

A meeting of the Building Code Board of Appeals was held Thursday, November 2, 1972 at the Troy City Offices. The meeting was called to order by Gary Hutchens, Acting Chairman, at 1:40 p.m.

PRESENT: Gary Hutchens  
Acting Chairman

Gerald VandenBussche  
Mike Kohut  
Lauren Ford

ABSENT: Eugene Scheff

ITEM #1. Approval of Minutes, September 28, 1972

Motion by Ford  
Support by Kohut

MOVED, that the minutes of the Building Code Board of Appeals meeting of September 28, 1972 be approved as written.

yeas: All - 4  
nays: none  
absent: 1

ITEM #2. Variance Requested, Mary Licht, 1491 Three Lakes Drive, for relief of the Plumbing Code, Section 909.3.

Mr. VandenBussche explained that the petitioner is requesting to install a fabric material for a floor in the bathroom of her home. Section 909 of the Plumbing Code requires that bathrooms, toiletrooms, and laundryrooms have a nonabsorbent waterproof floor and base, and does not permit this type of material for floor covering. The petitioner had this material installed prior to final inspection of the home and unless a variance is obtained the floor will have to be replaced with an acceptable material as listed in the plumbing code such as tile terrazzo, concrete, etc.

Mrs. Licht was present and stated that she felt the carpeting would be just as sanitary and waterproof as tile. She also stated that if the Board did not approve of her request that after a tile floor was inspected and approved, she would have it replaced with the carpeting again.

Motion by Ford  
Support by VandenBussche

MOVED, that the variance requested at 1491 Three Lakes Drive, for relief of the Plumbing Code, Section 909.3, be tabled until the next meeting for further study.

yeas: All - 4  
nays: none  
absent: 1

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ITEM #3. Variance Requested, Peter Pellerito, 3952 Boulder, for relief of Chapter 83.

Mr. VandenBussche explained that the petitioner is proposing to erect a 5' masonry fence that will encroach in what is considered the front yard of Coolidge. The fence ordinance does not permit an obscuring fence higher than 30" in this setback or a non-obscuring fence higher than 48" in this setback.

Mr. Pellerito was present and stated that he did not know that he was in violation until he had already poured the footings and the inspector issued him a stop work order. He also stated that the masonry fence would not obstruct any view.

One letter of approval on file from Mr. Lewis, 3937 Boulder Drive.

Motion by Kohut  
Support by Ford

MOVED, that the variance requested at 3952 Boulder, for relief of Chapter 83, be approved for the following reasons:

1. The masonry fence would not obscure any view.
2. The petitioner felt that the fence was installed according to the approved plan, and the setback dimension of 50' was from the curb instead of the right-of-way line.
3. There were no objections from any of the adjacent neighbors.

yeas: All - 4  
nays: none  
absent: 1

ITEM #4. Variance Requested, Manfred Behme, 2284 Camilla, for relief of Chapter 83.

Mr. VandenBussche explained that the petitioner is proposing to erect a 6' wood fence in what is considered the front yard from Camilla Drive. The ordinance does not permit an obscuring fence higher than 30" in this setback or a non-obscuring fence higher than 48" in this setback.

Mr. Behme was present and stated that he is intending to install a swimming pool in the near future and would like to erect the fence to maintain privacy and the full use of his backyard.

One letter of disapproval on file from Mr. & Mrs. Rebar, 2247 Camilla.

Motion by Ford  
Support by Kohut

MOVED, that the variance requested at 2284 Camilla, for relief of Chapter 83, be denied for the following reasons:

1. The fence ordinance permits adequate protection for swimming pools without this deviation.
2. There were objections from surrounding neighbors.
3. The hardship relating to "privacy" is not a valid hardship.

yeas: All - 4  
nays: none  
absent: 1

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ITEM #5. Variance Requested, Volk & London, 2601 W. Big Beaver, for relief of the BOCA Code, Table 5.

Mr. VandenBussche explained that the petitioner is requesting to install a glass corridor that will serve as an access to an exitway. Table 5 of the BOCA Code requires 3/4 hour fire rating for this access hallway in buildings that have a construction classification of type one. The access hallway is 10' wide and will be used by 3 of the tenants in the building.

Mr. Volk was present and stated that the tenants require glass partitions in order to do business from the concourse. He also stated that he felt that this was a reasonable request as there are adequate exits.

Motion by VandenBussche  
Support by Ford

MOVED, that the variance requested at 2601 W. Big Beaver, for relief of the BOCA Code, Table 5, be approved for the following reasons:

1. The predicted occupancy load is under 50 for the two major rental areas that will be using this access corridor.
2. The building is a type-one fire resistant construction.
3. There are four means of egress from the area.

yeas: 3  
nays: 1 (Kohut)  
absent: 1

ITEM #6. Variance Requested, Donald Peters, Strathmore Village, 1089 Kirts, for relief of the Plumbing Code, Section 906.1.

Mr. VandenBussche explained that the petitioner is proposing to alter the bathroom layout so that the water closet bowl will be centered in a 31" space. Section 906.1 of the Plumbing Code requires a minimum clearance of 18" from the center of the closet bowl to any finished wall, thereby, requiring a minimum of 36" space.

Mr. Peters was present and stated that he feels that his revised plan is much better than what was originally planned by the builder.

Motion by Ford  
Support by Kohut

MOVED, that the variance requested at 1089 Kirts, for relief of the Plumbing Code, Section 906.1, be approved for the following reasons:

1. By swinging the door of the bathroom out, it would prevent conjection therein when the fixture is changed.
2. The 31" dimension is not enclosed in solid walls as one side is a vanity and removal of portion of the vanity would acquire the space needed.

yeas: 3  
nays: 1 (VandenBussche)  
absent: 1