

A regular meeting of the Building Code Board of Appeals was called to order at 8:30 a.m. on Wednesday, November 6, 1996 by the chairman Ted Dziurman.

Present: Michael Culpepper
Ted Dziurman
William Nelson
Ghazanfar Ali Shah
Mark Stimac

APPROVAL OF MINUTES September 4, 1996.

Moved by Nelson
Supported by Culpepper

MOVED, to approve the September 4, 1996 minutes.

Yeas: All 5

ITEM #1. William K. Freymuth, 680 Barclay, for relief of Chapter 83 (Fence Ordinance).

Mr. Stimac explained that the petitioner, since applying to the Board, has revised the grades adjacent to the fence which was installed. Therefore the fence complies with the ordinance and no further action by the board is necessary.

ITEM #2. Lisa Dalia, 330 W. Square Lake, for relief of Chpter 83 (Fence Ordinance).

Mr. Stimac explained that the petitioners' property is located on the north side of Square Lake between Niles and Elmoor. The petitioner had begun to install a four foot high non-obscuring wood fence without a permit. Chapter 83 of the City Code limits fences in the front yard to no taller than 30". This property is also designated as a historic district and this improvement requires approval by the Historic District Committee. Mr. Stimac further explained that the chairman of the Historic District Commission stated that the fence has been approved but the minutes were not completed as yet.

Lisa Dalia was present and stated that Square Lake Road has become a very busy street and the fence would identify the boundaries of the property. The fence will keep her children from wandering onto the street. Mrs. Dalia showed the board a drawing of the fence to be installed and noted that a 30 inch high fence would not be in scale with the home.

The Chairman opened the public hearing. No one wished to be heard and the public hearing was closed.

There were 2 approvals on file.

Motion by Culpepper
Supported by Nelson

MOVED: to grant Lisa Dalia, 330 W. Square Lake, a fence variance, as requested, to install a 4 foot high non-obscuring wood fence parallel to Square Lake Road.

Yeas: All 5

MOTION TO APPROVE REQUEST CARRIED

ITEM #3. Fred Miller, 15 Belhaven, for relief of Chapter 83 (Fence Ordinance).

Mr. Stimac explained that the petitioners' property is located at the northeast corner of Belhaven and Livernois. This lot, by definition, is a double front corner lot. The petitioner is proposing to install a six foot high privacy fence approximately four feet from the property line along Livernois. Chapter 83 limits the height of fences in the front yard to not more than 30" in height.

ITEM #3 (continued)

Fred Miller was present and stated that the fence proposed to be installed is to block out the lights from the mini mall and bank across the street on Livernois. The fence will be a safety and security factor for his grandchildren when they visit. It will lessen the trash that is blown or tossed onto his property and cut down on the lights and noise from traffic on Livernois.

The chairman opened the public hearing. No one wished to be heard and the public hearing was closed.

There were 2 approval on file.

Motion by Nelson
Supported by Culpepper

MOVED, to grant Fred Miller, 15 Belhaven, a variance, as requested, for relief to construct a 6 foot high wood privacy fence approximately 4 feet from the property line along Livernois.

Yeas: All 5

MOTION TO APPROVE REQUEST CARRIED

ITEM #4. Robertson Brothers, The Glens of Carlson Park Subdivision, for relief of Chapter 83 (Fence Ordinance.

Mr. Stimac explained that the petitioner is in the process of developing a new residential subdivision which is located on the south side of Long Lake along the east side of I-75. As part of the subdivision improvements the petitioner is installing a fence on the berm along I-75. A portion of the fence is proposed to be eight feet in height. Chapter 83 of the City Code limits the height of fences in residential districts to not more than six feet in height.

Ron Phillips and Jim Jehle of Robertson Brother were present. Mr. Phillips stated that the fence was installed to block out the view of trucks traveling I-75 and to help block the noise from I-75. Mr. Phillips also noted that the southern portion of the berm had to be lowered because of an increase in the size of the wetlands area. Mr. Phillips also noted that they are working with Parks and Recreation in regards to plantings on both sides of the fence.

Mr. Stimac expressed concerns about the height of the fence.

The chairman opened the public hearing. No one wished to be heard and the public hearing was closed.

Motion by Culpepper
Supported by Nelson

MOVED, to grant Robertson Brothers, The Glens of Carlson Park Subdivision, a variance, as requested, for relief to construct an 8 foot high fence on a portion of the berm along I-75 with the stipulation that plantings be installed on both sides of the fence as approved by the Department of Parks and Recreation.

Yeas: 4 - Culpepper, Dziurman, Nelson, Shah
Nays: 1 - Stimac

MOTION TO APPROVE AS STIPULATED CARRIED

ITEM #5. The Damone Group, 625 W. Square Lake, for relief of Section 603.1 of the 1993 BOCA National Building Code.

The petitioner is constructing a new office building on the south side of Square Lake between Niles and Coolidge. The building is of construction type 2B. Section 603.1 of the BOCA Code requires that the walls of buildings of type 2B construction be constructed of approved noncombustible material. The petitioner has constructed a portion of the exterior walls of the stair towers utilizing standard plywood. The petitioner seeks relief to maintain this combustible material

ITEM #5 (continued)

William Rockershousen of Campbell/Manix, David Paterson of Kessler Associates and Milo Mattox of Campbell/Manix were present. Mr. Rockershousen stated that the plywood had been applied to approximately ½ of one stairwell. Mr. Rockershousen explained how they would treat the plywood with a fire retardant material which would meet the intent of the code or exceed the code requirements. They are also installing other materials on the stairwell which provides additional protection to the wood . They have installed fire stopping and have will have required fire alarm systems in place.

Ted Dziurman left the meeting at 9:15 a.m.

The Board and petitioners discussed the methods of protection that will be provided and the fire sprinkler system to be installed.

Motion by Nelson
Supported by Stimac

MOVED, to grant The Damone Group, 625 W. Square Lake, a variance, as requested, for relief of Section 603.1 of the 1993 BOCA National Building Code with the provision that sprinkler heads be installed in each level of the stairwells.

Yeas: 4 - Nelson, Stimac, Culpepper, Shah
Absent: 1 - Dziurman

MOTION TO APPROVE REQUEST AS STIPULATED CARRIED

The Building Code Board of Appeals adjourned at 9:25 a.m.

MS/ddb