



# 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](http://www.troymi.gov)  
[planning@troymi.gov](mailto:planning@troymi.gov)

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**June 4, 2025**

**3:00 PM**

**Council Chambers**

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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](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.

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@troymt.gov](mailto:clerk@troymt.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 May 7, 2025 in the Council Chamber of Troy City Hall.

1. ROLL CALL

Present

Gary Abitheira

Teresa Brooks

Matthew Dziurman

Sande Frisen

Absent

Frank Nastasi, City Manager

Also Present

Dominic Abate, Residential Plans Examiner/Building Inspector

Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF MINUTES – December 4, 2024

Moved by: Dziurman

Support by: Frisen

**RESOLVED**, To approve the minutes of December 4, 2024 Regular meeting as submitted.

Yes: All present (4)

Absent: Nastasi

**MOTION CARRIED**

3. HEARING OF CASES

A. **VARIANCE REQUEST, 5465 WHITEHAVEN DRIVE, 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*

Mr. Abate read the variance request narrative. He addressed the location of the property line and sidewalk and the public comment received by the department from the public notice.

Petitioner Amy Losey, employed by the City of Troy Police Department, shared that she was recently awarded the position of canine handler. She said the dog is 77 pounds and can easily reach over a 4 foot high fence. Ms. Losey said a 6 foot high fence would offer safety and protection for both her dog and walkers and bikers along the sidewalk. Ms. Losey stated she is changing her request to place the fence 10 feet from the Falmouth property line. She addressed the fence material and her intent to plant landscaping between the fence and sidewalk. Ms. Losey said the fence would also offer a secure environment for the patrol vehicle parked in the garage. Ms. Losey said she spoke with neighbors, and it appears a majority are in support of the fence.

There was discussion on:

- Information and pictures submitted with the request.
- Fence material; material preference of the petitioner is wood.
- 25 foot triangular vision corner clearance along Falmouth.
- Pedestrian garage door in relation to fence placement.
- Uniqueness of the subject property.

#### PUBLIC HEARING OPENED

- Carl Simancik, 5464 Whitehaven; said a metal/iron fence would be more aesthetically-pleasing, suggested to place the fence posts inside of the fence, addressed concern with traffic, agreed placement of the fence 10 feet from Falmouth is better than one foot as noticed.

#### PUBLIC HEARING CLOSED

Discussion among Board members:

- View of the fence with a 10 feet setback because of the lot layout.
- Size/dimensions of the back yard.
- Uniqueness of lot because of the curvature along the property line.
- 25 foot triangular vision corner clearance.
- Public comment; majority in support, one comment addressed fence material.
- Board in agreement support posts should be placed inside the fence.
- Consideration of petitioner's occupation/assignment to provide home for canine.
- Consideration of moving the fence further from Whitehaven away from the corner of the garage, due to the amount of space between the garage side door and corner of garage.



Moved by: Frisen  
Support by: Brooks

**RESOLVED**, To **grant** a 30 feet fence variance request to install a 6 feet high wood privacy fence 10 feet from the Falmouth property line for 5465 Whitehaven Drive. Additionally, a 25 feet triangular vision corner clearance from both property lines at the southwest corner of the property to allow a greater site line for the neighboring driveway. Further the fence posts shall be set to the inside of the fence and careful consideration shall be addressed by the applicant to move the fence away from the southeast garage corner to open the site line from Whitehaven further, for the following reasons:

- a. The exceptional characteristics of the property make compliance with Chapter 83 substantially more difficult.
- b. Because the petitioner does not have a full 100 feet in the back corner makes it a unique condition of this property.

Discussion on the motion on the floor.

Mr. Dziurman asked Board members to consider a 15 foot setback off the sidewalk to follow the property all the way across in lieu of the required triangular 25 foot cut corner clearance.

It was determined that option would limit the size of the petitioner's back yard to 73 feet.

Mr. Abate said with one member absent, a majority vote would be three out of the four members present; a tie vote would be a denial.

Vote on the motion on the floor.

Yes: Abitheira, Brooks, Frisen  
No: Dziurman  
Absent: Nastasi

**MOTION CARRIED**

- B. **VARIANCE REQUEST, 2107 CHANCERY AVENUE, 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. *CHAPTER 83 FENCE CODE*

Mr. Abate read the variance request narrative. He said the department received no public comment from the public notice.

Petitioner Zachary Morey said a 6 foot fence would provide security and safety for their two young boys and dog. He said it is their preference for a wood fence because that is what they had at their former home, and they believe it would be a better fit with the neighborhood. Mr. Morey said they would place the support posts on the inside of the fence. He said they would like to keep the existing water spigot inside of the fence and keep as much of the back yard as possible. Mr. Morey addressed the existing trees and bushes along Edith and said they are mindful of the sight line for pedestrian traffic.

There was discussion on:

- Information and pictures submitted with the request.
- Setback of existing vegetation; approximately 4 to 5 feet off the property line.
- Petitioner flexible on fence setback from the property line.
- Existing setbacks of fences in neighborhood.
- Required front yard setback in R-1D zoning district.
- Neighborhood has no sidewalks.
- Municipal water and sewer on site.
- Fence placement in relationship to the property to the rear (2106 Chancery).

#### PUBLIC HEARING OPENED

Terry Hart, 2165 Chancery; said there appears to be no issue with the sight line of visibility for vehicular traffic.

#### PUBLIC HEARING CLOSED

Moved by: Brooks  
Support by: Frisen

**RESOLVED**, To **grant** the 18 feet fence variance request to install a 6 feet high wood privacy fence 7 feet from the west property line, in the front yard adjacent to Edith for 2107 Chancery Avenue, for the following reasons:

- a. There are exceptional characteristics of the property that 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 current property owner.
- e. The variance does not seem to be harmful or alter the essential character of the neighborhood.

Yes: All present (4)  
 Absent: Nastasi

### **MOTION CARRIED**

- 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 foot 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~~ vinyl 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*

Mr. Abate read the variance request narrative. He corrected the narrative to read the petitioner is proposing a 6 foot high vinyl fence. He said the department received no public comment from the public notice.

Petitioner Vin Pandey said a 6 foot high fence would provide privacy for his home. He addressed the unkempt condition of his neighbor's back yard to the rear. Mr. Pandey said the back of his home is nearly all glass and the view of his neighbor's yard is quite visible and unsightly. Mr. Pandey also addressed the exposure of his home to the public when cars park along Webb.

There was discussion on:

- Information and pictures submitted with the request.
- Petitioner is not certain existing arborvitae will remain.
- Sidewalk (5 foot) easement on subject property.
- Width of property; approximately 104 feet.
- 25 foot triangular vision corner clearance.
- Potential to landscape in lieu of fence to provide privacy.
- Hardship due to property layout and remaining size of rear yard.
- Zoning classifications of surrounding property to the north, south and east.

Mr. Abate stated the Department of Public Works (DPW) has approved the application.

**PUBLIC HEARING OPENED**

There was no one present who wished to speak.

**PUBLIC HEARING CLOSED**

Board members discussed with the petitioner the requirement of a 25 foot triangular vision corner clearance for the house to the rear of his property. They addressed alternate options the petitioner might consider as relates to the location of the fence and required vision corner clearance.

Chair Abitheira advised the petitioner that approval of the request requires an affirmative vote from at least three of the four members present. He informed the petitioner that he could request a postponement until there is a full Board present.

Mr. Pandey said to go forward with the application as submitted.

Moved by: Dziurman  
Support by: Frisen

**RESOLVED**, To **deny** the variance request for 4368 Virgilia, for the following reasons:  
a. The applicant has not demonstrated a hardship for the property.  
b. The request does not meet the five criteria for a hardship.

**Discussion on the motion on the floor.**

Ms. Brooks said it might be of value to the petitioner that the Board reconsider its action and allow the applicant the opportunity to consider all available options, to fully understand the required vision corner clearance, to present a definitive application with no impact on surrounding neighbors and to provide supportive correspondence from neighboring properties.

Mr. Dziurman withdrew his motion on the floor.  
Mr. Frisen withdrew his support on the motion on the floor.

Moved by: Dziurman  
Support by: Frisen

**RESOLVED**, To **postpone** the variance request for 4368 Virgilia to allow the petitioner an opportunity to consider all options and come back to the Board.

Yes: All present (4)  
Absent: Nastasi

**MOTION CARRIED**

4. COMMUNICATIONS

Chair Abitheiria asked Mr. Abate to investigate the potential to have alternate members on the Board.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

There was confirmation the July meeting date is July 9, 2025 at 3:00 pm.

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 5:01 p.m.

Respectfully submitted,

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Gary Abitheiria, 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/2025/2025 05 07 Draft.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Building%20Code%20Board%20of%20Appeals/Minutes/2025/2025%2005%2007%20Draft.docx)



Fence Variance Request,  
505 Leetonia,  
Erin and John 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.







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

### FENCE PERMIT APPLICATION

NAME OF HOMEOWNER <u>John and Erin Dzeroogian</u>		CONSTRUCTION VALUE <u>\$16,000</u>	
STREET ADDRESS AND JOB LOCATION (Street Number and Name) <u>505 Leetonia</u>		NAME OF CITY, VILLAGE OR TOWNSHIP IN WHICH JOB IS LOCATED <u>Troy Michigan</u>	<u>Oakland County</u>

WHO IS THE APPLICANT  Contractor <input type="checkbox"/> Homeowner <input checked="" type="checkbox"/>	CONTRACTOR BUSINESS NAME & LICENSEE NAME	CONTRACTOR LICENSE NUMBER	EXPIRATION DATE
ADDRESS (Street Number and Name) <u>505 Leetonia</u>	CITY <u>Troy</u>	STATE <u>MI</u>	ZIP CODE <u>48085</u>
TELEPHONE NUMBER (Include area code) <u>586-899-6659</u>	EMAIL ADDRESS: <u>erin.dzeroogian@gmail.com</u>		
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, ERIN Dzeroogian (name), Homeowner (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 Erin Dzeroogian

DATE

05/07/2025

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
Symbols:	0000000	xxxxxx	///////	□□□□	<u>Vinyl</u>
HEIGHT					<u>6 ft</u>
NO. OF FEET					<u>276</u>
PERMIT FEE	<input checked="" type="checkbox"/> Under 300' \$150.00		<input type="checkbox"/> Over 300' \$200.00		



### **SITE DRAWING REQUIRED**

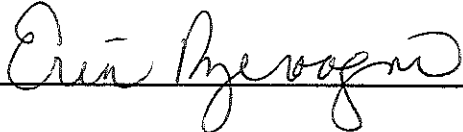
- A site drawing or plot plan is required for fence permit submittal.
- All drawings shall be accurate and drawn to scale.
- The location of your fence and distances to your property and lot lines are required.
- Final lot grade shall be approved before a fence permit is issued.
- Fences under seven 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.
- 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: \_\_\_\_\_

**From:** [Dominic M Abate](#)  
**To:** [Erin Dzeroogian](#)  
**Bcc:** [Dominic M Abate](#)  
**Subject:** plan review 505 Leetonia  
**Date:** Friday, May 9, 2025 10:37:00 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Hello,

The Building Permit Application for 505 Leetonia has been denied as submitted for the following reason(s):

The front yard setback for your property, which is zoned R-1C, is 30 feet.

FRONT LOT LINE: .... In the case of a corner lot, both lines separating said lot from the street shall be considered front lot lines....

All fences in residential areas separating properties shall be of an ornamental type. Such fences may be constructed of metal, wood or masonry. Only new material, or such material as found to be structurally acceptable to the Chief Building Inspector, shall be used. In residential areas.... 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



**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**

**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: 505 Leetonia Troy, MI 48085  
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-15-377-037
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 Erin Dzeroogian  
COMPANY Homeowner  
ADDRESS 505 Latonia  
CITY Troy STATE Mi ZIP 48085  
TELEPHONE 586-899-1659  
E-MAIL erin.dzeroogian@gmail.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Same (Homeowner)

8. OWNER OF SUBJECT PROPERTY:

NAME (same as above)  
COMPANY \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
TELEPHONE \_\_\_\_\_  
E-MAIL \_\_\_\_\_

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, ERIN Dzeroogian (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 Erin Dzeroogian DATE 05/07/2025  
PRINT NAME: ERIN Dzeroogian

SIGNATURE OF PROPERTY OWNER Erin Dzeroogian DATE 05/07/2025  
PRINT NAME: ERIN Dzeroogian

*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*

### **REQUIRED   PROVIDED**

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | COMPLETED APPLICATION.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>1 COPY OF SUPPORTING DOCUMENTS DESCRIBING THE REQUEST, CONSTRUCTION AND/OR WORK INCLUDING BUT NOT LIMITED TO:</b> <ul style="list-style-type: none"><li>▪ PLOT PLANS DRAWN TO SCALE, SHOWING THE SHAPE AND DIMENSION OF LOT(S).</li><li>▪ LOCATION ON THE LOT OF FENCES, OR OTHER STRUCTURES CONCERNING THE REQUEST.</li><li>▪ DETAILED PLANS SHOWING CONSTRUCTION MATERIALS AND METHOD OF CONSTRUCTION.</li><li>▪ PHOTOS, DRAWINGS, OR RENDERINGS AS NECESSARY TO ACCURATELY DESCRIBE THE REQUEST.</li></ul> |
| <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"/> | <b>1 COPY OF INFORMATION</b> THAT CLEARLY EXPLAINS THE IMPACTS OF THE REQUEST ON THE AREA.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>A WRITTEN EXPLANATION OF THE REASONS JUSTIFYING THE REQUEST.</b> 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"/> | <b>MINIMUM SIZE OF ALL DOCUMENTS 8.5" X 11".</b>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | A DIGITAL VERSION OF ALL APPLICATION DOUCUMENTS. E MAILING THEM TO THE DEPARTMENT IS PREFERRED.  |

To: The City of Troy Planning Department-Building Code Board of Appeals  
500 W. Big Beaver Road  
Troy, MI 48085  
Phone: 248-524-3364  
Email: [planning@troymt.gov](mailto:planning@troymt.gov)

We are writing an appeal for a Building Permit Application to replace a fence on 505 Leetonia Troy, MI that was recently denied. We hope you will consider the following when you address our appeal.

- We are only asking to REPLACE the current existing Wood 6 foot privacy fence with a Vinyl 6 foot privacy fence with the same linear footage of 276 feet. The location of the fence and the height of the fence would remain the SAME. The ONLY difference would be changing the material from Wood to Vinyl.
- We live on a corner lot which makes compliance with Chapter 83 substantially more difficult. The current fence was previously built onto our property and was already existing when we bought the house in 2006. It was built about 13 feet from the property line and has remained in its same location since it was built. Chapter 83 states that the front yard setback for our property, which is zoned R-1C, is 30 feet. Since this fence was already built onto our property before we owned it our backyard space is set up based on the current fence line. We currently have a swing set, pool pump, air conditioner, playhouse within the boundaries of the existing fence and would like to maintain this fence line as it existed when we bought the property.
- The existing wood fence has required multiple repairs in several areas over the years. With years of wear and tear, the wood is rotting in multiple areas and has caused instability in the fence now requiring it to be replaced in its entirety. The fence is also an eyesore for a corner lot in the neighborhood and leans into our neighbor's backyard. I believe a more esthetically looking and stable new fence would benefit our neighbors and community for many years to come.
- We would like to maintain the height of our fence at 6 feet to preserve privacy and the safety of our family and our neighborhood as we do have an inground pool in our backyard. This inground pool was also built prior to us buying the house in 2006.

- Since we are keeping the fence in the same location and at the same height a variance would not be harmful or alter the essential character of the neighborhood.

We appreciate your time and your consideration. Please let us know if we can provide any more information.

Erin and John Dzeroogian

505 Leetonia

Troy, MI 48085

586-899-6659

Erin.dzeroogian@gmail.com





Front view of 505 Leetonia





View of 505 Leetonia front yard (Leetonia)





View of 505 Leetonia front yard from Leetonia/Tallman intersection





View of 505 Leetonia front yard from Leetonia/Tallman intersection





View West looking at 505 Leetonia front yard (Tallman)





View West toward 505 Leetonia rear yard





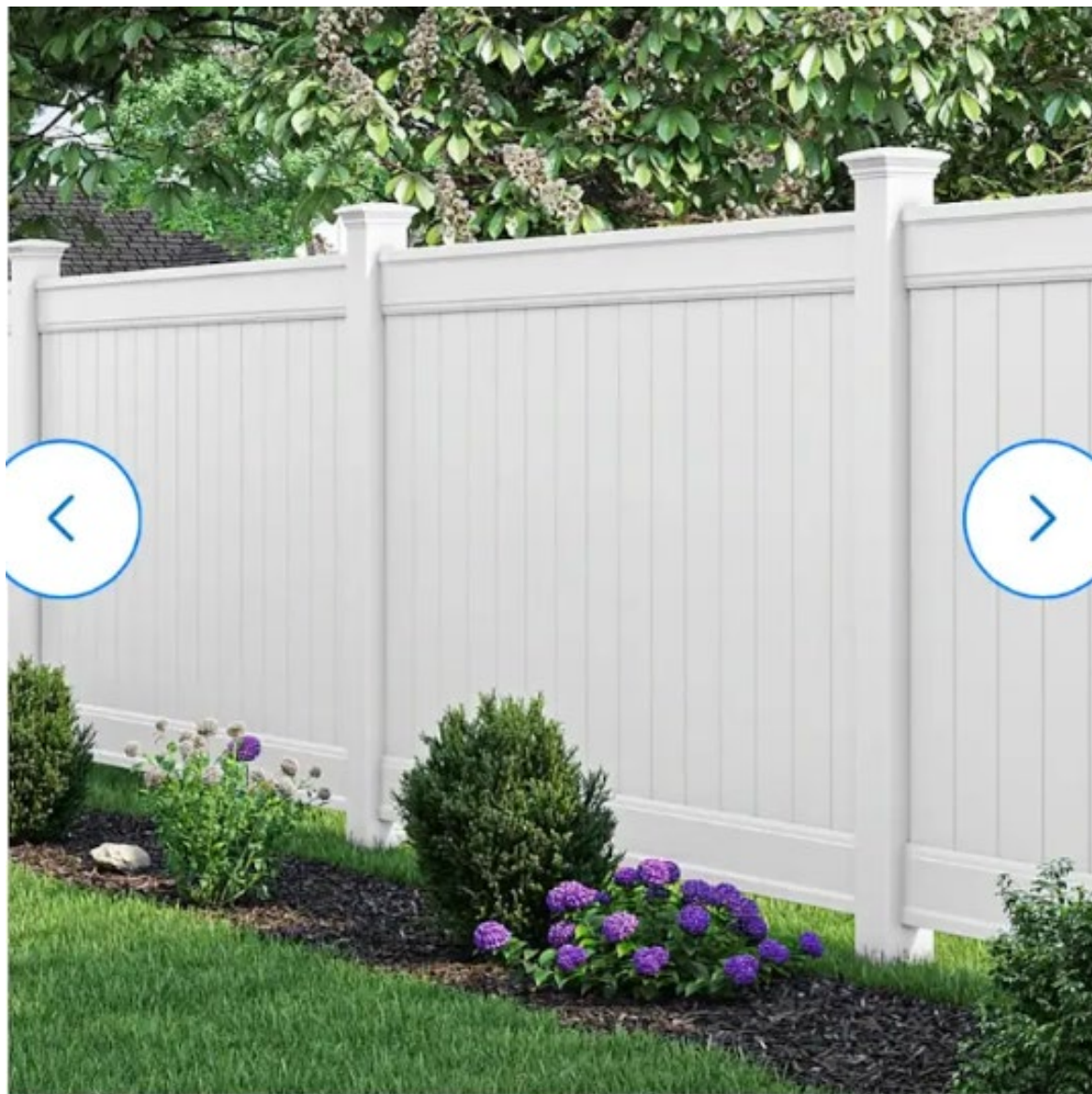
View South toward 505 Leetonia rear yard





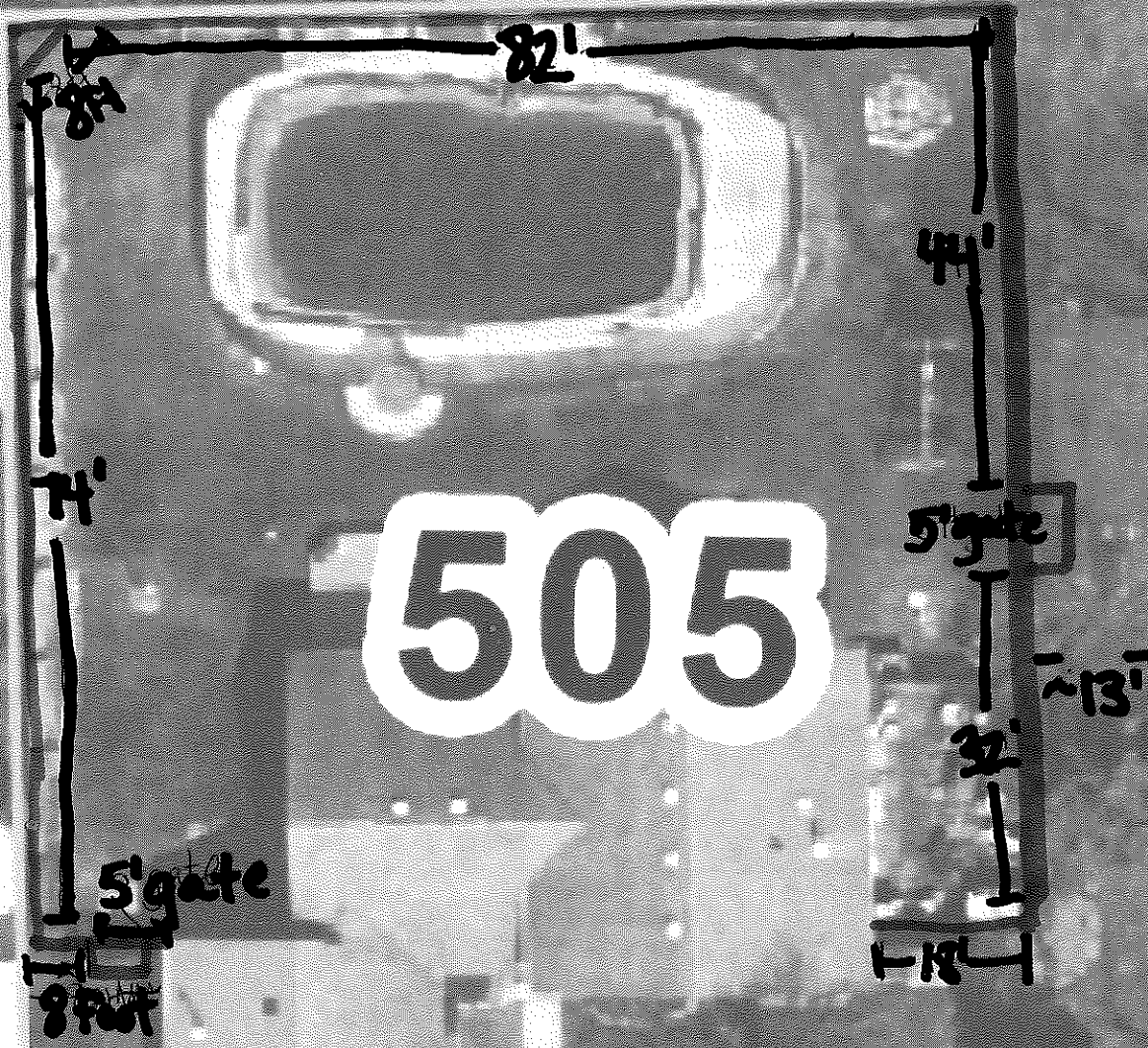
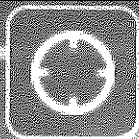
View South into 505 Leetonia front yard (Tallman)



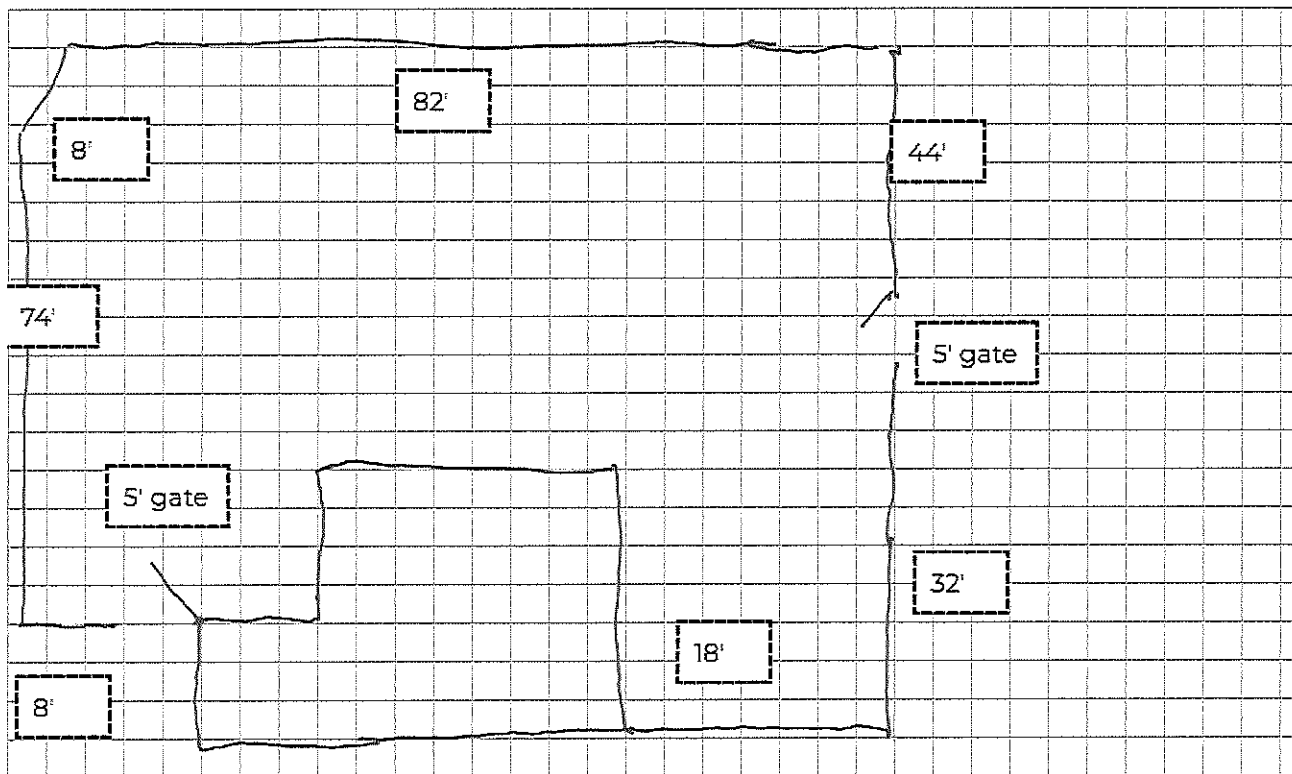


PROPOSED VINYL FENCE SAMPLE IMAGE





\*Fence in Red  
276 total lineal feet



Fencing 1:  
New Image



Fencing 1:  
New Image





Fencing 1:  
New Image



Fencing 1:  
New Image



Fencing 1:  
New Image



Fencing 1:  
New Image



Fencing 1:  
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Fencing 1:  
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Fencing 1:  
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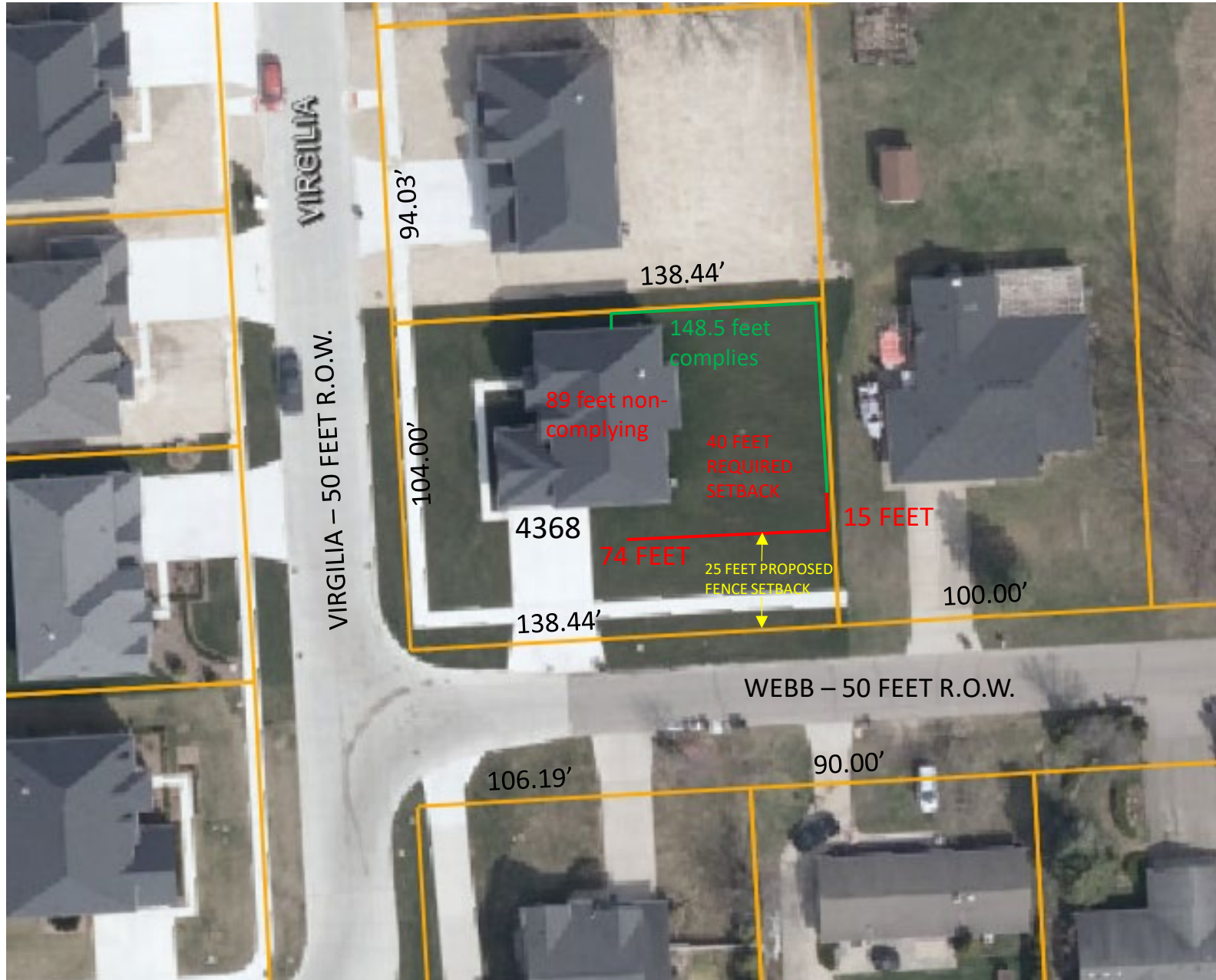
Fencing 1:  
New Image



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 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.







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

### FENCE PERMIT APPLICATION

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

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	///////	□□□□	-----
HEIGHT					6'
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.
- 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.
- 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: \_\_\_\_\_ 

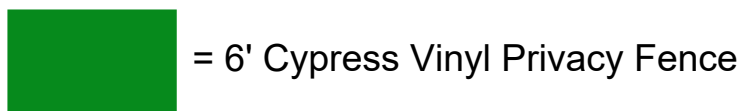
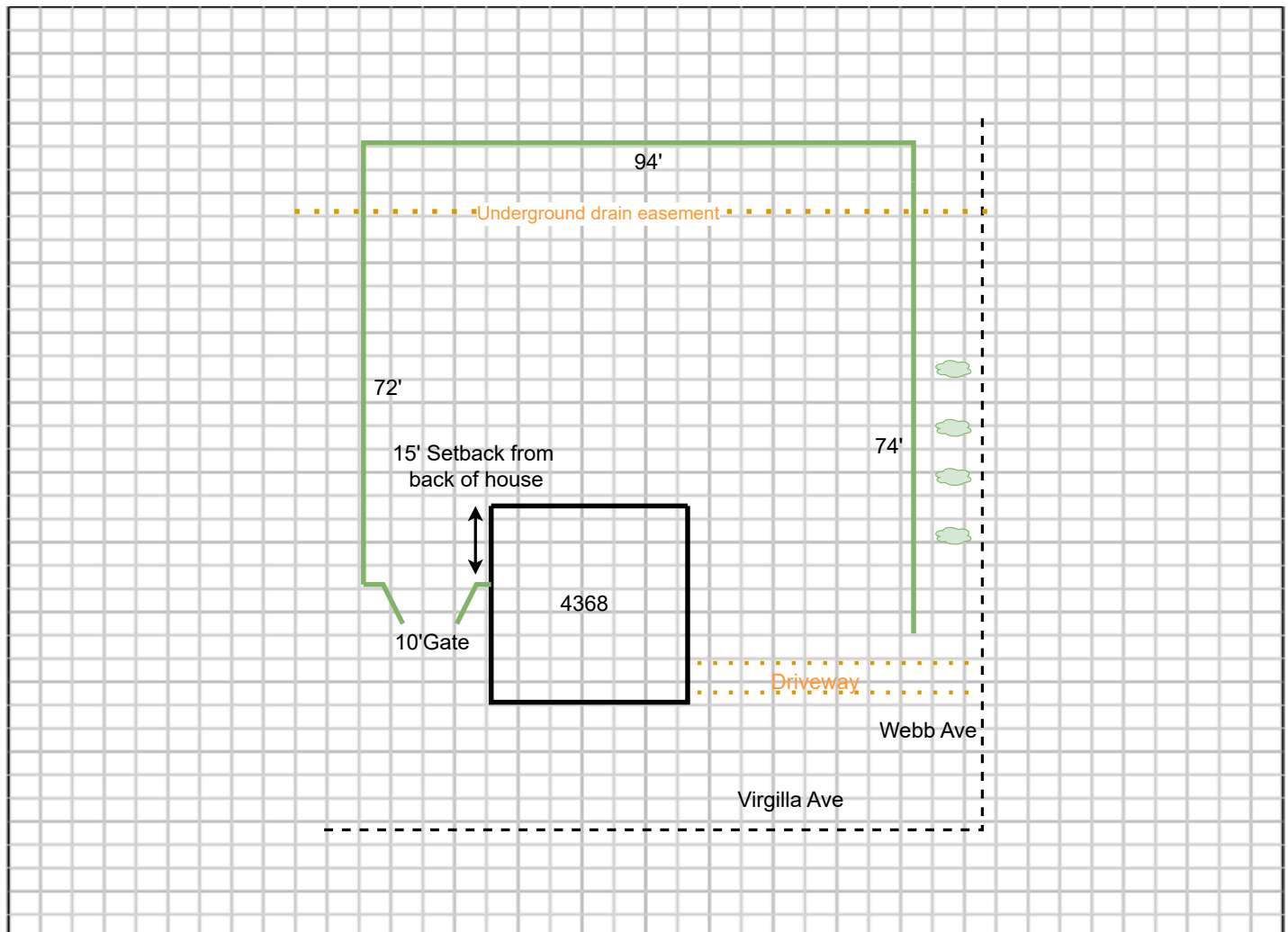
Approved By \_\_\_\_\_ Date: \_\_\_\_\_



## Fencing Quote/Specification

Home Depot License #'s - For the most current listing visit [www.Homedepot.com/LicenseNumbers](http://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



**From:** [Dominic M Abate](#)  
**To:** [permits@aisoutlet.com](mailto: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](#)

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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





**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**

**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

## REQUIRED   PROVIDED

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | COMPLETED APPLICATION.   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <b>1 COPY OF SUPPORTING DOCUMENTS DESCRIBING</b> THE REQUEST, CONSTRUCTION AND/OR WORK INCLUDING BUT NOT LIMITED TO: <ul style="list-style-type: none"><li>▪ PLOT PLANS DRAWN TO SCALE, SHOWING THE SHAPE AND DIMENSION OF LOT(S).</li><li>▪ LOCATION ON THE LOT OF FENCES, OR OTHER STRUCTURES CONCERNING THE REQUEST.</li><li>▪ DETAILED PLANS SHOWING CONSTRUCTION MATERIALS AND METHOD OF CONSTRUCTION.</li><li>▪ PHOTOS, DRAWINGS, OR RENDERINGS AS NECESSARY TO ACCURATELY DESCRIBE THE REQUEST.</li></ul> |
| <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"/> | <b>1 COPY OF INFORMATION</b> THAT CLEARLY EXPLAINS THE IMPACTS OF THE REQUEST ON THE AREA.   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <b>A WRITTEN EXPLANATION OF</b> 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"/> | <b>MINIMUM SIZE OF ALL DOCUMENTS 8.5" X 11".</b>   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | A DIGITAL VERSION OF ALL APPLICATION DOUCUMENTS. E MAILING THEM TO THE DEPARTMENT IS PREFERRED.  |



April 12<sup>th</sup> 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



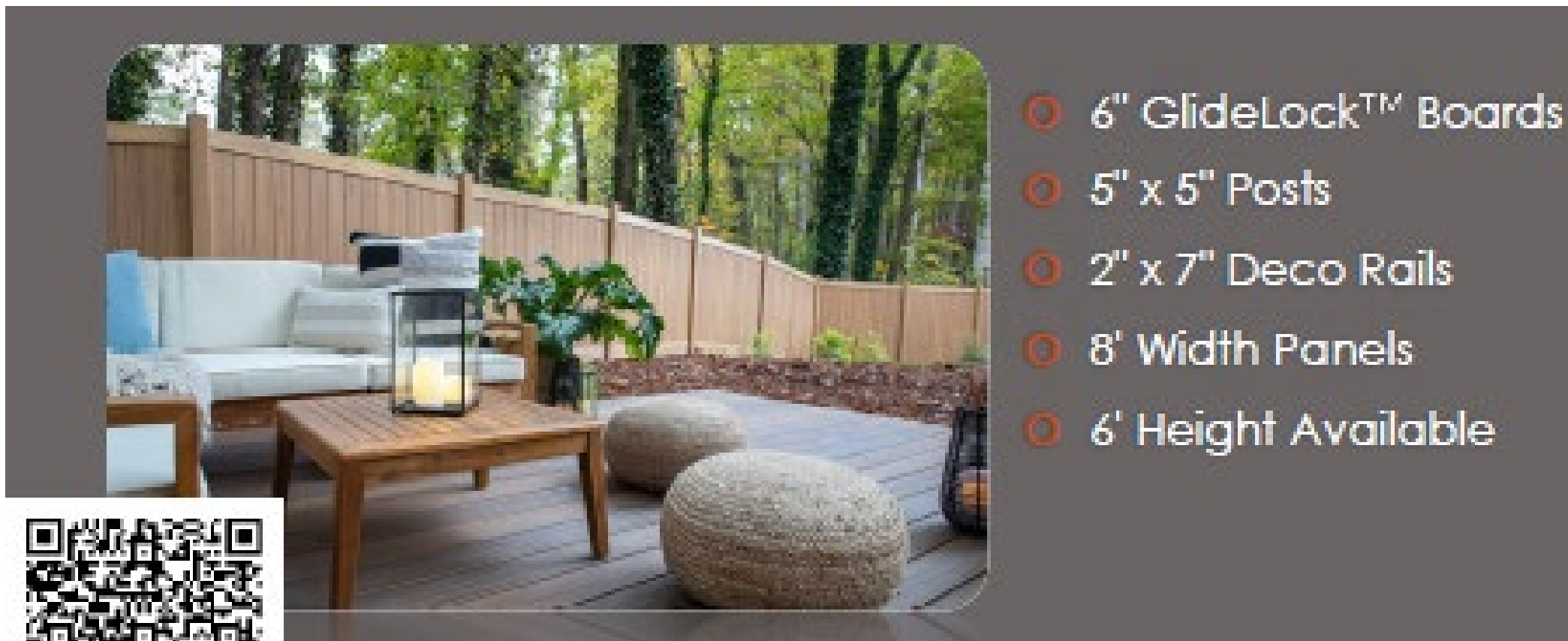


View into 4368 Virgilia front right-of-way at Webb





View into 4368 Virgilia rear yard



FENCE SAMPLE IMAGE