

AGENDA

BUILDING CODE BOARD OF APPEALS FEBRUARY 2, 2005

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES – MEETING OF JANUARY 5, 2005

VARIANCE REQUESTS

ITEM #2 – VARIANCE REQUESTED. MR. & MRS. F. CARMONA, 5268 ORCHARD CREST, for relief of the 2003 Michigan Building Code to finish their basement.

Petitioner is requesting relief of the 2003 Michigan Building code to finish the basement in their home. Section R305.1 of the 2003 Michigan Building Code, requires a 7' minimum ceiling height (6'-6" minimum for beams) in finished basements. The plan submitted indicates a 6'-9" general ceiling height and 6'-2" ceiling height at the beam and ductwork.

ITEM #3 – VARIANCE REQUESTED. MARY STORK OF GIGGLE GANG DAYCARE & PRESCHOOL, 3193 ROCHESTER ROAD, for relief of Chapter 83 to install 4' high fencing for an outdoor play area for the day care center at 3193 Rochester Road.

Petitioner is requesting relief of Chapter 83 to install fencing for an outdoor play area for their day care center. This property is a double front corner lot. As such it has front yards on both Rochester and Hartland. The proposed fencing is located in the front yard along Hartland. Section 3 of Chapter 83 of the Troy City Code prohibits fencing in the yard between the building and any frontage street.