

## **AGENDA**

### **BUILDING CODE BOARD OF APPEALS MAY 1, 2002**

#### **LOWER LEVEL CONFERENCE ROOM 8:30 A.M.**

#### **CALL TO ORDER**

#### **ITEM #1 – APPROVAL OF MINUTES MEETING OF APRIL 3, 2002**

#### **POSTPONED ITEMS**

**ITEM #2 – HARRINGTON PARK DEVELOPMENT, LLC, HARRINGTON PARK CONDOMINIUMS**, for relief of Chapter 83 to construct a 6' high masonry/aluminum subdivision entrance wall in the front setbacks along West Long Lake Road and Harrington Park Drive.

The petitioner is requesting relief of Chapter 83 to construct a subdivision entrance wall/fence at the proposed Harrington Park Condominiums. The site plan submitted indicates the construction of a 6' high masonry/aluminum subdivision entrance wall in the front setbacks along West Long Lake Road and Harrington Park Drive. Chapter 83 limits the height of fences and entrance walls in front setbacks to 30" in height in the R-1T Zoning District.

This item first appeared before this Board at the meeting of April 3, 2002 and was postponed to allow the petitioner to bring in a detailed plan indicating the proposed wall and a realistic landscape plan.

#### **PUBLIC HEARINGS**

**ITEM #3 – NANCY BRUMM, 2825 BOLINGBROKE**, for relief of Chapter 83 to replace an existing 6' high privacy fence in the front setback along Upton.

The petitioner is requesting relief of Chapter 83 to replace an existing 6' high privacy fence in the front setback along Upton. This lot by definition is a double front corner lot in that it has front yards along both Bolingbroke and Upton. Chapter 83 limits the height of fences in front setbacks to 30". The site plan submitted indicates a 6' high privacy fence in the front setback along Upton. We could find no fence permit for the existing fence and it is likely that the fence was installed at a time before fence permits were required.

## **OTHER BUSINESS**

**ITEM #4 – KEMP BUILDING & DEVELOPMENT, 1400 ROCHESTER ROAD**, for relief of Section 507.3 of the 2000 Michigan Building Code.

The petitioners are proposing to alter and construct an addition on an existing industrial building on the east side of Rochester, south of Maple Road. This building was the former home of the Waggoner Corporation. This is a very large building and in order to comply with the Building Code limitations for height and area, it would need to be classified as an unlimited area building. In order to comply with the requirements of Section 507.3 of the Michigan Building Code the building must be located at least 60 feet from the property line. In most areas the existing building complies with this requirement except for the northeast portion of the building that is located from 20 to 39 feet from the east property line and a small portion of the north building wall that is located as close as 57 feet to the north property line. The petitioners are proposing some separation and sprinkler alternatives in lieu of the required separation distance.