

A regular meeting of the Building Code Board of Appeals was called to order by Ted Dziurman, Chairman, at 8:37 A.M. on Wednesday, April 07, 1999.

PRESENT: Ted Dziurman
Richard Kessler
Bill Need
Kristin Gosine

ABSENT: Bill Nelson

APPROVAL OF MINUTES: March 3, 1999

Motion by Bill Need
Supported by Kessler

MOVED, to approve the March 3, 1999 minutes.

Yeas: 4 – Dziurman, Kessler, Need, Gosine
Absent: 1 – Nelson

MOTION TO APPROVE CARRIED.

Item #1 Susan Arnold, Elgin Corners LLC, 2025 W. Long Lake Ste #104, for relief of Chapter 83 - Fence Ordinance

Appellant, Susan Arnold, representing Elgin Corners LLC, is requesting relief of the 30 inch height restriction for fences located in the front yard, to allow the installation of a masonry subdivision entrance wall (ranging from 3'8" to 10' high) in the required front setback along Livernois.

Ms. Arnold was present and stated that the corner of Livernois and Ingram would be the only entrance to the Elgin Corners subdivision from Livernois road. This area has a retention basin on one corner and the front entrance is adjacent to wetlands. The Elgin Corners Association will be responsible for maintenance of the fence and landscaped areas.

The chairman opened the public hearing. No one wished to be heard and the public hearing was closed.

There were no written approvals or objections on file.

Motion – Bill Need

Supported by Kessler

MOVED, to grant Susan Arnold, Elgin Corners LLC, a variance, as requested, for relief to install a masonry subdivision entrance wall ranging from 3'8" to 10' high in the front setback along Livernois road.

- Only entrance to subdivision from Livernois.
- Easements for the maintenance of the green belt area and landscaped areas surrounding the wetland and detention areas have been reserved for the Association.
- Elgin Corners Association will maintain all fence and landscaped areas.

Yeas: 4 – Dzurman, Kessler, Need, Gosine

Absent: 1 – Nelson

MOTION TO APPROVE REQUEST CARRIED

Item #2 Patrick M. Miller II, 82 Miracle, for relief of Chapter 83 - Fence Ordinance

Appellant, Patrick M. Miller II, is requesting relief of the 30 inch height restriction for fences located in the front yard, to allow the installation of a 6 foot high obscuring fence in the front setback along Livernois.

Liane Alessi Miller, representing Patrick M. Miller II was present and stated that the back of their home is adjacent to Livernois. When traffic is stopped for the signal light at the intersection of Livernois and Wattles, people can see into their home. Mr. & Mrs. Miller would like a 6' high wooden privacy fence to give them the privacy they desire, and also in the future this fence would protect their children from Livernois road.

The Chairman opened the public hearing.

Bill Need stated that homeowner would need a gate in order to allow maintenance of grass between the proposed fence and sidewalk.

There was one written approval on file.

City of Troy Parks and Recreations Department issued a Non Access Greenbelt Encroachment Permit.

Item #2

Motion by Need
Supported by Gosine

MOVED, to grant Patrick M. Miller II, 82 Miracle relief of the Fence Ordinance to allow them to erect a 6' high obscuring fence in the front setback along Livernois.

- Gate will be installed to allow maintenance of grass between fence and sidewalk.

Yeas: 4 – Dzurman, Kessler, Need, Gosine
Absent: 1 – Nelson

The Building Code Board of Appeals adjourned at 9:00 A.M.

RK/p