



BUILDING CODE BOARD OF APPEALS REGULAR MEETING AGENDA

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

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October 1, 2025

3:00 PM

Council Chambers

1. ROLL CALL

2. APPROVAL OF MINUTES – September 3, 2025

3. HEARING OF CASES:

A. VARIANCE REQUEST, 1611-1613 Livernois, Chris Corradi for Aver Signs – Petitioner requests a variance to install a 50 square foot ground sign, on private property, within the planned Livernois Road right of way. Table 85.02.05 requires the sign be placed outside the planned Livernois Road right of way. The City of Troy Master Plan Thoroughfare Plan calls for 120 feet wide Livernois Road planned right of way. This means the future ½ right of way on the subject property's side would begin at the recorded Livernois Road centerline and extending 60 feet west. The survey filed with the application indicates the proposed sign will be 45 feet west of the Livernois Road centerline. This represents a 15 feet variance request. In order to grant a variance, the Board must find that all five appeals criteria of Chapter 85 Signs, Section 85.01.08, B, 1, are met.

CHAPTER 85 Signs, Table 85.02.05, NN Zoning District

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, outside of the 15 feet greenbelt easement, and return 31.5 feet to the south face of the house for a total variance length of 6 feet high vinyl privacy fence of 103.5 feet in the E. Long Lake designated front yard. Of the total 173.8 feet of fence requested, 70.3 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, 3800 Nash, Kimberly Lappin - 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 Nash and Jason. The property is located within the R-1C zoning district which requires a front yard setback of 30 feet, along both Nash and Jason, 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 6 feet high, wood and metal, privacy fence. The fence is proposed to run 66 feet along Jason and return 28 feet to the north face of the house for a total variance length of 6 feet high wood and metal privacy fence of 94 feet in the Jason designated front yard.

CHAPTER 83 FENCE CODE

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