

A regular meeting of the Building Code Board of Appeals was called to order at 8:30 a.m. on Wednesday, July 6, 1994 by acting chairman, Michael Culpepper.

PRESENT: Michael Culpepper
Bill Nelson
Kulsum Rashid
Mark Stimac

ABSENT: Ted Dziurman

APPROVAL OF MINUTES - JUNE 1, 1994

Motion by Rashid
Supported by Nelson

MOVED, to approve the June 1, 1994 minutes as submitted.

Yeas: 4
Nays: 0
Absent: 1- Dziurman

MOTION TO APPROVE CARRIED.

ITEM #1 James L. Wallace, 2023 Prescott, for relief of Chapter 83
(Fence Ordinance).

Mr. Stimac explained that the petitioners property is located on the west side of Prescott, the property also has frontage on John R. at the rear. Since other houses in the same block also front on John R., this parcel is a double frontage lot. The petitioner was erroneously issued a permit to locate a 6 foot high wood fence along the John R. property line. The petitioner has requested relief to maintain this 6 foot high fence within a front yard location where Chapter 83 (Fence Ordinance) would limit fences to 30 inches in height.

Mr. Wallace was present and stated that the fence is for security and privacy. He does not feel that it would block anyone's vision as his lot is approximately 200 feet plus from any cross street. The fence is approximately 9 feet from the sidewalk on his property line.

The chairman opened the public hearing.

There were no comments.

The chairman closed the public hearing.

There were 2 approvals on file: Lisa A. Berschbach, 2094 Prescott - Michelle Rugg, 2095 Prescott.

Motion by Rashid
Supported by Stimac

MOVED, to grant James Wallace, 2023 Prescott, relief of the Fence Ordinance to complete construction of a 6 foot high wood privacy fence located in the required front setback from John R., based on the following:

1. The petitioner has the neighbor's support.

Yeas: 4
Nays: 0
Absent: 1- Dziurman

MOTION TO APPROVE VARIANCE REQUEST CARRIED.

ITEM #2 Wright & Filippis, Inc. on behalf of Winifred Trachsel,
6988 Granger, for relief of Section 817.3 of the BOCA
National Building Code.

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ITEM #2

Mr. Stimac explained that the petitioner is proposing to install a stairlift on a stairway within an existing residence. The installation would result in a clear stair width of 23-1/2 inches. Section 817.3 of the B.D.C.A. Code requires a minimum width of 36 inches. The petitioner is asking relief for this reduction in width.

Anthony Filippis was present and stated that the resident needs the chairlift to access the basement to do laundry. There is an exit from the basement to the outside should it be needed. The chair folds away for a 23-1/2 inch clear opening on the stairs.

Through a discussion on the chairlift, it was noted that there is a proposed change in the Building Code to allow a minimum clear stair width of 20 inches.

Motion by Nelson
Supported by Rashid

MOVED, to grant Wright & Filippis, Inc., on behalf of Winifred Trachsel, 6988 Granger, a variance, as requested, for relief to install a stairlift, resulting in a 23-1/2 inch clear stair width where the Code requires 36 inches.

Yeas: 4
Nays: 0
Absent: 1- Dziurman

MOTION TO APPROVE VARIANCE REQUEST CARRIED.

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

MS/ddb

