



BUILDING CODE BOARD OF APPEALS REGULAR MEETING AGENDA

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

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

May 7, 2025

3:00 PM

Council Chambers

1. ROLL CALL
2. APPROVAL OF MINUTES – December 4, 2024
3. HEARING OF CASES:

A. VARIANCE REQUEST, 5465 WHITEHAVEN DR., AMY LOSEY - This property consists of a corner lot. According to the City of Troy Zoning Ordinance, it qualifies as a corner lot with front lot lines along both Whitehaven and Falmouth. The property is located within the R-1B zoning district which requires a front setback of 40 feet along both Whitehaven and Falmouth. The petitioner is seeking a variance for the installation of a proposed new wood privacy fence which would be 6 feet in height and placed 1 foot away from the Falmouth property line. The fence is proposed to run 95 feet along Falmouth and return approximately 43 feet back toward the southeast corner of the house and another 39 feet along the rear property line adjacent to the side yard of 5478 Falmouth for a total variance length of 6 feet high wood privacy fence of 177 feet in the Falmouth front yard, where the zoning ordinance limits fence height to 30 inches (2.5 feet). The remaining proposed 157 feet of 6 feet high wood privacy fence is in compliance with the zoning ordinance.

CHAPTER 83 FENCE CODE

- B. VARIANCE REQUEST, 2107 CHANCERY AVE., ZACHARY MOREY - This property consists of a corner lot. According to the City of Troy Zoning Ordinance, it qualifies as a corner lot with front lot lines along both Chancery and Edith. The property is located within the R-1D zoning district which requires a front setback of 25 feet along both Chancery and Edith. The petitioner is seeking a variance for the installation of a proposed new wood privacy fence which would be 6 feet in height and placed 7 feet away from the Edith property line. The fence is proposed to run 85 feet along Edith and return 18 feet back toward the west side of the house and another 18 feet along the rear property line adjacent to the rear yard of 2106 Burdic for a total variance length of 6 feet high wood privacy fence of 121 feet in the Edith front yard, where the zoning ordinance limits fence height to 30 inches (2.5 feet) or under the exception of a common rear yard relationship of corner lots in the same block, a non-obscuring fence no greater than 48 inches in height may be installed. Of the total 252 feet of fence

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.

requested, 131 feet of the fence complies with zoning regulations and does not require a variance.

CHAPTER 83 FENCE CODE

C. VARIANCE REQUEST, 4368 VIRGILIA, VIN PANDEY - This property consists of a corner lot. According to the City of Troy Zoning Ordinance, it qualifies as a corner lot with front lot lines along both Virgilia and Webb. The property is located within the R-1B zoning district which requires a front setback of 40 feet along both Virgilia and Webb. There is a 5 feet sidewalk easement with installed sidewalk on the homeowner's property along both streets as well. The petitioner is seeking a variance for the installation of a proposed new wood privacy fence which would be 6 feet in height and placed 5 feet away from the Webb sidewalk for a total of 10 feet from the Webb property line. The fence is proposed to run 74 feet along Webb and return 30 feet in the designated front yard along the rear property line adjacent to the side yard of 210 Webb for a total variance length of 6 feet high wood privacy fence of 104 feet in the Webb front yard, where the zoning ordinance limits fence height to 30 inches (2.5 feet). Of the total 252.5 feet of fence requested, 148.5 feet of the fence complies with zoning regulations and does not require a variance.

CHAPTER 83 FENCE CODE

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

Chair Abitheira called the Regular meeting of the Building Code Board of Appeals to order at 3:09 p.m. on December 4, 2024 in the Council Chamber of Troy City Hall.

1. ROLL CALL

Members Present

Gary Abitheira

Teresa Brooks

Matthew Dziurman

Sande Frisen

Frank Nastasi, City Manager

Support Staff Present

Tom Caporuscio, Deputy Building Official Plans Examiner

Dominic Abate, Residential Plans Examiner/Building Inspector

Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF MINUTES – October 2, 2024

Moved by: Brooks

Support by: Dziurman

RESOLVED, To approve the minutes of October 2, 2024 Regular meeting as submitted.

Yes: All present (5)

MOTION CARRIED

3. HEARING OF CASES

A. **VARIANCE REQUEST, 4075 Chestnut Hill Drive, Kathryn Goetz** – This property consists of an irregularly shaped, three-sided lot. According to the City of Troy Zoning Ordinance, it qualifies as a corner lot with front lot lines along both Chestnut Hill Drive and Adams Road. The property is located within the R-1A zoning district which requires a front setback of 40 feet along both Chestnut Hill Drive and Adams Road. The petitioner is seeking a variance for the installation of a new wood privacy fence which would be 6 feet in height and placed 1 foot away from the Adams Road property line. The fence is proposed to run 75 feet along Adams Road and return 39 feet back toward the northwest corner of the house for a total length of 114 feet in the Adams Road front yard, which is situated at the rear of the house, where the Zoning Ordinance limits fence height to 30 inches (2.5 feet). Of the total 150 feet of fence requested, 36 feet of the fence complies with zoning regulations and does not require a variance. *CHAPTER 83 FENCE CODE*

Mr. Abate read the variance request narrative. He addressed the irregularly shaped three-sided lot that the Zoning Ordinance classifies as a corner lot. He presented slides depicting the subject lot lines with respect to the fence that is not in compliance and the fence that meets the Zoning Ordinance. Mr. Abate reported the Planning Department received no communications in response to the public notice.

Petitioner Kathryn Goetz and her father James Pomroy were present.

Ms. Goetz said the proposed fence would hopefully mitigate traffic noise and provide privacy for her children and pets. She stated the 6 foot high wooden privacy fence would start at the back corner of her neighbor's existing 4 foot high chain link fence.

There was discussion on:

- Information and pictures submitted with the request.
- Zoning Ordinance definition of a rear yard on a three-sided lot.
- Applicant's property lot lines in context to neighbor's property (4045 Chestnut Hill).
- Existing fence at 4045 Chestnut Hill.
- Setback distance of fence from Adams Road.
- Existing trees and vegetation on Adams Road.
- No known future plans to provide a sidewalk on Adams.
- Minimal impact of proposed fence on neighboring properties.
- Existing 6-foot high fences on neighboring properties.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

Board members discussed the uniqueness of the subject property and the proposed setback of the fence.

Moved by: Frisen
Support by: Brooks

RESOLVED, To **grant** the variance as requested, for the following reasons:

- a. The exceptional characteristics of the property make compliance with Chapter 83 substantially more difficult.
- b. The characteristics of the property are related to the premises for which the variance is sought.
- c. The request is not of a personal nature.
- d. The hardship was not created by the property owner.
- e. The variance does not seem to be harmful or alter the essential character of the neighborhood.

Yes: All present (5)

MOTION CARRIED

Chair Abitheira advised the petitioner that the variance is good for one (1) year and runs with the property in perpetuity.

4. COMMUNICATIONS
None.

5. PUBLIC COMMENT

There was no one present who wished to speak.

6. MISCELLANEOUS BUSINESS

Mr. Abate was welcomed to the meeting.

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:28 p.m.

Respectfully submitted,

Gary Abitheira, Chair

Kathy L. Czarnecki, Recording Secretary

[https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Building Code Board of Appeals/Minutes/2024/2024 12 04 Draft_Revised.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Building%20Code%20Board%20of%20Appeals/Minutes/2024/2024%2012%2004%20Draft_Revised.docx)



[Fence Variance Request,
5465 Whitehaven,
Amy Losey -](#)

This property consists of a corner lot. According to the City of Troy Zoning Ordinance, it qualifies as a corner lot with front lot lines along both Whitehaven and Falmouth. The property is located within the R-1B zoning district which requires a front setback of 40 feet along both Whitehaven and Falmouth. The petitioner is seeking a variance for the installation of a proposed new wood privacy fence which would be 6 feet in height and placed 1 foot away from the Falmouth property line. The fence is proposed to run 95 feet along Falmouth and return approximately 43 feet back toward the southeast corner of the house and another 39 feet along the rear property line adjacent to the side yard of 5478 Falmouth for a total variance length of 6 feet high wood privacy fence of 177 feet in the Falmouth front yard, where the zoning ordinance limits fence height to 30 inches (2.5 feet). Of the total 332 feet of fence requested, 155 feet of the fence complies with zoning regulations and does not require a variance.

Chapter 83 - Fences.

**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 \$500.00

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: 5465 WHITEHAVEN DR
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-10-177-010
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 AMY LOSEY
COMPANY _____
ADDRESS 5465 WHITEHAVEN DR
CITY TROY STATE MI ZIP 48085
TELEPHONE 248-766-0810
E-MAIL amylosey07@gmail.com

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

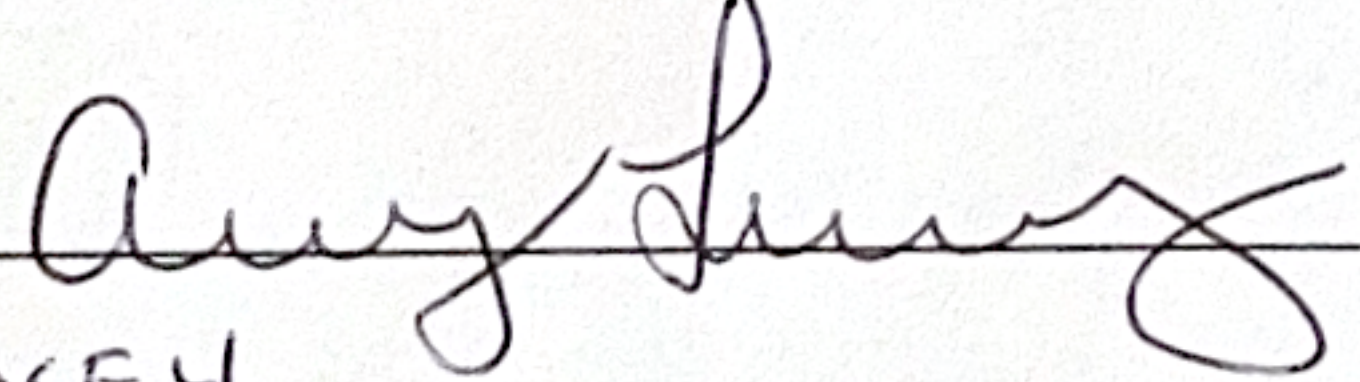
8. OWNER OF SUBJECT PROPERTY:

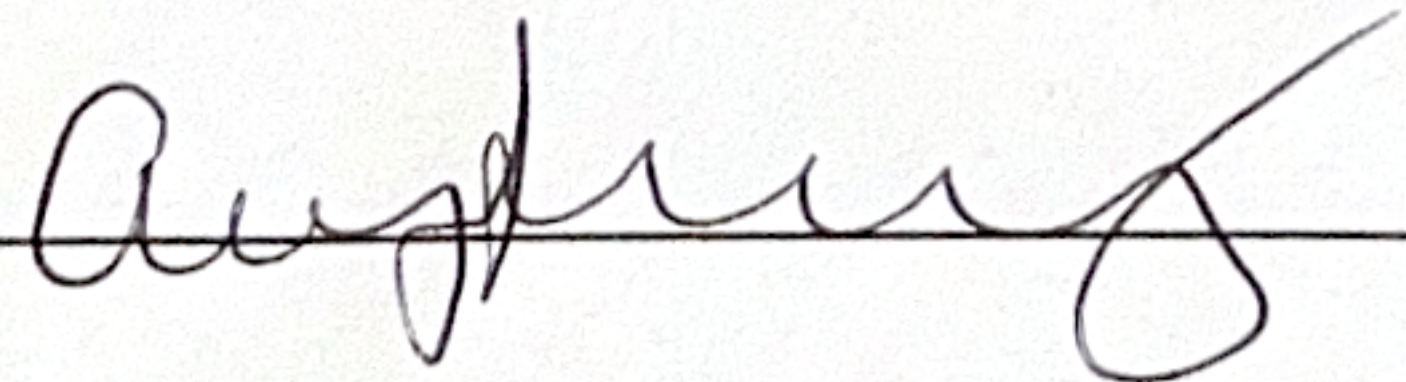
NAME AMY & KEVIN LOSEY
COMPANY _____
ADDRESS 5465 WHITEHAVEN DR
CITY TROY STATE MI ZIP 48085
TELEPHONE 248-766-0810
E-MAIL amylosey07@gmail.com

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, AMY LOSEY (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 4/17/25
PRINT NAME: AMY LOSEY

SIGNATURE OF PROPERTY OWNER  DATE 4/17/25
PRINT NAME: AMY LOSEY

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.

From: [Dominic M Abate](#)
To: [Amy Losey](#)
Subject: 5465 Whitehaven - denial letter
Date: Thursday, April 17, 2025 11:30:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hello,

The Building Permit Application for 5465 Whitehaven has been denied as submitted for the following reason(s):

This property consists of a corner lot. According to the City of Troy Zoning Ordinance, it qualifies as a corner lot with front lot lines along both Whitehaven and Falmouth. The property is located within the R-1B zoning district which requires a front setback of 40 feet along both Whitehaven and Falmouth.

Per the Zoning Ordinance Chapter 83 – fences:

.... no fence shall be constructed to a height of more than thirty (30") inches above the existing grade of the land in that portion of the property in front of the front building setback line....

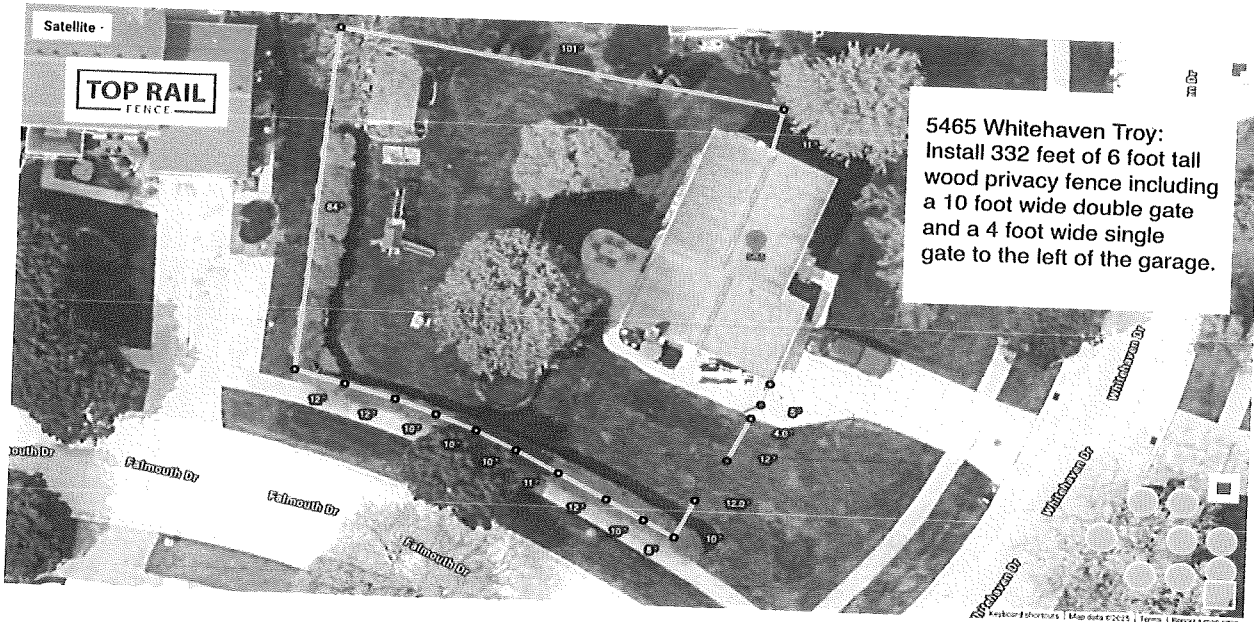
Sincerely,



Dominic Abate
Plans Examiner
City of Troy
O: 248.524.3432
F : 248.689.3120



I support the variance to allow a 6' privacy fence at 5465 Whitehaven Dr



Name	Address
T. Schmidt	5501 Whitehaven
Marlene Schlueter	5501 Whitehaven
Carl Simanil	5464 Whitehaven IRON
Mary Cerebuis	5446 Falmouth Iron
Art	5446 Falmouth Iron
Janine Archer	5478 Falmouth
Ellen Archer	5478 5478 Falmouth
Erin Ciaduch	5115 Whitehaven
Joanna Merlo	5484 Whitehaven
Alice	5511 Falmouth Troy
DAVE HUDSON	5439 FALMOUTH TROY
Sherla Fritz	5473 Falmouth
Luke Fritz	5473 Falmouth
Terri Dahmer	5105 Somerton
Tom Stuef	5539 Whitehaven, Troy
Marlene Prybyluer	5529 Falmouth Troy
J. Prybyl	5490 FALMOUTH TROY
Angellina Jadszewski	5180 Shrewsbury DR



152 FEET
COMPLIES

39 FEET

40 FEET REQUIRED
SETBACK

5465

3 FEET
COMPLIES

95 FEET

43 FEET

FALMOUTH

WHITEHAVEN



Front view of 5465 Whitehaven



View of 5465 Whitehaven front yard from Whitehaven



View of 5465 Whitehaven front yard from Whitehaven/Falmouth corner



View of 5465 Whitehaven front yard from Falmouth



View of 5465 Whitehaven rear yard from Falmouth



Looking from 5478 Falmouth toward 5465 Whitehaven

MORTGAGE SURVEY

Certified to:

PARAMOUNT RECEIVED
BANK

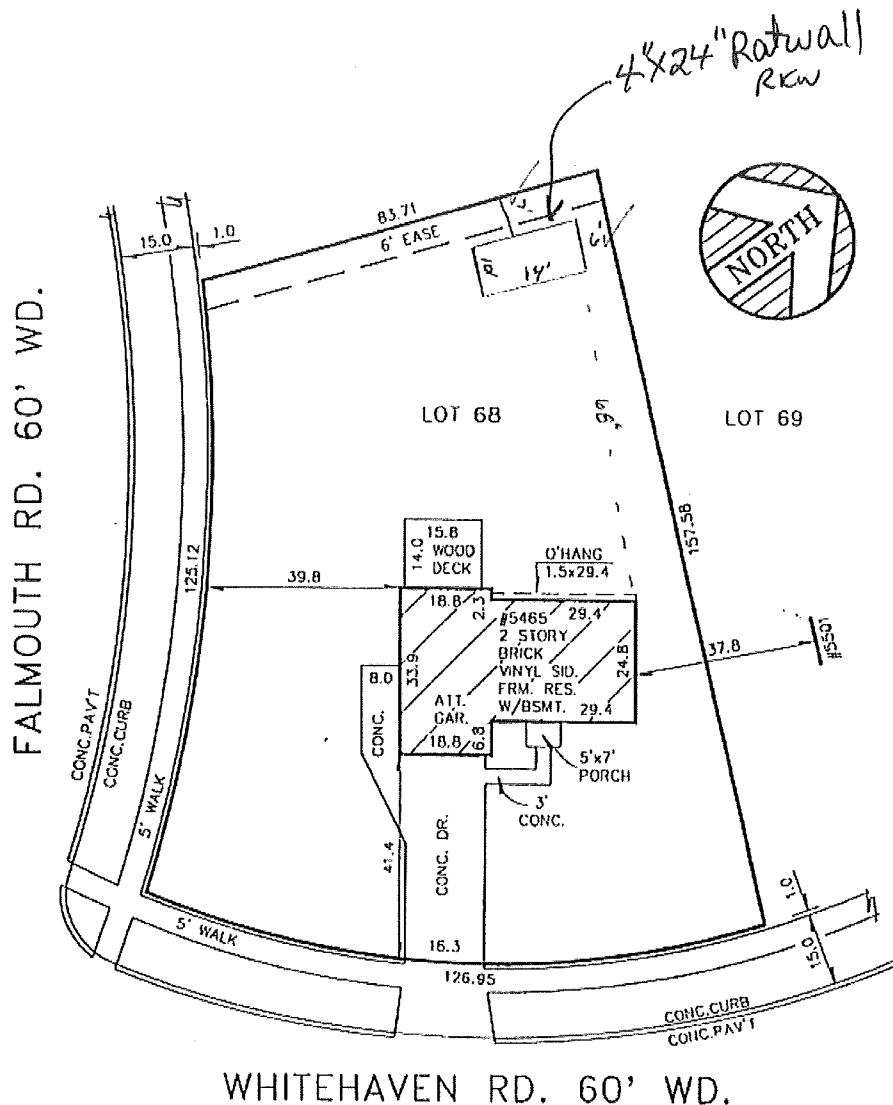
APR 05 2004

Applicant: SUZANNE M. ZIMMERMAN

BUILDING DEPARTMENT

Property Description:

Lot 68; SYLVAN GLEN SUBDIVISION, of part of the E. 1/2 of the W. 1/2 of Section 10, T.2 N., R.11 E., City of Troy, Oakland County, Michigan, as recorded in Liber 128 of Plats, Pages 31, 32, 33 and 34 of Oakland County Records.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

JOB NO: 03-04095
DATE: 02/20/03

SCALE: 1"=30'
DR BY: SAN

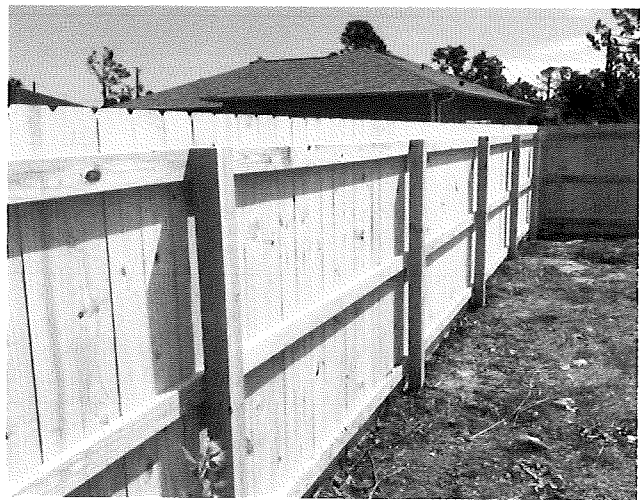
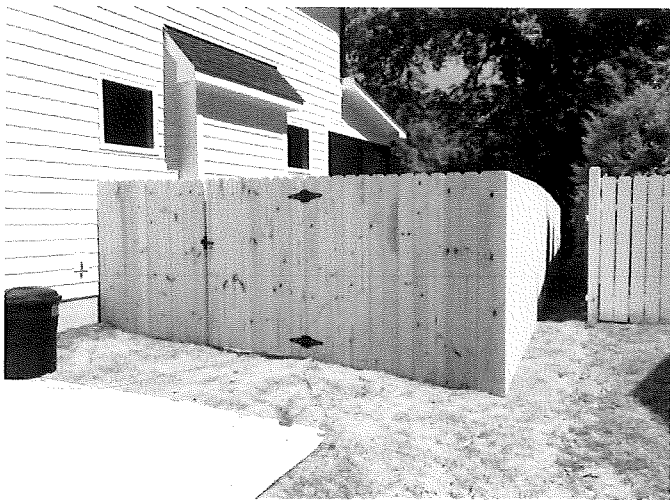
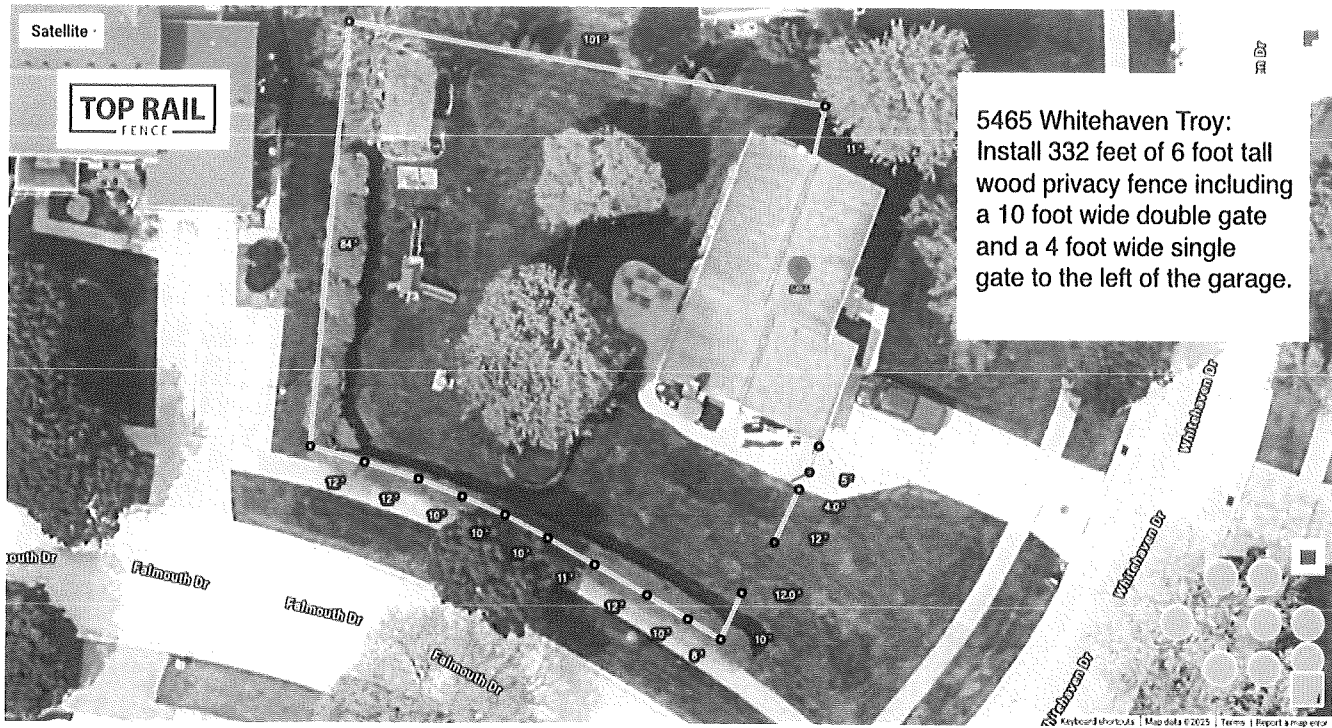
KEM-TEC
LAND SURVEYORS

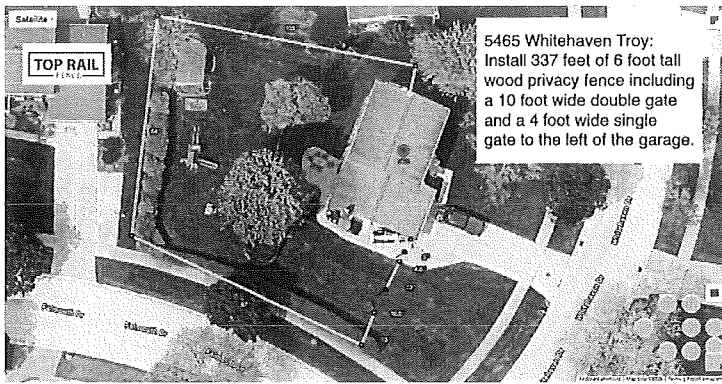
22550 Gratiot Avenue
Eastpointe, MI 48021-2312
(586) 772-2222
FAX: (586) 772-4040



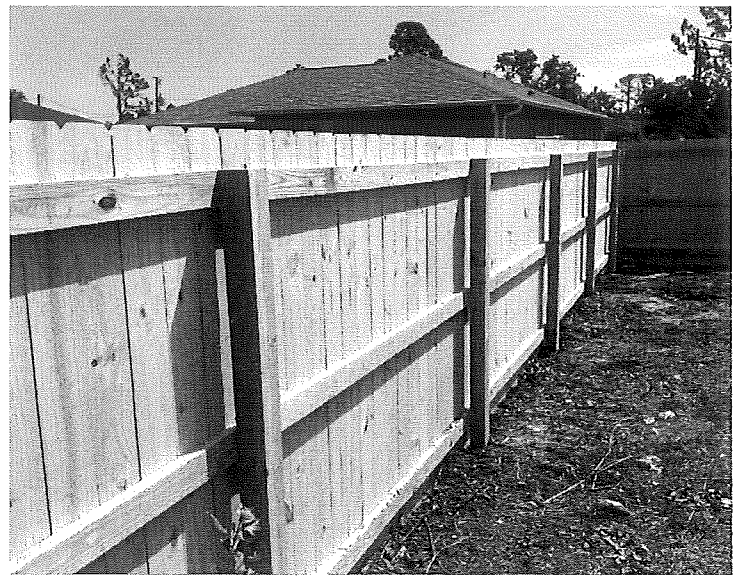
KEM-TEC WEST
LAND SURVEYORS

800 E. STADIUM
Ann Arbor, MI 48104-1412
(734) 994-0888 * (800) 433-5133
FAX: (734) 994-0667

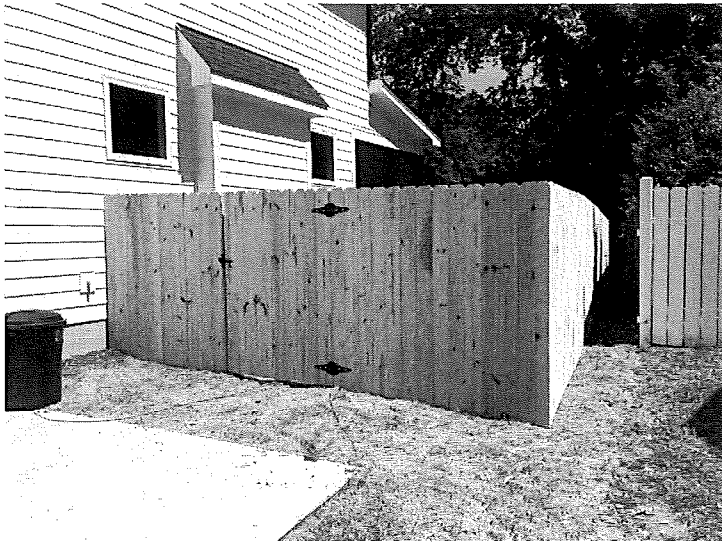




siteplan - 2025-04-07T230352.087.png



PT wood privacy.png



Wood Privacy Fence 2.png

TERMS AND CONDITIONS

1. The Down Payment may be used to purchase material necessary for performance of the WORK. CONTRACTOR shall be entitled to final payment upon substantial completion of the WORK. The WORK is substantially complete when all items described in this CONTRACT have been constructed or installed. Substantial completion shall not include adjustment, repair, replacement or cleaning of any item so constructed or installed or final inspection by code official (IF REQUIRED). CUSTOMER shall be entitled to one punchlist prior to final payment. Customer shall have seven (7) calendar days after Contractor delivers the completed work to make any problems or dissatisfaction known to Contractor, in writing, mailed to the address on this authorization. Requests for adjustment, repair, replacement or cleaning of any constructed or installed item shall not be cause for delay of final payment, but rather shall be considered warranty items. After five business days from substantial completion, the unpaid balance of the TOTAL CONTRACT AMOUNT may be subject to interest charges as allowed by applicable state law. CUSTOMER acknowledges and agrees that this CONTRACT shall serve as



[Fence Variance Request,](#)
[2107 Chancery,](#)
[Zachary Morey-](#)

This property consists of a corner lot. According to the City of Troy Zoning Ordinance, it qualifies as a corner lot with front lot lines along both Chancery and Edith. The property is located within the R-1D zoning district which requires a front setback of 25 feet along both Chancery and Edith. The petitioner is seeking a variance for the installation of a proposed new wood privacy fence which would be 6 feet in height and placed 7 feet away from the Edith property line. The fence is proposed to run 85 feet along Edith and return 18 feet back toward the west side of the house and another 18 feet along the rear property line adjacent to the rear yard of 2106 Burdic for a total variance length of 6 feet high wood privacy fence of 121 feet in the Edith front yard, where the zoning ordinance limits fence height to 30 inches (2.5 feet) or under the exception of a common rear yard relationship of corner lots in the same block, a non-obscuring fence no greater than 48 inches in height may be installed. Of the total 252 feet of fence requested, 131 feet of the fence complies with zoning regulations and does not require a variance.

**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 \$500.00

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: 2107 Chancery Ave
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): _____
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:
Chapter 83 of Troy Zoning Ordinance
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 _____

COMPANY _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

TELEPHONE _____

E-MAIL _____

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

8. OWNER OF SUBJECT PROPERTY:

NAME Zachary Morey

COMPANY _____

ADDRESS 2107 Chancery Ave

CITY Troy STATE MI ZIP 48085

TELEPHONE 248-804-6593

E-MAIL Zachary.morey@yahoo.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, Zachary M. Morey (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 _____

PRINT NAME: _____

SIGNATURE OF PROPERTY OWNER Zachary M. Morey DATE 3-31-25

PRINT NAME: Zachary Morey

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

<u>REQUIRED</u>	<u>PROVIDED</u>	
-----------------	-----------------	--

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | COMPLETED APPLICATION. |
| <input checked="" type="checkbox"/> | <input 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 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 type="checkbox"/> | MINIMUM SIZE OF ALL DOCUMENTS 8.5" X 11". |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | A DIGITAL VERSION OF ALL APPLICATION DOUCUMENTS. E MAILING THEM TO THE DEPARTMENT IS PREFERRED. |

From: [Dominic M Abate](#)
To: frank_rakes2000@yahoo.com
Cc: [Rikki Varieur](#)
Subject: 2107 Chancery
Date: Tuesday, October 8, 2024 10:43:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hello,

The Building Permit Application for 2107 Chancery has been denied as submitted for the following reason(s):

- *Per Chapter 83 of the Troy Zoning Ordinance:*

On corner lots where a double front setback is required, and where there is a common rear yard relationship with a lot in the same block, a non-obscuring fence no greater than forty-eight (48") inches in height above the existing grade of the land may be installed along the common street line from the front building setback line to the rear property line.

- *This lot is zoned R-1D with a 25 feet front yard setback.*
- *Please provide a photo or brochure of the proposed fence design.*

Please “reply all” when submitting the requested information.

Sincerely,



Dominic Abate
Plans Examiner
City of Troy
O: 248.524.3432
F : 248.689.3120



Fence Variance Request for 2107 Chancery Ave

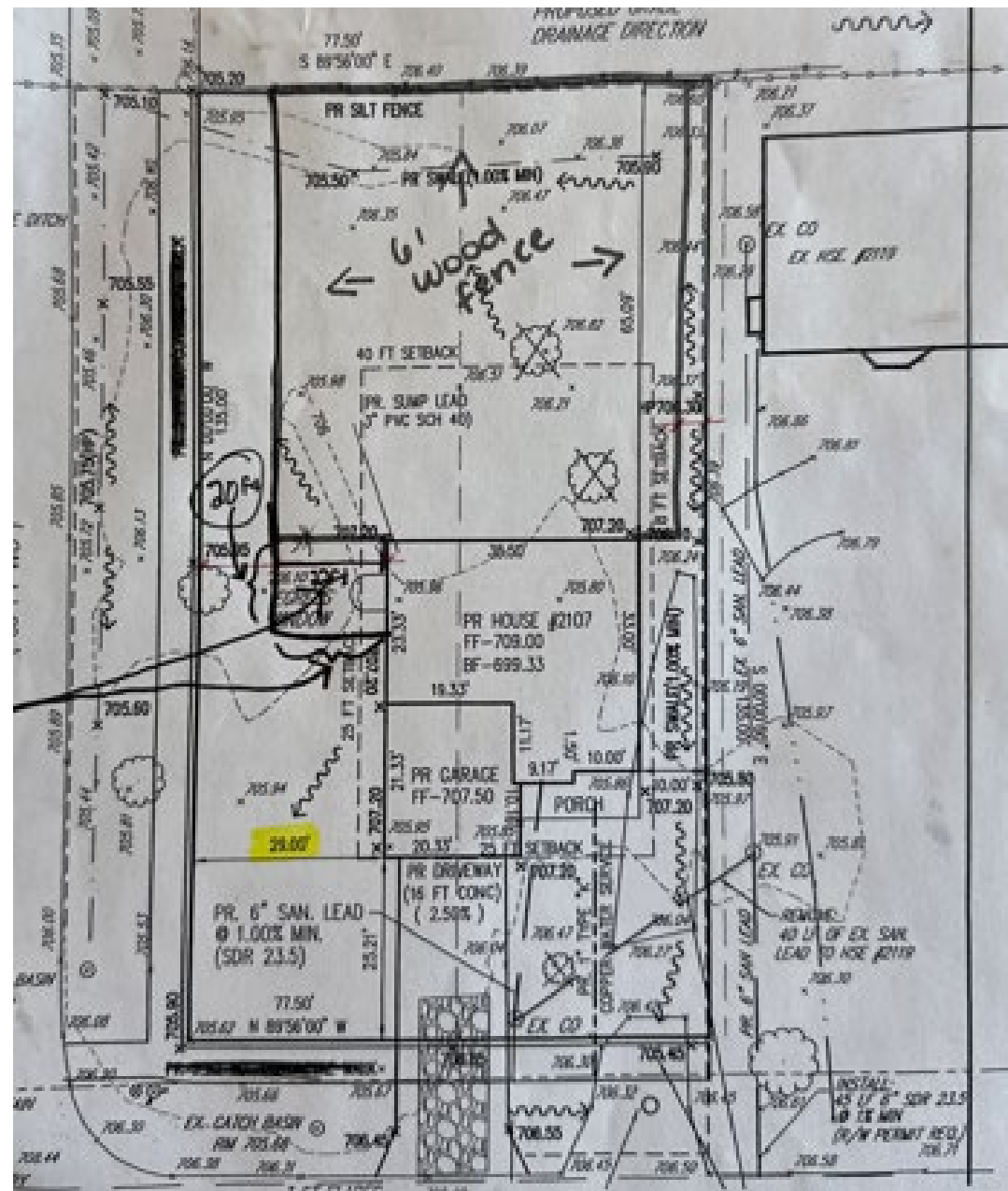
My wife and I have always wanted to move our family to Troy. My wife has been a teacher for Troy School District and we have always loved the city, and we found the perfect opportunity to build a home in Troy for us, our two boys, and our dog last year. During the building process we included a privacy fence. Our fence permit was denied for the reason being we are on a double front setback and our fence has to be non-obscuring and no taller than 48"(chapter 83 of Troy Zoning Ordinance). This caught us off guard as our neighbor across the street (also on a double front setback) has a privacy fence taller than 48" so we figured we could have one as well. Apparently, the ruling has changed since our neighbor built his fence. We are requesting this variance because there have been no issues with our neighbor having a privacy fence on a double front setback and there are no visibility issues or problems for anyone else in our neighborhood. We wanted the privacy fence for two main reasons:

1. A safe and secure place for our kids to play.
2. A safe and secure place for our dog to play outside and not bark at everyone walking by.

We understand the ordinance and the purpose it serves but we are asking for an exception to this for the following reasons:

1. Our neighbor on a double front setback already has a privacy fence and it is not causing any issues.
2. The original fence design we have would be better aesthetically for our house and neighborhood.
3. This will provide us with a safe and secure backyard for our family.







Front view of 2107 Chancery



View of 2107 Chancery front yard from Chancery



View of 2107 Chancery front yard from street intersection



View of 2107 Chancery front yard from Chancery/Edith intersection



Looking east on Edith toward 2106 Burdic and 2107 Chancery rear yards



Looking south on Edith toward 2107 Chancery rear/front yards



City of Troy
500 W Big Beaver Rd, Troy MI 48084
248-524-3344
buildinginspection@troymi.gov

FENCE PERMIT APPLICATION

NAME OF HOMEOWNER Zach Morey		CONSTRUCTION VALUE \$11,000	
STREET ADDRESS AND JOB LOCATION (Street Number and Name) 2107 Chancery		NAME OF CITY, VILLAGE OR TOWNSHIP IN WHICH JOB IS LOCATED Troy Michigan	Oakland County
WHO IS THE APPLICANT <input checked="" type="radio"/> Contractor <input type="radio"/> Homeowner	CONTRACTOR BUSINESS NAME & LICENSEE NAME Franks Fences Frank Rakes		CONTRACTOR LICENSE NUMBER —
ADDRESS (Street Number and Name) 79 E James		CITY river rouge	STATE mi
TELEPHONE NUMBER (Include area code) 248 991 4870		EMAIL ADDRESS: frank-rakes2000@yahoo.com	
WORKERS COMPENSATION INSURANCE CARRIER (or reason for exemption) —		FEDERAL EMPLOYER ID NUMBER (OR REASON FOR EXEMPTION) —	

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines. I, frank rakes (name), builder (title), attest that the statements, specifications, and plans submitted with this application are true and complete and contain a correct description of the building or structure, lot or parcel, and proposed work. I further attest that this application complies with the requirements of MCL 125.1510 and that I am a person authorized under MCL 125.1510(2) to make the statements and attestations contained in this application under MCL 125.1510(2)

SIGNATURE OF CONTRACTOR OR HOMEOWNER (Homeowner's signature indicates compliance with Section VI. Homeowner Affidavit)

x

DATE

10/2/24

I hereby certify the fence work described on this permit application shall be installed by myself in my own home in which I am living or about to occupy. All work shall be installed in accordance of Chapter 83 of the Troy City Ordinance and shall not be enclosed, covered up, or put into operation until it has been inspected and approved by the Cities Building Inspector. I will cooperate with the Cities Building Inspector and assume the responsibility to arrange for necessary inspections.

Type, height, and lineal feet of material to be used:

Type:	Wood	Wire	Metal	Masonry	Other
Symbols:	0000000	xxxxxx	///////	□□□□	-----
HEIGHT	6'				
NO. OF FEET	250'				
PERMIT FEE	<input checked="" type="checkbox"/> Under 300' \$150.00		<input type="checkbox"/> Over 300' \$200.00		

SITE DRAWING REQUIRED

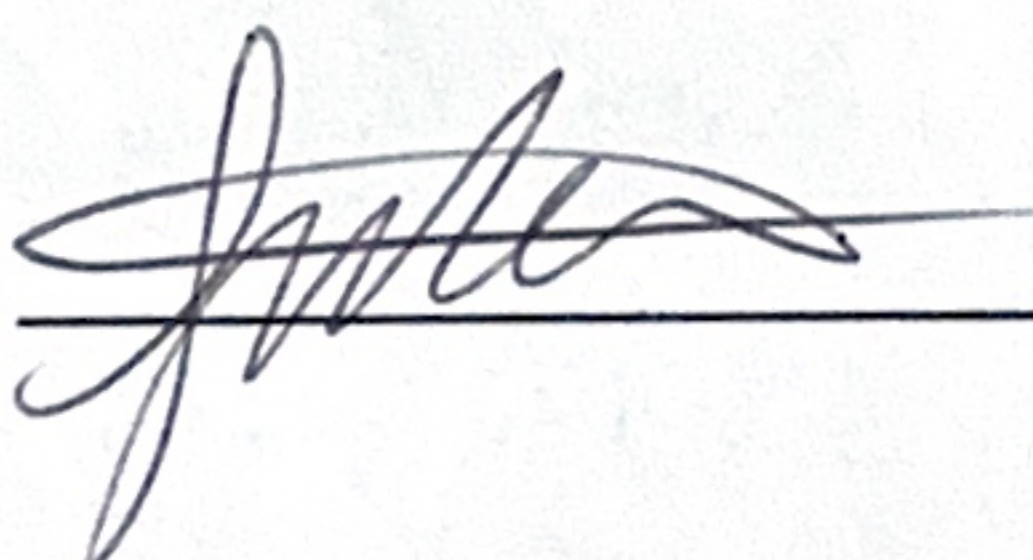
- A site drawing or plot plan is required for fence permit submittal.
- All drawings shall be accurate and drawn to scale.
- The location of your fence and distances to your property and lot lines are required.
- Final lot grade shall be approved before a fence permit is issued.
- Fences under seven feet do not fall under the 2015 Michigan Building Code.
- Residential Fences cannot exceed 6 feet in height.
- Your Tax Parcels Map is available here: <https://cms6.revize.com/revize/citytroymi/departments/maps/index.ph>

IMPORTANT INFORMATION

- It is **highly recommended** that the applicant and/or the owner hire a licensed Professional Surveyor for the proper placement of the fence.
- All fence placement errors will be the responsibility of the applicant/owner, owner's agent, and fence company.
- All disputes among property owners regarding the placement of a fence are a civil matter
- The City of Troy will not be inspecting for placement and the Plan Review executed by any or all staff member of the City of Troy will only be approving or disapproving based on the information submitted by the applicant and it will be limited to what is allowed to be installed per the Zoning Ordinance and City Codes.
- Fences 7 feet tall or over fall under the 2015 Michigan Building Code. A building permit will be required and permit review will be performed by the Building Department and the Planning Department.
- fire Department Fence Requirements: All commercial fence and/or gate projects of all heights shall be
- submitted for review to the Fire Department for emergency access to the site.
- Department of Public Works (DPW) Fence Requirements: 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.

APPLICANT SIGNATURE REQUIRED

By signing I am confirming that I have read and understood all of the fence permit requirements.

Applicant Signature:  _____ 10/2/24

Approved By _____ Date: _____

EX. CATCH BASIN
RIM 704.68

PLOT PLAN

LEGEND

LEGAL DESCRIPTION:

LOT 221, ALSO WEST 37.5 FEET OF
LOT 222, SUPERVISOR'S PLAT OF JOHN
ARBOR SUBDIVISION, CITY OF TROY,
OAKLAND COUNTY, MICHIGAN

EX. GRADE
EX. INDEX CONTOUR
EX. CONTOUR
EX. WATER MAIN
EX. STORM SEWER
EX. SANITARY SEWER
EX. OVERHEAD
EX. GAS
PROPOSED GRADE
DRAINAGE DIRECTION

× 870.00
× 888.88



RE-GRADE DITCH
@ 1.50%

EDITH
(60 FT WD)

EX. CATCH BASIN
RIM 705.52

8" WATERMAIN

8" SANITARY

PR 5 FT WD. CONCRETE WALK

PR 5 FT WD. CONCRETE WALK

PR SILT FENCE

PR SWALE (1.00% MIN)

40 FT SETBACK

PR. SUMP LEAD
3" PVC SCH 40

EGRESS
WINDOW

PR HOUSE #2107
FF-709.00
BF-699.33

PR GARAGE
FF-707.50

PORCH

PR DRIVEWAY
(16 FT CONC)
(2.50%)

PR. 6" SAN. LEAD
@ 1.00% MIN.
(SDR 23.5)

PR. 1" TYPE "K"
COPPER WATER SERVICE

EX. CO

EX. CO

EX. HSE. #2119

PR SWALE (1.00% MIN)

PR. 6" SAN. LEAD

EX. CO

REMOVE:
40 LF OF EX. SAN.
LEAD TO HSE #2119

INSTALL:
45 LF 6" SDR 23.5
@ 1% MIN
(R/W PERMIT REQ.)

EX. CO

EX. CO

EX. CO

EX. CO

EX. CO

EX. CO

EX. CO

EX. CO

EX. CO

EX. CO

EX. CO

EX. CO

EX. CO

EX. CO

EX. CO



Fence Variance Request,
4368 Virgilia,
Vin Pandey-

This property consists of a corner lot. According to the City of Troy Zoning Ordinance, it qualifies as a corner lot with front lot lines along both Virgilia and Webb. The property is located within the R-1B zoning district which requires a front setback of 40 feet along both Virgilia and Webb. There is a 5 feet sidewalk easement with installed sidewalk on the homeowner's property along both streets as well. The petitioner is seeking a variance for the installation of a proposed new wood privacy fence which would be 6 feet in height and placed 5 feet away from the Webb sidewalk for a total of 10 feet from the Webb property line. The fence is proposed to run 74 feet along Webb and return 30 feet in the designated front yard along the rear property line adjacent to the side yard of 210 Webb for a total variance length of 6 feet high wood privacy fence of 104 feet in the Webb front yard, where the zoning ordinance limits fence height to 30 inches (2.5 feet). Of the total 252.5 feet of fence requested, 148.5 feet of the fence complies with zoning regulations and does not require a variance.

**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 \$500.00

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: 4368 Virgil Drive
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-16-427-058
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.* (See attached)
5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? YES ☐ NO ☒

6. APPLICANT INFORMATION:

NAME Vin Pandey
COMPANY _____
ADDRESS 4368 Virgilia Drive
CITY Troy STATE MI ZIP 48084
TELEPHONE (414) 339 5285
E-MAIL Vinont.abhi@gmail.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Vin Pandey
COMPANY _____
ADDRESS 4368 Virgilia Drive
CITY Troy STATE MI ZIP 48084
TELEPHONE 414 339 5285
E-MAIL Vinont.abhi@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, Vin Pandey (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 Vin Pandey DATE 04/12/2025
PRINT NAME: VIN PANDEY

SIGNATURE OF PROPERTY OWNER Vin Pandey DATE 04/12/2025
PRINT NAME: VIN PANDEY

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

<u>REQUIRED</u>	<u>PROVIDED</u>	
-----------------	-----------------	--

- | | | |
|-------------------------------------|-------------------------------------|--|
| <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 checked="" 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 checked="" 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. |

From: [Dominic M Abate](#)
To: permits@aisoutlet.com
Cc: [Rikki Varieur](#)
Subject: plan review - 4368 Virgilia
Date: Friday, March 21, 2025 12:09:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hello,

The Building Permit Application for 4368 Virgilia has been denied as submitted for the following reason(s):

- *Due this being a corner lot, the fence as shown along Webb will need to be moved to the required minimum setback for a building front or be lowered to 30 inches in height.*
- *This property is zoned R-1B with a 40 feet setback from the street.*
- *Per the City of Troy zoning ordinance:*

.... In residential areas no fence shall be constructed to a height more than six (6') feet above the existing grade of the land, and no fence shall be constructed to a height of more than thirty (30") inches above the existing grade of the land in that portion of the property in front of the front building setback line.... The maximum heights requirements of this section may be waived with the approval of the Building Board of Appeals.

Please “reply all” when submitting the requested information.

Sincerely,



Dominic Abate
Plans Examiner
City of Troy
O: 248.524.3432
F : 248.689.3120



April 12th 2025

Members of the Troy Zoning Board of Appeals, my name is Vin Pandey, and I am the homeowner at **4368 Virgilia Drive**. I am here tonight to respectfully request a variance to allow the construction of a **6' Cypress Vinyl Privacy Fence** on my corner lot, which may not strictly adhere to standard fence regulations.

I understand that for a variance to be granted, a **practical difficulty** must be demonstrated. I believe that the unique characteristics of my property, coupled with specific circumstances, create such a difficulty, justifying the requested variance.

My request is based on the following points, which demonstrate that compliance with standard dimensional requirements is substantially more difficult for my property than for the majority of properties in the same zoning district [9a]:

- **Exceptional Characteristics of a Corner Lot:** As a corner lot, my property at **4368 Virgilia Drive** has significantly more public frontage than interior lots [9a]. This inherent characteristic leads to increased exposure from two streets, **Virgilia Drive** and **Webb Avenue**, as indicated on the provided drawings. This increased exposure creates unique challenges in terms of privacy and security that are not typically faced by non-corner properties.
- **Impact of Neighbor Parking on Privacy:** A significant challenge specific to my property is the **frequent parking by neighbors in the vicinity of my lot**. Due to my corner location, these parked vehicles are often in close proximity to my yard and home, directly impacting my privacy in a way that would not affect interior lots with less public-facing area. This situation further exacerbates the lack of privacy inherent in a corner lot.
- **These characteristics are related to the premises at 4368 Virgilia Drive** and not due to conditions elsewhere [9b]. The corner lot status and the specific pattern of neighbor parking directly adjacent to my property are unique to my location.
- **The difficulty is not a personal preference.** While I value my privacy, the need for this fence arises from the increased exposure and lack of privacy directly caused by the corner lot location and the adjacent parking situation.
- **These difficult characteristics were not created by me or any previous owner.** The lot configuration is inherent to the platting of the neighborhood, and the neighbor parking is a natural occurrence in the surrounding area.

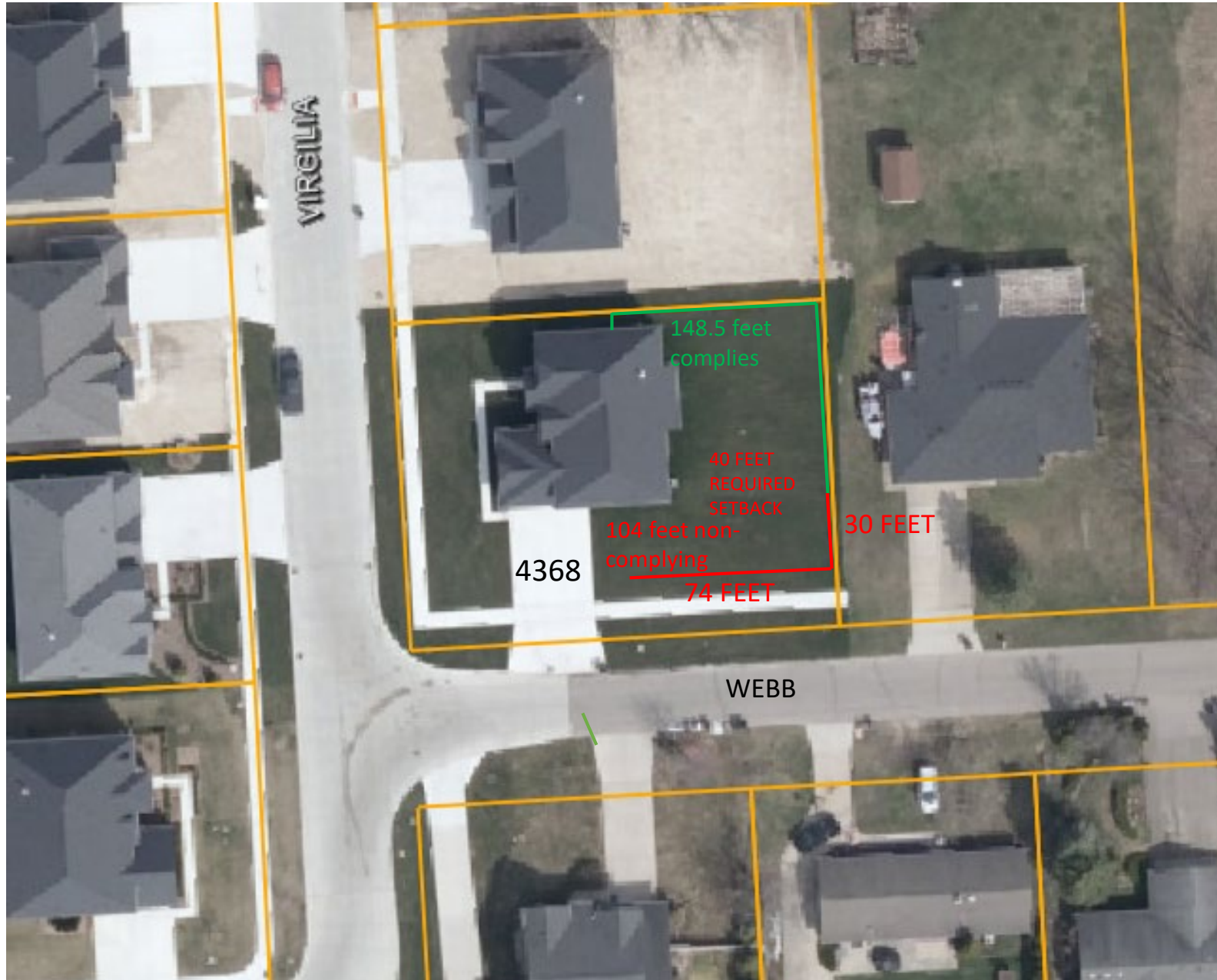
Furthermore, I want to assure the Board that the proposed **6' Cypress Vinyl Privacy Fence**:

- **Will not be harmful or alter the essential character of the area** in which the property is located. Vinyl privacy fences are a common and generally accepted fencing type in residential areas and will maintain, if not enhance, the aesthetic appeal of the neighborhood. The fence type is clearly indicated in the provided fencing quote and specifications.

- **Will not impair an adequate supply of light and air to adjacent property.**
- **Will not unreasonably increase the congestion in public streets.** The fence will be located entirely within my property lines, maintaining existing access and sight lines.
- **Will not increase the danger of fire or endanger the public safety.** The vinyl material is not a significant fire hazard.
- **Will not unreasonably diminish or impair established property value within the surrounding area.** In many cases, a well-maintained fence can enhance property values by providing privacy and security.
- **Will not in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.**

In conclusion, the unique circumstances of my corner lot at **4368 Virgilia Drive**, particularly its increased exposure and the impact of neighbor parking on my privacy, create a practical difficulty in adhering to standard fence regulations. The proposed **6' Cypress Vinyl Privacy Fence** addresses this difficulty without negatively impacting the neighborhood or public welfare. I respectfully request the Board's approval of this variance.

Thank you for your time and consideration.





Front view of 4368 Virgilia



View of 4368 Virgilia front yard from Virgilia/Webb intersection



View of 4368 Virgilia front yard from Webb



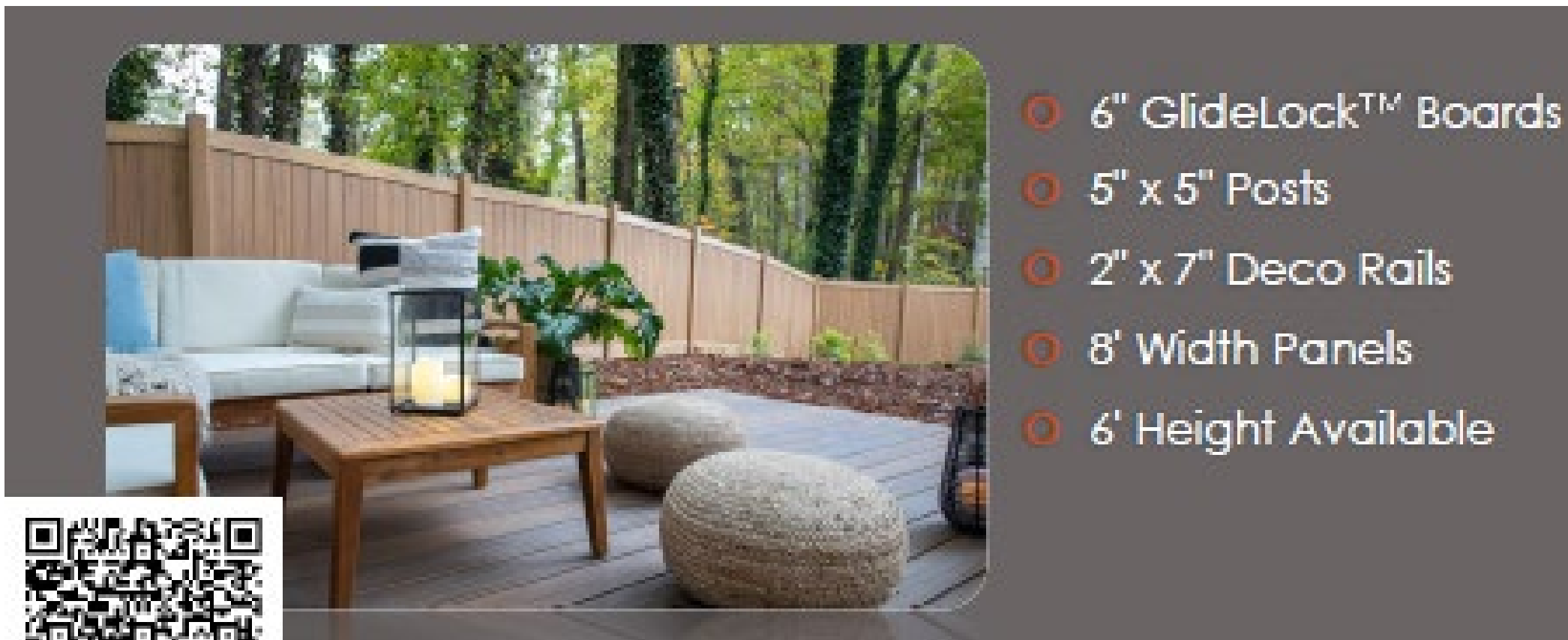
View into 4368 Virgilia rear yard from Webb



View into 4368 Virgilia front right-of-way at Webb



View into 4368 Virgilia rear yard



FENCE SAMPLE IMAGE



City of Troy
500 W Big Beaver Rd, Troy MI 48084
248-524-3344
buildinginspection@troymi.gov

FENCE PERMIT APPLICATION

NAME OF HOMEOWNER Vin Kumar		CONSTRUCTION VALUE \$16,807.00	
STREET ADDRESS AND JOB LOCATION (Street Number and Name) 4368 Virgilia Ave		NAME OF CITY, VILLAGE OR TOWNSHIP IN WHICH JOB IS LOCATED Troy Michigan	Oakland County
WHO IS THE APPLICANT <div><input checked="" type="radio"/> Contractor <input type="radio"/> Homeowner</div>	CONTRACTOR BUSINESS NAME & LICENSEE NAME AIS Installations / Michael Anderson	CONTRACTOR LICENSE NUMBER 2102213708	EXPIRATION DATE 5/31/2025
ADDRESS (Street Number and Name) 6040 Wall St	CITY Sterling Heights	STATE MI	ZIP CODE 48312
TELEPHONE NUMBER (Include area code) (586) 274-9100 ext 1311		EMAIL ADDRESS: permits@aisoutlet.com	
WORKERS COMPENSATION INSURANCE CARRIER (or reason for exemption) Federated Mutual Insurance		FEDERAL EMPLOYER ID NUMBER (OR REASON FOR EXEMPTION) 20-0742530	

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines. I, _____ (name), _____ (title), attest that the statements, specifications, and plans submitted with this application are true and complete and contain a correct description of the building or structure, lot or parcel, and proposed work. I further attest that this application complies with the requirements of MCL 125.1510 and that I am a person authorized under MCL 125.1510(2) to make the statements and attestations contained in this application under MCL 125.1510(2)

SIGNATURE OF CONTRACTOR OR HOMEOWNER (Homeowner's signature indicates compliance with Section VI. Homeowner Affidavit)

x

DATE

3/14/2025

I hereby certify the fence work described on this permit application shall be installed by myself in my own home in which I am living or about to occupy. All work shall be installed in accordance of Chapter 83 of the Troy City Ordinance and shall **not be enclosed, covered up, or put into operation** until it has been **inspected and approved** by the Cities Building Inspector. I will cooperate with the Cities Building Inspector and assume the responsibility to arrange for necessary inspections.

Type, height, and lineal feet of material to be used:

Type:	Wood	Wire	Metal	Masonry	Other (vinyl)
Symbols:	0000000	xxxxxx	///////	□□□□	-----
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NO. OF FEET					240'
PERMIT FEE	<input checked="" type="checkbox"/> Under 300' \$150.00		<input type="checkbox"/> Over 300' \$200.00		

SITE DRAWING REQUIRED

- A site drawing or plot plan is required for fence permit submittal.
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IMPORTANT INFORMATION

- It is **highly recommended** that the applicant and/or the owner hire a licensed Professional Surveyor for the proper placement of the fence.
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- The City of Troy will not be inspecting for placement and the Plan Review executed by any or all staff member of the City of Troy will only be approving or disapproving based on the information submitted by the applicant and it will be limited to what is allowed to be installed per the Zoning Ordinance and City Codes.
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- fire Department Fence Requirements: All commercial fence and/or gate projects of all heights shall be
- submitted for review to the Fire Department for emergency access to the site.
- Department of Public Works (DPW) Fence Requirements: 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.
- The City of Troy Building Department strongly recommends that applicants check with the Home Owner's Association (HOA) for all alterations that could require approval including but not limited to, Fences, Pools, Decks, Patios, Additions, New Construction, Generators, Windows, Siding and others that could apply

APPLICANT SIGNATURE REQUIRED

By signing I am confirming that I have read and understood all of the fence permit requirements.

Applicant Signature: _____ 

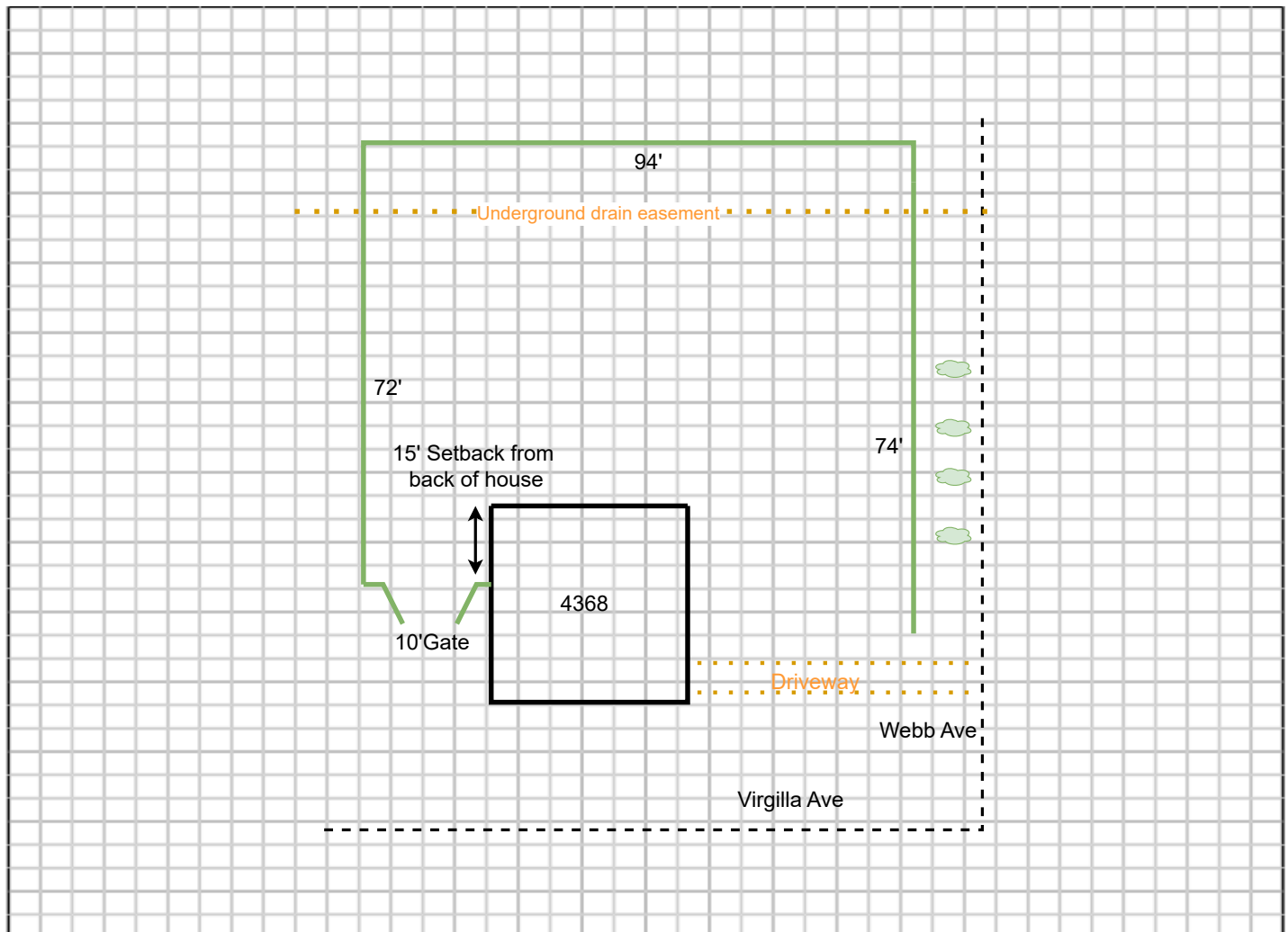
Approved By _____ Date: _____



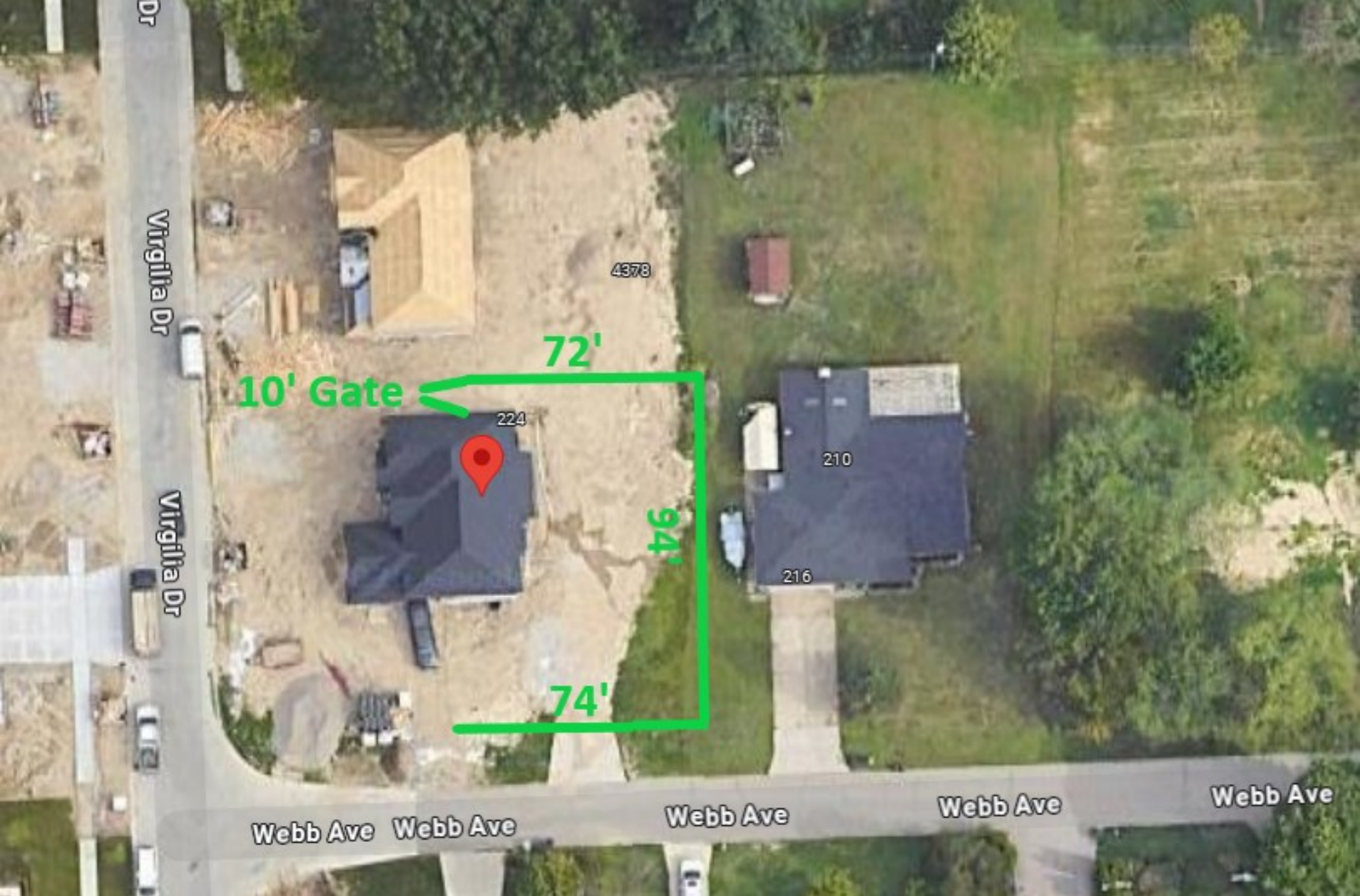
Fencing Quote/Specification

Home Depot License #'s - For the most current listing visit www.Homedepot.com/LicenseNumbers

Ryan Herfert		8667718711	
Salesperson Name		Salesperson Phone#	
352400428			
Registration # (Req. in CA,CT,ME,MD,MI,NJ,DC)			
KUMAR	VIN	2706	F29781074
Customer Last Name	Customer First Name	Store #/Branch Name	Customer Lead/PO#
4368 Virgilia Avenue		TROY	MI 48098
Customer Address		City	State Zip
4143395285			
Home Phone#	Work Phone#	Cell Phone#	Cross Street 1 Cross Street 2




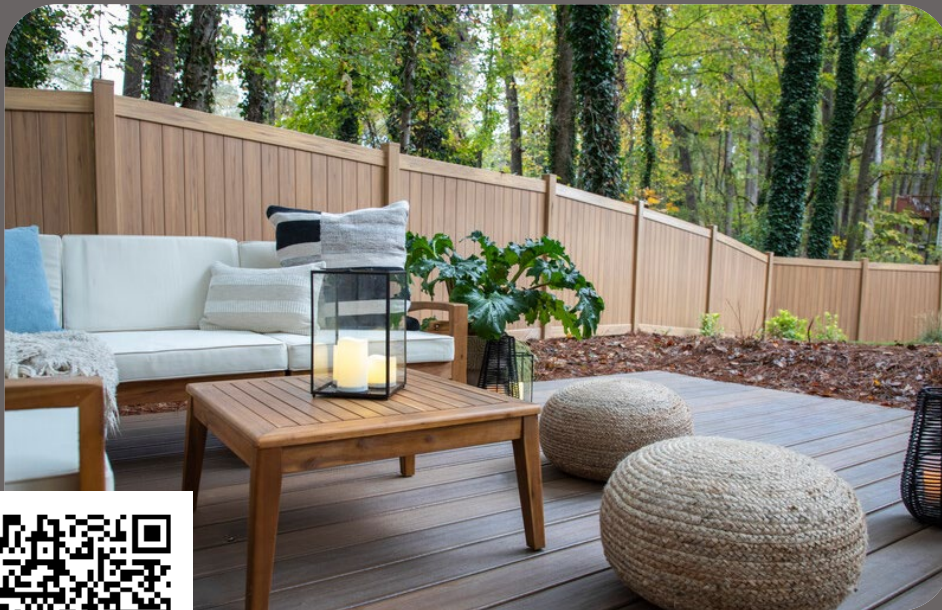
= 6' Cypress Vinyl Privacy Fence



= 6' Cypress Vinyl Privacy Fence

Newbury (Vertex Grand Rail)

	Weathered Aspen	Mesquite	Coastal Cedar	Cypress
	\$75/ft.	\$75/ft.	\$75/ft.	\$75/ft.
4' gate	\$1,250	\$1,250	\$1,250	\$1,250
5' gate	\$1,300	\$1,300	\$1,300	\$1,300



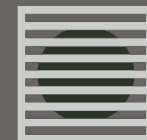
- 6" GlideLock™ Boards
- 5" x 5" Posts
- 2" x 7" Deco Rails
- 8' Width Panels
- 6' Height Available



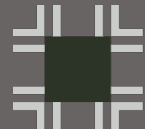
Click QR Code for more info.



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SOLARGUARD®



STAYSQUARE®