Acting Chair Abitheira called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on December 2, 2015 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Members Present
Gary Abitheira
Michael Morris
Andrew Schuster

Members Absent
Theodore Dziurman, Chair
Brian Kischnick

Support Staff Present:
Mitch Grusnick, Building Official/Code Inspector
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 November 4, 2015 Regular meeting and November 18, 2015 Special meeting as submitted.

Yes: All present (3)
Absent: Dziurman, Kischnick

MOTION CARRIED

3. HEARING OF CASES

A. **VARIANCE REQUEST, ALHAJ-SALEH ABDALLAH, 5691 LIVERNOIS** – This property is a double front corner lot. As such it has a 40 foot minimum required setback along Blanche. The petitioner is requesting a variance to install a 6 foot high privacy fence set back 10 feet along the Blanche property line where City Code limits fences to 30 inches high and non-obscuring.

Mr. Grusnick reported the department received two written responses to the public hearing notices in support of the variance request.

The applicant was present.

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: Schuster

RESOLVED, To grant the variance as requested, for the following reason:

1. The variance would not be contrary to the public interest or general purpose and intent of Chapter 83.

Yes: All present (3)
Absent: Dziurman, Kischnick

MOTION CARRIED

B. **VARIANCE REQUEST, LISA J. DAIEK, 3452 WOLVERINE** – This property is a double front corner lot. It has a 25 foot minimum required setback along both Wolverine and Winter. The petitioner is requesting a variance to install a 4 foot high non-obscuring fence along the Winter property line where City Code limits fences to 30 inches high.

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

The applicant was present.

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

Moved by: Schuster
Support by: Abitheira

RESOLVED, To grant the variance subject to (1) installing the fence 5 feet off the property line or 6 feet from the sidewalk, and (2) adding landscaping on the outside of the fence, for the following reason:

1. The variance would not be contrary to the public interest or general purpose and intent of Chapter 83.

Yes: All present (3)
Absent: Dziurman, Kischnick

MOTION CARRIED

4. COMMUNICATIONS

Mr. Grusnick gave an update on Chair Dziurman.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

A. 2016 MEETING DATES

It was the consensus of the Board to adopt the 2016 meeting dates as presented.

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:35 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

December 2, 2015

NAME (PLEASE PRINT)	*ADDRESS*
ALHAJ-SALEH ABDALLAH	5691 Livernois Rd.
LISA DAIEK	3452 Wolverine Rd.