Chair Dziurman called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on August 6, 2014 in the Lower Level Conference Room of the Troy City Hall.

1. ROLL CALL

Members Present:
Theodore Dziurman, Chair
Gary Abitheira
Teresa Brooks

Absent:
Michael Carolan
Brian Kischnick

Support Staff Present:
Mitch Grusnick, Building Official/Code Inspector
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF MINUTES

Moved by: Brooks
Support by: Abitheira

RESOLVED, To approve the minutes of the July 9, 2014 Regular meeting as submitted.

Yeas: All present (3)
Absent: Carolan, Kischnick

MOTION CARRIED

3. HEARING OF CASES

A. **VARIANCE REQUEST, JASON R. MORRISON, 2049 HIGHBURY** – The property is a double front corner lot. As such it has a required front setback along both Highbury and Endicott. The petitioner is requesting a variance to install a 4' high picket fence in the required front setback along Endicott where City Code limits fences to 30" high.

Mr. Grusnick reviewed the variance request. He reported the department received one response to the public hearing notices.

The applicant was advised that three votes are required to grant the variance and prior to a vote by the Board, the applicant can request to postpone the item to the next meeting.

Mr. Morrison said the existing wood fence is in disrepair and the posts are rotted. He would like to replace the fence with a 48" high PVC maintenance-free, wide-picket style fence. Mr. Morrison displayed photographs of the existing fence and the

proposed new fence. He indicated the new fence would be similar to the style of fences in the neighborhood.

Mr. Morrison explained the request to move the fence 2' closer to the street is to accommodate the larger 8' size gate with which this particular fence comes. He said an 8' gate would better accommodate lawn equipment also. Mr. Morrison indicated the fence would be placed behind the line of existing trees.

There was discussion on:
- History of existing fence; i.e., permits, variance.
- Repair of existing fence.
- Style, type and material of proposed fence.
- Response to public notice.

Chair Dziurman acknowledged there was no one present from the public to speak.

Moved by: Brooks
Support by: Abitheira

RESOLVED, To grant the variance request to install a 4' high PVC fence set back 21.5' from the Endicott property line, based on the following reasons:

1. The variance does not adversely affect properties in the immediate vicinity.
2. The new fence will be an improvement to the neighborhood.

Discussion on the motion on the floor.

Ms. Brooks complimented the applicant on his choice of fence. She said because the fence is not a solid material and is maintenance-free, it is an appropriate choice and fits the style of the neighborhood.

Vote on the motion on the floor.

Yeas: All present (3)
Absent: Carolan, Kischnick

MOTION CARRIED

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

None.

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:25 p.m.

Respectfully submitted,

Theodore Dziurman, Chair

Kathy L. Czarnecki, Recording Secretary

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BUILDING CODE BOARD OF APPEALS SIGN-IN SHEET

August 6, 2014

NAME (PLEASE PRINT)	*ADDRESS*
Jason R. Morrison	2049 Highbury Dr. Troy, MI 48085
NAME (PLEASE PRINT)	*ADDRESS*

BUILDING CODE BOARD OF APPEALS MEETING SIGN-IN SHEET

August 6, 2014