

A regular meeting of the Building Code Board of Appeals was called to order at 8:35 a.m. on Wednesday, November 5, 1997.

PRESENT: Michael Culpepper
Ted Dziurman
Richard Kessler
Richard Sinclair

ABSENT: Ghazanfar Shah

Approval of Minutes -- October 1, 1997

Motion by Culpepper
Supported by Sinclair

MOVED, to approve the October 1, 1997 minutes.

Yeas: 4
Absent: 1- Shah

MOTION TO APPROVE CARRIED

ITEM #1 Sandra Haymes, 3621 Livernois, for relief of Chapter 83 (Fence Ordinance).

Mr. Kessler explained that the appellant is requesting permission to install 100 feet of a 9 foot high privacy fence. The Fence Ordinance limits fences in this side yard and rear yard to 6 feet high.

David Haymes was present and stated the reasons he was requesting the fence for privacy. Mr. Haymes stated that the height of his fence would equal that of the neighbor's fence and would keep them from having to look at the back side of the neighboring fence, which was not real appealing.

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

There were 2 approvals and 2 objections on file.

Motion by Culpepper
Supported by Sinclair

MOVED, to grant Sandra Haymes, 3621 Livernois, a variance, as requested, for relief to construct 100 feet of 9 foot high privacy fence, matching the height of the neighboring fence.

BUILDING CODE BOARD OF APPEALS

NOVEMBER 5, 1997

ITEM #1

Yeas: 4
Absent: 1- Shah

MOTION TO APPROVE REQUEST CARRIED

ITEM #2 Donald B. Sohl, 3547 Crooks, for relief of Chapter 83 (Fence Ordinance).

Mr. Kessler explained that the petitioner, Donald B. Sohl, is requesting relief of the 30 inch height restriction to fences located in the front setback line to allow the installation of a 6 foot high privacy fence in the front setback along Boulan .

Mr. Sohl was present and stated he has two small children and would like to erect the fence for safety and security purposes. To meet the setback required to construct a fence of that height would cut into his rear yard severely, creating a yard that was too small. Mr. Sohl indicated that he would keep the fence 30 feet from the road and he would install landscaping in the future to break up the view of the fence. Also the fence would not block the view of traffic on the street.

The chairman opened the public hearing. A neighbor was present and approved of the fence. There were no further comments and the public hearing as closed.

There was 1 approval on file.

Motion by Sinclair
Supported by Culpepper

MOVED, to grant Donald B. Sohl, 3547 Crooks, a variance to construct a 6 foot high privacy fence.

1. The houses to the rear face the opposite direction, but the vision would not be blocked.
2. The road turns, cutting down the width of the rear yard.
3. The variance allows the petitioner full use of his rear yard.

Yeas: 4
Absent: 1- Shah

MOTION TO APPROVE REQUEST CARRIED

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

Mr. Kessler explained that the appellant was 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. Mr. Kessler further explained that the petitioner has since agreed to sprinkler the tenant space and work with the City on sprinkling the entire building within 10 years.

Motion by Culpepper
Supported by Sinclair

MOVED, to remove request from tabling action.

Yeas: 4
Absent: 1- Shah

MOTION CARRIED

Motion by Culpepper
Supported by Kessler

MOVED, to deny the request of Stephen Sussman, AIA on behalf of Al Hadad, CATS Building, 2100 W. Big Beaver, for relief of Section 1011.4 of the B.O.C.A. Building Code.

Yeas: 4
Absent: 1 - Shah

MOTION TO DENY REQUEST CARRIED

The Building Code Board of Appeals adjourned at 8:55 a.m.

RK/ddb