



# 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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**September 3, 2025**

**3:00 PM**

**Council Chambers**

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1. ROLL CALL
2. APPROVAL OF MINUTES – August 13, 2025
3. HEARING OF CASES:
  - A. VARIANCE REQUEST, 2143 ALFRED, TYLER HIJAZI - This property is located within the R-1D zoning district which requires a front yard setback of 25 feet along Alfred. The zoning ordinance limits fence height to 30 inches (2.5 feet) within a front yard setback. The petitioner is seeking a fence height variance for the installation of a proposed new wood and mesh “Deer” fence which would be 6 feet in height and placed 1 foot away from the Alfred property line. The fence is proposed to run 30 feet along Alfred and return 24 feet back toward the house for a total variance length of 6 feet high wood and mesh “Deer” fence of 54 feet in the Alfred required front yard. Of the total 91 feet of fence requested, 37 feet of the fence complies with zoning regulations and does not require a variance.

## CHAPTER 83 FENCE CODE

- B. VARIANCE REQUEST, 5027 SHADY CREEK, ASHLEY NARAYANAN - 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 Shady Creek 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 Shady Creek and E. Long Lake, where the zoning ordinance limits fence height in the front yard 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 72 feet along E. Long Lake and return 11.5 feet to the south face of the house for a total variance length of 6 feet high vinyl privacy fence of 83.5 feet in the E. Long Lake designated front yard. Of the total 163.8 feet of fence requested, 80.3 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

**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.