



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

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

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.

- 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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Vice-Chair Brooks called the Regular meeting of the Building Code Board of Appeals to order at 3:08 p.m. on June 4, 2025 in the Council Chamber of Troy City Hall.

1. ROLL CALL

Present

Teresa Brooks

Matthew Dziurman

Frank Nastasi, City Manager

Absent

Gary Abitheira

Sande Frisen

Also Present

Salim Huerta, Building Official

Dominic Abate, Residential Plans Examiner/Building Inspector

Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF MINUTES – May 7, 2025

Moved by: Dziurman

Support by: Nastasi

RESOLVED, To approve the minutes of May 7, 2025 Regular meeting as submitted.

Yes: All present (3)

Absent: Abitheira, Frisen

MOTION CARRIED

3. HEARING OF CASES

Vice-Chair Brooks informed the appellants that a vote of all three (3) Board members present is required to grant approval of each variance request. She said each appellant has the right to request a postponement to a future meeting when a full Board might be present. Vice-Chair Brooks stated the next Regular meeting is scheduled for July 9, 2025.

- 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**

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

Erin Dzeroogian was present and requested to postpone the variance request.

Moved by: Dziurman
Support by: Nastasi

RESOLVED, To **postpone** the variance request for 505 Leetonia to the July 9, 2025 Regular meeting.

Discussion on the motion on the floor.

It was brought to the attention of the Vice-Chair to open the Public Hearing. The motion was withdrawn from the floor.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

Moved by: Dziurman
Support by: Nastasi

RESOLVED, To **postpone** the variance request for 505 Leetonia to the July 9, 2025 Regular meeting.

Yes: All present (3)
Absent: Abitheira, Frisen

MOTION CARRIED

- 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**

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

Abby Pandey was present and asked to go forward with the variance request.

Vice-Chair Brooks announced the appellant has requested an opportunity to conduct a private conversation with the co-property owner, which might necessitate a brief recess in the meeting.

Ms. Pandey addressed the changes in the request. She said they moved into the newly constructed home approximately two years ago. Ms. Pandey said a six foot fence would provide privacy, security and safety for their two children.

There was discussion on:

- Change(s) in the request since considered at the May 7, 2025 meeting.
- Line of sight distance satisfied for neighbor to the east.
- Fence gate in northwest corner, as shown on fence contractor drawing.
- Setbacks of existing fences in the neighborhood.
- Fence could run to the property back corner that meets code; no variance required.
- Uniqueness of the property layout and existing sidewalks on site.
- Relationship of neighboring property to the rear (210 Webb), as relates to that property owner erecting a fence in the future.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

Moved by: Dziurman

Support by: Nastasi

RESOLVED, To **deny** the variance request for 4368 Virgilia, for the following reason:

- a. The appellant has not demonstrated that exceptional characteristics of the property for which the variance is sought to make compliance with Chapter 83 substantially more difficult than would be the case for the great majority of properties in the same zoning district.

Yes: Dziurman, Nastasi

No: Brooks

Absent: Abitheira, Frisen

MOTION CARRIED

The administration and Board members encouraged the appellant to meet with the administration for further discussion and clarification on alternative options.

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

Vice-Chair Brooks asked the administration to check on the legality of honoring an appellant's request to have a private conversation (i.e., FaceTime or Zoom) during a public meeting.

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:39 p.m.

Respectfully submitted,

Teresa Brooks, Vice-Chair

Kathy L. Czarnecki, Recording Secretary

[https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Building Code Board of Appeals/Minutes/2025/2025 06 04 Draft.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Building%20Code%20Board%20of%20Appeals/Minutes/2025/2025%2006%2004%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

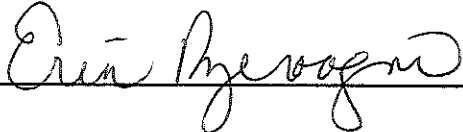
- A site drawing or plot plan is required for fence permit submittal.
- All drawings shall be accurate and drawn to scale.
- The location of your fence and distances to your property and lot lines are required.
- Final lot grade shall be approved before a fence permit is issued.
- Fences under seven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

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



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

<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. |

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

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)



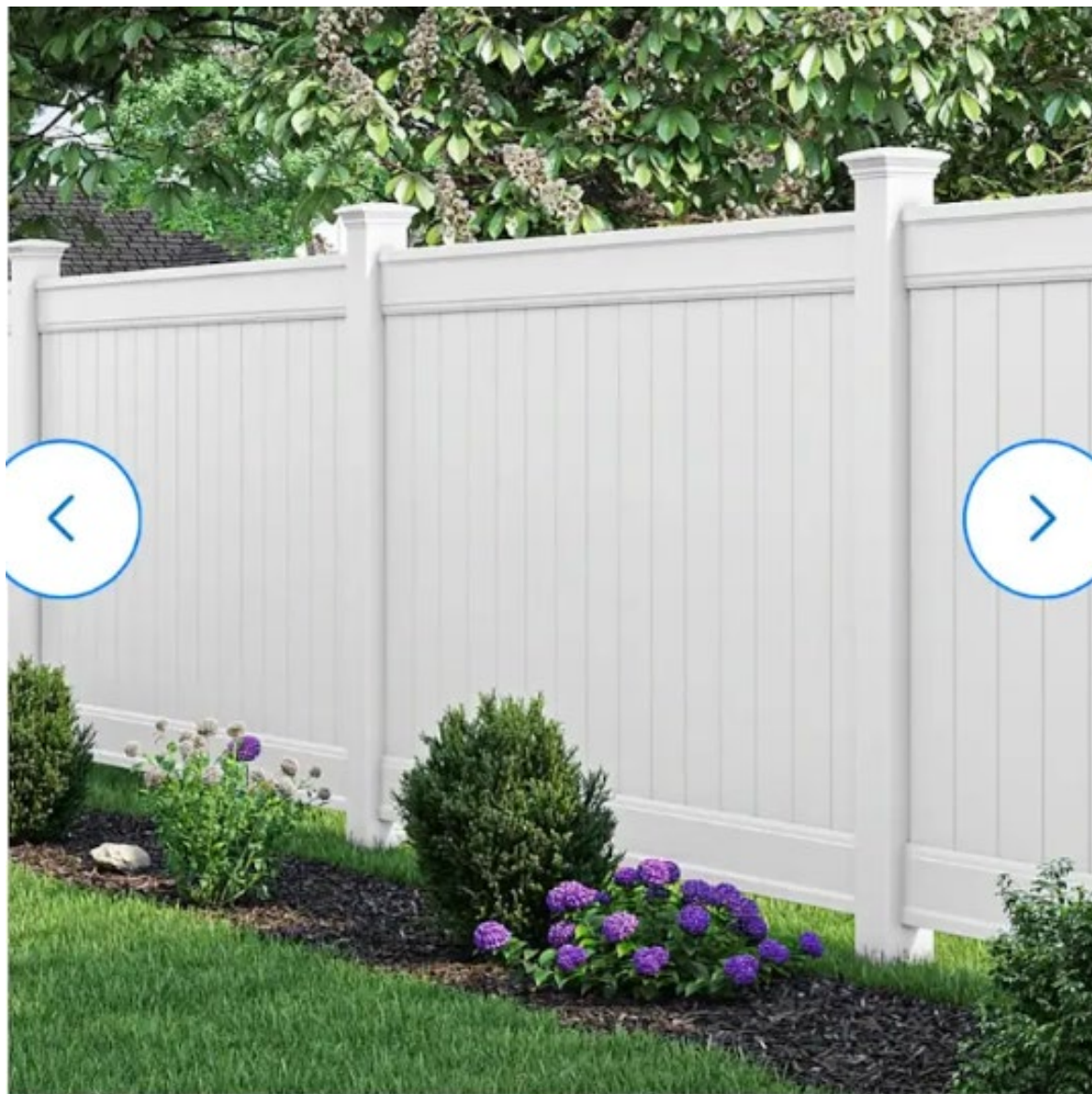
View West toward 505 Leetonia rear yard



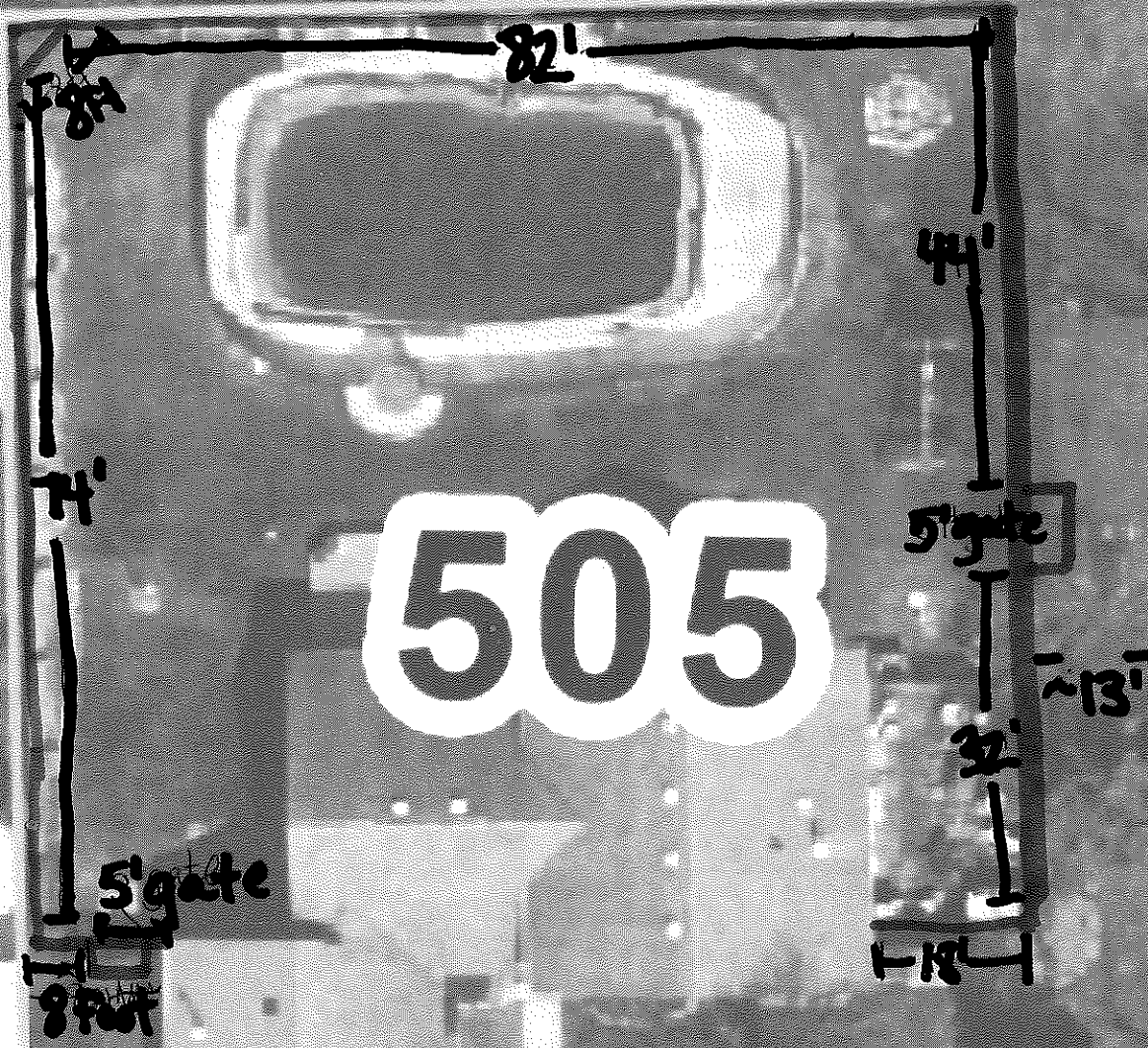
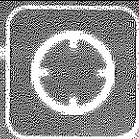
View South toward 505 Leetonia rear yard



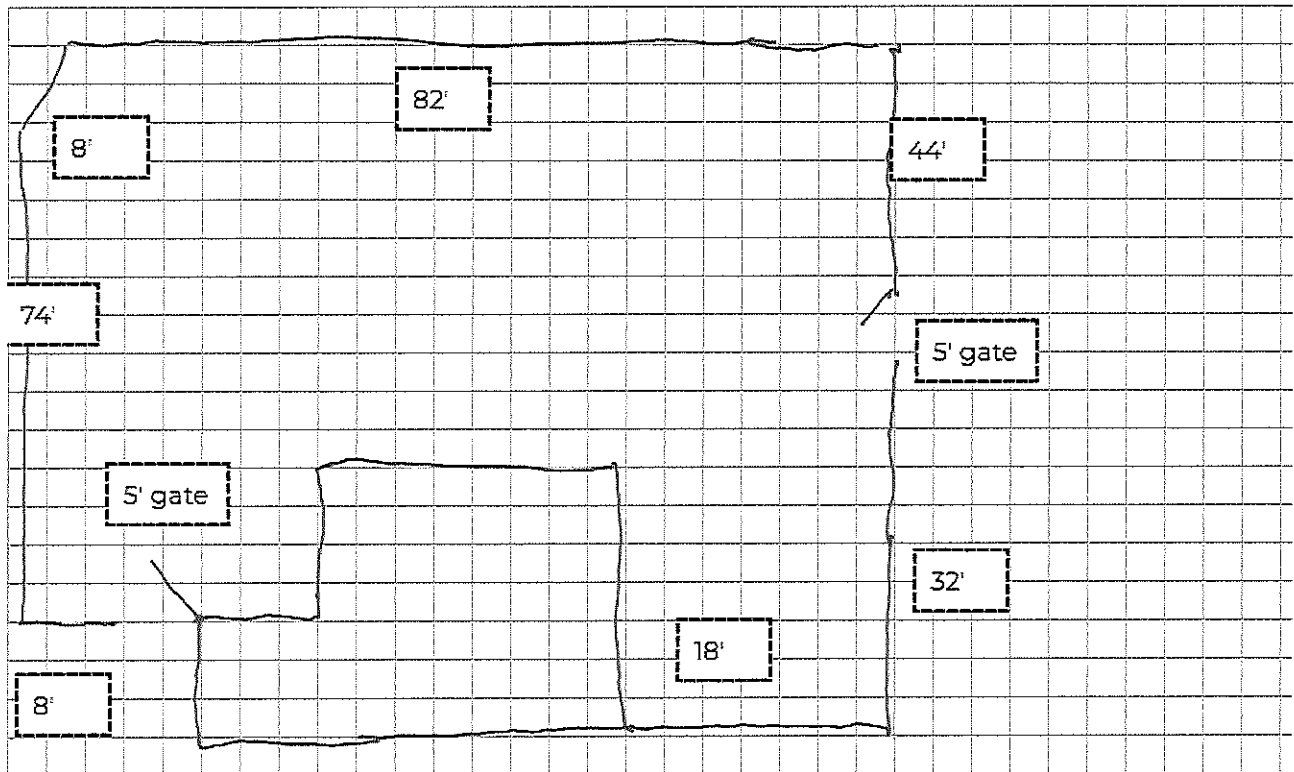
View South into 505 Leetonia front yard (Tallman)



PROPOSED VINYL FENCE SAMPLE IMAGE



*Fence in Red
276 total lineal feet



Fencing 1:
New Image



Fencing 1:
New Image



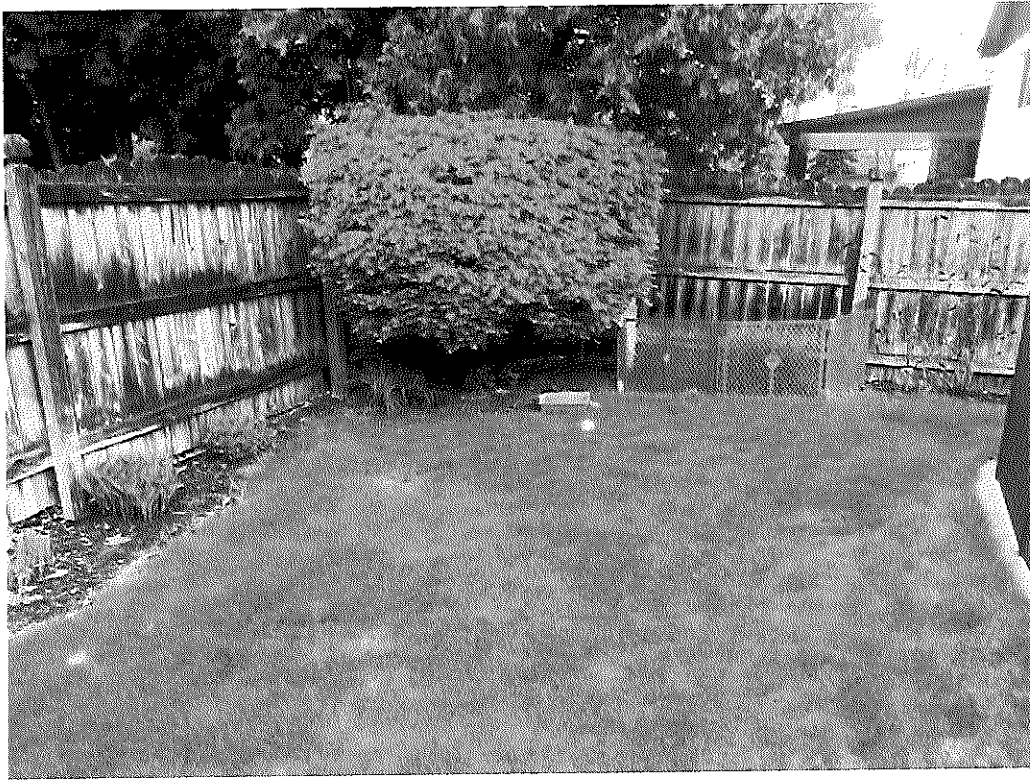
Fencing 1:
New Image



Fencing 1:
New Image



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



Fencing 1:
New Image



Fencing 1:
New Image





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

FENCE PERMIT APPLICATION

NAME OF HOMEOWNER BRANDON YASSO		CONSTRUCTION VALUE 12,077.00	
STREET ADDRESS AND JOB LOCATION (Street Number and Name) 5015 FALMOUTH DR		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 AIS INSTALLATIONS MICHAEL ANDERSON		CONTRACTOR LICENSE NUMBER 2102213708
ADDRESS (Street Number and Name) 6040 WALL ST		CITY STERLING HEIGHTS	STATE MI
TELEPHONE NUMBER (Include area code) 586-274-9100 X1405		EMAIL ADDRESS: PERMITS@AISOUTLET.COM	
WORKERS COMPENSATION INSURANCE CARRIER (or reason for exemption) FEDERATED MUTUAL		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, AIS INSTALLATIONS (name), MICHAEL ANDERSON OWNER (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

05/21/2025

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	///////	□□□□	----- VINYL
HEIGHT					6FT
NO. OF FEET					232
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: 

Approved By _____ Date: _____

From: [Dominic M Abate](#)
To: permits@aisoutlet.com
Cc: [Rikki Varieur](#)
Subject: plan review - 5015 Falmouth
Date: Friday, May 30, 2025 9:48:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hello,

The Building Permit Application for 5015 Falmouth has been denied as submitted for the following reason(s):

City of Troy Zoning Ordinance – Chapter 83 – Fences.

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 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.

Due to being a corner lot, you will be required to maintain a front setback along both street-fronts. You are in a R-1B zoning which requires a front setback of 40 feet from the property line.

Please “reply all” when submitting the requested information.

Sincerely,



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





Fencing Quote/Specification

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

DAVID LANZ

Salesperson Name

2105218410

8667718711

Salesperson Phone#

Registration # (Req. in CA,CT,ME,MD,MI,NJ,DC)

Yasso

Customer Last Name

5015 Falmouth Drive

Customer Address

2488388011

Home Phone#

Brandon

Customer First Name

2488388011

Cell Phone#

2727

Store #/Branch Name

Troy

City

F51106374

Customer Lead/PO#

MI

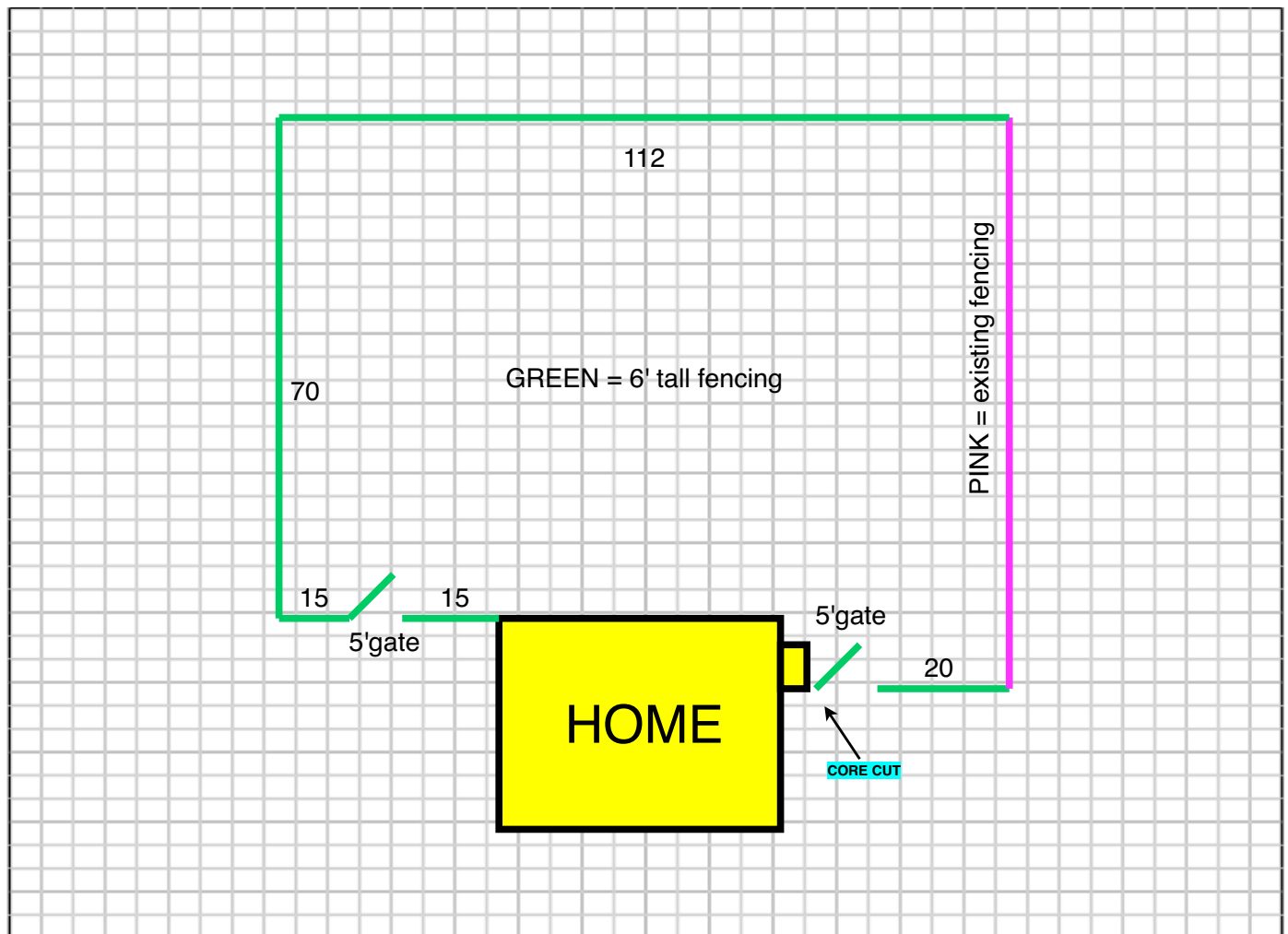
State

48085

Zip

Cross Street 1

Cross Street 2





Fencing Quote/Specification

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

<input type="text" value="Yasso"/>	<input type="text" value="Brandon"/>	<input type="text" value="2727"/>	<input type="text" value="F51106374"/>	
Customer Last Name	Customer First Name	Store #/Branch Name	Customer Lead/PO#	
<input type="text" value="5015 Falmouth Drive"/>		<input type="text" value="Troy"/>	<input type="text" value="MI"/>	<input type="text" value="48085"/>
Customer Address		City	State	Zip
<input type="text" value="2488388011"/>	<input type="text"/>	<input type="text" value="2488388011"/>	<input type="text"/>	
Home Phone#	Work Phone#	Cell Phone#	Cross Street 1	Cross Street 2

Take Down and/or Haul Away

Includes posts being cut at grade; terminals and footings will not be pulled unless causing interference. Terminals and footings may be pulled if preferred for an additional charge.

<input type="checkbox"/> Take down	<input type="text" value="na"/>	lin/ft of	<input type="text" value="na"/>	high fence
<input type="checkbox"/> Haul Away	<input type="text" value="na"/>	lin/ft of	<input type="text" value="na"/>	high fence

Pulling of Existing Footing Included? ☐ Yes ☒ No

****ALL ADDITIONAL CHARGES INCLUDED IN SUBTOTALS ON PAGE 4****

NOTES:

Installation

Includes construction and installation of custom fencing in a variety of materials, including butnot limited to: wood, vinyl, chain link, composite and ornamental metal.

Customer is responsible for removing landscaping, dirt, and adjusting grade before Installation begins. If not complete before installation begins, there may be an additional charge.

Additional charge for Landscaping and/or Grading

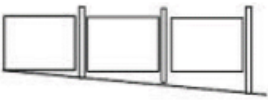
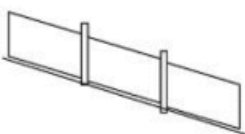
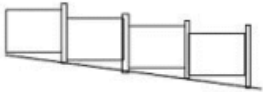
☐ Yes ☒ No

Additional charge for Dirt Removal

☐ Yes ☒ No

****ALL ADDITIONAL CHARGES INCLUDED IN SUBTOTALS ON PAGE 4****

FENCE INSTALLATION RELATED TO GRADE:

<p>LEVEL</p>  <p>FENCE TO BE LEVEL WITH HIGHEST GRADE (CUSTOMER TO FILL IN GAPS)</p>	<p>FOLLOWING FLOW</p>  <p>SLIGHTLY UNEVEN GRADE WITH FENCE FOLLOWING FLOW OF GROUND FENCE WILL BE UNEVEN AT TOP</p>	<p>STEPPED INSTALLATION</p>  <p>STEEP SLOPE WHERE FENCE CANNOT "RACK" ENOUGH TO FOLLOW GRADE AND MUST BE STEPPED, RESULTING IN LARGE GAPS UNDER FENCE. (CUSTOMER TO FILL IN GAPS)</p>
---	--	--

NOTES:



Fencing Quote/Specification

<input type="text" value="Yasso"/>	<input type="text" value="Brandon"/>	<input type="text" value="2727"/>	<input type="text" value="F51106374"/>	
Customer Last Name	Customer First Name	Store #/Branch Name	Customer Lead/PO#	
<input type="text" value="5015 Falmouth Drive"/>	<input type="text" value="Troy"/>	<input type="text" value="MI"/>	<input type="text" value="48085"/>	
Customer Address	City	State	Zip	
<input type="text" value="2488388011"/>	<input type="text"/>	<input type="text" value="2488388011"/>	<input type="text"/>	<input type="text"/>
Home Phone#	Work Phone#	Cell Phone#	Cross Street 1	Cross Street 2

OPTION 1	<input type="checkbox"/> LEVEL	<input checked="" type="checkbox"/> FOLLOWING FLOW	<input type="checkbox"/> STEPPED INSTALLATION			
	Material:	<input type="text" value="Newbury (Element Reserve Rail)"/>	Style:	<input type="text" value="vinyl"/>		
	Height:	<input type="text" value="6"/>	Footage:	<input type="text" value="232"/>	Color:	<input type="text" value="white"/>
	Post Cap:	<input type="text" value="new england"/>	Rail Type:	<input type="text" value="7 inches"/>	Picket Type:	<input type="text" value="6 inches"/>
	Post Type:	<input type="text" value="5x5"/>	Estimate:	<input type="text" value="\$14,628.00"/>	# of Gates:	<input type="text" value="two"/>
Description of Gates (including # and type of latches) & Additional Notes:						
<input type="text" value="232 lineal feet of 6' tall white vinyl fencing + two 5' wide gates + one core cut + permit + 2 hard digs"/>						
OPTION 2	<input type="checkbox"/> LEVEL	<input type="checkbox"/> FOLLOWING FLOW	<input type="checkbox"/> STEPPED INSTALLATION			
	Material:	<input type="text"/>	Style:	<input type="text"/>		
	Height:	<input type="text"/>	Footage:	<input type="text"/>	Color:	<input type="text"/>
	Post Cap:	<input type="text"/>	Rail Type:	<input type="text"/>	Picket Type:	<input type="text"/>
	Post Type:	<input type="text"/>	Estimate:	<input type="text" value="\$"/>	# of Gates:	<input type="text"/>
Description of Gates (including # and type of latches) & Additional Notes:						
<input type="text"/>						
OPTION 3	<input type="checkbox"/> LEVEL	<input type="checkbox"/> FOLLOWING FLOW	<input type="checkbox"/> STEPPED INSTALLATION			
	Material:	<input type="text"/>	Style:	<input type="text"/>		
	Height:	<input type="text"/>	Footage:	<input type="text"/>	Color:	<input type="text"/>
	Post Cap:	<input type="text"/>	Rail Type:	<input type="text"/>	Picket Type:	<input type="text"/>
	Post Type:	<input type="text"/>	Estimate:	<input type="text" value="\$"/>	# of Gates:	<input type="text"/>
Description of Gates (including # and type of latches) & Additional Notes::						
<input type="text"/>						

This quote is valid for 10 days

NOTES:



Fencing Quote/Specification

<input type="text" value="Yasso"/>	<input type="text" value="Brandon"/>	<input type="text" value="2727"/>	<input type="text" value="F51106374"/>
Customer Last Name	Customer First Name	Store #/Branch Name	Customer Lead/PO#
<input type="text" value="5015 Falmouth Drive"/>	<input type="text" value="Troy"/>	<input type="text" value="MI"/>	<input type="text" value="48085"/>
Customer Address	City	State	Zip
<input type="text" value="2488388011"/>	<input type="text" value="2488388011"/>	<input type="text" value=""/>	<input type="text" value=""/>
Home Phone#	Work Phone#	Cell Phone#	Cross Street 1
			Cross Street 2

CUSTOMER AGREES TO:	<input checked="" type="checkbox"/> OPTION 1	<input type="checkbox"/> OPTION 2	<input type="checkbox"/> OPTION 3
----------------------------	---	--	--

CUSTOMER RESPONSIBILITIES	
<input checked="" type="checkbox"/> Confirm fence location / approve fence line and grading	<input checked="" type="checkbox"/> Secure permits and other approvals
<input checked="" type="checkbox"/> Clear landscaping and other above-ground obstacles	<input checked="" type="checkbox"/> Be present and available before / during / after the build
<input checked="" type="checkbox"/> Understand and identify underground obstacles	

PERMIT/INSPECTION INFORMATION:	
Permit Required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<u>Who will obtain it?</u>	
<input type="checkbox"/> Homeowner to obtain a permit (Service Provider requires a copy of permit before installation)	
<input checked="" type="checkbox"/> Service Provider to obtain permit	
Selection Amount	<input type="text" value="\$14,628.00"/> Additional cost options and the prices in this column to the selection
Demolition Amount	<input type="text" value="\$0.00"/> Take Down and/or Haul Away
Permit Cost	<input type="text" value="\$100.00"/>
Misc. Amount	<input type="text" value="\$180.00"/> Includes landscaping, grading, dirt removal (Explain in NOTES section below)
Subtotal	<input type="text" value="\$14,908.00"/>
Sales Tax	<input type="text" value="- \$2831.00"/>
Total Amount	<input type="text" value="\$12,077.00"/>

☒ Stock Product ☐ Special Order Product

PLEASE SIGN YOUR NAME TO VALIDATE THAT YOU AGREE WITH THE OPTION(S) ABOVE.

X 	<input type="text" value="5/14/2025"/>
(Customer Signature)	(Date)

NOTES:
There is no sales tax - the line item is a sales discount



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: _____

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:

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 _____
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, _____ (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 Brandon Yasso DATE _____

PRINT NAME: _____

SIGNATURE OF PROPERTY OWNER Brandon Yasso DATE _____

PRINT NAME: _____

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 <dominic.abate@troymi.gov>

Sent: Friday, May 30, 2025 9:49 AM

To: Permits <permits@aisoutlet.com>

Cc: Rikki Varieur <Rikki.Varieur@troymi.gov>

Subject: plan review - 5015 Falmouth

Hello,

The Building Permit Application for 5015 Falmouth has been denied as submitted for the following reason(s):

City of Troy Zoning Ordinance – Chapter 83 – Fences.

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 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.

Due to being a corner lot, you will be required to maintain a front setback along both street-fronts. You are in a R-1B zoning which requires a front setback of 40 feet from the property line.

Please "reply all" when submitting the requested information.

Sincerely,



Dominic Abate

Plans Examiner

City of Troy

O: 248.524.3432

F: 248.689.3120





Front view of 5015 Falmouth



View West looking at 5015 Falmouth side yard along E. Long Lake from corner



View West looking at 5015 Falmouth rear property line



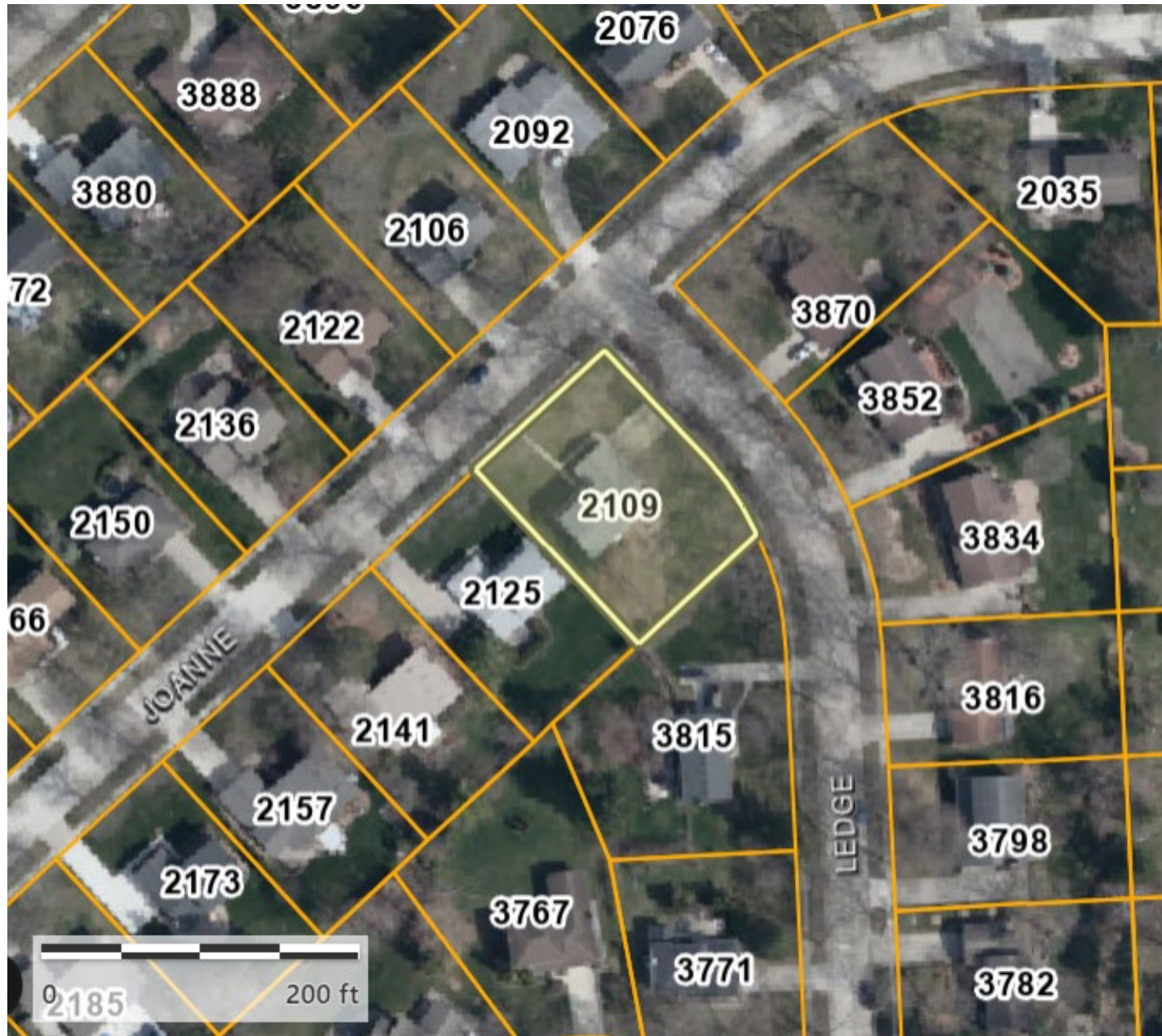
View East looking at 5015 Falmouth side yard along E. Long Lake



View North into 5015 Falmouth rear yard across E. Long Lake



View North into 5015 Falmouth rear yard across E. Long Lake



[Fence Variance Request,](#)
[2109 Joanne,](#)
[Applicant: 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 - Fences.





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

FENCE PERMIT APPLICATION

NAME OF HOMEOWNER NATHAN MARTIN		CONSTRUCTION VALLUE \$10,000.00	
STREET ADDRESS AND JOB LOCATION (Street Number and Name) 2109 JOANNE DR,		NAME OF CITY, VILLAGE OR TOWNSHIP IN WHICH JOB IS LOCATED Troy Michigan	
		Oakland County	

WHO IS THE APPLICANT Contractor XXXXXXXX Homeowner		CONTRACTOR BUSINESS NAME & LICENSEE NAME AMERICAN FENCE		CONTRACTOR LICENSE NUMBER		EXPIRATION DATE	
ADDRESS (Street Number and Name) 21200 SCHOENHERR		CITY WARREN		STATE MI		ZIP CODE 48089	
TELEPHONE NUMBER (Include area code) 313-909-1523				EMAIL ADDRESS: MRUDORF@AMERIFENCE.COM			
WORKERS COMPENSATION INSURANCE CARRIER (or reason for exemption) SELECTIVE INSURANCE OF AMERICA				FEDERAL EMPLOYER ID NUMBER (OR REASON FOR EXEMPTION) 38-3033669			

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, **MARC A RUDORF** (name), **SENIOR COMMERCIAL ESTIMATOR** (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
---	------

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	ALUMINUM // / / / / /	□ □ □ □	-----
HEIGHT			4' HIGH		
NO. OF FEET			232'		
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: mrudorf@amerifence.com
Cc: [Rikki Varieur](#)
Subject: plan review - 2109 Joanne
Date: Tuesday, May 20, 2025 10:01:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hello,

The Building Permit Application for 2109 Joanne has been denied as submitted for the following reason(s):

The front yard setback for your property, which is zoned R-1 B, is 40 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....

Per the City of Troy zoning ordinance Chapter 83 section 2. (a):

...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.

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



FEE \$500.00

NOTICE TO THE APPLICANT

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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: 2109 Joanne Drive
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-19-228-001
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 Nathan Martin
COMPANY _____
ADDRESS 2109 Joanne Dr
CITY Troy STATE MI ZIP 48084
TELEPHONE 248-860-1917
E-MAIL Nathanm134@gmail.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Nathan Martin
COMPANY _____
ADDRESS 2109 Joanne Dr
CITY Troy STATE MI ZIP 48084
TELEPHONE 248-860-1917
E-MAIL Nathanm134@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, Nathan Martin (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 Nathan Martin DATE 06/02/2025
PRINT NAME: Nathan Martin

SIGNATURE OF PROPERTY OWNER Nath Martin DATE 06/02/2025
PRINT NAME: Nathan Martin

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.

Fence Variance Request for 2109 Joanne Dr

Members of the Troy Building Board of appeals, My name is Nathan Martin and my wife and I are requesting a height variance for a new fence. We recently moved to Troy last fall after finding the perfect home for our family to grow into. We have a 7 year old german shepard and a baby girl due this August. We are requesting a 48 inch fence black aluminum fence that is just over 14 feet from the property line on the Ledge Dr side. There is a 5 foot sidewalk with a 10 foot easement along the property line. This would put our proposed fence at about 30 feet from the curb. Our permit was denied due to being a corner lot and being a double front setback lot. We would like this fence for 2 reasons

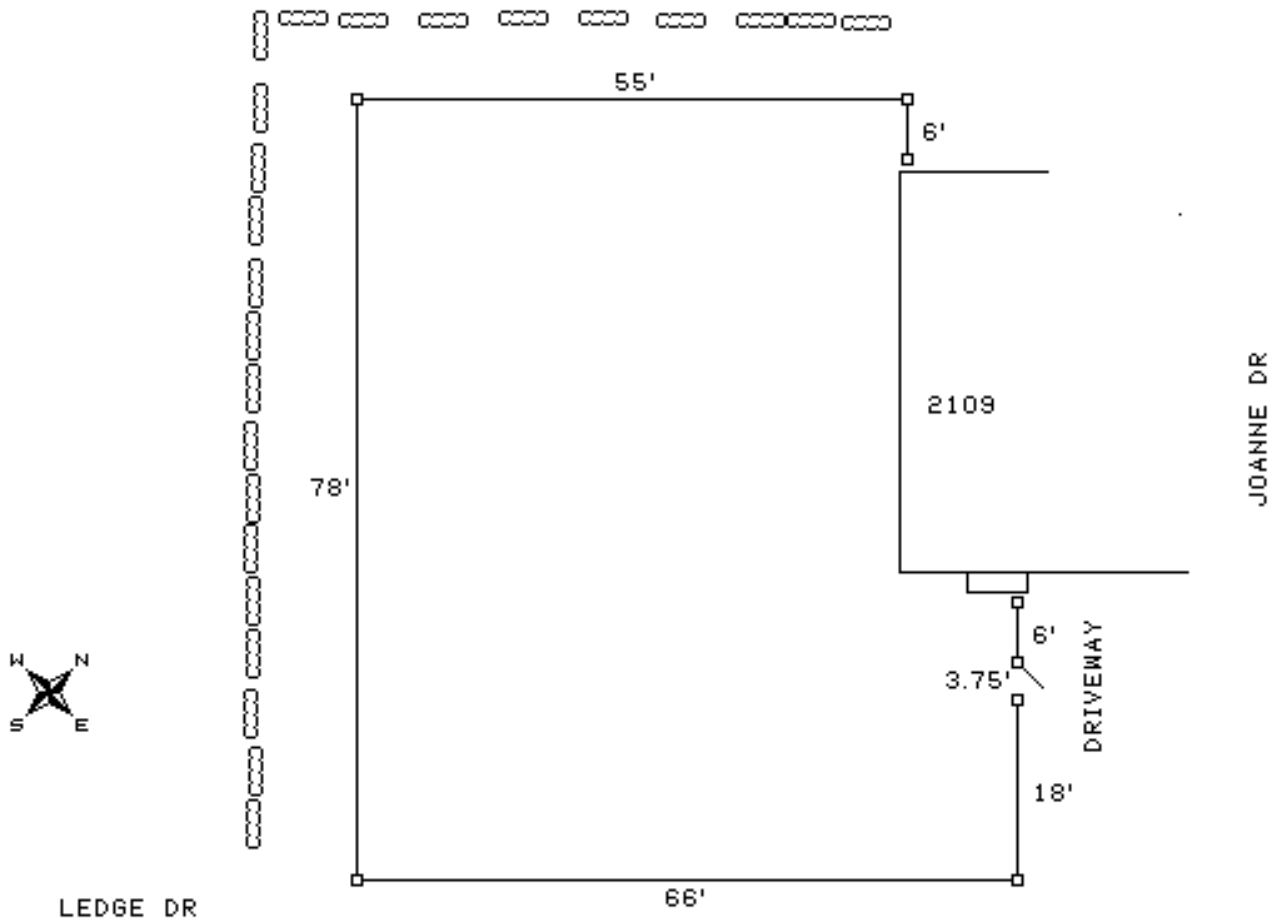
1. The safety and security of our dog to be able to enjoy the yard and be separated from other dogs walking by
2. For our child to be safe from passing by cars when playing outside

The proposed fence will not be harmful or impact the character of the area where the property is located. The fence will not create a hazard or impact public safety. The black aluminum fence will not disrupt the aesthetic of the beautiful neighborhood. We plan to plant a garden between the fence and sidewalk.

We appreciate your time and consideration
Nathan and Rachel Martin

JOB SKETCH

232.75' 48" high / 72" wide RES. MAJESTIC BLACK 3 RAIL ECHELON PANEL Fencing



04/09/2025



Front view of 2109 Joanne



View of intersection of Joanne and Ledge



View South looking at 2109 Joanne side yard along Ledge



View South looking at 2109 Joanne side yard along Ledge



View West looking at 2109 Joanne side yard along Ledge



View West toward 2109 Joanne rear yard



View North into 2109 Joanne side yard along Ledge



Fencing style being requested







Fence Variance Request,
510 Kenyon,
Applicant: Kimberly Fence
Owner: 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 as follows:

Fence section A:

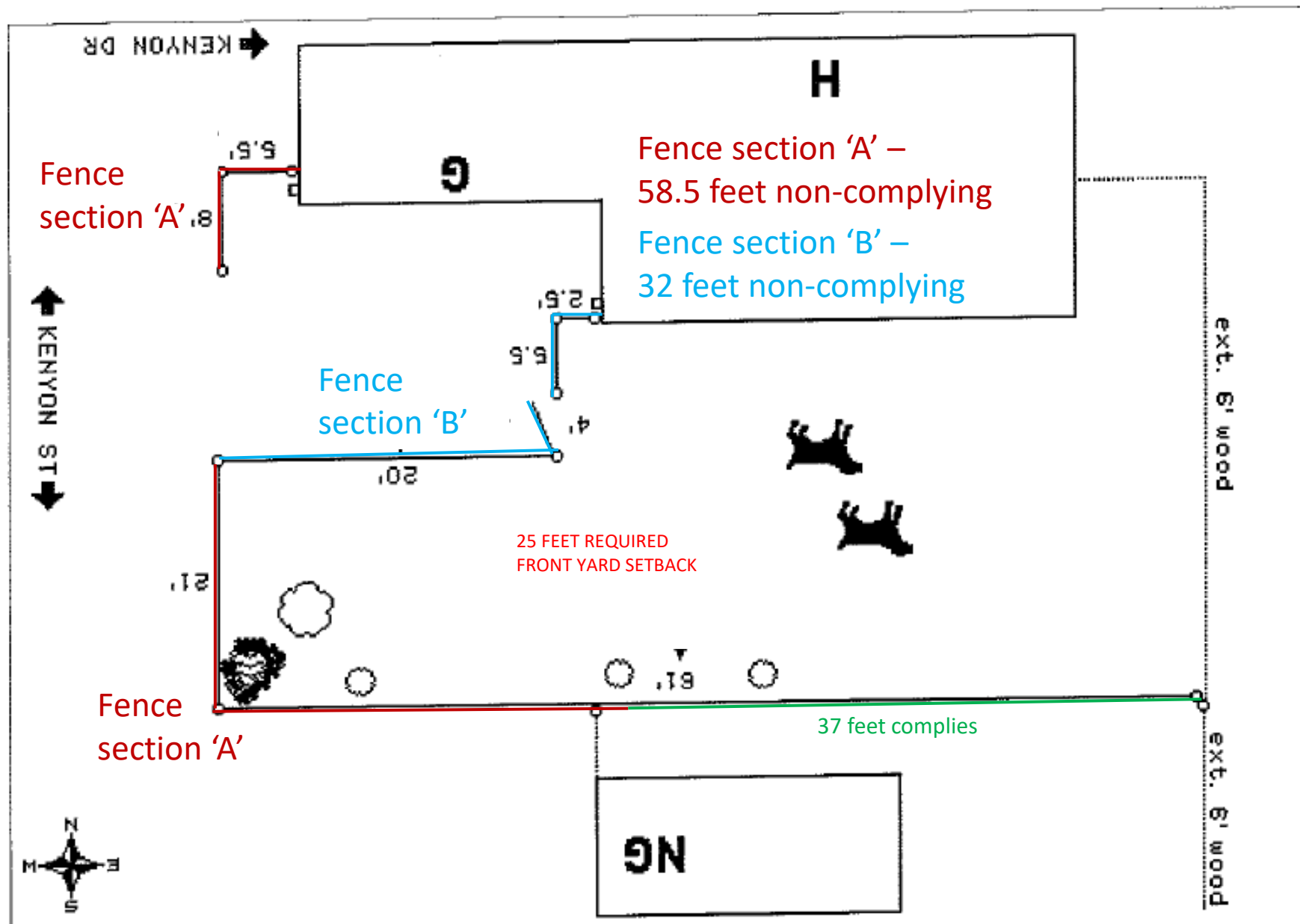
Proposes a 6 feet high wood privacy fence a total of 29 feet along Kenyon and return 24 feet, along the rear property line adjacent to the rear yard of 1401 Wacon and return another 5.5 feet to the southwest corner of the garage, for a total variance length of 6 feet high wood privacy fence of 58.5 feet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

Fence section B:

Proposes a 32 feet section of 4 feet high wood privacy fence 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.





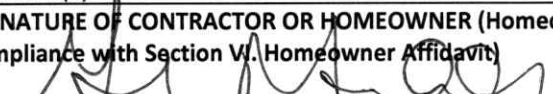


City of Troy
500 W Big Beaver Rd, Troy MI 48084
248-524-3344
buildinginspection@troymi.gov

FENCE PERMIT APPLICATION

NAME OF HOMEOWNER Margaret Long		CONSTRUCTION VALUE \$7600.34	
STREET ADDRESS AND JOB LOCATION (Street Number and Name) 510 Kenyon Dr		NAME OF CITY, VILLAGE OR TOWNSHIP IN WHICH JOB IS LOCATED Troy Michigan	Oakland County
WHO IS THE APPLICANT <u>Contractor</u> Homeowner		CONTRACTOR BUSINESS NAME & LICENSEE NAME Kimberly Fence	CONTRACTOR LICENSE NUMBER EXPIRATION DATE
ADDRESS (Street Number and Name) 6470 E 9 Mile Road		CITY Warren	STATE MI ZIP CODE 48091
TELEPHONE NUMBER (Include area code) 586-992-5055		EMAIL ADDRESS: gordie@kimberlyfence.com	
WORKERS COMPENSATION INSURANCE CARRIER (or reason for exemption) Hartford		FEDERAL EMPLOYER ID NUMBER (OR REASON FOR EXEMPTION) 27-5023723	

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, Gordie Miskelly (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 V. Homeowner Affidavit)
x 

DATE
3/28/2025

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	////////	□□□□	-----
HEIGHT	6' & 4'				
NO. OF FEET	129'				
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>

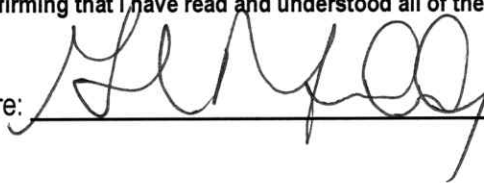
IMPORTANT INFORMATION

- 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: gordie@kimberlyfence.com
Cc: [Rikki Varieur](#)
Subject: plan review - 510 Kenyon
Date: Monday, April 7, 2025 2:02:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hello,

The Building Permit Application for 510 Kenyon has been denied as submitted for the following reason(s):

The proposed fence does not comply with the zoning ordinance and needs to be dropped to 30 inches high until a point that is 25 feet from the Kenyon Dr. property line.

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....

Per the zoning ordinance definitions – Article 2 page 21

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

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



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: 510 Kenyon Drive
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 80-20-35-305-017
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 Gordie Miskelly
COMPANY Kimberly Fence
ADDRESS 6470 E. 9 Mile Road
CITY Warren STATE MI ZIP 48091
TELEPHONE 586-992-5055
E-MAIL Gordie@kimberlyfence.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Margaret Long
COMPANY _____
ADDRESS 510 Kenyon Drive
CITY Troy STATE MI ZIP 48083
TELEPHONE 248-217-6841
E-MAIL Margaretlong@ameritech.net


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, Margaret Long (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 5/23/25

PRINT NAME: Gordie Miskelly

SIGNATURE OF PROPERTY OWNER  DATE 5/23/25

PRINT NAME: Margaret Long

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.

Item A is the proposed layout of the back yard for the homeowner at 510 Kenyon. As you can see, we are seeking relief from the following fence ordinance

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....

Per the zoning ordinance definitions – Article 2 page 21

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

Item B is the overhead drawing showing placement of fence along with distance from landmark points as shown on the drawing. Item C is a sample of the style of fence to be installed. Item D through K are pictures of the current fence in various states of removal as the homeowner has cut down some trees and shrubs as well as had to remove some of the current fence. Item L and M are the issued permit and picture of a home a few blocks from 510 Kenyon with some of the same layout and height of fence we are seeking relief. Item N and O are the issued permit and picture of yard of another home very close to 510 Kenyon with same things were are seeking relief from as well. Thank you for your time and consideration.

KIMBERLY FENCE

KIMBERLY FENCE & SUPPLY INC.
6470 E. 9 MILE RD.
WARREN, MI 48091
OFFICE 586-920-2014 FAX 586-510-4939
www.kimberlyfence.com
sales@kimberlyfence.com

JOB SKETCH

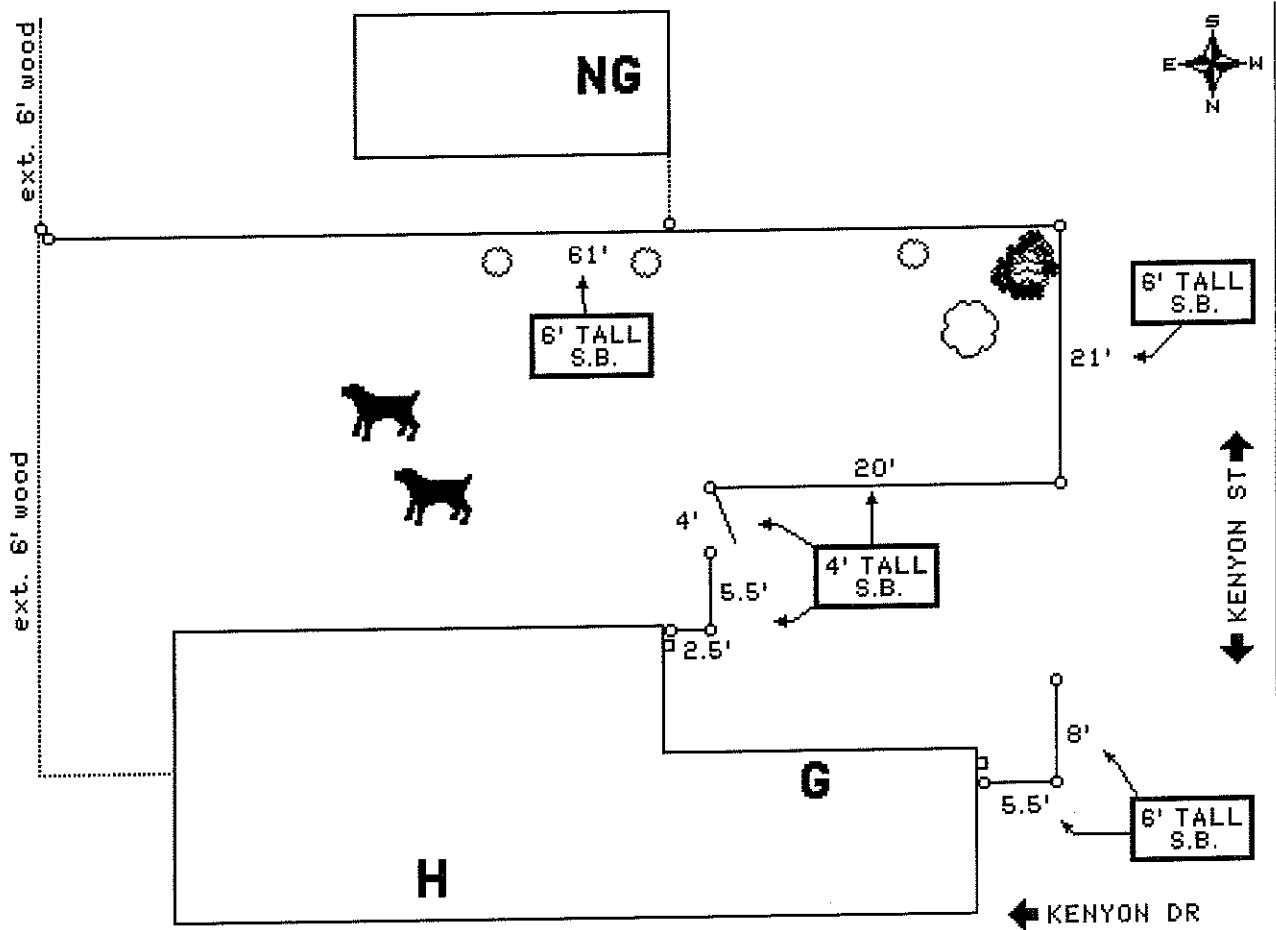
BILL TO:

MARGARET LONG
C-248-217-6841
510 KENYON DR
TROY, MI 48083

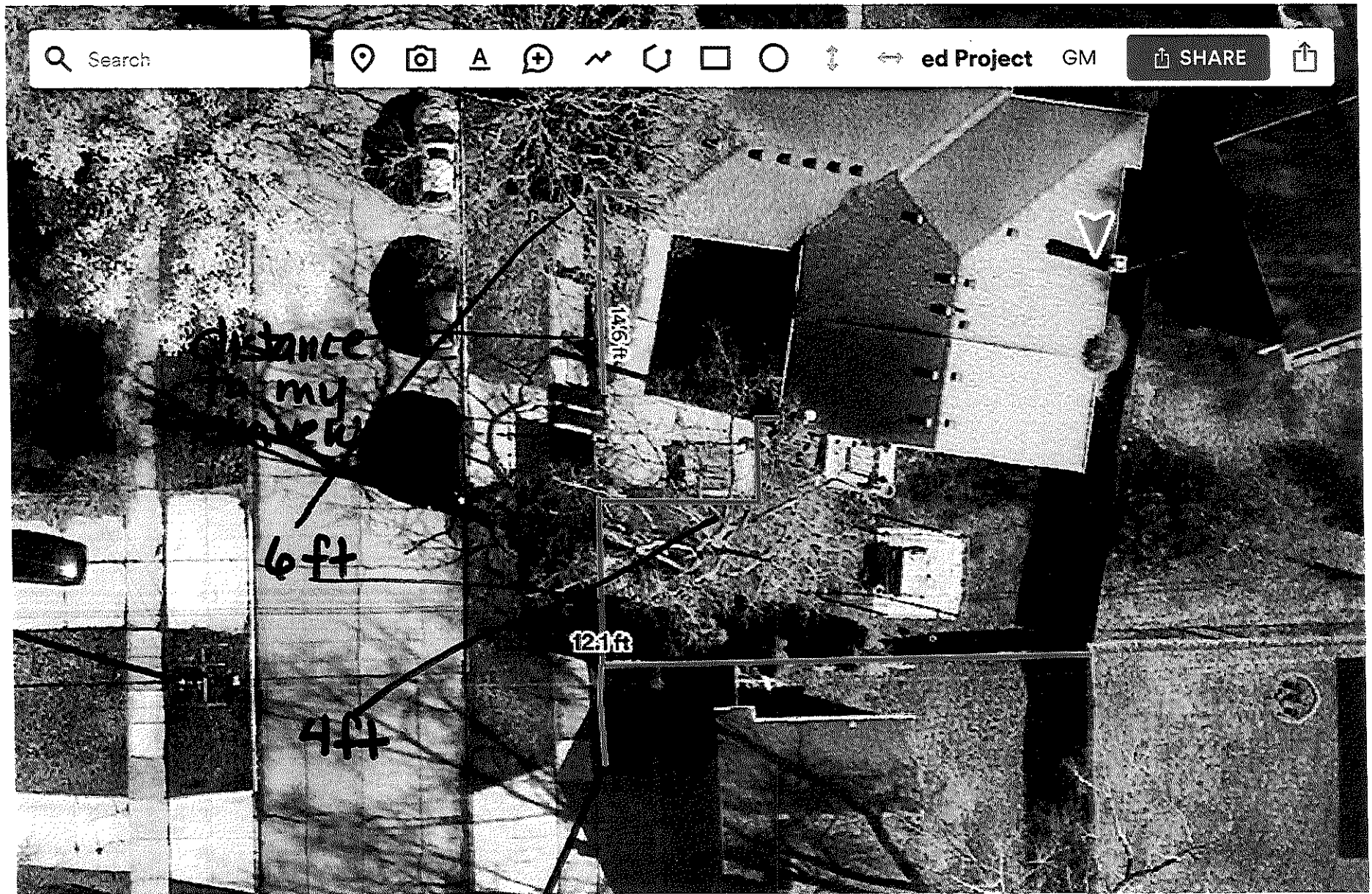
SHIP TO:

E-MARGARETLONG@AMERITECH.NET

REMOVE 94' OF 6' WOOD. INSTALL 96' OF 6' SOLIDBOARD CEDAR ON DRIVEN STEEL IN-LINE POSTS. INSTALL 33' OF 4' SOLIDBOARD CEDAR ON DRIVEN STEEL IN-LINE POSTS, INCLUDES 1 - 4' X 4' SINGLE GATE ON 3" SQ. BLACK STEEL POSTS. FENCE TO BE INSTALLED FINISH SIDE OUT.



Item A



distance to
neighbors
driveway

Item B

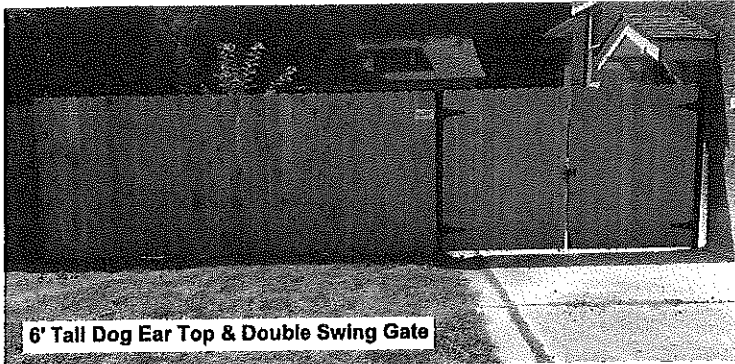
Vertical

GM

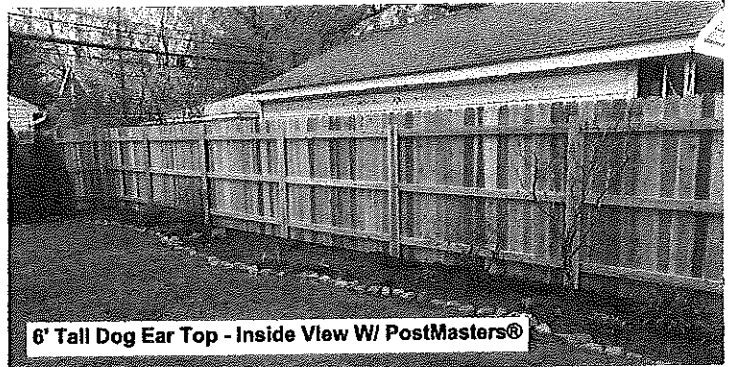
Imagery © 2025 Nearmap, HERE

Cedar Solidboard

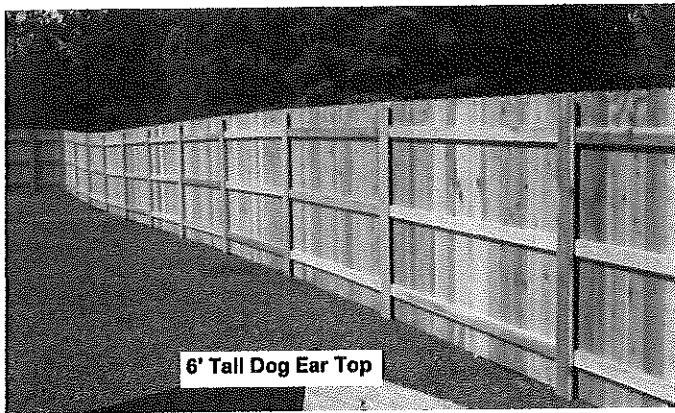
6470 E. 9 Mile Rd
Warren, MI 48091
586-920-2014
www.kimberlyfence.com
sales@kimberlyfence.com



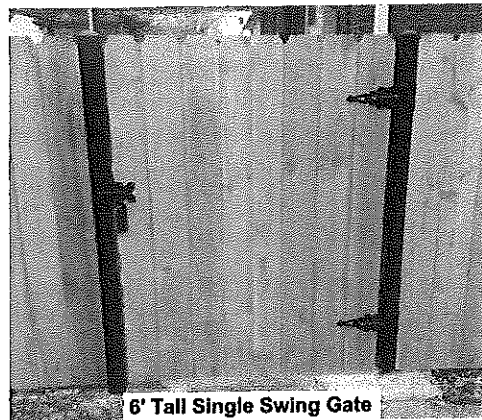
6' Tall Dog Ear Top & Double Swing Gate



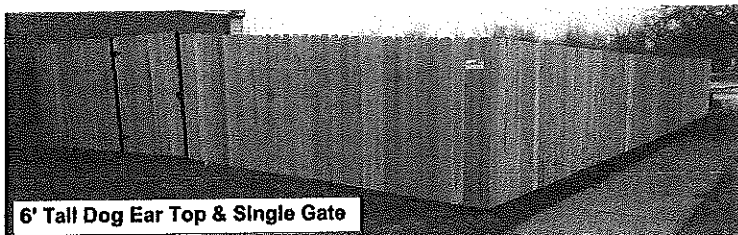
6' Tall Dog Ear Top - Inside View W/ PostMasters®



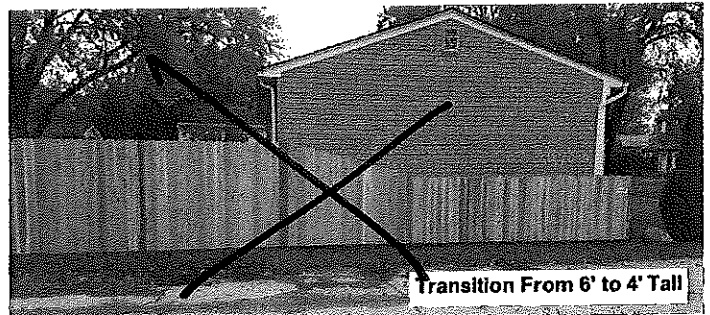
6' Tall Dog Ear Top



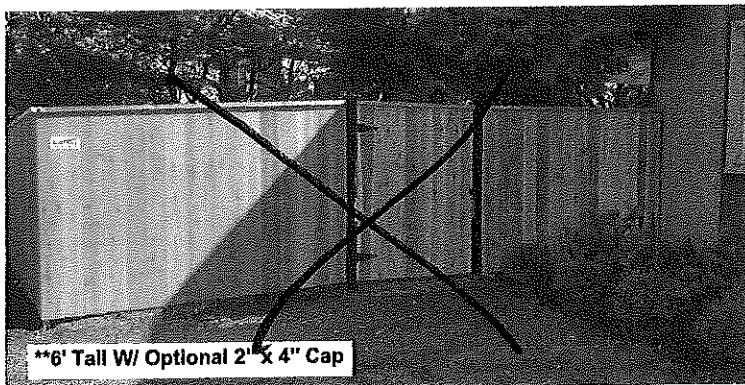
6' Tall Single Swing Gate



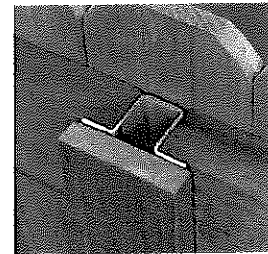
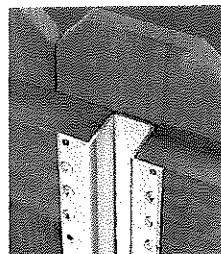
6' Tall Dog Ear Top & Single Gate



Transition From 6' to 4' Tall



**6' Tall W/ Optional 2" x 4" Cap



**Easily
Concealed**

PostMaster® Delivers...
Master Halco's patented PostMaster steel post for wood fencing is engineered to provide you with the strength of steel without sacrificing the natural beauty of wood. Constructed of structural steel with a heavy galvanized coating, PostMaster can withstand high winds and heavy rain and which results in uncompromised value.

Item C

Images are shown as examples of the fence style. Your proposal may vary in style.
**Optional items are an additional cost unless noted in your contract.







Item F













PF2002-0049%PF%8.00

Fence Permit No: PF2002-0049

Building Department
Inspection: (248) 689-5744

500 W. Big Beaver Road
Troy, Michigan 48084
Hours: Mon-Fri 8am - 4:30pm

www.troymi.gov

Location		Owner
416 BURTMAN		DYSARCZYK, KEITH
88-20-35-306-017	Lot: 100	416 BURTMAN
Subdivision: GeraldineHt/MarkBld/Buckingham		TROY MI 48083-1005
Zoning: R-1E, NONE	Use Group:	(248) 577 3844
Construction Type:		

Issued: 05/08/2002 Date Expires 02/09/2003		Applicant
FOR INSPECTIONS - CALL (248) 689-5744 <i>Inspections called in by 3:00 P.M. will be scheduled the next business day. No inspection requests will be taken via email.</i>		DYSARCZYK, KEITH
		416 BURTMAN
		TROY MI 48083-1005
		(248) 577 3844

Work Description R - FENCE 55 FT FENCE

Special Stipulations:

CONTACT MISS DIG (DIAL 811) BEFORE INSTALLING THE FENCE. Work will meet all codes and inspections

Permit Item	Work Type	Quantity	Item Total
Fence	Fence	55.00	8.00

Item L

Fence

Total Due:	\$8.00
PAID on:	02/23/2006
Cash Payment	
Payment Validation	

This permit is issued subject to the Building Code, Zoning Ordinance and all other Ordinances of the City of Troy, and shall become void once work is not started or is abandoned for a period of one hundred eighty (180) days.

Separate permits must also be obtained for signs and any plumbing, heating, refrigeration, electric, or sewer work.

This permit conveys no right to occupy any street or public right-of-way, either temporarily or permanently.

Please take a few minutes and let us know about your experience working with us via our customer feedback survey at <https://troymi.gov/CDSurvey>

[] TREASURER COPY

[] DEPARTMENT COPY

[] CONTRACTOR COPY





PF2023-0159%PF%300.00

Fence Permit No: PF2023-0159

Building Department
Inspection: (248) 689-5744

500 W. Big Beaver Road
Troy, Michigan 48084
Hours: Mon-Fri 8am - 4:30pm

www.troymi.gov

Location	Owner
1350 KEY WEST 88-20-35-304-005 Lot: 44 Subdivision: GeraldineHt/MarkBld/Buckingham Zoning: R-1E, NONE Use Group: Construction Type:	SCHAUBLIN, CHRSTINA M & ANDREW V 1350 KEY WEST TROY MI 48083-1032

Issued: 12/31/2023 Date Expires 02/05/2025	Applicant
FOR INSPECTIONS - CALL (248) 689-5744 <i>Inspections called in by 3:00 P.M. will be scheduled the next business day. No inspection requests will be taken via email.</i>	SCHAUBLIN, CHRSTINA M & ANDREW V 1350 KEY WEST TROY MI 48083-1032

Work Description 86.5 feet of 6 foot high wood fence

Special Stipulations: THE APPROVAL OF THE APPLICATION IS BASED ON THE INFORMATION GIVEN TO THE TROY BUILDING DEPARTMENT BY THE APPLICANT AND/OR OWNER OF THE PROPERTY. BOTH THE APPLICANT AND OWNER ARE EQUALLY RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THE APPLICATION.

THE APPLICANT/OWNER IS TO HIRE A PROFESSIONAL SURVEYOR TO DETERMINE THE LOCATION OF COORDINATES ASSIGNED TO THE PROJECT AND SUBMIT THE INFORMATION TO THE BUILDING DEPARTMENT ON ONE OF THE FOLLOWING DOCUMENTS: MORTGAGE SURVEY, CERTIFIED BOUNDARY SURVEY OR PLOT PLAN. ONCE APPROVED AND BEFORE COMMENCING THE WORK TO BE EXECUTED, THE SURVEYOR MUST PHYSICALLY MARK ON THE GROUND THE LOCATION OF THE FENCE AND RELATED PARTS AND ACCESSORIES. IF THE APPLICANT/OWNER DO NOT WANT TO HIRE THE SERVICES OF A PROFESSIONAL SURVEYOR (AS INDICATED BY THE MICHIGAN BUILDING CODE 2015 SECTION 107, 107.2.1 AND 107.2.5) THEN BOTH THE APPLICANT AND OWNER MUST SIGN A HOLD HARMLESS DOCUMENT AND IT MUST BE ATTACHED TO THE APPLICATION REQUEST.

THE APPROVAL OF THE APPLICATION SUBMITTED TO THE BUILDING DEPARTMENT DOES NOT GRANT THE OWNER AND APPLICANT THE RIGHT TO CIRCUMVENT THE SUBDIVISION CONTACT MISS DIG (DIAL 811) BEFORE INSTALLING THE FENCE. Work will meet all codes and inspections.

Permit Item	Work Type	Quantity	Item Total
Fence	Fence	86.00	150.00
Reinstate Expired Permit	Inspection	1.00	150.00

Fence

Total Due:	\$300.00
PAID on:	09/11/2023
Credit Card	Payment Validation

This permit is issued subject to the Building Code, Zoning Ordinance and all other Ordinances of the City of Troy, and shall become void once work is not started or is abandoned for a period of one hundred eighty (180) days.

Separate permits must also be obtained for signs and any plumbing, heating, refrigeration, electric, or sewer work.

This permit conveys no right to occupy any street or public right-of-way, either temporarily or permanently.

Item N





Front view of 510 Kenyon



View of 510 Kenyon from intersection of Jamaica



View South looking at 510 Kenyon side yard along Kenyon



View South looking at 510 Kenyon side yard along Kenyon



View South looking at 1401 Wacon side yard along Kenyon



View North toward 510 Kenyon rear yard



View Northeast into 510 Kenyon side yard along Kenyon



View Northeast into 510 Kenyon side yard along Kenyon



View North along Kenyon