Chair Dziurman called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on June 5, 2013 in the Lower Level Conference Room of the Troy City Hall.

1. ROLL CALL

Members Present:
Theodore Dziurman, Chair
Gary Abitheira
Teresa Brooks
Michael Carolan

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: Brooks
Support by: Abitheira

RESOLVED, To approve the minutes of the May 1, 2013 Regular meeting as submitted.

Yeas: All present (4)
Absent: Kischnick

MOTION CARRIED

3. HEARING OF CASES

A. **VARIANCE REQUEST, PAUL D'ANGELO, 854 BROOKLAWN** – A variance to install a six (6') foot high privacy fence in the twenty five (25') foot required front setback along Witherbee where the fence height is limited to thirty (30") inches.

Mr. Grusnick gave a summary of the variance request. Mr. Grusnick said a site inspection revealed an existing sixteen (16") inch high retaining wall located along the property line adjacent to Witherbee would make a portion of the requested six (6') foot high fence above the Zoning Ordinance height limit of six (6') feet. He said the applicant was notified and is offering a solution. Mr. Grusnick reported the department received no responses to the public notice.

The applicant, Paul and Nicole D'Angelo, were present. They addressed their concerns with privacy, security and traffic. Mr. D'Angelo offered to either cut the fence height down to four (4') feet eight (8") inches, or to move the fence back five (5') feet from the walkway and plant flower beds, shrubs and perennials.

Discussion followed.

Moved by: Abitheira
Support by: Brooks

RESOLVED, To grant the variance for the six (6') foot high privacy fence with a five (5') foot minimum setback from the face of the retaining wall along Witherbee.

Yeas: All present (4)
Absent: Kischnick

MOTION CARRIED

B. **VARIANCE REQUEST, JOHNNY AND ASHLEY HEANG, 2022 CHANCERY** – A variance to install a six (6') foot high privacy fence in the twenty five (25') foot required front setback along John R where the fence height is limited to thirty (30") inches.

Mr. Grusnick gave a summary of the variance request. Mr. Grusnick said a site inspection revealed a natural vegetation growth line along John R and asked if the applicant intends to keep the existing vegetation. Mr. Grusnick reported the department received no responses to the public notice.

The applicant, Johnny and Ashley Heang, were present. They addressed their concerns with the traffic and safety of their family. Ms. Heang indicated they would not disturb the natural growth line and would remove the existing chain link fence to create a uniform fence.

Discussion followed.

The applicant was informed that a utility easement runs along John R.

Moved by: Abitheira
Support by: Brooks

RESOLVED, To grant the variance at a minimum of seven (7') feet from the John R frontage property line.

Yeas: 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 3:30 p.m.

Respectfully submitted,

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Theodore Dziurman, Chair

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Kathy L. Czarnecki, Recording Secretary

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BUILDING CODE BOARD OF APPEALS SIGN-IN SHEET

June 5, 2013

NAME (PLEASE PRINT)	ADDRESS
PAUL & Nicole D'Angelo	854 BROOKLAWN TROY 48084
JOHNNY HUANG	2022 CHANCERY DR, TROY 48085
NAME (PLEASE PRINT)	ADDRESS

BUILDING CODE BOARD OF APPEALS MEETING SIGN-IN SHEET

June 5, 2013