

BUILDING CODE BOARD OF APPEALS

May 5, 1999

A regular meeting of the Building Code Board of Appeals was called to order by Ted Dziurman, Chairman at 8:35 A.M. on Wednesday, May 05, 1999.

PRESENT: Ted Dziurman  
Richard Kessler  
Bill Need  
Bill Nelson  
Kristin Gosine

**APPROVAL OF MINUTES: April 07, 1999**

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Motion by Bill Nelson  
Supported by Bill Need

MOVED, to approve the April 7, 1999 minutes.

Yeas: All

MOTION TO APPROVE CARRIED

**PUBLIC HEARINGS**

**ITEM #1 PRATT BUILDING CO., 1080 N OPDYKE, STE 200, AUBURN HILLS, MI  
48326, FOR RELIEF OF CHAPTER 83 – FENCE ORDINANCE – 3031  
ALBANY**

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The appellant is requesting relief of the 30" height restriction and the non-obscuring requirements for fences located in the front setback to allow the installation of a 6' high obscuring fence in the setback along Big Beaver.

Lynn Pratt, representing Pratt Building Co. was present and stated that because the home backs to Big Beaver a six-foot fence would provide greater safety for children, obscure view of traffic from Big Beaver and result in noise abatement. Ms. Pratt further stated that this home is surrounded on either side by privacy fences.

Mr. Dziurman opened the public hearing. No one wished to be heard and the public hearing was closed.

There are no written objections or approvals on file.

**ITEM #1**

Motion by Bill Need

Supported by Bill Nelson

MOVED, to grant Pratt Building Co., a variance as requested for relief of the 30" height restriction and the non-obscuring requirements for fences located in the front setback to allow the installation of a 6' high obscuring fence in the setback along Big Beaver.

- Gate will be installed to allow maintenance of Berm area between fence and sidewalk.
- Noise abatement.
- Safer for children.

YEAS: ALL

MOTION TO APPROVE CARRIED

**ITEM #2 MR. & MRS. PHILIP KREFT, 3410 WOLVERINE, FOR RELIEF OF  
CHAPTER 83 – FENCE ORDINANCE**

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Appellants, Phillip and Jennifer Kreft are requesting relief of the 30-inch height restriction and the non-obscuring requirements for fences located in the front setback to allow the installation of a 4-foot high obscuring fence in the front setback along Majestic.

Mr. and Mrs. Kreft were present and stated they had a large dog and felt that for the safety of the children in the neighborhood, a 4' fence would be beneficial. The location of the fence would preserve the mature trees and would be aesthetically pleasing.

Mr. Dziurman opened the public hearing. No one wished to be heard and the public hearing was closed.

There are two written approvals on file.

Motion by Bill Nelson

Supported by Bill Need

**ITEM #2**

MOVED, to grant Mr. & Mrs. Philip Kreft, a variance as requested for relief of the 30" height restriction and the non-obscuring requirements for fences located in the front setback to allow the installation of a 4' high obscuring fence in the front setback along Majestic.

- Aesthetically pleasing.
- Preservation of mature trees.
- Safer for children in area because of large dog.

YEAS: All

MOTION TO APPROVE CARRIED.

The Building code Board of Appeals adjourned at 8:45 A.M.

RK/p