

REVISED 7-30-01

AGENDA

**BUILDING CODE BOARD OF APPEALS
AUGUST 1, 2001**

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

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES – MEETING OF JULY 11, 2001

RENEWALS

ITEM #2 – VARIANCE REQUESTED. NICK MITCHELL, ATHENS PLAZA – 120-140 W. MAPLE, for relief to maintain the 45” high section of fence located within the front yard setback.

Petitioner is requesting renewal of relief granted by this Board to maintain the 45” high section of fence located within the front yard of the property. Petitioner owns a multi-tenant commercial center located on the north side of Maple between Livernois and Thunderbird. This item first appeared before the Building Code Board of Appeals in July 1992. In July 1996 this Board granted a renewal of this variance for a period of five (5) years.

TABLED ITEMS

ITEM #3 – VARIANCE REQUEST. JUDY KENNEDY, GULF INTEREST, INC., CEDAR RIDGE ESTATES CONDOMINIUM, BIG BEAVER EAST OF JOHN R., for relief of Chapter 83 to construct a 6’ high privacy fence in the front setback along E. Big Beaver.

Petitioner is requesting relief of Chapter 83 to construct a 6’ high privacy fence 15’ from the rear lot lines of units 1-12 of the Cedar Ridge Estates Condominiums. Because units 1-12 back to Big Beaver and the adjacent properties front on Big Beaver Road, they are classified as double front, thru-lots. As such, Chapter 83 requires a 25’ minimum setback along Big Beaver for any fence over 30” high.

This item first appeared before this Board at the July 11, 2001 meeting and was tabled to allow the petitioner to investigate the possibility of using vinyl fencing rather than a wooden fence and also to determine exactly what type of fence they would install.

VARIANCE REQUESTS

ITEM #4 – VARIANCE REQUEST. TARA CARDELLA, OAKLAND MALL LIMITED, 500 W. FOURTEEN MILE, for relief of Chapter 78 for the placement of a special event sign from November 1, 2001 through December 26, 2001 (56-day period).

Petitioner is requesting relief for the placement of a special event sign over the existing pylon sign and frame facing the I-75 Expressway, from November 1, 2001 through December 26, 2001 (56-day period). Section 9.01 of Chapter 78 limits the time period for a sign to advertise a special event to seven (7) days.

A similar request appeared before this Board at the meeting of September 2000 and was approved.

ITEM #5 – VARIANCE REQUEST. KATHLEEN DEBURGHGRAEVE, REPRESENTING NORTHFIELD HILLS CONDOS, 1850 BRENTWOOD, for relief of Chapter 78 to allow the placement of 20 off-site signs for a 7-day period.

Petitioner is requesting relief of the Sign Ordinance to allow the placement of 20 off-site signs for a 7-day period in relation to a special event being held on Sunday, August 26, 2001. The Sign Ordinance limits the number of off-site signs to 4. A similar request appeared before this Board at the meeting of August 2, 2000 and was approved.

ITEM #6 – VARIANCE REQUEST. YOUSSEF (JOE) CHECHAYEB, CHOICE DEVELOPMENT, STONEHAVEN WOOD EAST – CORNER OF CROOKS AND THE NEW STREET SALMA, for relief of Chapter 83 to construct a 6' high masonry/metal wall with two 10'-4" high end columns at the entrance to the new Stonehaven Woods East Subdivision.

Petitioner is requesting relief of Chapter 83 to construct a 6' high masonry/metal wall with two 10'-4" high end columns at the entrance to the new Stonehaven Woods East Subdivision. This wall would be located at the corner of Crooks Road and the new street Salma. The lots at Salma and Crooks are double front corner lots. As such, Chapter 83 limits fences and walls in front yard setbacks to 30" in height.

OTHER ITEMS

ITEM #7 - VARIANCE REQUEST. GHAFARI ASSOCIATES, INC., REPRESENTING DELPHI, 5820 & 5825 DELPHI DRIVE, for relief of the 1997 International Plumbing Code (IPC) Section 708.8.

The 1997 IPC states that manholes are required for pipes, which are 8-inches and larger, where there is a change in direction and at intervals of not more than 400 feet. The petitioners are in the process of constructing 2 new buildings and are proposing to collect five (5) separate, 8-inch diameter roof drainage leads on the east side of building D and the west side of Building C into a common header of specified diameter. The connections into the header would utilize wye or elbow type fittings for change in direction in lieu of a manhole at each point of connection to header. Included in the proposed system are cleanouts on the inside of the building wall where each of the 8-inch leads exit the building plus cleanouts on the header pipe at intervals not exceeding 100 feet. The petitioner is asking for relief of this modified system.