A regular meeting of the Building Code Board of Appeals was called to order at 8:30 a.m. on Wednesday, August 4, 1993 by the Chairman, Ted Dziurman.

PRESENT: Michael Culpepper
Ted Dziurman
James Halsey
Kulsum Rashid
Mark Stimac

APPROVAL OF MINUTES - July 7, 1993

Motion by Culpepper
Supported by Rashid

MOVED, to approve the July 7, 1993 minutes as presented.

Yeas: 5
Nays: 0
Absent: 0

MOTION TO APPROVE CARRIED.

ITEM #1 William L. Lane, 5232 Rochester Road, for relief of Chapter 83 - Fence Ordinance.

Mr. Stimac explained that the petitioner is requesting permission to erect both a 4 foot wire link fence and 6 foot high privacy fence within the front yard of an existing residence on Rochester Road. The Fence Ordinance limits fences located within the front yard to no taller than 30 inches.

William Lane was present and stated that they have made some changes to the original application submitted, they plan to construct the fence between 31 feet and 34 feet off the curb of Rochester Road and run the privacy fence along the north property line approximately 50 feet from that setback. Because they have small children and abut Rochester Road, they feel they need both the privacy and protection. Mr. Lane also explained that the neighbors to the north have a pit bull and although it is on a chain he would like more protection. Also they are close to the neighbor to the north and the obscuring fence would provide both neighbors privacy.

The Chairman opened the public hearing.

Margaret Schuller, 5215 Rochester Road was present and had no objection.

There were no further comments from the audience.

The Chairman closed the public hearing.

There was 1 objection on file: Clarence Rainey, 5366 Rochester Rd.

The Board discussed the proposed setback of the privacy fence with Mr. Lane.

Motion by Halsey
Supported by Rashid

MOVED, to grant William L. Lane, 5232 Rochester Road, a variance of the Fence Ordinance to construct a 4 foot high wire fence around the site and a 6 foot high privacy fence along the north property line with the following conditions:

1. The fence shall be constructed on the petitioners property.
2. The 6 foot high privacy fence should extend no more than 24 feet in front of the front building line of the residence.

Yeas: 5
Nays: 0
Absent: 0

MOTION TO APPROVE REQUEST CARRIED.

ITEM #2 Thomas Cairnes, Frankel/Forbes Cohen Properties, Northeast corner of Coolidge and Big Beaver, for relief of Section 909.4 of the BOCA Building Code and Section P-1202.1 of Chapter 79.

Mr. Stimac explained that the petitioner is proposing to construct a 3 level regional shopping mall at the northeast corner of Coolidge and Big Beaver. Table 401 of the 1990 BOCA National Building Code requires exit enclosures to be constructed of assemblies rated for not less than one hour. Section 909.4 requires the supporting construction to be protected to at least the same level as required for the exits they support. No protection is proposed for the structure supporting the exit corridors which run from the from the perimeter corridors to the mall. The petitioner is requesting relief of this requirement.

Note 3 of Table 14 of Section P-1202.1 of Chapter 79 requires a service sink in each store. The petitioners plans indicate that service sinks would only be provided in janitor closets off the common rear corridor and is requesting relief to provide this reduced amount of sinks.

Dan Rodriguez, the Architect and Tom Cairnes were present. Mr. Rodriguez stated that they are proposing to install quick response sprinklers throughout the entire structure, which they feel provides equal protection to that required by the code. Mr. Rodriguez also stated that the corridor is 1-hour fire rated.

Motion by Culpepper
Supported by Halsey

MOVED, to grant Frankel/Forbes Cohen Properties, Northeast corner of Coolidge and Big Beaver, a variance, as requested for relief of Section 909.4 of the B.O.C.A. Building Code with the provision that quick response sprinklers throughout the building be installed.

Yeas: 5
Nays: 0
Absent: 0

MOTION TO APPROVE REQUEST CARRIED.

Mr. Rodriguez stated that because of the use of the building, they type of flooring in many of the tenant spaces and the janitorial service, service sinks would serve no useful purpose if installed in each space as required.

Motion by Stimac
Supported by Rashid

MOVED, to grant Frankel/Forbes Cohen Properties, Northeast corner of Coolidge and Big Beaver, a variance, as requested, for relief of Note 3, of Table 14, Section P-1202.1 of Chapter 79 for relief to provide service sinks, in janitor closets,off the common rear corridor with the provision they not override Health Department requirements.

Yeas: 5
Nays: 0
Absent: 0

MOTION TO APPROVE REQUEST CARRIED.

The Building Code Board of Appeals adjourned at 9:05 a.m.

MS/ddb