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A regular meeting of the Building Code Board of Appeals was called to order at 8:30 a.m. on Wednesday, April 5, 1995 by the Chairman Ted Dziurman.

PRESENT: Michael Culpepper  
Ted Dziurman  
William Nelson  
Kulsum Rashid  
Mark Stimac

APPROVAL OF MINUTES - February 1, 1995

Motion by Culpepper  
Supported by Rashid

MOVED, to approve the February 1, 1995 minutes.

Yeas: All 5

MOTION TO APPROVE CARRIED.

ITEM #1 American Racing Series, 1395 Wheaton, Suite #700, for relief of Section 1106.1 of the B.O.C.A. Code.

The chairman moved this item to the end of the agenda to give the petitioner the opportunity to be present.

ITEM #2 Randall Edward Marcial, 1768 Lexington, for relief of Chapter 83, Fence Ordinance.

The petitioners are making landscaping improvements to a new residence at the northwest corner of Lexington Drive and Gresham Drive. Their plans include some brick fence elements. The petitioners have been granted a permit for a six foot high brick wall. They are now revising their plans to raise a section of the wall to 8' in height. Chapter 83 of the Troy City Code (Fence Ordinance) limits the height of fences in residential zoning to 6 foot in height.

John Cusick was present to represent the petitioner and explained that the home was constructed with a lot of window area in the rear and they have a permit to construct a 6 foot brick wall across a portion of the rear yard adjacent to a garden pool area. They are requesting approval of the board to raise the height of a portion of that wall to eight feet. The reason they want a section of the wall 8 feet is to block out the neighboring property because they look out onto a garage, driveway. The wall is 8 feet from the property line and they plan to soften the effect by planting shrubs.

The chairman opened the public hearing.

Joseph Jacobs was present to represent his son Thomas who lives 1837 Lexington; Mr. Jacobs approved of the variance.

Present and objecting to the variance were: Michael Clodfelter, 3045 Gresham, Mary Snyder, 1786 Lexington, Susan Clark, 3437 Gresham, Thomas Herbon, 3468 Balfour and the attorney for the homeowners association, Steve Mattia.

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

There was 1 written approval and 8 objections on file.

Motion by Culpepper  
Supported by Rashid

MOVED; to deny the request of Randall Edward Marcial, 1768 Lexington, for relief to erect a 8 foot high brick fence along a portion to the rear yard area.

Yeas: All 5

MOTION TO DENY REQUEST CARRIED.

ITEM #3 N.B.D. Bank, 340 E. Big Beaver, for relief of Section 813.4.1.2 of the 1990 B.O.C.A. Code.

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## ITEM #3

Mr. Stimac explained that the petitioners are tenants who occupy the entire 4th floor of an existing office building. Currently their space layout includes an elevator lobby which has no access to an exit stairway except through a locked door. Section 813.4.1.2 of the 1990 B.O.C.A. National Building Code provides for a special locking arrangement by which doors in the means of egress may be subject to locking. That section requires that the doors unlock under several conditions. One of those conditions is upon activation of a local device (panic bar) which will unlock the doors after a short (15 second) delay. The petitioners are asking relief of this requirement for the local device lock release.

ITEM #4 N.B.D. Bank, 320 E. Big Beaver, for relief of Section 813.4.1.2 of Section 813.4.1.2 of the 1990 B.O.C.A. Code.

Mr. Stimac explained that the petitioners are tenants within 4 entire floors of an existing office building. Currently their space layout includes an elevator lobby which has no access to an exit stairway except through a locked door. Section 813.4.1.2 of the 1990 B.O.C.A. National Building Code provides for a special locking arrangement by which doors in the means of egress may be subject to locking. That section requires that the doors unlock under several conditions. One of those conditions is upon activation of a local device (panic bar) which will unlock the doors after a short (15 second) delay. The petitioners are asking relief of this requirement for the local device lock release.

Brian Gebhardt was present to represent the petitioner. Mr. Gebhardt explained the security required by N.B.D. for those areas and how they propose to provide access and egress from the area to those with security clearance by key pads and that they will have a telephone available to contact their security in case of an emergency. He also stated that they have a pull station existing in each of the lobbies.

Motion by Stimac  
Supported by Nelson

MOVED, to grant N.B.D. Bank, 320 and 340 E. Big Beaver, a variance, as requested, for relief of Items 5, 6, & 7, Section 813.4.1.2 of the 1990 B.O.C.A. Code, with the following conditions:

1. That signage be provided at the telephones indicating emergency operation instructions.
2. That the pull station be maintained.

Yeas: All 5

MOTION TO APPROVE CARRIED

ITEM #1 American Racing Series, 1395 Wheaton, Suite #700, for relief of Section 1106.1 of the B.O.C.A. Code.

The petitioner was not present.

Mr. Stimac explained that the petitioner is requesting renewal of relief granted, by this Board, in January of 1990 and renewed yearly. The relief granted was from Section 1106.1 of the B.O.C.A. Building Code. The petitioner has a storage mezzanine designed for a 75 pound per square foot live load. Section 1106.1 of the B.O.C.A. Code requires 125 pounds per square foot live load.

Motion by Stimac  
Supported by Nelson

MOVED, to grant American Racing Series, 1395 Wheaton, Suite #700, a one year renewal of their variance for relief to maintain a storage mezzanine designed for 70 pound live load where 125 pounds per square foot live load is required.

Yeas: All 5

MOTION TO RENEW VARIANCE FOR ONE YEAR CARRIED.

The Building Code Board of Appeals meeting adjourned at 9:20 a.m. \ MS/ddb