

## 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**





# 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)

Gary Abitheira, Chair, Teresa Brooks  
Matthew Dziurman, Sande Frisen,

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**SEPTEMBER 4, 2024**

**3:00 PM**

**Council Chambers**

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1. ROLL CALL
2. APPROVAL OF MINUTES – November 1, 2023
3. HEARING OF CASES:
  - A. VARIANCE REQUEST, 724 TRINWAY, GORDIE MISKELLY, KIMBERLY FENCE– This property is a single front lot. Per the City of Troy Zoning Ordinance, it is in the R1-C use district, as such it has 30 feet required front setback. The petitioner is requesting a variance for a new aluminum fence of 48 inches/ 4 feet high for a length that totals 128 feet of 70 % non-obscuring aluminum fence, the 128 feet include a double gate that totals 12 feet. All to be installed one foot from the property line along the front of Trinway Rd. where the City Code limits to 30 inches / 2.5 feet high non-obscuring fences.  
  
CHAPTER 83 FENCE CODE
4. COMMUNICATIONS
5. PUBLIC COMMENT
6. MISCELLANEOUS BUSINESS
7. 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](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.

Chair Abitheira called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on November 1, 2023 in the Council Chamber of Troy City Hall.

1. ROLL CALL

Members Present

Gary Abitheira  
Teresa Brooks  
Sande Frisen  
Mark F. Miller, City Manager

Members Absent

Matthew Dziurman

Support Staff Present

Paul Evans, Zoning & Compliance Specialist  
Allan Motzny, Assistant City Attorney  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF MINUTES – November 2, 2022

Moved by: Brooks  
Support by: Frisen

**RESOLVED**, To approve the minutes of the November 2, 2022 Regular meeting as submitted.

Yes: All present (4)  
Absent: Dziurman

**MOTION CARRIED**

3. HEARING OF CASES

A. **VARIANCE REQUEST, 2625 W. MAPLE, DERRICK ZAJAC**

a. Appeals the Zoning Administrator’s denial of a sign permit application.

Mr. Evans said the applicant is appealing the denial of the sign application for 2625 W. Maple. He referenced the zoning overlay and surrounding zoning. Mr. Evans said the applicant’s request was to place the sign at the corner of 2625 W. Maple but the message of the sign is for the property behind with the address of 2685 W. Maple. Mr. Evans said denial was based on the City Code which defines the request as an off premise sign that is prohibited in all zoning districts.

There was discussion, some comments related to:

- Frontage along 2685 W. Maple.
- Ownership of parcels located at 2745 and 2625 W. Maple.
- City Standards relating to off premise signs.

Mr. Motzny referenced his memorandum dated October 4, 2023 regarding the appeal of the proposed Regency at Troy (Ciena Healthcare) sign. He addressed the definition of an off premise sign and the procedure for an administrative appeal. He said that the Board may only modify or reverse the decision of the City Administration if one or more of the four (4) requirements as cited in his memorandum are met.

Mr. Evans said the Assistant City Attorney's memorandum cites several sections of the Sign Ordinance to which the Board can reference during its deliberation.

Present were John Gaber, legal representative for the applicant, and Derrick Zajac, Director of Construction and Property Management for Ciena Healthcare.

Mr. Gaber said it is believed the interpretation of the Sign Ordinance is inaccurate and the administrative decision is based on an erroneous interpretation of the Sign Ordinance. He addressed the intent of the Sign Ordinance noted in its Preamble to reduce the proliferation of signs and said that is the intent of the applicant. The applicant is proposing one sign that would identify all three parcels and serve as a directional sign for the healthcare facility in the rear. Mr. Gaber said they agree the sign is an off premise sign but do not agree that it is a prohibitive off premise sign.

Mr. Gaber addressed the appeal as relates to the proposed message on the sign. He contends the message on the sign is not commercial in nature but merely contains the name of the healthcare facility for directional purposes to the Regency at Troy. He contends prohibition of the sign does not apply because the sign is to identify a location as one would for a residential development and does not convey or communicate a message.

Mr. Zajac mentioned the sign was approved originally at the time of site plan approval. He said the configuration of the three parcels is confusing to drivers whose destination is the healthcare facility that sits behind trees to the rear. Mr. Zajac said the owner of the healthcare facility sold the front two parcels during construction of the building. He voiced concern of the building's visibility to the elderly, their visitors and emergency assistance. He referenced a recent incident where EMS questioned the location of the healthcare facility. Mr. Zajac said a sign cannot be placed along the frontage of the healthcare facility because of the existing sidewalk and setback.

Mr. Evans confirmed that site plan approval does not convey approval of a sign.

It was acknowledged that no representatives of the two outlot parcels are present at today’s meeting.

There was discussion, some comments related to:

- Limitations to place sign on Ciena Healthcare frontage due to existing sidewalk, curb, required setbacks.
- Three panel sign would service all three parcels.
- Recorded easement declaration assigning the rights to construct and maintain a sign and the rights of other parties to utilize sign panels. (copy provided to Assistant City Attorney)
- Each parcel can place its individual sign.
- Any combination of shared signs among the three parcels would create a similar off premise legality issue.
- Width of driveway (45 feet).
- Dimensions of the proposed sign.
- Configuration of the property as relates to the lot split(s), sale of parcels by healthcare facility owner.
- Configuration of the property as relates to the Zoning Ordinance requirements.

PUBLIC HEARING OPENED

Paul Machesky, legal representative for property owner at 2565 W. Maple; addressed concerns with the number of signs that could be erected, ongoing litigation with parcels as relates to flooding, ownership and future use of the outlots. He said it appears none of the four (4) requirements have been met to overturn the administrative decision.

PUBLIC HEARING CLOSED

Mr. Motzny said any ongoing litigation associated with any of the parcels is not a matter of deliberation in an appeal process.

Moved by: Miller  
Support by: Frisen

*RESOLVED*, That the Building Code Board of Appeals **denies** the appeal of the decision of the City Official regarding this sign.

Yes: All present (4)  
Absent: Dziurman

**MOTION CARRIED**

- b. A variance to allow an off-premise sign.

Mr. Evans stated he had nothing more to add to his previous presentation.

Mr. Gaber asked the Board's consideration for a variance to allow an off premise sign at 2625 W. Maple. He addressed the request as relates to the five (5) criteria set forth in Section 85.01.08 B 1. Key elements addressed related to the configuration, size and depth of the property, lack of visibility of the healthcare facility from Maple Road, and minimization of signage. He said directional identification of the healthcare facility will promote the public health, safety and welfare of the surrounding area and that the request is not of a personal nature of the applicant or owner. Mr. Gaber said placement of a 45 foot sign is not a reality because of the diminished size of the property as a result of meeting City standards for the driveway.

Mr. Gaber addressed the Assistant City Attorney's interpretation of Section 85.01.08 B 2 that the proposed sign would increase the number of signs allowed by more than 25%.

There was discussion, some comments related to:

- Recorded easement associated with all three parcels:
  - Rights of property owner(s) Muhammad Qazi and Troy Senior Leasing LLC to place sign(s) on property(ies).
  - Does recorded easement place a limit on the number of signs?
- Compliance with Section 85.01.08 B (d); characteristics of the property must not have been created by the owner of the premises, a previous owner, or the applicant.

#### PUBLIC HEARING OPENED

Paul Machesky, legal representative for property owner at 2565 W. Maple; stated it appears clear the applicant created the situation by not providing enough property to place a sign on their premises and then selling off two parcels, that the future uses of the two outlots is speculative at this time and that there is no need for a variance because the three-story healthcare facility is visible from Maple.

#### PUBLIC HEARING CLOSED

Mr. Evans confirmed that the applicant could place a sign on site that is equivalent to 10% of the north façade area of the building. He said a sign could be placed on the third floor of the building.

Ms. Brooks said the applicant pointed out clearly the concern of the building visibility when he shared EMS questioned its location. She said that signage on the building itself is a good alternative for a created situated by the owner(s).

Mr. Frisen addressed each requirement of Section 85.01.08 B, a-e, in relation to the variance request before the Board. He said he understands the intent of the applicant, but the request does not come close to checking off the boxes to grant the variance.

Moved by: Frisen  
Support by: Miller

*RESOLVED*, To **deny** the request for a variance based on the following requirements not being met:

- (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.
- (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.

Yes: All present (4)  
Absent: Dziurman

**MOTION CARRIED**

4. COMMUNICATIONS – 2024 Meeting Schedule

After a brief discussion on the meeting dates for 2024, the following resolution was offered.

Moved by: Frisen  
Support by: Abitheira

*RESOLVED*, To **adopt** the proposed meeting dates as presented with the exception to change the proposed August meeting date to August 14.

Yes: All present (4)  
Absent: Dziurman

**MOTION CARRIED**

5. PUBLIC COMMENT

There was no one present who wished to speak.

6. MISCELLANEOUS BUSINESS

Mr. Miller announced his official retirement date is May 31, 2024.

A brief discussion followed on the City Manager position, vacancy and term expirations of the Building Code Board of Appeals (BCBA).

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:57 p.m.

Respectfully submitted,

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Gary Abitheira, Chair

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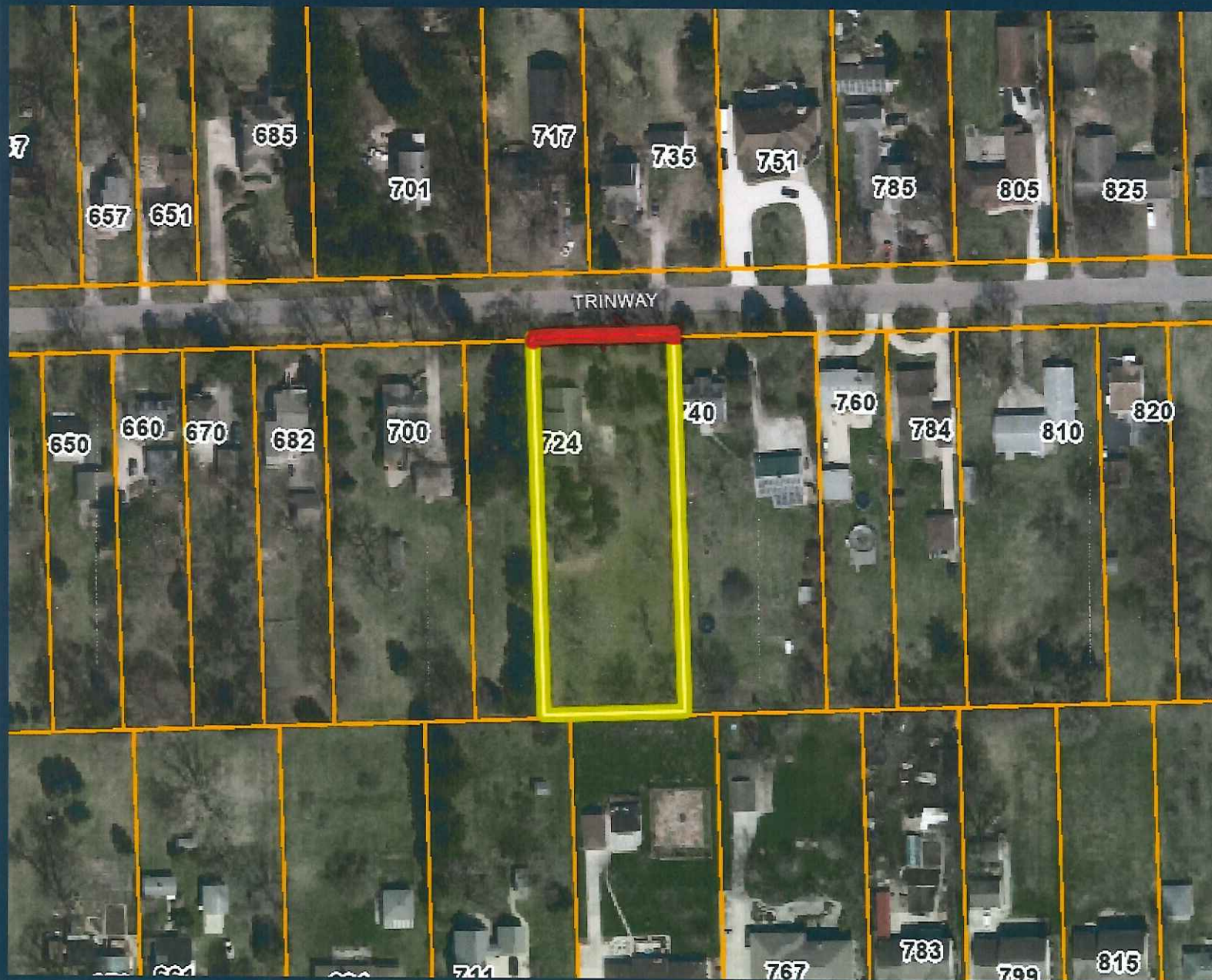
Kathy L. Czarnecki, Recording Secretary

[https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Building Code Board of Appeals/Minutes/2023/2023 11 01 Draft.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Building%20Code%20Board%20of%20Appeals/Minutes/2023/2023%2011%2001%20Draft.docx)





# GIS Online



### Legend:

**VARIANCE REQUEST, JAMES ANDRZEJEWSKI, 724 TRINWAY RD. –**  
 This property is a single front lot. Per the City of Troy Zoning Ordinance, it is in the R1-C use district, as such it has 30 feet required front setback. The petitioner is requesting a variance for a new aluminum fence of 48 inches/ 4 feet high for a length that totals 128 feet of 70 non-obscuring aluminum fence, the 128 feet include a double gate that totals 12 feet. All to be installed one foot from the property line along the front of Trinway Rd. where the City Code limits to 30 inches / 2.5 feet high non-obscuring fences.

**CHAPTER 83 - Fences**

### Notes:

Map Scale: 1=173  
 Created: August 12, 2024



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.



**From:** [Salim Huerta](#)  
**To:** [Salim Huerta](#)  
**Subject:** Pics 5-8  
**Date:** Monday, August 12, 2024 5:52:58 PM

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Sent from my iPhone



**From:** [Salim Huerta](#)  
**To:** [Salim Huerta](#)  
**Subject:** Pics 9-12  
**Date:** Monday, August 12, 2024 5:53:56 PM

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Sent from my iPhone



**From:** [Salim Huerta](#)  
**To:** [Salim Huerta](#)  
**Subject:** Pics 1-4  
**Date:** Monday, August 12, 2024 5:52:18 PM

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Sent from my iPhone

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 \$500.00  
RECEIVED  
AUG - 6 2024  
PLANNING

**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: 724 TRINWAY RD.  
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-10-476-050
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 GORDIE MISKELLY  
COMPANY KIMBERLY FENCE  
ADDRESS 6470 9 MILE RD.  
CITY WARREN STATE MI ZIP 48091  
TELEPHONE 586 - 992 - 5055  
E-MAIL gordie@kimberlyfence.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME James Andrzejewski  
COMPANY \_\_\_\_\_  
ADDRESS 724 Trinway  
CITY Troy STATE MI ZIP 48085  
TELEPHONE 248 - 207 - 1738  
E-MAIL j.andrzejewski@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, James H. Andrzejewski (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 [Signature] DATE 8/6/24

PRINT NAME Gordie Miskelly Kimberly Fence

SIGNATURE OF PROPERTY OWNER [Signature] DATE 8/6/24

PRINT NAME: James H. Andrzejewski

*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.*

## Tommaso Caporuscio

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**To:** gordie@kimberlyfence.com  
**Cc:** Rikki Varieur  
**Subject:** 724 Trinway - Fence Permit

Hello,

The Fence Permit Application has been denied as submitted for the following reason:

The City of Troy Zoning Ordinance requires that all fences forward of the front yard set back to be limited to 30" in height.

Revise permit application and re-submit it by replying to "all", when ready.

*Sincerely,*



Tom Caporuscio  
Deputy Building Official  
Plans Examiner  
City of Troy  
O: 248.524.3374  
F : 248.689.3120



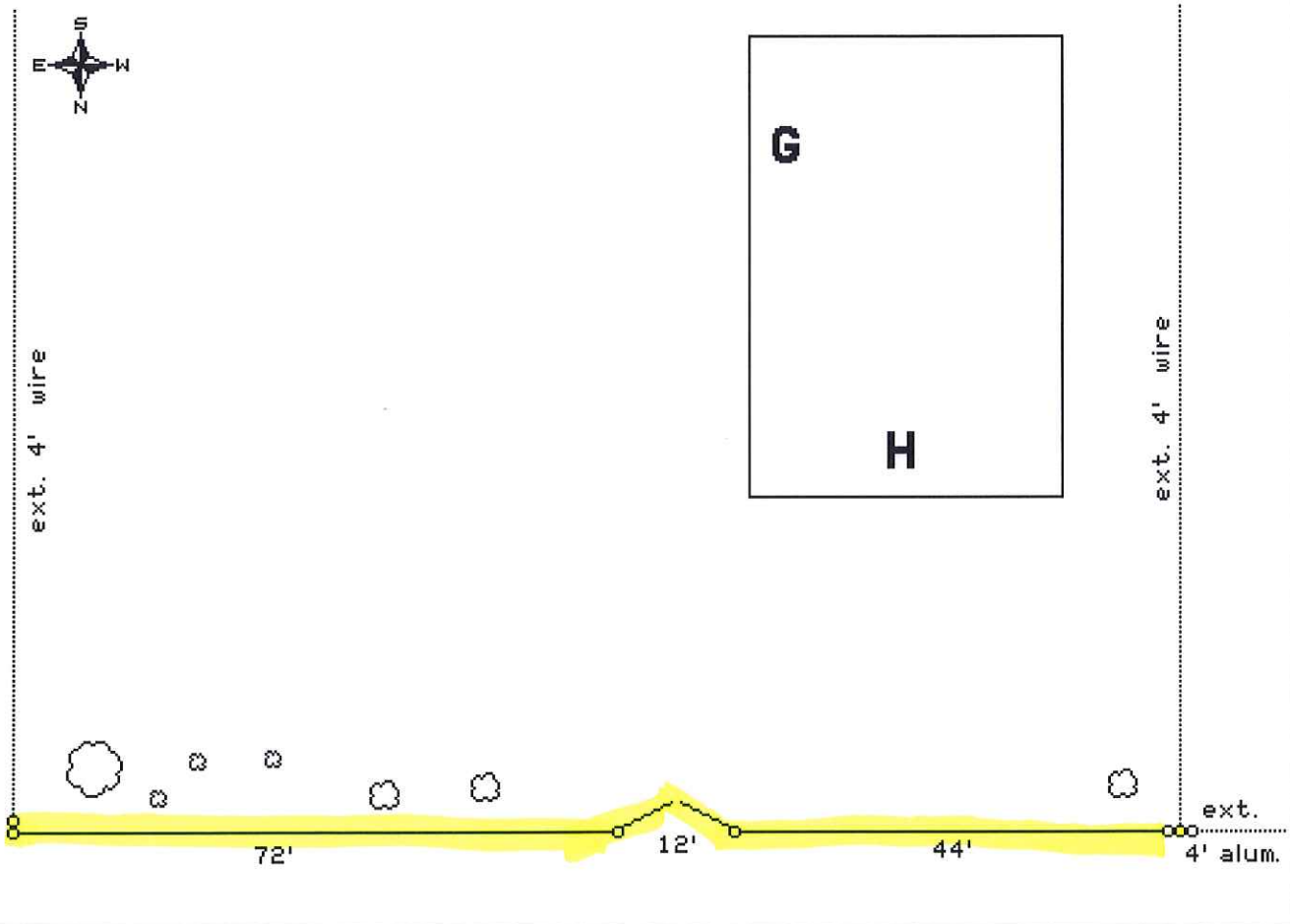
JOB SKETCH

BILL TO:

JAMES ANDRZEJEWSKI  
C-248-207-1738  
724 TRINWAY RD  
TROY, MI 48085

SHIP TO:

E-J.ANDRZEJEWSKI@HOTMAIL.COM



*proposed fence layout*





Proposed  
fence style



## Statement for Application for Building Board of Appeals for City of Troy

James Andrzejewski, who resides at 724 Trinway, contracted with Kimberly Fence for a fence in his front yard. This street is a unique one in the City of Troy with fences in the front yard on both sides of the street. My fence has seen better days (as you can see in the attached pictures) and needs repair so after getting estimates I decided to contract with Kimberly fence. They had done the same job for my next-door neighbor at 700 Trinway with an aluminum fence. So, I decided to do the same style a significant cost upgrade from standard chain link fence which the neighbor directly across the street replaced around 3 years ago. I was shocked when my permit was denied for my fence due to its non-conforming nature despite the fact my next-door neighbor just received the same fence with a permit issued by the City of Troy installed by Kimberly Fence. The fence will be going back in the exact same spot on my property in line with the neighbor already issued and installed at 700 Trinway. I understand the rule of front yard rule as well as the 30" code but that portion I can't understand if the fence is deemed privacy in nature (less than 30% opacity). The city issued the permit for my neighbor in 2023 with no restrictions, I am looking for the same permit to install the same style fence.



View from driveway looking East





Front yard East view





Front yard North view





Front View looking West





Front yard looking East





Front view from street





view from street looking South





view from street facing Southeast





Property line looking Northeast





View from front yard of 724 Trinway





Northwest corner looking East





Where property lines meet





Front view 700 Trinway





Front view of 700 Trinway



**Permit Details:** PF2023-0102

Property Address: 700 TRINWAY, TROY, MI 48085-3180 | Parcel: [88-20-10-476-009](#)

**Property Owner:** WATT, ROBERT & DEBRA

**Permit Information**

<b>Number</b>	PF2023-0102	<b>Category</b>	Fence
<b>Type</b>	Fence	<b>Status</b>	ISSUED
<b>Applied Date</b>	06/20/2023	<b>Expire Date</b>	12/23/2023
<b>Issue Date</b>	06/26/2023	<b>Finalized Date</b>	No Data to Display

**Work Description**

204 FEET OF 4 FEET FENCE

**Stipulations**

THE APPROVAL OF THE APPLICATION IS BASED ON THE INFORMATION GIVEN TO THE TROY BUILDING DEPARTMENT BY THE APPLICANT AND/OR OWNER OF THE PROPERTY. BOTH THE APPLICANT AND OWNER ARE EQUALLY RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THE APPLICATION. THE APPLICANT/OWNER IS TO HIRE A PROFESSIONAL SURVEYOR TO DETERMINE THE LOCATION OF COORDINATES ASSIGNED TO THE PROJECT AND SUBMIT THE INFORMATION TO THE BUILDING DEPARTMENT ON ONE OF THE FOLLOWING DOCUMENTS: MORTGAGE SURVEY, CERTIFIED BOUNDARY SURVEY OR PLOT PLAN. ONCE APPROVED AND BEFORE COMMENCING THE WORK TO BE EXECUTED, THE SURVEYOR MUST PHYSICALLY MARK ON THE GROUND THE LOCATION OF THE FENCE AND RELATED PARTS AND ACCESSORIES. IF THE APPLICANT/OWNER DO NOT WANT TO HIRE THE SERVICES OF A PROFESSIONAL SURVEYOR (AS INDICATED BY THE MICHIGAN BUILDING CODE 2015 SECTION 107, 107.2.1 AND 107.2.5) THEN BOTH THE APPLICANT AND OWNER MUST SIGN A HOLD HARMLESS DOCUMENT AND IT MUST BE ATTACHED TO THE APPLICATION REQUEST. THE APPROVAL OF THE APPLICATION SUBMITTED TO THE BUILDING DEPARTMENT DOES NOT GRANT THE OWNER AND APPLICANT THE RIGHT TO CIRCUMVENT THE SUBDIVISION BY-LAWS AND OTHER SIMILAR GOVERNMENTAL REGULATIONS.

**Project**

No Data to Display

**Amount Due**

Permit - Fence	\$0.00
<b>Total</b>	

**Process Step Information**

Step Number	Step Display Name	Status	Date Step Started	Date Step Completed	Date Step Due
No records to display.					

**Document Summary**

Document Title
No records to display.

**Review Comments/Concerns**

Show All [Collapse All]

Title	Type	Comment Type	Corrected	Date Found	Date Corrected	Process Step	Review
No records to display.							

**Inspection Information**

Inspection Type	Inspector	Status	Scheduled Date	Completed Date	Result
Progress Check	RIKKI VARIEUR	Scheduled	12/7/2023		<a href="#">View</a>
Plan Review	Raymond Tuttle	Completed	6/20/2023	6/21/2023	Approved <a href="#">View</a>

**Violations**

Show All [Collapse All]

Title	Violation Type	Date Found	Corrected	Date Corrected	Inspection
No records to display.					

**Fees & Payments**

Date	Action	Qty	Description	Billed	Paid
6/20/2023	Invoice Item	1.00	Miscellaneous Fee: Plan Review (Invoice Number: 00286544)	\$30.00	
6/20/2023	Invoice Item	204.00	Fence: Fence (Invoice Number: 00286544)	\$15.00	
6/26/2023	Transaction		Transaction Number: 00286214		\$30.00
6/21/2023	Transaction		Transaction Number: 00285938		\$15.00

**Attachments**

Date Created	Title
No records to display.	

**Contractor Information**

**Address** KIMBERLY FENCE & SUPPLY  
6470 E. NINE MILE  
Warren, MI 48091

**Phone** *No Data to Display*      **Fax** *No Data to Display*  
**Mobile** *No Data to Display*      **Other Phone** *No Data to Display*

**Applicant Information**

**Address** KIMBERLY FENCE  
6470 E. 9 MILE ROAD  
Warren, MI 48091

**Phone** *No Data to Display*      **Fax** *No Data to Display*  
**Mobile** *No Data to Display*      **Other Phone** *No Data to Display*

**Owner Information**

**Address** WATT, ROBERT & DEBRA  
700 TRINWAY  
TROY, MI 48085-3180

**Phone** *No Data to Display*      **Fax** *No Data to Display*  
**Mobile** *No Data to Display*      **Other Phone** *No Data to Display*

**Occupant Information**

**Address** WATT, ROBERT & DEBRA  
700 TRINWAY  
TROY, MI 48085-3180

**Phone** *No Data to Display*      **Fax** *No Data to Display*  
**Mobile** *No Data to Display*      **Other Phone** *No Data to Display*

**Licensee Information**

**Address** KIMBERLY FENCE  
6470 E. 9 MILE ROAD  
Warren, MI 48091

**Phone** *No Data to Display*      **Fax** *No Data to Display*  
**Mobile** *No Data to Display*      **Other Phone** *No Data to Display*

**\*\*Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.





Front view

## Chapter 83 - Fences

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top shall be over the fence owner's property. Fences which enclose school grounds, playgrounds, tennis courts, public swimming pools, or other public areas may be erected to a height in excess of six (6'0") feet with the approval of the Building Board of Appeals.

(Rev. 10/09/1972)

### 5. PERMITS.

No fence shall be constructed until a permit for such construction has been obtained from the Building Department. Application for said permit shall contain such information as is necessary to determine if the proposed fence meets the requirements of this Ordinance and the Zoning Ordinance. The fee for said permit shall be in accordance with the Fee Schedule found within Section 60.03 of Chapter 60 of the Troy City Code.

(Rev. 06/02/2003)

No permit shall be issued for any fence construction prior to the approval of the final lot grading for said lot where the fence is proposed.

No permit shall be issued for any fence construction within any easement without the approval of the Director of Public Works, or his authorized representative.

(Rev. 09/19/1977)