



BUILDING CODE BOARD OF APPEALS REGULAR MEETING AGENDA

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

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Troy, MI 48084
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June 4, 2025

3:00 PM

Council Chambers

1. ROLL CALL

2. APPROVAL OF MINUTES – May 7, 2025

3. HEARING OF CASES:

A. VARIANCE REQUEST, 505 LEETONIA, ERIN DZEROOGIAN -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 Leetonia and Tallman. The property is located within the R-1C zoning district which requires a front yard setback of 30 feet, along both Leetonia and Tallman, where the zoning ordinance limits fence height to 30 inches (2.5 feet). The petitioner is seeking a fence height variance for the installation of a 6 feet high, vinyl, **replacement**, privacy fence. This fence is proposed to match the existing wood privacy fence 6 feet height and location of 12 feet away from the Tallman property line. The fence is proposed to run 81 feet along Tallman and return 18 feet, along the rear property line adjacent to the side yard of 4307 Tallman and return another 18 feet to the southeast corner of the house for a total variance length of 6 feet high vinyl privacy fence of 117 feet in the Tallman designated front yard. Of the total 276 feet of fence requested, 159 feet of the fence complies with zoning regulations and does not require a variance.

CHAPTER 83 FENCE CODE

B. 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 yard setback of 40 feet, along both Virgilia and Webb, where the zoning ordinance limits fence height to 30 inches (2.5 feet). The petitioner is seeking a fence height variance for the installation of a proposed new 6 feet high vinyl privacy fence placed 25 feet from the Webb property line. There is a 5 feet sidewalk easement with installed sidewalk on the homeowner's property along both streets as well. The fence is proposed to run 74 feet along Webb and return 15 feet, along the rear property line adjacent to the side yard of 210 Webb, for a total variance length of 6 feet high vinyl privacy fence of 89 feet in the Webb designated front yard. Of the total 237.5 feet of fence requested, 148.5 feet of the fence complies with zoning regulations and does not require a variance.

CHAPTER 83 FENCE CODE

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.

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

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