

A special meeting of the Building Code Board of Appeals was called to order at 8:30 a.m. on Wednesday, May 20, 1998.

PRESENT: Ted Dziurman  
Laurie Jahn  
Richard Kessler  
William Need  
William Nelson

ITEM #1 **Choice Development Corporation, Adams Pointe Subdivision, for relief of Chapter 83- Fence Ordinance.**

Mr. Kessler explained that the appellant is requesting relief of the 30 inch height restriction for fences located in the front setback. A variance is being requested to allow the construction of a 6 foot high brick wall with wrought iron inserts in the required setback along Adams and Long Lake. (lots 1, 9, 10, 11, 12, 13, 14 and 15) This request was tabled to allow the applicant an opportunity to address concerns about the wall by the neighboring property owners, and provide information about where vehicle headlights would hit the properties.

Mr. Dziurman noted that Bloomfield Township has sent a letter supporting the variance, with revisions as noted.

Youssef Chehayeb of Choice Group, the developers and Daniel MacLeish of MacLeish Custom Builders were present.

Mr. MacLeish noted the changes that had been made to the wall. Showing panels of wrought iron fencing being installed, noting 55% of the brick was being removed and the wrought iron installed. He also noted the brick piers with the sandstone cap and lights at the entrance were 8 feet in height and the wall would be stepped down with the elevation. Mr. MacLeish pointed out the landscaping and trees being provided. Mr. MacLeish showed pictures of areas in Troy, and Bloomfield where there were brick walls and obscuring wood fences had been installed. He commented on the aesthetics of many existing screening methods and how their wall would enhance the entire area. Mr. MacLeish also explained his concerns with safety to residents, indicating security reasons and safety from traffic mishaps.

Residents expressed their concerns that they felt it still had a fortress look and out of character with the area, indicating they would like to see more open areas, a lower wall and more trees. They also questioned the structural integrity of the wall because of all the fill and soil removal. Mr. MacLeish stated that they have had testing engineers out on the site and the wall would meet the integrity standards. Residents expressed concerns about graffiti and the maintenance of the wall after completion of the subdivision. Mr. MacLeish stated that maintenance would be in the deed restrictions.

ITEM #1. Adams Pointe Subdivision

Motion by Need  
Supported by Nelson

MOVED, to grant Choice Development, Adams Pointe Subdivision, a variance to install a brick wall with the addition of wrought iron inserts and landscaping, and that the petitioners work with the homeowners on the wall design

Yeas:           All 5

MOTION TO APPROVE AS STIPULATED CARRIED

The Building Code Board of Appeals adjourned at 9:35 a.m.

RK/ddb