



# BUILDING CODE BOARD OF APPEALS REGULAR MEETING AGENDA

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

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**May 7, 2025**

**3:00 PM**

**Council Chambers**

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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](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.

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