



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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July 9, 2025

3:00 PM

Council Chambers

1. ROLL CALL

2. APPROVAL OF MINUTES – June 4, 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, 5015 FALMOUTH, BRANDON YASSO - 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 Falmouth and E. Long Lake. The property is located within the R-1B zoning district which requires a front yard setback of 40 feet, along both Falmouth and E. Long Lake, 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, privacy fence. The fence is proposed to run 70 feet along E. Long Lake and return 35 feet, along the rear property line adjacent to the side yard of the Walnut Grove Estates open space preservation area and return another 35 feet to the southwest corner of the house for a total variance length of 6 feet high vinyl privacy fence of 140 feet in the E. Long Lake designated front yard. Of the total 242 feet of fence requested, 102 feet of the fence complies with zoning regulations and does not require a variance.

CHAPTER 83 FENCE CODE

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- C. VARIANCE REQUEST, 2109 JOANNE, NATHAN MARTIN - 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 Joanne and Ledge. The property is located within the R-1B zoning district which requires a front yard setback of 40 feet, along both Joanne and Ledge, 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 4 feet high, non-obscuring aluminum fence. The fence is proposed to run 66 feet along Ledge and return approximately 29.5 feet, along the rear property line adjacent to the side yard of 3815 Ledge and return another 27.5 feet to the southeast corner of the house for a total variance length of 4 feet high, non-obscuring aluminum fence of 123 feet in the Ledge designated front yard. Of the total 233 feet of fence requested, 110 feet of the fence complies with zoning regulations and does not require a variance.

CHAPTER 83 FENCE CODE

- D. VARIANCE REQUEST, 510 KENYON, KIMBERLY FENCE (MARGARET LONG) - This property consists of a corner lot. According to the City of Troy Zoning Ordinance, it qualifies as a corner as both lines separating said lot from the street shall be considered front lot lines along both facades fronting Kenyon at Jamaica. The property is located within the R-1E zoning district which requires a front yard setback of 25 feet along Kenyon, where the zoning ordinance limits fence height to 30 inches (2.5 feet) or to 48 inches of non-obscuring fence, where there is a common rear yard relationship with a lot in the same block (1401 Wacon).

The petitioner is seeking a fence height variance for the installation of a wood, privacy fence exceeding the restrictions as set forth by the zoning ordinance.

Fence section A:

Proposes a 6 feet high wood privacy fence to run a total of 29 feet along Kenyon and return 24 feet, along the rear property line adjacent to the rear yard of 1401 Wacon and return another 5.5 feet to the southwest corner of the garage, for a total variance length of 6 feet high wood privacy fence of 58.5 feet in the Kenyon designated front yard.

Fence section B:

Proposes a 4 feet high wood privacy fence to run a total of 32 feet at the center section of the property, for a total variance length of 4 feet high wood privacy fence of 32 feet in the Kenyon designated front yard.

Of the total 127.5 feet of fence requested, 37 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

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