

RESOLUTION TEMPLATE

Moved by:

Seconded by:

That the variance request for [applicant name, address or location], for [request]

Be granted for the following reasons:

The applicant has demonstrated that:

- a) Exceptional characteristics of the property for which the variance is sought make compliance with the requirements of this Chapter substantially more difficult than would be the case for the great majority of properties in the same zoning district. Characteristics of property which shall be considered include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation, and other similar characteristics; and
- b) The characteristics which make compliance with the requirements of this Chapter difficult must be related to the premises for which the variance is sought, not some other location; and
- c) The characteristics which make compliance with the requirements of this Chapter difficult shall not be of a personal nature; and
- d) The characteristics which make compliance with the requirements of this Chapter difficult must not have been created by the owner of the premises, a previous owner, or the applicant; and
- e) The proposed variance will not be harmful or alter the essential character of the area in which the property is located, will not impair an adequate supply of light and air to adjacent property, or unreasonably increase congestion in public streets, or increase the danger of fire or endanger public safety, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.

Yeas:

Nays:

MOTION CARRIED / FAILED

Moved by:
Seconded by:

That the variance request for [applicant name, address or location], for [request]

Be denied for the following reason(s):

The applicant has not demonstrated that:

- f) Exceptional characteristics of the property for which the variance is sought make compliance with the requirements of this Chapter substantially more difficult than would be the case for the great majority of properties in the same zoning district. Characteristics of property which shall be considered include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation, and other similar characteristics; and
- g) The characteristics which make compliance with the requirements of this Chapter difficult must be related to the premises for which the variance is sought, not some other location; and
- h) The characteristics which make compliance with the requirements of this Chapter difficult shall not be of a personal nature; and
- i) The characteristics which make compliance with the requirements of this Chapter difficult must not have been created by the owner of the premises, a previous owner, or the applicant; and
- j) The proposed variance will not be harmful or alter the essential character of the area in which the property is located, will not impair an adequate supply of light and air to adjacent property, or unreasonably increase congestion in public streets, or increase the danger of fire or endanger public safety, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.

Yeas:
Nays:

MOTION CARRIED / FAILED

Moved by:
Seconded by:

RESOLVED, that the variance request for [applicant name, address or location], for [request]

Be postponed for the following reason(s):

Yeas:
Nays:

MOTION CARRIED / FAILED

G:\BUILDING CODE BOARD OF APPEALS\Resolution templates signs.doc

RESOLUTION TEMPLATE

Moved by:
Seconded by:

RESOLVED, That the variance request for [applicant name, company, address or location], for relief of Chapter to [request],

Be granted for the following reasons:

1. The variance would not be contrary to the public interest or general purpose and intent of Chapter _____ and
2. The variance does not adversely affect properties in the immediate vicinity of the proposed sign; and
3. The petitioner has a hardship or practical difficulty resulting from the unusual characteristics of the property that precludes reasonable use of the property.

Be denied for the following reasons:

1. The variance would be contrary to the public interest or general purpose and intent of Chapter 83 and
2. The variance would adversely affect properties in the immediate vicinity of the proposed _____.
3. The petitioner has failed to demonstrate any hardship or practical difficulty because:
 - a) Reasonable use can be made of the property without the variance, and
 - b) Public health, safety and welfare would not be negatively affected in the absence of the variance, and
 - c) Conforming to the ordinance is not unnecessarily burdensome; and
 - d) There is no evidence of hardship or practical difficulties resulting from the unusual characteristics of the property because there is nothing unusual about the size, shape or configuration of the parcel that would make it unnecessarily burdensome to comply with the requirements of the sign (fence) ordinance.

Be postponed / tabled for the following reasons:

Yeas:
Nays:

MOTION CARRIED / FAILED

PROPOSED RESOLUTION TO CONDUCT ELECTRONIC MEETING

RESOLVED, that the Troy Building Code Board of Appeals hereby allows its members and members of the public to participate in public meetings by electronic means as allowed by Public Act 228 of 2020, and in accordance with Troy City Council Resolution 2021-04-048 declaring a local state of emergency and determining that an in-person meeting could detrimentally increase exposure of board members and the general public to COVID-19. The allowance to participate in public meetings shall continue until the Troy City Council lifts the local state of emergency or through December 31, 2021, whichever is earlier.

Members participating electronically will be considered present and in attendance at the meeting and may participate in the meeting as if physically present. However, members must avoid using email, texting, instant messaging, and other such electronic forms of communication to make a decision or deliberate toward a decision.

RESOLVED, that the Troy Building Code Board of Appeals hereby establishes public participation rules for any eligible virtual meetings to provide for two methods by which members of the public can be heard by others during meetings. Email sent to BCBAPublicComments@troymi.gov and received by 9:00 am on the day of the meeting will be read during the public comment period of the meeting. Voicemail left at 248-524-3546 and received by 9:00 am on the day of the meeting will be played during the public comment period of the meeting. Both email and voicemail public comments will be limited to three minutes each.



BUILDING CODE BOARD OF APPEALS REGULAR MEETING AGENDA

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

500 W. Big Beaver
Troy, MI 48084
(248) 524-3344
www.troymi.gov
planning@troymi.gov

May 5, 2021

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. All comments must be received by 9 am the day of the meeting.

1. ROLL CALL
2. SUSPENSION OF BUILDING CODE BOARD OF APPEALS BYLAWS
3. APPROVAL OF MINUTES –February 3, 2021
4. HEARING OF CASES:

Item (A) is to be postponed to the BCBA June 2nd 2021 meeting. Due to the Covid 19 publication changing deadlines, the public notice publication date was missed, therefore not satisfying the legal requirement of the City of Troy law.

- A. VARIANCE REQUEST, 1525 E MAPLE, ESTHER GAYFIELD: In February 2021, the Building Code Board of Appeals granted petitioner a variance to install a ground sign that was to be setback 20 feet from the front property line. Petitioner requests to install same ground sign with a proposed 18 foot setback from the front property line.

CHAPTER: 85 Signs

- B. VARIANCE REQUEST, 914 ECKFORD DRIVE, LISA RUFFIN: This property is an interior lot of the R-1C Zoning District. Per Chapter 83 Fences /
2. Fence Construction in residential areas (A); indicates that in residential areas no fence shall be constructed to a height more than six (6') feet above the existing grade of the land. The petitioner is requesting a variance to install an 8 feet vinyl privacy fence in the back yard, away from property lines. Where City Code limits the height to six feet

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

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

Chair Abitheira called the virtual Regular meeting of the Building Code Board of Appeals to order at 3:01 p.m. on February 3, 2021.

1. ROLL CALL

Members Present

Gary Abitheira

Teresa Brooks

Matthew Dziurman

Sande Frisen

Members Absent

Mark F. Miller, City Manager

Support Staff Present

Salim Huerta, Building Official

Paul Evans, Zoning & Compliance Specialist

Allan Motzny, Assistant City Attorney

Jackie Ferencz, Planning Department Administrative Assistant

Kathy L. Czarnecki, Recording Secretary

2. SUSPENSION OF BUILDING CODE BOARD OF APPEALS BYLAWS

Chair Abitheira introduced the procedure to be followed for a remote meeting.

Moved by: Abitheira

Support by: Frisen

RESOLVED, That the Troy Building Code Board of Appeals hereby allows all members to participate in public meetings by electronic means as allowed by Public Act 228 of 2020, since an in-person meeting could detrimentally increase exposure of board members and the general public to COVID-19, and would also be difficult to facilitate in light of the Michigan Department of Health and Human Services epidemic orders protecting public health and safety.

Members participating electronically will be considered present and in attendance at the meeting and may participate in the meeting as if physically present. However, members must avoid using email, texting, instant messaging, and other such electronic forms of communication to make a decision or to deliberate toward a decision.

RESOLVED, That the Troy Building Code Board of Appeals hereby establishes public participation rules for any eligible virtual meeting to provide for two methods by which members of the public can be heard by others during meetings. Email sent to BCBAPublicComments@troymi.gov and received by 9:00 am on the day of the meeting will be read during the public comment period of the meeting. Voicemail left at 248.524.3546 and received by 9:00 am on the day of the meeting will be played during the public comment period of the meeting. Both email and voicemail public comments will be limited to three minutes each.

Yes: All present (4)
Absent: Miller

MOTION CARRIED

3. APPROVAL OF MINUTES

Moved by: Frisen
Support by: Brooks

RESOLVED, To approve the minutes of the January 6, 2021 Regular meeting as submitted.

Yes: All present (4)
Absent: Miller

MOTION CARRIED

4. HEARING OF CASES

- A. **VARIANCE REQUEST, 1525 E MAPLE, PATRICK STIEBER OF ALLIED SIGNS, INC FOR ESTHER GAYFIELD** – The petitioner requests to replace an existing ground sign with one that measures 124.6 square feet in area and 24 feet in height. The City of Troy Sign Ordinance allows the ground sign to be a maximum of 100 square feet in area and 20 feet in height.

Mr. Huerta read the variance request narrative. He introduced Mr. Evans and Mr. Motzny.

Mr. Evans reviewed a PowerPoint presentation that was included in the agenda packet. He addressed the existing sign at Courtyard by Marriott, setbacks, variance granted in 2005, location of sign, Sign Code regulations for GB (General Business) zoning district, comparison of existing sign to proposed sign, and sign measurements under the current Sign Ordinance. Mr. Evans noted that should the Board not grant the variance request, the existing sign could remain and cosmetic changes could be made.

Jim Fields of Allied Signs was present to represent the petitioner. Mr. Fields said the existing sign is at the end of its life and the applicant would like to incorporate the new hotel branding with a new sign. He said they would be using the existing pole and footing.

There was discussion on:

- Sign Code measurements; current versus former.
- Sign height, shape, cabinet and pole.
- Visibility of sign.
- Physical hardship; wind load.
- Overhead utilities; no obstruction.

Ms. Ferencz reported no public comment was received on the variance request.

Moved by: Dziurman
Support by: Brooks

RESOLVED, That the variance request for relief of Chapter 85 at 1525 E. Maple be granted, for the following reasons:

1. We believe as a Board that the request meets all five of the criteria for exceptional characteristics of the property.
2. The characteristics which make compliance with the requirements of this Chapter difficult must be related to the premises for which it was sought.
3. The characteristics which make the compliance and follows Chapter 85 falls within compliance requirements.
4. The proposed variance will not be harmful or alter any essential character of the area in which the property is located.

Yes: All present (4)
Absent: Miller

MOTION CARRIED

5. COMMUNICATIONS – None
6. PUBLIC COMMENT – None
7. MISCELLANEOUS BUSINESS - None
8. ADJOURNMENT

The virtual Regular meeting of the Building Code Board of Appeals adjourned at 3:35 p.m.

Respectfully submitted,

Gary Abitheira, Chair

Kathy L. Czarnecki, Recording Secretary

C:\Users\bob\Documents\Kathy\COT Building Code Board of Appeals\Minutes\2021\2021 02 03 Regular Meeting_Draft.doc

**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



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: Courtyard, 1525 E. Maple Road
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-26-326-024
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 JIM FIELDS
COMPANY Allied Signs, Inc.
ADDRESS 33650 Giftos
CITY Clinton Twp. STATE MI ZIP 48035
TELEPHONE 586-791-7900
E-MAIL Kim@alliedsignsinc.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Esther Gayfield
COMPANY CMP / Owner-T, LLC
ADDRESS 590 Madison Avenue, 34th Floor
CITY New York STATE NY ZIP 10022
TELEPHONE 212-547-2618
E-MAIL egayfield@clyn.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, Esther Gayfield (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 3/5/21

PRINT NAME: JIM FIELDS

SIGNATURE OF PROPERTY OWNER  DATE 9/24/2020

PRINT NAME: Esther Gayfield

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.

ALLIED SIGNS INC.

March 5, 2021

City of Troy
500 W. Big Beaver Road
Troy, MI 48084

RE: Courtyard by Marriott, 1525 E. Maple Rd.

Dear Members of the Building Code Board of Appeals:

We were granted relief of the sign ordinance to replace a cabinet on an existing pylon sign, utilizing the existing pole and foundation on February 3rd, 2021. However, there was a discrepancy with the math for the setback.

The new sign cabinet granted will be setback 18'-11 3/4" from the front property line, instead of meeting the existing 20'.

The proposed sign would not have an adverse effect to the surrounding property as the proposed is replacing close to what is already existing.

Thank you for your consideration.

D/F ILLUM. PYLON

Scale: 3/16" = 1'-0"

2

OPTION A

Cabinet=62.5 square feet
Pole Cover=60.1 square feet
4" Reveals= 2.0 square feet
124.6 total square feet

Cabinet Specifications:

Construction:
Reverse angle iron frame/carbon steel structure to comply with local static requirements, hot-dip galvanized after welding

Face Construction:
3M Panagraphics III flexible face/3M Envision Flexible Substrate FS-1

Retainer:
Bleed face

Illumination:
GE 7100K White LED's as required
or Sloan PrismBeam 24V 6500K White LED's as required

Exterior Finish:
Paint Pantone® 426 C gray/RAL9004, satin finish

Interior Finish:
Paint reflective white/RAL9003, glossy finish

Face Specifications:

Face Construction:
3M Panagraphics III flexible face/

Decoration:
Digitally printed Pantone® 426 C gray @ 95% opacity*/3M 3635-20B matte white blackout film with digital printing to match Pantone 426 C, laminated with 3M Scotchcal Matte Overlaminate 8520 film for UV protection
* To be printed using a 3M MCS Authorized Graphic Manufacturer
* Faces appear gray and white during the day and copy illuminates white at night (background does not illuminate)

Pole Cover Specifications:

Construction:
Aluminum angle frame with .080"/2mm aluminum skins

Exterior Finish:
Paint Matthews 41342SP Brushed Aluminum/RAL9006, satin finish

Reveal Construction:
.063"/2mm bent-up aluminum

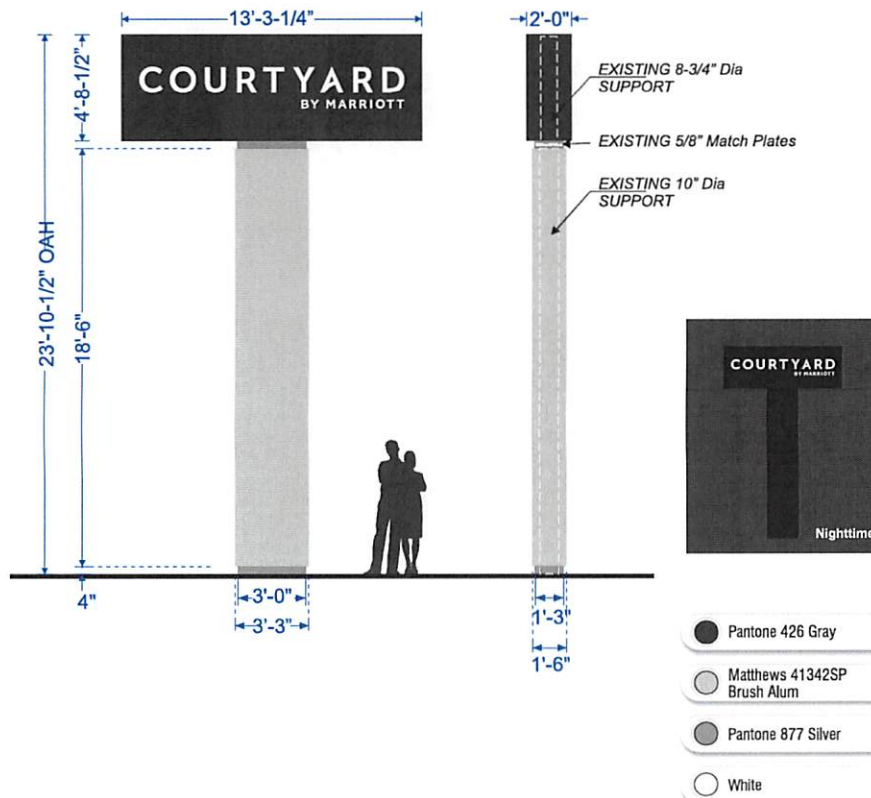
Reveal Finish:
Paint Pantone® 877 C silver/RAL9007, satin finish

Installation:

Existing cabinet to be removed; Existing 10" Dia. Lower and 8-3/4" Dia. Upper support poles to remain -
Upper Support to be cut down to fit inside upper cabinet.
New cabinet to sleeve over existing support pole and saddle welded into place

Scope of work:

1. Remove existing pole sign with pole cover and scrap.
2. Install new pole sign on existing pole to be cut down and new sign installed to top with new pole cover; All details to be verified.
3. Connect to existing power.



EXISTING CONDITIONS

For Reference only



EXISTING CABINET & POLE COVER TO BE REMOVED;
NEW POLE COVER AND CABINET TO BE INSTALLED
7'-0" X 11'-3" PYLON SIGN

PROPOSED PYLON



Stratus™

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:

COURTYARD
BY MARRIOTT

ADDRESS:

1525 E. MAPLE ROAD
TROY, MI 48063

PAGE NO.

6

TICKET NO.:

574710

DATE:

04/08/20

PROJECT MANAGER:

LISA KRUTZ

DESIGNER:

KW

ELECTRONIC FILE NAME:

MARRIOTT/COURTYARD/2020/WI/Courtyard_Troy_Permit ONLY R1

REVISION HISTORY:

| | | |
|----------|----|--|
| 04/23/20 | TC | Adjusted per survey, added shops |
| 05/19/20 | TC | Increased size to match sq. feet, and adjusted pole cover size |
| 10/14/20 | NS | Reduced cabinet & pole cover size |
| 12/02/20 | NS | Reduced cabinet & pole cover size |
| | | |
| | | |
| | | |

CLIENT SIGNATURE:

APPROVAL DATE:

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.



COURTYARD
Marriott







- B. **VARIANCE REQUEST, Lisa Ruffin, 914 Eckford Drive** – This property is an interior lot of the R-1C Zoning District. Per Chapter 83 Fences / 2. Fence Construction in residential areas (A); indicates that in residential areas no fence shall be constructed to a height more than six (6') feet above the existing grade of the land. The petitioner is requesting a variance to install an 8 feet vinyl privacy fence in the back yard, away from property lines. Where City Code limits the height to six feet.









**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



FEE \$50

NOTICE TO THE APPLICANT

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

1. ADDRESS OF THE SUBJECT PROPERTY: 914 Eckford Drive
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-15-252-020
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 Lisa Ruffin
COMPANY _____
ADDRESS 914 Eckford Drive
CITY Troy STATE MI ZIP 48085
TELEPHONE 248-875-1675
E-MAIL LRUFFIN3@GMAIL.COM

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

8. OWNER OF SUBJECT PROPERTY:

NAME Lisa Ruffin
COMPANY _____
ADDRESS 914 Eckford Drive
CITY Troy STATE MI ZIP 48085
TELEPHONE 248-875-1675
E-MAIL LRUFFIN3@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, Lisa Ruffin (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 Lisa Ruffin DATE 4 MAR 2021
PRINT NAME: Lisa Ruffin

SIGNATURE OF PROPERTY OWNER Lisa Ruffin DATE 4 MAR 2021
PRINT NAME: Lisa Ruffin

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.

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 checked="" type="checkbox"/> | 1 COPY OF SUPPORTING DOCUMENTS DESCRIBING THE REQUEST, CONSTRUCTION AND/OR WORK INCLUDING BUT NOT LIMITED TO: <ul style="list-style-type: none">▪ PLOT PLANS DRAWN TO SCALE, SHOWING THE SHAPE AND DIMENSION OF LOT(S).▪ LOCATION ON THE LOT OF FENCES, OR OTHER STRUCTURES CONCERNING THE REQUEST.▪ DETAILED PLANS SHOWING CONSTRUCTION MATERIALS AND METHOD OF CONSTRUCTION.▪ PHOTOS, DRAWINGS, OR RENDERINGS AS NECESSARY TO ACCURATELY DESCRIBE THE REQUEST. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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"/> | 1 COPY OF INFORMATION THAT CLEARLY EXPLAINS THE IMPACTS OF THE REQUEST ON THE AREA. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | MINIMUM SIZE OF ALL DOCUMENTS 8.5" X 11". |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | A DIGITAL VERSION OF ALL APPLICATION DOUCUMENTS. E MAILING THEM TO THE DEPARTMENT IS PREFERRED. |

SIGN CODE APPEALS CRITERIA

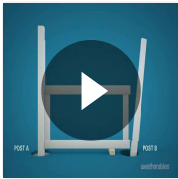
Subject to the provisions below, the Board of Appeals shall grant specific variances from the requirements of this Chapter, upon a showing of each of the following:

- a. Exceptional characteristics of the property for which the variance is sought make compliance with the requirements of this Chapter substantially more difficult than would be the case for the great majority of properties in the same zoning district. Characteristics of property which shall be considered include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation, and other similar characteristics
- b. The characteristics which make compliance with the requirements of this Chapter difficult must be related to the premises for which the variance is sought, not some other location;
- c. The characteristics which make compliance with the requirements of this Chapter difficult shall not be of a personal nature; and
- d. The characteristics which make compliance with the requirements of this Chapter difficult must not have been created by the owner of the premises, a previous owner, or the applicant; and
- e. The proposed variance will not be harmful or alter the essential character of the area in which the property is located, will not impair an adequate supply of light and air to adjacent property, or unreasonably increase congestion in public streets, or increase the danger of fire or endanger public safety, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.

In no case shall any variance be granted that would result in a sign that exceeds the height, size, or setback provisions of the Sign Ordinance by 25% or that would increase the number of signs permitted by the Sign Ordinance by more than 25%.

Home / Lumber & Composites / Fencing / Vinyl Fencing / Vinyl Fence Panels

Internet #206466903 Model #PTPR-3R-8X6



Feedback


Hover Image to Zoom

Augusta 8 ft. H x 6 ft. W Tan Vinyl Privacy Fence Panel Kit
by Weatherables >

 61

★★★★★ (12) > Write A Review Questions & Answers (52)

\$270⁰⁹



Save up to \$100[°] on your qualifying purchase.

Apply for a Home Depot Consumer Card

Color/Finish: **Tan**



Nominal Panel Height x Width (ft.): **8 ft x 6 ft**



Feedback



How To Get it

This item is currently out of stock

Receive an email if this item is back in stock.

Email

Notify Me

Product Overview



Internet #206466903 Model #PTPR-3R-8X6

Info & Guides

✕ Shop This Collection from Weatherables (6)

-  All Items (6)
-  Vinyl Fencing (6)



Weatherables
Augusta 7.4 ft. W x 8 ft. H Tan Vinyl Privacy Fence Double...

\$851⁴¹

Add To Cart



Weatherables
Augusta 3.7 ft. W x 8 ft. H Tan Vinyl Privacy Fence Gate Kit

\$460⁶⁴

Add To Cart



Weatherables
Augusta 7.4 ft. W x 7 ft. H Tan Vinyl Privacy Fence Double...

\$820⁸⁰

Add To Cart

Feedback

✕ Get Everything You Need (12)



Weatherables
5 in. x 5 in. Tan Vinyl Federation Post Cap

\$13⁹⁴

Add To Cart



Weatherables
5 in. x 5 in. x 11.6 ft. Tan Vinyl Fence Corner Post

★★★★★ (2)

\$74¹⁰

Add To Cart



Weatherables
5 in. x 5 in. Tan Vinyl Gothic Post Cap

★★★★★ (2)

\$12⁸³

Add To Cart



Sponsored Products

Fiberon
ArmorGuard
Enclave 72 in.

★★★★☆ (17)

\$95⁹⁷

Add To Cart

\$1

Feedback

Dimensions

| | |
|------------------------------|-----|
| Actual panel height (in.) | 96 |
| Actual panel thickness (in.) | 1.5 |
| Actual panel width (in.) | 72 |
| Nominal panel height (ft.) | 8 |
| Nominal panel width (ft.) | 6 |

Details

| | |
|----------------------|------------------------------|
| Color Family | Tan |
| Color/Finish | Tan |
| Contact Type Allowed | Ground Contact |
| Features | UV Protected,Water Resistant |
| Fencing Product Type | Vinyl Fence Panels |
| Includes | No Additional Items Included |
| | |

| | |
|-------------------------------|-------------------|
| Material | Vinyl |
| Nominal panel thickness (in.) | 1.5 |
| Number of pickets for panels | 22 |
| Number of rails for panels | 3 |
| Panel Assembly | Unassembled Panel |
| Panel Pattern | Privacy |
| Product Weight (lb.) | 69.57 |
| Returnable | 180-Day |
| Top Shape | Flat |
| Top Style | Framed |

Warranty / Certifications

| | |
|-----------------------|------------------|
| Manufacturer Warranty | Limited Lifetime |
|-----------------------|------------------|



March 4, 2021

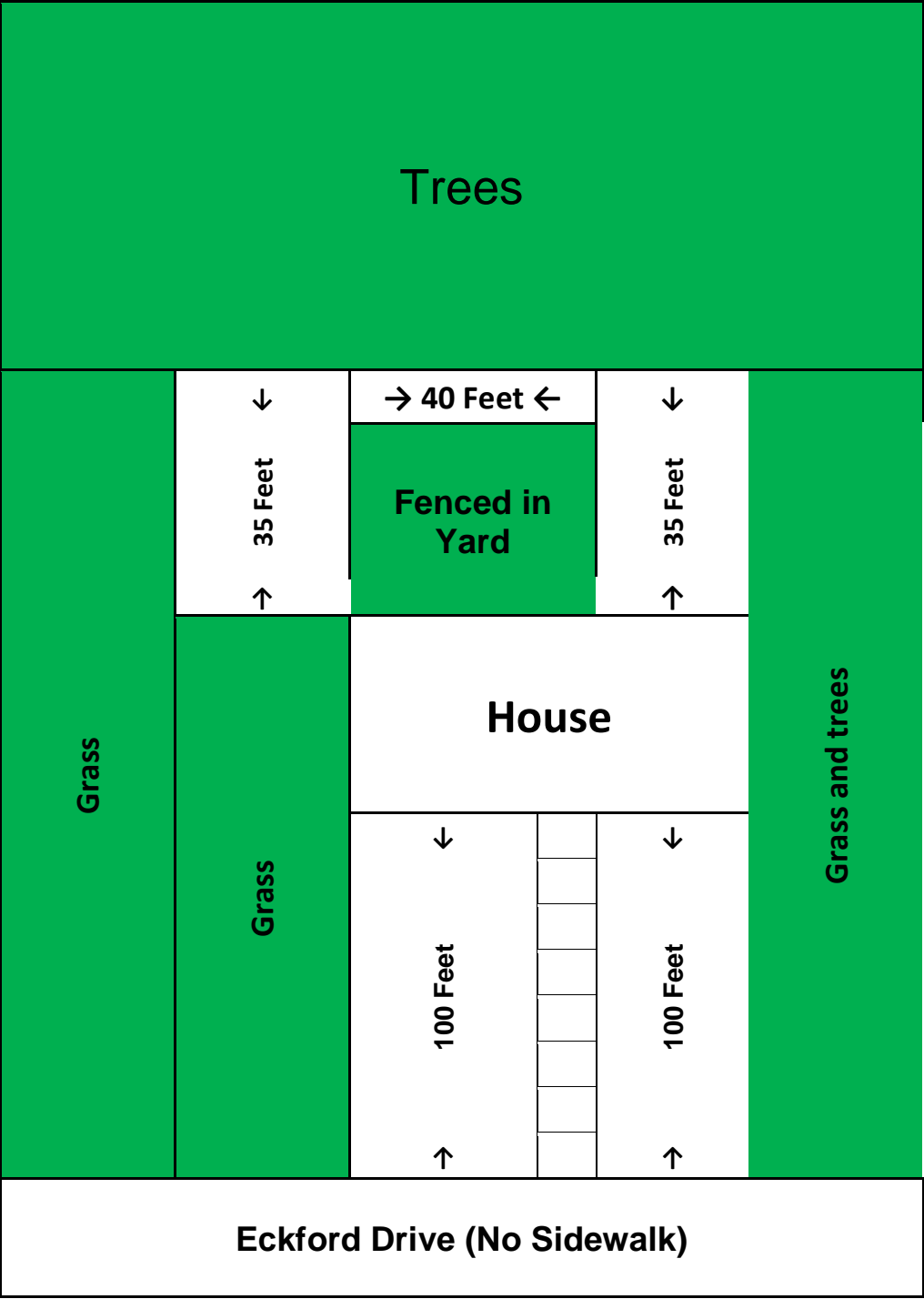
Hello Board Members,

I am requesting a variance to install an 8-foot vinyl privacy fence in my backyard. I am the owner of a Bichon Frise puppy and the grandmother to two Bichon Frise dogs. I have seen coyotes and foxes in my yard. They are a threat to the safety and lives of my dogs. The vinyl fence will not block the view of my neighbors because neither neighbor can see into my yard. There are privacy hedges on both sides of my yard. My house backs up to trees. The fence will not enclose the entire yard. The fence will be 35 ft in length and 40 ft in width. Just enough fencing to give them room to run and play. I am enclosing photos of my backyard.

Thank you

Lisa Ruffin

248.875.1675



From: [James Meadows](#)
To: [BCBA Public Comments](#)
Subject: 8 Foot fence petitioned for 914 Eckford Drive, Troy, MI
Date: Wednesday, April 28, 2021 1:58:05 PM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City of Troy Planning Department,

I am the owner of the property at 901 Eckford. I see no reason why the 8' fence proposed at 914 Eckford Drive should not be approved. The home owners, and the entire neighborhood often benefit from such fences, which can muffle traffic noise from Rochester Road, can give more privacy to all neighboring properties, afford more home protection from trespassers and stop large dogs escaping from, or trying to get into a yard.

Please approve the application for the requested fence at 914 Eckford, Troy, MI 48085.

Thanks you,
James D. Meadows
(615)924-3600
jamesmeadows@comcast.net
901 Eckford
Troy, MI 48085



South side of the backyard



East side of backyard



Yard directly behind house



Milo and Loki



Maverick