

A regular meeting of the Building Code Board of Appeals was called to order at 8:37 a.m. on Wednesday, January 3, 1996 by acting chairman, Michael Culpepper.

PRESENT: Michael Culpepper  
William Nelson  
Kulsum Rashid  
Mark Stimac

ABSENT: Ted Dziurman

Approval of December 7, 1995 minutes

Motion by Nelson  
Supported by Stimac

MOVED, to approve the December 7, 1995 minutes.

Yeas: 4  
Absent: 1 - Dziurman

MOTION TO APPROVE CARRIED

ITEM #1 Safesite Records Management Corporation, 379 Executive, for relief of Section 1004.2.1 of the 1990 B.O.C.A. Code.

Motion by Stimac  
Supported by Nelson

MOVED to take Item #1 off tabling action for discussion.

Yeas: 4  
Absent: 1 - Dziurman

MOTION CARRIED

Gretchen Ozertites was present to represent Safesite Records Management and they are working on relocating some records and phasing out the 60" deep shelving. Their new shelving will be 24 inches deep and they will provide 30 inch aisles. Because of the time they have been there and the number of records they have it will still take some time to complete. They will submit a proposal with their date of completion.

Motion by Stimac  
Supported by Nelson

MOVED, deny the request of Safesite Records Management Corporation, 379 Executive, for relief of Section 1004.2.1 of the 1990 B.O.C.A. Code as the petitioner has agreed to comply in another manner.

Yeas: 4  
Absent: 1 - Dziurman

MOTION TO DENY CARRIED

ITEM #2 Gulf Construction Company/Gary Tadian, Lot #1, proposed Westwood Park Subdivision, for relief of the Chapter 83 (Fence Ordinance).

ITEM #3 Gulf Construction Company/Gary Tadian, Lot #2, proposed Westwood Park Subdivision, for relief of the Chapter 83 (Fence Ordinance).

ITEM #4 Gulf Construction Company/Gary Tadian, Lot #31, proposed Westwood Park Subdivision, for relief of the Chapter 83 (Fence Ordinance).

ITEM #5 Gulf Construction Company/Gary Tadian, Lot #32, proposed Westwood Park Subdivision, for relief of the Chapter 83 (Fence Ordinance).

ITEM #6 Gulf Construction Company/Gary Tadian, Lot #51, proposed Westwood Park Subdivision, for relief of the Chapter 83 (Fence Ordinance).

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ITEM #7 Gulf Construction Company/Gary Tadian, Outlot, proposed Westwood Park Subdivision, for relief of the Chapter 83 (Fence Ordinance).

Mr. Stimac explained that the petitioner is proposing to develop a new single family residential subdivision on the west side of Livernois between Town Center Drive and Kirk Lane. As part of that development he proposes a series of entrance walls and fences. Because of the orientation of the proposed lots and the existing homes Chapter 83 limits the height of fences in the yard along Livernois to a 30 inch maximum, fences in yards adjacent to the east/west entrance street to a 48 inch high non-obscuring type and fences in the front yards of the lots adjacent to the new streets to a 30 inch high maximum. The petitioner is proposing 6 foot high masonry and wrought iron fences in all locations.

Gary Tadian of Gulf Construction, was present and presented renderings and a scale of his proposed fencing. It provides the entry lots with more privacy and seclusion which makes the entry lots more desirable. Traditionally the entry lots are not desired lots in a subdivision. Mr. Tadian stated that this is a new subdivision and the proposed fencing is to provide a feeling of privacy and security to the residents of the subdivision. The proposed fences will not interfere with the line of vision. The fences will also designate the open space park area, which will make it more aesthetically pleasing.

Mark Stimac expressed concerns about the development looking like a walled subdivision.

The chairman opened the public hearing.

Alvin Steenberg, 3450 Livernois, was present, noting that he lived across the street and approved of the fence.

Henry Willette, representing Efficient Engineering, 130 Town Center, was present and approved of the proposed fences.

Dan Bohn of Zion Church, 3668 Livernois, was present and stated he had no position on the variance request.

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

Motion by Culpepper  
Supported by Rashid

MOVED, to grant Gulf Construction/Gary Tadian, relief of the Fence Ordinance, as requested, for Lot #1, 2, 31, 32, 51 and the Outlot of the proposed Westwood Park Subdivision.

Yeas: 3  
Nays: 1 - Stimac  
Absent: 1 - Dziurman

MOTION TO APPROVE REQUEST CARRIED.

The Building Code Board of Appeals adjourned at 9:30 a.m.

MS/ddb

