

A regular meeting of the Building Code Board of Appeals was called to order at 8:30 a.m. on Wednesday, June 4, 1997.

PRESENT: Michael Culpepper
Ted Dziurman
Richard Kessler
William Nelson

ABSENT: Ghazanfar Shah

Approval of Minutes - May 7, 1997

Motion by Nelson
Supported by Culpepper

MOVED, to approved the May 7, 1997 minutes.

Yeas: 4
Absent: 1- Shah

MOTION TO APPROVE CARRIED

ITEM #1 David Wodnicki, 2173 Harned, for relief of Chapter 83-Fence Ordinance

Mr. Kessler explained that the petitioner is requesting relief of the 30 inch height restriction on fences located in the front yard to allow the installation of a 5 foot high chain link fence along the east side property line. The plot plan shows the fence extending out to the front property line.

David Wodnicki was present and stated that he lives at the end of a dead end street and has a lot of problems with teens parking their cars on his property and throwing bottles and other trash onto his property. He feels the 5 foot high fence would provide more security to his property. Mr. Wodnicki stated that the plans to erect the fence 6 inches to a foot inside his property line on the east side only, there would be no fence on the west. He feels that since this is a dead end street there would be no problem with aesthetics.

The chairman opened the public hearing.

Ed Doyle, 1220 E. South Boulevard, was present and objected to the fence. Mr. Doyle stated there has always been a trash problem because of the dead end street. It is not something new. Mr. Doyle also stated that the fence would cause a problem for him because his daughters school bus picks here up on Harned.

ITEM #1

Joe Coulter, 2161 Harned, was present and objected to the fence stating it was unnecessary and unsightly. He also stated that he feels it will affect the property values in the area.

Jeff Briggs, 2170 Harned was present and approved of the variance request, stating that he also has a problem with vehicles and trash. Mr. Briggs stated the only problem Mr. Doyle has with the fence is the inconvenience.

The Board discussed and questioned installation of no parking signs. Mr. Wodnicki stated he feels it will not solve the problem.

The Board also discussed possible emergency problems with the gate at the end of Harned accessing Mr. Meads property being blocked by vehicles and how the school bus pick up is determined.

The chairman closed the public hearing.

There was 1 approval and 1 objection on file.

Motion by Nelson
Supported by Culpepper

MOVED, to table the request from David Wodnicki, 2173 Harned, until the next regular meeting (July 2, 1997) to give the City the opportunity to check on the School District's policy for picking up students from homes facing on South Boulevard.

Yeas: 4
Absent: 1- Shah

MOTION TO TABLE REQUEST UNTIL NEXT REGULAR MEETING (JULY 2, 1997)
CARRIED

ITEM #2. Dennis Cencer, 4872 Foxcroft, for relief of the 1993 B.O.C.A. Building code to install an above ground pool in the side yard.

Mr. Kessler explained that the petitioner is requesting relief of Section 421.4 of the B.O.C.A. Building Code, which requires all pools to be located in the rear yard. The plot plan shows a 4 foot high 16'x32' above ground swimming pool located 7 feet into the side yard.

ITEM #2

Mrs. Cencer was present and stated they were seeking relief on the pool location because they have more room in the side yard. There are a number of large trees in the rear yard which would interfere with the pool location and it is not desirable to install a pool under the trees.

The chairman opened the public hearing.

There were no comments and the public hearing was closed.

There were 4 approvals and 1 objection on file.

Motion by Culpepper
Supported by Nelson

MOVED, to grant Dennis Cencer, 4872 Foxtcroft, a variance, as requested, to place a 16'x32' above ground swimming pool 7 feet into the side yard.

Yeas: 4
Absent: 1-Shah

MOTION TO APPROVE REQUEST CARRIED

The Building Code Board of Appeals adjourned at 9:37 a.m.

RK/ddb