

AGENDA

BUILDING CODE BOARD OF APPEALS SEPTEMBER 7, 2005

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES – MEETING OF AUGUST 3, 2005

POSTPONED ITEMS

ITEM #2 – VARIANCE REQUEST. TAMELA CORBIN, 503 RANDALL, for relief of Chapter 83 to install a 6' high privacy fence in the front yard setback along Tallman.

Petitioner is requesting relief of the Ordinance to install a 6' high privacy fence. This property is a double front corner lot. It has front yard setback requirements along both Randall and Tallman. Chapter 83 limits the height of front yard fences on this property to not more than 30". The site plan submitted indicates a 6' high privacy fence setback 2' from the east property line along Tallman.

This item first appeared before this Board at the meeting of August 3, 2005 and was postponed to allow the petitioner the opportunity to present the height and a picture of the fence she wishes to install, to allow the petitioner to present a landscaping plan to the Board and to allow the Building Department the opportunity the chance to research the records regarding a previous variance.

A review of the Building Department records show that on June 14, 1973, a variance was granted by the Building Code Board of Appeals for a 6' high privacy fence running south, 60' from the rear property line, then continuing south, a 4' high privacy fence for 16' and connecting to the house at a 4' height. A copy of the minutes from that meeting is included for your reference.

PUBLIC HEARINGS

ITEM #3 – VARIANCE REQUEST. MARK DURETTE, 2463 AVERY, for relief of Chapter 83 to install a 48" high privacy fence in the front setback of Foxcroft Drive.

Petitioner is requesting relief of the Ordinance to install a 48" high fence. This lot is a double front corner lot. As such, it has front yard requirements along both Avery and Foxcroft Drive. The lot does, however, have a common rear-yard-to-rear-yard relationship to the property behind it. In these cases, Chapter 83 limits fences in the required front setback along Foxcroft Drive to a non-obscuring fence (more than 50%

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open) not more than 48" in height. The site plan submitted indicates a 48" high privacy fence in the front setback along Foxcroft Drive.

ITEM #4 – VARIANCE REQUEST. CHRISTOPHER MEERSCHAERT, 5562 HUNTERS GATE, for relief of Chapter 83 to install a 48" high fence along Beach Road.

Petitioner is requesting relief of the Ordinance to install a 48" high fence. This lot is a double front through lot. It has front yard requirements along both Hunters Gate and Beach Road. This is because there are houses fronting on Beach Road within the same block. Chapter 83 limits fences in front yards to a maximum height of 30 inches. The site plan submitted indicates a 48" high fence 15' from the property line along Beach Road.

OTHER BUSINESS

ITEM #5 – VARIANCE REQUEST. STONE AGE INVESTMENTS, LARRY FARIDA, 1613 LIVERNOIS, for relief of Section 403.2 of the State of Michigan Plumbing Code to eliminate separate men and women's bathrooms.

Petitioner is requesting relief of Section 403.2 of the State of Michigan Plumbing Code to have a single, unisex bathroom available to the public where separate men's and women's facilities are required. Section 403.2 states: *Where plumbing fixtures are required, separate facilities are required for each sex.* The only exception closely applicable in this instance is exception three of that Section that states: *Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.* This building has an occupancy load well in excess of 15 persons.