

Chair Dziurman called the Regular meeting of the Building Code Board of Appeals to order at 3:04 p.m. on March 2, 2016 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Members Present

Theodore Dziurman, Chair
Gary Abitheira
Michael Morris
Andrew Schuster

Members Absent

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: Abitheira

Support by: Morris

RESOLVED, To approve the minutes of the February 3, 2016 Regular meeting as submitted.

Yes: All present (4)

Absent: Kischnick

MOTION CARRIED

3. HEARING OF CASES

- A. **VARIANCE REQUEST, CYNTHIA M. SARACENO, 1261 BRADLEY** – A variance to install 147 feet of 8 foot 6 inch high privacy fence along the west side rear yard property line and approximately 175 feet of 7 foot high chain link fence on the interior of the rear yard. The Fence Code limits the height of fences on residential zoned properties to 6 feet maximum.

Mr. Grusnick reported the department received three written responses to the public hearing notice in support and the Planning Department received one phone call in opposition from a person who wished to remain anonymous.

Present were the applicants Cynthia and David Saraceno.

Chair Dziurman opened the floor for public comment.

- Don Slone, 1361 Bradley, voiced opposition to fence height and material.
- Fe Quicho, 1340 Bradley, voiced opposition to fence height.
- Chris Giroux, 1240 Bradley, voiced no objection after clarification of existing fenced-in area.

Chair Dziurman closed the floor for public comment.

Moved by: Abitheira
 Support by: Schuster

RESOLVED, To grant a variance to install a privacy fence with coyote rollers at a maximum height of 6 feet 4 inches on the west side of the property line and an interior 6 foot high chain link fence with an additional one foot of strand wire for a total maximum height of 7 feet, 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: Kischnick

MOTION CARRIED

- B. **VARIANCE REQUEST, CINDY MAIER OF ALIBI RESTAURANT, 6700 ROCHESTER** – A variance from the Sign Code to install an 89 square foot ground sign set back zero feet from the front property line. This size sign requires a 20 foot minimum setback from the front property line.

Mr. Grusnick reported the department received one written response to the public hearing notice in opposition.

Present were the applicant Cindy Maier and Jeff Hamm of Rockstar Digital Displays.

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

Moved by: Schuster
 Support by: Morris

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 85.

Yes: All present (4)
Absent: Kischnick

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 4:00 p.m.

Respectfully submitted,

Theodore Dziurman Chair

Kathy L. Czarnecki, Recording Secretary