

Chair Abitheira called the Regular meeting of the Building Code Board of Appeals to order at 3:05 p.m. on January 8, 2020 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Members Present

- Gary Abitheira
- Teresa Brooks
- Sande Frisen
- Mark F. Miller, City Manager

Not Present

- Andrew Schuster

Support Staff Present

- Salim Huerta, Building Official
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF MINUTES

- Moved by: Frisen
- Support by: Brooks

RESOLVED, To approve the minutes of the December 4, 2019 Regular meeting as submitted.

Yes: All present (4)

MOTION CARRIED

3.* HEARING OF CASES

A. **VARIANCE REQUEST, VLADIMIR KORCARI, 2904 THAMES** – This property is a corner lot and a double front setback is required per Chapter 83, Section 2-A. As such, the proposed fence cannot be placed in the 25-foot required Thames Drive front setback or the 25-foot required Dover Drive setback as defined for the R-1E Zoning District. This corner lot does not have a common rear yard relationship with a lot in the same block. Therefore, the only fence height allowed is that of a maximum height of 30 inches. The petitioner is requesting a total of 106 feet, 2inches of a 4-foot tall non-obscuring chain link fence plus a 6-foot long, 4-foot tall chain link gate variance in the required Dover Drive setback.

The petitioner was granted Building Permit PF 2019-0219 for a 6-foot PVC privacy fence that did not require a variance. However, the permit was not closed since the 6-foot fence encroaches by 9 inches into the Dover Drive setback. The petitioner must correct the encroachment.

Acknowledging the petitioner was not present, Chair Abitheira announced he would give the applicant additional time to arrive, move forward with the agenda and come back to the item.

4. COMMUNICATIONS

Mr. Huerta announced Andrew Schuster resigned from the Board effective with the expiration of his term, January 1, 2020.

Mr. Miller said City Council at their December 16, 2019 meeting nominated Matthew Dziurman. His appointment to the Board will be acted upon at a future City Council meeting.

5. PUBLIC COMMENT – None

6. MISCELLANEOUS BUSINESS – None

3.* HEARING OF CASES

A. VARIANCE REQUEST, VLADIMIR KORCARI, 2904 THAMES – This property is a corner lot and a double front setback is required per Chapter 83, Section 2-A. As such, the proposed fence cannot be placed in the 25-foot required Thames Drive front setback or the 25-foot required Dover Drive setback as defined for the R-1E Zoning District. This corner lot does not have a common rear yard relationship with a lot in the same block. Therefore, the only fence height allowed is that of a maximum height of 30 inches. The petitioner is requesting a total of 106 feet, 2 inches of a 4-foot tall non-obscuring chain link fence plus a 6-foot long, 4-foot tall chain link gate variance in the required Dover Drive setback.

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Chair Abitheira acknowledged the applicant had yet to arrive at 3:10 p.m.

Moved by: Abitheira
Support by: Frisen

RESOLVED, To postpone the variance request of Vladimir Korcari, 2904 Thames, to the next scheduled meeting with more than one business item to conduct.

Yes: All present (4)

MOTION CARRIED

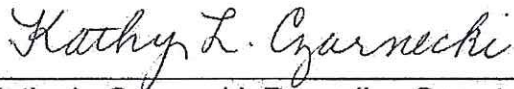
7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:12 p.m.

Respectfully submitted,



Gary Abitheira, Chair



Kathy L. Czarnecki, Recording Secretary

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