request  
6 foot privacy

4809



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.



# VINYL FENCING

## FREEDOM® PRODUCTS BUILT BY BARRETTE



### Contractor Grade Privacy Panels

Contractor Grade panels are heavy-duty, ready-to-assemble kits. Available in Privacy and Decorative Picket styles, these panels use routed posts which allow the panels to follow the contour of any terrain (also known as "racked") without the use of brackets.



#### Emblem Privacy

6x8 - White  
- Sand



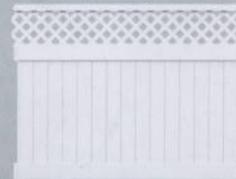
#### Stratford

6x8 - White  
- Sand



#### Hampton

6x6 - White  
- Sand



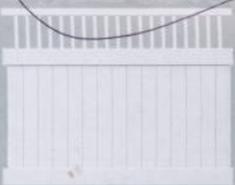
#### Bradford

6x8 - White  
- Sand



#### Freeport

6x6 - White  
- Sand



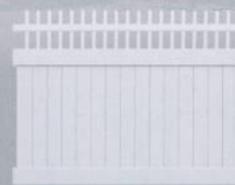
#### Bristol

6x8 - White  
- Sand



#### Bexley

6x6 - White  
- Sand



#### Canterbury

6x8 - White  
- Sand



#### Manchester

6x6 - White  
- Sand

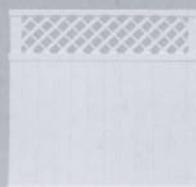
### Residential Grade Privacy Panels

Residential Grade panels are lightweight, pre-built panels. Available in Privacy and Decorative Picket styles, these panels use brackets and blank posts which allow the panels to stagger along the terrain (also known as "stepped").



#### Arborley Privacy

6x6 - White  
- Sand



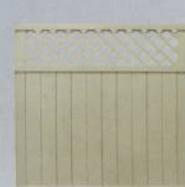
#### Arborley Lattice Top

6x6 - White



#### All American Dogear

6x6 - White  
- Sand



#### Lattice Top

6x6 - White  
- Sand



#### Shadowbox

6x6 - White



#### Princeton Picket

6x6 - White



#### Princeton

6x6 - White



#### Crosston

4x6 - White

All Freedom® Panels:



#### Fencing

Vinyl fencing will not warp, discolor or ever need painting.



#### Wind Code Approved

Vinyl fence panels meet Miami Dade wind code with additional products and assembly.



#### Privacy

Vinyl Fencing adds privacy and security to any home.

Selected Freedom® Panels:



#### Pool Code Approved

Pool code approved panels meet ICC requirements.



#### ProSeal™

Our patented technology delivers strength and durability.

### COLORS AVAILABLE:

White

Sand

Contact your Freedom® Specialist at 1.888.418.4400

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