



BUILDING CODE BOARD OF APPEALS REGULAR MEETING AGENDA

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Gary Abitheira, Chair, Teresa Brooks
Matthew Dziurman, Sande Frisen, Mark F. Miller,

NOVEMBER 4, 2020

3:00 PM

REMOTE MEETING

Public Comment may be communicated to the Building Code Board of Appeals via telephone voice mail by calling 248-524-3546 or by sending an email to BCBAPublicComments@troymi.gov . All comments will be provided to the BCBA Board members.

1. ROLL CALL
2. SUSPENSION OF BUILDING CODE BOARD OF APPEALS BYLAWS
3. APPROVAL OF MINUTES – January 8, 2020
4. HEARING OF CASES
 - A. **VARIANCE REQUEST, Vladimir Korcari, 2904 Thames** - This property is a corner lot and a double front setback is required per Chapter 83 Section 2-A. As such, the proposed fence cannot be placed in the 25' required Thames Dr. front setback or the 25' required Dover Dr. Setback as defined for the R-1E Zoning. This corner lot does not have a common rear yard relationship with a lot in the same block. Therefore, the only fence height allowed is that of a maximum height of 30 feet. The petitioner is requesting a total of 106 feet 2 inches of 4 foot tall non-obscuring chain link fence plus a 6 foot long, 4 foot tall chain link gate variance in the required Dover Drive setback.
The petitioner was granted Building Permit PF 2019-0219 for a 6 foot PVC privacy fence that did not required a variance. However, the permit was not closed since the 6 foot fence encroaches by 9 inches into the Dover Dr. setback. The petitioner must correct the encroachment.

CHAPTER: 83
 - B. **VARIANCE REQUEST, Austin & Rachael Czarnik, 2984 Cedar Ridge Dr.** – This property is a double front corner lot. Since it is in the R1-C use district, as such it has a 30 foot required front setback along both Cedar Ridge Drive and West Big Beaver. The petitioner is requesting a variance to install a 6-feet high 85 feet long privacy PVC Chesterfield, Clay fence. Set back from 4 to 5 feet from the property line along the West Big Beaver side where the City Code limits fences to a 48 inches height due to the back to back relationship to the neighboring lot. The total length of the fence requested by the petitioner to be permitted by the Building Department is 151 feet, which 66 feet of the fence do not require a variance.

CHAPTER: 83

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

- C. **VARIANCE REQUEST, Joanna Gay, 4437 Yanich** – This property is a double front corner lot. Since it is in the R1-C use district, as such it has a 30 foot required front setback along both Yanich Drive and Longfellow Drive. The petitioner is requesting a variance to install a 4-feet high 118 feet non-obscuring wood fence along Longfellow Drive with a setback of one foot away from the property line. Where City Code limits fences to 30 inches high due to the fact that there isn't a back to back relationship to the neighboring rear lot. The total length of the fence requested by the petitioner to be permitted by the Building Department is 250 feet, which 132 feet of the fence do not require a variance

CHAPTER: 83

- D. **VARIANCE REQUEST, Carl & Jeanette Losey, 485 Booth** – This property is a double front corner lot. Since it is in the R1-B use district, as such it has a 40 foot required front setback along both Booth Road and Montclair Avenue. The petitioner is requesting a variance to install a 6-feet high 243 feet long vinyl privacy fence with a setback of 3 feet from the property line along Booth Road and Montclair Avenue. Returning the fence to the house with two gates and a 10 feet short section. The variance is requested for all sections, since all fall on the setback restricted area, and where the City Code limits fences to 48 inches high due to the fact that there is a back to back relationship to the neighboring rear lot.

CHAPTER: 83

- E. **VARIANCE REQUEST, Linda Shears, 1538 Wrenwood Dr.** – This property is a double front corner lot. Since it is in the R1-C use district, as such it has 30 foot required front setback along West Big Beaver. The required setback from the property line. The petitioner is requesting a variance to install an 8-feet high 80 feet long obscuring wood fence at the back-property line running North to South and two sections that will start at 6 feet high and will increase in height to 8 feet once connecting to the back-lot line fence section. These two fence sections will run from east to west on the side lot lines. The 68 feet east to west section on the West Big Beaver property line, will require a variance that will allow for it to be re-installed at 20 feet from the property line at a 6 feet height.

CHAPTER: 83

- F. **VARIANCE REQUEST, Jessica Harrington, 385 Cotswold.** – This property is a double front corner lot. Since it is in the R1-B use district, as such it has 40 foot required front setback along both Cotswold Drive and Folkstone Drive. The petitioner is requesting a variance to install a 4-feet high 144 feet long non-obscuring aluminum fence where City Code limits fences to 30 inches high due to the fact that there isn't a back to back relationship to the neighboring lot. The total length of fence requested by the petitioner to be permitted by the Building permit is 307 feet, which 163 feet of the fence do not require a variance.

CHAPTER: 83

- G. **VARIANCE REQUEST, Karen E. Arnett, 4988 Calvert Dr.** – This property is a double front corner lot. Since it is in the R1-C use district, as such it has a 30 foot required front setback along both East Long Lake Road and Calvert Drive. The petitioner is requesting a variance to install a 4-feet high 140 feet non-obscuring metal fence. Setback 17.5 feet from the property line along the East Long Lake Road side where City Code limits fences to 30 inches high due to the fact that there isn't a back to back relationship to the neighboring lot. The total length of the fence requested by the petitioner to be permitted by the Building Department is 140 feet, which all 140 feet of the fence require a variance.

At that location the East Long Lake Rd. is 120 feet R.O.W

CHAPTER: 83

- H. **VARIANCE REQUEST, Steven Rockoff, 2949 Vineyards Dr.** – This property is a double front corner lot. Since it is in the R1-A use district, as such it has a 40 foot required front setback along both Vineyards Drive. (East-West) and Vineyards Drive. (North-South section). The petitioner is requesting a variance to install a 5-foot high 70 feet long non-obscuring metal fence set back 21.5 feet from the property line along Vineyards Drive (North-South section) where City Code limits fences to 30 inches high due to the fact that there isn't a back to back relationship to the neighboring rear lot. The total length of fence requested by the petitioner to be permitted by the Building Department is 218.56 feet, which 148.56 feet of the fence will not require a variance.

CHAPTER: 83

- I. **VARIANCE REQUEST, Anthony J. Podsiadlik, 2374 Cumberland Dr.** – This property is a double front corner lot. Since it is in the R1-C use district, as such it has a 30 foot required front setback along both Cumberland Drive and Greensboro Drive. The petitioner is requesting a variance to install a 6-feet high 112 feet long vinyl privacy fence. Setback 5 feet from the property line along the Greensboro Drive side where the City Code limits fences to a 48 inches height due to the back to back relationship to the neighboring lot. The total length of the fence requested by the petitioner to be permitted by the Building Department is 231 feet, which 119 feet of the fence do not require a variance.

CHAPTER: 83

- J. **VARIANCE REQUEST, Katherine Pawlowski, 2718 Renshaw Dr.** – This property is a double front corner lot. Since it is in the R1-C use district, as such it has 30 feet required front setback along both Renshaw Drive and Argyle Drive. The petitioner is requesting a variance to install a 4-feet high 150 feet non-obscuring aluminum fence. Setback 1 foot from the property line along the Argyle Drive side where City Code limits fences to 30 inches high due to the fact that there isn't a back to back relationship to the neighboring lot. The total length of the fence requested by the petitioner to be permitted by the Building Department is 233 feet, which 83 feet of the fence do not require a variance.

CHAPTER: 83

- K. **VARIANCE REQUEST, Michael A Sawyers, 2385 Hillcrescent Dr.** – This property is a double front corner lot. Since it is in the R1-C use district, as such it has a 30 foot required front setback along both Hillcrescent Drive and Greensboro Drive. The petitioner is requesting a variance to install a 6-feet high 120 feet long Vinyl privacy fence section that requires a variance. It will be setback 1 foot from the property line along the Greensboro Drive side where the City Code limits fences to a non-obscuring 48 inches height due to the back to back relationship to the neighboring rear lot. The total length of the fence requested by the petitioner to be permitted by the Building Department is 200 feet, which 80 feet of the fence do not require a variance.

CHAPTER: 83

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