

AGENDA

BUILDING CODE BOARD OF APPEALS MARCH 5, 2008

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES – MEETING OF FEBRAURY 6, 2008

PUBLIC HEARINGS

ITEM #2 – VARIANCE REQUEST. THOMAS KEMP, KEMP BUILDING & DEVELOPMENT CO., 2477 W. MAPLE, for relief of Chapter 83 to construct a 6' high chain link fence along the south property line.

Petitioner is requesting relief of Chapter 83 to construct a 6' high chain line fence along the south property line at 2477 W. Maple Road. The rear of this property abuts the private road Equity along its south property line. Having frontage on a street on both its north and south sides makes this property a double front-through lot. As such it has a front yard requirement along both streets. Section 3 of Chapter 83 of the City Code (the Fence Ordinance) prohibits fences in front yard locations on Industrial Zoned property.

ITEM #3 – VARIANCE REQUEST. VASILE CARSTEA, 5353 LIVERNOIS, for relief of Chapter 83 to install entrance gates at 5353 Livernois, St. Nicholas Romanian Orthodox Church.

Petitioner is requesting relief of Chapter 83 to install entrance gates at 5353 Livernois. The site plan submitted indicates installing entrance gates at the north (Stalwart) and east (Livernois) driveways to the parking lot. The north gates are proposed to be 8'-10 ½" in height. The proposed east gates are shown to be 8'-6 ½" in height with decorative supporting columns and an archway up to 9'-4" in height. Chapter 83 limits the heights of the gates and support columns to a 6' maximum in R-1B Zoning Districts.