

A regular meeting of the Building Code Board of Appeals was called to order at 8:32 a.m. on Wednesday, May 1, 1996.

PRESENT: Michael Culpepper
Ted Dziurman
William Nelson
Dr. Ghazanfar Shah
Mark Stimac

RECEIVED

MAY - 6 1996

CITY OF TROY
CITY MANAGER'S OFFICE

Approval of March 6, 1996 Minutes

Motion by Nelson
Supported by Culpepper

MOVED, to approve the March 6, 1996 minutes.

Yeas: All 5

MOTION TO APPROVE CARRIED

ITEM #1 Steven & Mary Ellen Kreshover, 4434 Harold, for relief of Chapter 83-Fence Ordinance.

Mr. Stimac explained that the petitioners property is located at the northeast corner of Harold and Robertson. The petitioner proposes to install a 4 foot high chain link fence in the yard adjacent to Robertson. Further investigation indicates that this property has a common rear yard relationship with the adjacent property. Chapter 83 permits a four foot high non-obscuring fence in these types of locations. This permit was erroneously denied by the Building Department but is in compliance. Therefore, no action is required by this Board.

ITEM #2 Rick Peludat, 2225 Camilla, for relief of Chapter 83-Fence Ordinance.

Mr. Stimac explained that the petitioners property is located at the northwest corner of Camilla Drive and Paris Drive. The lot has a common rear yard relationship with the apartment complex to the west. The petitioner proposes to locate a 6 foot high privacy fence in the yard adjacent to Paris. Chapter 83 limits fences in this location to 4 foot high non-obscuring.

Rick Peludat was present and showed the board pictures of his site and noted that he desired to erect a privacy fence to provide him with privacy from Paris Street. Mr. Peludat noted if he were to meet the required setback, he would lose a good deal of his rear yard. Mr. Peludat noted that the only one they have a rear yard relationship to is the apartment complex to the rear of their property.

Mr. Culpepper expressed concerns about pedestrian traffic and the ability of someone backing out of Mr. Peludat's drive being able to see them. Mr. Peludat noted he could move the fence in or angle the fence to give good visibility.

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

There were 3 approvals on file.

Moved by Culpepper
Supported by Stimac

MOVED, to grant Rick Peludat, 2225 Camilla, a variance to erect a 6 foot high privacy fence 8 feet north of the property line along Paris from the edge of the driveway to the west property line.

Yeas: All 5

MOTION TO APPROVE REQUEST, AS STIPULATED, CARRIED.

The Building Code Board of Appeals adjourned at 8:47 a.m.

MS/ddb

MS
PA

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