

DATE: July 9, 2004

TO: John Szerlag, City Manager

FROM: Steven J. Vandette, Acting Assistant City Manager/Services
Mark Stimac, Director of Building and Zoning 

SUBJECT: Enforcement Activities – 3129 Alpine

On Tuesday, July 6, 2004, we visited the site at 3129 Alpine. The purpose of that visit was to review the construction that is underway and to examine the site for compliance with the provisions of the Troy City Ordinances regarding zoning, use, junk vehicles, and litter. The site is the location of a single family home that is in the process of being added to both in the living space and in the construction of a very large attached garage. This work is being done under permits that were issued in August of 2003.

To the best of my knowledge and belief, the additions to the home and the construction of the attached garage are being done in compliance with the provisions of the Troy Zoning Ordinance and the Michigan Building Code governing their construction. At this time the framing, enclosure, and interior finishes on the home addition are complete. The exterior siding on the home is yet to be completed. The foundations, portions of the slab and some of the vertical structural framing for the garage are in place.

As a construction site, there is expected, and permitted, to be some construction equipment and materials stored on the site. This would include the structural steel, siding materials, decorative columns, and a construction lift. Since the work included in this project also included the demolition of an existing attached garage, certain amounts of personnel household equipment and supplies that would normally be found in a residential garage would also be expected to be now outside on the site. This site is also a location where City Council recently renewed approval for the outdoor parking of two commercial vehicles. Those vehicles are also currently on the site.

In addition to the permitted materials that are listed above, a review of the site also identified that there were other materials and equipment stored on the site that are not permitted by the ordinance. We noted at least three lawnmowers that are on

the site. Based upon the fact that the weeds on the site have not been cut in some time, as evidenced by a violation for the same that was sent on July 2, 2004, we have to assume that these lawnmowers do not work and therefore are junk and debris. We noted three mobile compressor trailers that are on the site. Based upon the scope of the work involved in the permitted project, I can not determine that these are any part of the necessary equipment, and as such constitute illegal outdoor storage of contractor's equipment. There is also another piece of construction equipment that I cannot identify other than it is manufactured by FMC. This is also illegal storage of contractor's equipment. Finally, we have verified that neither of the two commercial vehicles approved by City Council have current license plates. They therefore are deemed to be junk vehicles.

We have identified these violations in a letter to the owner, Mr. Piscopo. That letter establishes a compliance date of July 19, 2004. The weed cutting, as identified in a previous violation notice is to be completed by July 11, 2004.

I have included copies of the current violation notices on this property for your reference. Please feel free to contact me if you have any other questions.

City of Troy
Building Department
500 West Big Beaver, Troy, MI 48084

Weeds/Grass Violation Notice

07/02/2004

PAUL & LOUISE PISCOPO
3129 ALPINE
TROY, MI 48084-1520

Subject: 3129 Alpine - Weed/Grass Violation

I inspected the above site on 7-01-04 and observed weeds throughout your property in excess of 10 inches in height.

This is a violation of Chapter 82 - Section PM-303.4 of the City of Troy Property Maintenance Code. The code requires that all grass and weeds be maintained at a height of 10" (ten inches) or less throughout the growing season.

Please cut grass and weeds and continue to maintain as required. The deadline for compliance is July 11, 2004.

Please call me at 248-680-7284 if you have any questions.

Sincerely,

Don Phillips
Housing & Zoning Inspector

July 8, 2004

Paul & Louise Piscopo
3129 Alpine
Troy, MI 48084

Re: 3129 Alpine – Vehicle Violation, Zoning Violation, Litter Violation

Dear Mr. & Mrs. Piscopo,

A recent inspection of the above site revealed the following violations.

1. Several junk lawnmowers stored in both front & rear yards. Ch. 48, Sec. 6.101 (5)
2. Unapproved storage of contractor's equipment (3 compressors, an unidentified machine with the letters FMC) stored behind your house. Ch.39, Sec. 10.20.00
3. A 1978 white Chevy van and a 1987 GMC van, both with expired license tabs. Ch. 88, Sec. 9.20

The junk lawnmowers, and the unapproved storage of contractor's equipment, and any similar type of equipment not related to the construction must be removed from the property by July 19, 2004.

The 2 vehicles with the expired license tabs must also have current tabs displayed by July 19, 2004. **As we have previously addressed the problem of unlicensed or vehicles with expired license tabs, you may consider this your final notice. Failure to comply by the deadline will result in legal action. Future violations will result in legal action without prior notification.**

Also please be reminded to have the weeds on the property cut by July 11, 2004.

Please call me at 248-680-7284 if you have any questions.

Sincerely,

Don Phillips
Housing & Zoning Inspector