

A regular meeting of the Building Code Board of Appeals was called to order by Ted Dziurman, Chairman at 8:32 A.M. on Wednesday, June 2, 1999.

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

APPROVAL OF MINUTES: MAY 5, 1999

Motion by Bill Nelson
Supported by Bill Need

MOVED, to approve May 5, 1999 minutes.

Yeas: All

MOTION TO APPROVE CARRIED

PUBLIC HEARINGS

ITEM TAKEN OUT OF ORDER – Petitioners for Items #1 and Items #2 were not present at the time meeting was called to order.

ITEM #3 MR. AND MRS. BRAD MORTON, 2143 WOODINGHAM. Petitioner is requesting relief of Chapter 83 to allow the installation of a 42" high wood picket fence in the front setback along Washington Crescent Drive.

Mrs. Brad Morton was present and stated that they would like to bring out the fence line to make better use of the side yard. She further stated that they would take down the 6' high privacy fence.

Mr. Dziurman asked if the picket fence would obstruct the view of the home on Washington Crescent when backing out of their driveway. Mrs. Morton stated that the picket fence would have slats that are approximately 2 1/2" wide and 3" in between and believes that it would not be obstructing.

Mr. Dziurman opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

There is one written objection on file.
There are three written approvals on file.

Mr. Need noted that a picket fence already exists across back of property.

ITEM #3

Mrs. Morton stated that this picket fence would match neighbor's fence.

MOVED, to grant Mr. and Mrs. Brad Morton a variance as requested to install a 42" high wood picket fence in the front setback along Washington Crescent Drive.

- Would not create obstructed view
- Would be aesthetically pleasing

Yeas: All

MOTION TO APPROVE CARRIED

ITEM #4 DELORES KHATAMI, 5115 ROCHESTER. Petitioner is requesting relief of the 30" height restriction for fences located in front yard setback to allow installation of a 48" high split rail fence in the setback along Rochester Road and a 48" high cyclone fence in the setback along Creston.

Mr. and Mrs. Khatami were present and stated that they have 4 children, a dog and an 80 year old mother and are very concerned for the safety of all due to the high traffic on both Creston Road and on Rochester Road.

Mrs. Khatami stated that they have a number of people wandering through their property including problems with guests of their neighbor driving on their property. Mr. Khatami further stated that his elderly mother goes to get the mail and is concerned that a car will hit her.

Mr. Nelson pointed out that fences cannot be up to the curb and would have to contact the Post Office concerning moving the mail box. Mr. Nelson was also concerned with the distance of the fence to the right-of-way.

Bill Need stated that he would find out what the required distance is from the right-of-way and inform the Building Department of it before the fence permit is issued.

Mr. Dziurman opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

Motion by Bill Nelson
Supported by Bill Need

ITEM #4

MOVED, to grant Delores Khatami a variance to install a 48" high split rail fence in the setback along Rochester Road and a 48" high cyclone fence in the setback along Creston.

- Both fences must be 1' back from Right of Way on Rochester Road and Creston.
- Will create a more secure environment.

Yeas: ALL

MOTION TO APPROVE CARRIED WITH STIPULATION THAT BOTH FENCES BE INSTALLED 1' BACK FROM RIGHT-OF-WAY.

ITEM #1 RENEWAL REQUEST AMERICAN RACING SERIES, 1395 WHEATON, STE. 700. Renewal of a variance granted for relief from Section 1606.1 of the B.O.C.A. Building code to maintain a storage mezzanine designed for 75 pounds per square foot live load where 175 pounds are required.

Motion by Rick Kessler
Supported by Bill Need

MOVED, to table request of American Racing Series, 1395 Wheaton, Ste 700 until the special meeting of the Building Code Board of Appeals scheduled for June 9, 1999 to give the petitioner the opportunity to be present.

Yeas: ALL

MOTION TO TABLE REQUEST CARRIED.

ITEM #2 J. A. DITTY & ASSOCIATES, 1709 JOHN R. Appellant David L. Highlen, representing Dr. Jeffrey A. Ditty, is requesting relief from Section 1017.4.1.2 of the B.O.C.A. Building Code to allow door release buttons mounted on the wall.

Mr. Dziurman stated that this item is not a Public Hearing Item.

Mr. Nelson stated that this was a Fire Department issue and the Fire Department does not find a problem with this variance.

Motion by Rick Kessler
Supported by Bill Nelson

MOVED, to table the request of J.A. Ditty & Associates for relief of the B.O.C.A. Building Code to allow door release buttons mounted on the wall until the next special meeting of the Building Code Board of Appeals scheduled for June 9, 1999 to give the petitioner the opportunity to be present.

ITEM #2

Yeas: ALL

MOTION TO TABLE REQUEST MEETING CARRIED.

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

RK:p