

Chair Dziurman called the Regular meeting of the Troy City Building Board of Appeals to order at 3:00 p.m. on June 6, 2012 in the Lower Level Conference Center of the Troy City Hall.

1. ROLL CALL

Members Present:

Ted Dziurman, Chair

Gary Abitheira

Teresa Brooks

Michael Carolan

Support Staff Present:

Mike Culpepper, Interim City Manager

Mitch Grusnick, Building Official/Code Inspector

Gerald Rice, Permit Technician/Recording Secretary

Kathy L. Czarnecki, Acting Recording Secretary

Also Present:

Attached and made a part hereof is the signature sheet of those present and signed in at this meeting.

Chair Dziurman announced that the swearing-in process has not taken place yet for the Interim City Manager to participate as a member of this meeting.

2. APPROVAL OF MINUTES

Chair Dziurman requested going forward that the minutes reflect the list of people present and signed in on the signature sheet as part of the minutes.

Moved by: Dziurman

Seconded by: Brooks

RESOLVED, To approve the minutes of the May 2, 2012 Regular meeting as submitted with the condition that future minutes include names of those present who have signed the signature sheet.

Yeas: All present (4)

MOTION CARRIED

3. POSTPONED ITEMS

None.

4. HEARING OF CASES

- 1. **VARIANCE REQUEST, KAREN FURNEY FOR WILLIAM BEAUMONT HOSPITAL, 44201 DEQUINDRE** – For relief of Chapter 85 in order to place a temporary ground banner

Mr. Grusnick presented a brief report on the item. He indicated the department received no responses to the public hearing notices.

The petitioner, Karen Furney of William Beaumont Hospital, was present. Ms. Furney stated the temporary event banners would be displayed to recognize hospital special events such as Nurses’ Week, Domestic Violence, Volunteer Week and Magnet Recognition and Anniversary. It is not anticipated at this time that there would be more than four events per year. Ms. Furney said each event banner would be displayed for one week only. She addressed the placement and installation of the banners. Ms. Furney indicated she is not aware if Royal Oak Beaumont displays similar banners.

Moved by: Carolan
Seconded by: Abitheira

RESOLVED, To approve the appeal request because the banner display is not obstructive, it does not negatively affect neighboring properties, is set back far enough to cause no impairment or impede visibility, and is contained within the hospital campus.

Yeas: All present (4)

MOTION CARRIED

- 2. **VARIANCE REQUEST, THOMAS D. NOGLE, PROPERTY OWNER OF 3782 HORSESHOE DRIVE** – For relief of Chapter 83 in order to erect a 4 foot high fence in the side yard of the property.

Mr. Grusnick presented a brief report on the item. He indicated the department received no responses to the public hearing notices.

The petitioner, Thomas Nogle of 3782 Horseshoe Drive, was present. Mr. Nogle would like to replace the existing split rail fence that has been in existence for 30 years with an upgraded, decorative aluminum black fence. He indicated the existing landscaping prevents moving the new fence back another ten feet from the sidewalk line, and the new fence would be installed within inches of the existing fence. Mr. Nogle said the purpose of the fence is for the safety of their dog. He said neighbors expressed support for the new fence.

Moved by: Abitheira
Seconded by: Brooks

RESOLVED, To approve the appeal request because the fence replaces one that has deteriorated, has no negative effect, improves the neighborhood, and no complaints were received.

Yeas: All present (4)

MOTION CARRIED

- 3. **VARIANCE REQUEST, EMILY YEE, PROPERTY OWNER OF 6015 CANMOOR**
– For relief of Chapter 83 in order to erect a 6 foot high fence in the side yard and a 48” high fence in the front yard of the property.

Mr. Grusnick presented a brief report on the item. He indicated the department received no responses to the public hearing notices.

The petitioner, Emily Yee of 6015 Canmoor, was present. Ms. Yee explained that the purpose of the back yard fence is for the safety of children and pets from traffic and public view; the purpose of the front yard fence is for the safety of children and pets because of the two large patio doors within close proximity to Canmoor. Ms. Yee said neighbors have expressed no concerns with the proposed fencing, but indicated that one neighboring house is vacant. She addressed the difference in fence heights; privacy for the back, and more decorative for the front. Ms. Yee confirmed that from their back yard looking to the south is Delphi Headquarters.

Mr. Grusnick verified that the one neighboring house to the west is on the real estate market.

There was discussion on the specific dimensions from the house to the edge of the sidewalk and in relation to the existing trees on the property, as well as the difference in fence heights.

It was suggested that landscaping, evergreens or arborvitae, be planted for additional screening from traffic and public view.

Moved by: Brooks
Seconded by: Abitheira

RESOLVED, To approve the appeal request with the condition that the southern fence be at least 15 feet from the south property line. With that amendment, the appellant has showed hardship and the amendment would allow for the safety of the neighbors and people pulling out from the driveway from the main road to have clear vision.

Yeas: All present (4)

MOTION CARRIED

5. COMMUNICATIONS

None.

6. PUBLIC COMMENT

None.

7. MISCELLANEOUS BUSINESS

Mr. Grusnick addressed the special meeting scheduled for June 20 and the regularly scheduled July 11 meeting. He said the department has received an additional application that could be placed on the June 20 special meeting agenda, and potentially the July meeting could be cancelled.

Mr. Abitheira advised the Board that he would not be present at the August 1, 2012 Regular meeting.

8. ADJOURNMENT

The Regular meeting of the Board of Building Appeals adjourned at 3:32 p.m.

Respectfully submitted,



Ted Dziurman, Chair



Kathy L. Czarnecki, Acting Recording Secretary

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