

A regular meeting of the Building Code Board of Appeals was called to order at 8:40 a.m. on Wednesday, October 1, 1997 by the Chairman, Ted Dziurman.

PRESENT: Michael Culpepper  
Ted Dziurman  
Richard Kessler  
William Nelson  
Ghazanfar Shah

**Approval of Minutes -- September 3, 1997**

Motion by Culpepper  
Supported by Nelson

MOVED, to approve the September 3, 1997 minutes.

Yeas: All 5

**ITEM #1 Connie Fischer, Fischer Fence Co. on behalf of Mr. & Mrs. Zakheim, 2581 Chantrell, for relief of Chapter 83-Fence Ordinance.**

Mr. Kessler explained that the appellant's representative, Connie Fischer, is requesting relief of the 30 inch height restriction to fences located in the front yard to allow the installation of a 4 foot high aluminum fence in the front setback along Big Beaver.

Doug Fischer was present. Mr. Fischer that the rear yard at this location is considered a front yard, by ordinance. The proposed fence is a non-obscuring fence, proposed for the safety of young children. Mr. Fischer noted that there is a landscape berm along the property. They would like to install the fence on the berm.

The chairman opened the public hearing. There were no comments and the public hearing was closed.

Motion by Culpepper  
Supported by Nelson

MOVED, to grant Doug Fischer, Fischer Fence Co., on behalf of Mr. & Mrs. Zakheim, 2581 Chantrell, a variance to erect a 4 foot high non-obscuring fence that would run west from the rear of the home to the easement along Morel and north to the easement line.

Yeas: All 5

MOTION TO APPROVE CARRIED

**ITEM #2 Michael & Jennifer Lewandowski, 200 Woodslee, for relief of Chapter 83-Fence Ordinance.**

ITEM #2

Mr. Kessler explained that the appellants, Michael & Jennifer Lewandowski, are requesting relief of the 30 inch height restriction to fences located in the front of the required building setback line to allow the installation of a 6 foot high privacy fence in the front setback along Hartshorn.

Michael Lewandowski was present and stated that his wife runs a day care from their home and the fence is to provide privacy and protection for the children. There will be no obstruction of the road as there is already a line of brush that is much higher than the fence and would hide the fence.

The chairman opened the public hearing.

Edward Hampson, 1782 Hartshorn, was present and approved of the variance requested to construct a 6 foot high privacy fence which would run east from the house to within two feet of the sidewalk and run parallel to Hartshorn.

There were no further comments and the public hearing was closed.

Motion by Nelson  
Supported by Culpepper

MOVED, to grant Michael & Jennifer Lewandowski, 200 Woodslee, a variance to construct a 6 foot high privacy fence which would run east from the house to within 2 feet inside the sidewalk and parallel to Hartshorn.

Yeas: All 5

MOTION TO APPROVE CARRIED

**ITEM #3      Stephen Sussman, AIA, on behalf of Al Haddad, CATS Building, 2100 W. Big Beaver, for relief of the Chapter 79 - BOCA National Building Code.**

Mr. Kessler explained that the appellant is requesting relief of Section 1011.4 of the BOCA Building Code which requires all corridors serving an occupant load greater than 30 to have a minimum fire resistance rating of 1 hour. This is a two story multi-tenant non sprinklered building.

Steven Sussman, Al Haddad, Dr. Littman and Dr. Muller were present. Mr. Sussman stated that the proposed suites are to be used for pediatrics offices. They feel that the door closers are a danger to small children and toddlers. It is not conducive to the type of business occupying the area. Mr. Sussman stated that in addition to the proposals outlined in their application, they would provide a third means of egress, provide fire extinguishers every 35 feet instead of 75 feet. They feel this with their proposals outlined in the application would be both functional and provide safe occupancy for the users.

ITEM #3

Mr. Nelson noted that although this was good, it does not have much impact in the case of a fire situation. Mr. Nelson suggested that they look into sprinklering the tenant spaces as improvements are made with a program for sprinklering the building within a certain number of years.

Mr. Kessler explained that this would give them greater flexibility of the building.

The Board and petitioners also discussed an alarm system with door closers.

Mr. Haddad stated that he would like to investigate Mr. Nelsons proposal, but needs to get the doctors into the office as their present lease is expiring and they need to vacate their present offices.

Motion by Nelson  
Supported by Culpepper

MOVED, to table the request of Stephen Sussman, AIA, on behalf of Al Haddad, CATS Building, 2100 W. Big Beaver, for relief of Section 1011.4 of the BOCA Building Code to allow the petitioner the opportunity to review and submit an alternate plan for protection.

Yeas: All 5

MOTION TO TABLE REQUEST CARRIED

The Building Code Board of Appeals meeting adjourned at 8:45 a.m.

RK/ddb