

A special meeting of the Building Code Board of Appeals was held Thursday, May 19, 1977 at the Troy City Offices. The meeting was called to order by Eugene Scheff, Chairman at 1:35 p.m.

PRESENT: Eugene Scheff
Chairman

Don Spurr
Thomas Marcucci
Gerald VandenBussche
James Halsey

PUBLIC HEARING

ITEM #1. Variance Requested, Carl J. Dobrinec, Sr., 1077 Chopin for relief of Chapter 83.

Mr. VandenBussche explained that the petitioner is requesting a permit to erect a 4' cyclone fence in the required front yard setback of Chopin. This site is located at the corner of Chopin and Lydia and has a backyard to backyard relationship with the lot behind it. A 4' nonobscuring fence is permitted along the property line at Lydia but the ordinance does not permit fences higher than 30" in the required setback from Chopin.

Mr. Dobrinec, was present and stated that the house had been vacant for some time prior to his acquiring it in October of 1976. There is an extreme amount of vandalisim in the neighborhood from dogs and children to vacant and occupied homes. He does not feel that a 30" fence would help in keeping children or dogs out of his yard and he is unable to compete with them. The fence will be installed by professionals and will be in keeping with the rest of the neighborhood as there are approximately eleven other front yards fenced including one on the corner. He is trying to make this house as well as the neighborhood, more presentable.

The Chairman opened the public hearing.

Mrs. Kathy Correll of 1037 Birchwood was present and stated that they do experience a lot of vandalisim in the neighborhood and have trouble with dogs and children running rampant and has no objection to the variance.

Mrs. Diane Kniel of 1079 Birchwood was present and stated that she too was having problems with vandalisim and does not object to the variance.

Mrs. Rosemary McMahan of 1065 Birchwood was present and had no objections to the fence.

The Chairman closed the public hearing.

Five letters of approval on file from David Johnson, 1104 Vermont; Charles L. Zuellig, 1130 Birchwood; Vasiliki Gastaris, 1078 Birchwood; Paul Gastaris, 2721 Athena (owner of 27-480-010); and Harvey Duwall of 1066 Chopin.

Four letters of objection on file from Nelson B. Kitson, 1128 Chopin; Louis Specci II, 1121 Birchwood; Hoyt Young, 1036 Vermont; and Edward Frasure of 1076 Birchwood.

Motion by Halsey
Support by Marcucci

MOVED, to approve the variance requested at 1077 Chopin for a 4' cyclone fence in the front setback for the following reasons:

1. The majority of the neighbors approve
2. It will provide the security that the property owner is intending for his front yard.

ayes: All - 5
nays: none
absent: 0

MOTION TO APPROVE CARRIED

D1

Adjournment

Motion by Spurr
Support by VandenBussche

ayes: All - 5
nays: none
absent: 0

MOVED, to adjourn the Building Code Board of Appeals at 1:55 p.m.

MOTION TO ADJOURN CARRIED

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