

A special meeting of the Building Code Board of Appeals was called to order at 8:30 a.m. on Wednesday, August 24, 1994 by the Chairman, Ted Dziurman.

PRESENT: Michael Culpepper
Ted Dziurman
Kulsum Rashid
Richard Sinclair
Mark Stimac

ITEM #1 Jill Fox, 2735 E. Maple, for relief of Chapter 83 (Fence Ordinance).

Mr. Stimac explained that the petitioners property is at the northwest corner of Maple Road and Castleton. The parcel, by definition, is a double front corner lot. The petitioner is proposing to install a 6 foot high wood fence within the required front yard adjacent to Castleton. Chapter 83, the Fence Ordinance, limits the height to fencing in the front yard to 30 inches tall. The petitioner seeks relief to install the taller fence.

Ms. Fox explained that the fence was for privacy, trespassing and protect against vandalism. She proposes to construct a fence from the rear property line, where there is a natural vegetation barrier, up to the northeast corner of the garage, and along a portion of the east property line with a gate across the driveway which runs out to Castleton. A sliding gate is proposed because of the closeness to Castleton.

The chairman opened the public hearing.

There were no comments.

The chairman closed the public hearing

There were 2 objections on file: David & Paula Mather, 1621 Castleton - Linda Davaney, 2727 E. Maple.

Motion by Stimac
Supported by Culpepper

MOVED, to grant Jill Fox a variance to construct a 6 foot high wood privacy fence extending from the northeast corner of the garage up to the north property line.

1. The existing garage structure and vegetation provide a barrier and a wood fence constructed south of the garage would obstruct the view of traffic on Castleton.
2. The fence as proposed, even with the sliding gate, would cause vehicles to encroach out to the Castleton curb.
3. A fence south of the garage would not provide additional security or stop trespassing. The property could be entered from Maple and still cut through to Castleton as there is no sidewalk along Castleton. A sidewalk along Castleton could best lessen this type of trespassing.

Yeas: 5
Nays: 0
Absent: 0

MOTION TO APPROVE REQUEST, AS STIPULATED, CARRIED.

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