



BUILDING CODE BOARD OF APPEALS REGULAR MEETING AGENDA

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

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November 3, 2021

3:00 PM

Council Chambers

1. ROLL CALL

2. APPROVAL OF MINUTES –October 6, 2021

3. HEARING OF CASES:

A. **VARIANCE REQUEST, MICHAEL BOOKER SR. & LYNETTE BOOKER, 2026 BLUE**

SPRUCE- – This property is a double front corner lot. Per the City of Troy Zoning Ordinance, it is in the R-1C use district. As such per Chapter 83 of the City of Troy Code it has 30 feet required front setback along both John R & Blue Spruce Dr. The petitioner is requesting a Building Permit to install 103.5 feet of a 6-feet high, vinyl obscuring fence at the rear property line perpendicular to John R. Out of the 103.5 feet of fence, the petitioner is requesting a variance for the 30 feet that encroach into the John R 30 feet required setback. Where the City Code limits obscuring fences to 30 inches in height; due to the fact that there isn't a back-to-back relationship to the rear neighboring lot.

CHAPTER 83

- B. **VARIANCE REQUEST, VIKAS SHEORAN, 3040 ALBANY COURT.** – This property is in the R1-E District. Per the City of Troy Zoning Ordinance & from the City of Troy Codes Chapter 83-Fences-2. Fence Construction in Residential Areas: item (A) it indicates that 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 a 9-feet high, 41 feet long obscuring fence along the back-property lot line starting at the north corner towards the south lot corner.

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C. **VARIANCE REQUEST, JOHN & ALEXANDRA KOUMOUTSOPOULOS, 793 ISLAND**

COURT – This property is a double front corner lot. Per the City of Troy Zoning Ordinance, it is in the R-1C use district. As such per Chapter 83 of the City of Troy Code it has 30 feet required front setback along both Island Ct. and Gatwick Dr. The petitioner is requesting a variance to install a 5-feet high, 85 feet long non-obscuring aluminum fence 10 feet from the property line along the Gatwick Dr. side where City Code limits to 30 inches obscuring high fences due to the fact that there isn't a back-to-back relationship to the rear neighboring lot. The total fence requested to be permitted is 257 feet and 172 feet do not require a variance.

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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.

- D. **VARIANCE REQUEST, FRANK PAUL, 2982 ATHENA DRIVE** – This property is a double front corner lot. Per the City of Troy Zoning Ordinance, it is in the R-1E use district. As such per Chapter 83 of the City of Troy Code it has 25 feet required front setback along both Athena Dr. and Dequindre Rd. The petitioner is requesting a variance to install a 6 -feet high, 100 feet long obscuring wood fence 15 feet from the property line along the Dequindre Rd. side where City Code limits to 30 inches obscuring high fences due to the fact that there isn't a back-to-back relationship to the rear neighboring lot.

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