Mr. Abitheira called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on July 1, 2015 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Members Present:
Gary Abitheira
Brian Kischnick
Michael Morris
Andrew Schuster

Absent:
Theodore Dziurman, Chair

Support Staff Present:
Mitch Grusnick, Building Official/Code Inspector
Maggie Hughes, Management Assistant
Kathy L. Czarnecki, Recording Secretary

Also Present:
Attached and made a part hereof is the signature sheet of those present and signed in at this meeting.

2. APPROVAL OF MINUTES

Moved by: Morris
Support by: Schuster

RESOLVED, To approve the minutes of the June 3, 2015 Regular meeting as submitted.

Yes: All present (4)
Absent: Dziurman

MOTION CARRIED

3. HEARING OF CASES

A. **VARIANCE REQUEST, FARQAD KHALIL, 643 E LONG LAKE** – A variance to install a non-obscuring masonry and metal fence and gate ranging in height from 4 to 6 feet across the front property line adjacent to Long Lake Road. The Fence Code limits the height of fences in front yards to 30 inches.

Mr. Grusnick reported the department received four written responses to the public hearing notices; two in support, two in opposition.

Mr. Abitheira opened the floor for public comment. Acknowledging there was no one present to speak, the floor was closed.

Moved by: Kischnick
Support by: Schuster

RESOLVED, To approve the variance request to install a non-obscuring masonry and metal fence and gate ranging in height from 4 to 6 feet set back 4 feet from the Long Lake property line, and to landscape significantly between the sidewalk and the fence as not to interfere today and 15 years from now with traffic on the sidewalk, for the following reason:

1. The petitioner has a hardship resulting from the physical nature of the layout of the lot.

Yes: All present (4)
Absent: Dziurman

MOTION CARRIED

B. **VARIANCE REQUEST, MATTHEW JAMES KIDWELL, 3938 GATE** – This property is a double front corner lot. As such it has a 30 foot required front setback along both Gate and Genick. The petitioner is requesting a variance to install a 6 foot high privacy fence along the Genick property line where City Code limits fences to non-obscuring and 30 inches high.

Mr. Grusnick reported the department received nine written responses to the public hearing notices; all in opposition.

Mr. Abitheira opened the floor for public comment. Acknowledging there was no one present to speak, the floor was closed.

Moved by: Abitheira
Support by: Schuster

RESOLVED, To approve the variance request to install a 6 foot high privacy fence along the Genick property line to be set back 24 feet from the Genick property line all the way across, for the following reason:

1. The petitioner has a hardship or practical difficulty resulting from the unusual characteristics of the property that precludes reasonable use of the property.

Yes: All present (4)
Absent: Dziurman

MOTION CARRIED

C. **VARIANCE REQUEST, JOE GLASER OF LOWES, 2914 ENGLISH** – This property is a double front corner lot. As such it has a 30 foot required front setback along both English and Windmill. The petitioner is requesting a variance to install a 6 foot high privacy fence along the Windmill property line where City Code limits fences to non-obscuring and 30 inches high.

Mr. Grusnick reported the department received no written responses to the public hearing notices.

Mr. Abitheira opened the floor for public comment. Acknowledging there was no one present to speak, the floor was closed.

Moved by: Morris
Support by: Kischnick

RESOLVED, To approve the variance request to install a 6 foot high privacy fence set back 5 feet from the Windmill property line, and to landscape between the sidewalk and fence, for the following reason:

1. The petitioner has a hardship resulting from the unusual characteristics of the property and the presence of an existing pool.

Yes: All present (4)
Absent: Dziurman

MOTION CARRIED

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

None.

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 4:03 p.m.

Respectfully submitted,

Gary Abitheira, Acting Chair

Kathy L. Czarnecki, Recording Secretary

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BUILDING CODE BOARD OF APPEALS SIGN-IN SHEET

July 1, 2015

NAME (PLEASE PRINT)	*ADDRESS*
Matt Kidwell	3938 Gate Dr Troy, MI 48083
Farqad Khalil	643 E Long Lake Rd Troy, 48085
Eddie Arrigo	643 E Long Lake Rd Troy
NAME (PLEASE PRINT)	*ADDRESS*

BUILDING CODE BOARD OF APPEALS MEETING SIGN-IN SHEET

July 1, 2015