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A meeting of the Building Code Board of Appeals was called to order at 8:30 a.m. on Wednesday, March 2, 1988 by James Halsey, Acting Chairman.

PRESENT: James Halsey  
Larry Harris  
Don Spurr  
Gerald VandenBussche

ABSENT: Ted Dziurman

ITEM #1. Approval of February 3, 1988 minutes.

Motion by Spurr  
Supported by Harris

MOVED, to approve the February 3, 1988 minutes.

Ayes: 4  
Nays: 0  
Absent: 1-Dziurman

MOTION TO APPROVE CARRIED.

ITEM #1. Frank G. Pirrallo, 5136 Renshaw, for relief of Chapter 79, Article 810.1.3.

Mr. VandenBussche explained that the petitioner is requesting a permit to locate an air conditioning condenser unit in the required side yard setback of the residential zoned district. The plan indicates the unit will be located approximately 6.7 feet from the side lot line. The code requires an air conditioner to be at least 10 feet from the side lot line and does not permit them to be located in a required side yard setback.

Frank Pirrallo was present and indicated that his present unit is at the rear adjacent to his patio. The basement wall behind the unit is cracked and is in need of repair and he must move the unit to repair the wall. They cannot move it to the other side of the patio because they would run into a slab. Therefore, they are requesting approval to locate the unit on the side, closer to the furnace. This placement will shorten the run and make the unit more efficient. The proposed placement is actually further away from any neighbor than it is now. The neighbor to the north has no windows on that side of the home. Mr. Pirrallo also had a letter from the neighbor to the north stating that they did not object to the placement of the unit. The chimney will partially obstruct view of the unit from the road.

The Board asked Mr. Pirrallo if he would be willing to plant evergreen type shrubbery around the unit to further screen it and he indicated that he would.

The chairman opened the public hearing.

There were no comments from the audience.

The chairman closed the public hearing.

There were 6 letters of approval on file: Robert McIntyre, 5174 Dayton - Hans Stahl, 5172 Renshaw - Mary J. Geraci, 5135 Renshaw - Thaddeus & Ethel Michalik, 5150 Dayton - Jack B. King, 5189 Renshaw - Larry and Andrea Sullivan, 5134 Renshaw.

There was 1 letter of objection on file: William A. Lamkin, 5190 Renshaw.

Motion by VandenBussche  
Supported by Harris

MOVED, to approve the request of Frank G. Pirrallo, 5136 Renshaw, for relief of Chapter 79, Article 810.1.3 to place an air conditioning condenser unit 6.7 feet from the side (north) lot line.

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ITEM #2.

1. The variance is conditioned on the landscaping with evergreens to obstruct view of the unit from the street.
2. The variance is not contrary to public interest - the petitioner has the approval of his neighbor to the north and there are 6 letters of approval on file.
3. It would be a hardship to maintain the unit in the rear yard.

Ayes: 4  
Nays: 0  
Absent: 1-Dziurman

MOTION TO APPROVE CARRIED.

ITEM #3. Residence Inn by Marriott, Inc., 2600 Livernois, for relief of Chapter 82, Section ES-904.1.1.

Mr. VandenBussche explained that the petitioner's attorney has contacted the Building Department requesting tabling action in that he could not be present at this meeting.

Motion by VandenBussche  
Supported by Harris

MOVED, that the request of Residence Inn by Marriott, Inc, 2600 Livernois for relief of Chapter 82, Section ES-904.1.1 be tabled until the next regular meeting (April 13, 1988) to allow the petitioner to be present.

Ayes: 4  
Nays: 0  
Absent: 1-Dziurman

MOTION TO TABLE UNTIL NEXT REGULAR MEETING (April 13, 1988) CARRIED.

The Board adjourned at 8:45 a.m.

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