

## **BUILDING BOARD OF APPEALS**

### **MINUTES**

**JUNE 8, 2005**

PRESENT: Commissioners Pingston, Hamood, Kwasnik

ABSENT: Sarb, Kobeissi

TECHNICAL ADVISORS: Andrew Pizzino, John Tanner

CALLED TO ORDER: 4:09 p.m.

### **NEW APPEALS**

**Appeal #05-115** – From Charles Kelley, 3051 Roosevelt, Dearborn, MI requesting permission to install approximately 31.5’ of a 5’ high board on board shadow box fence to enclose side yard to front setback of house located at 3051 Roosevelt in deviation of Zoning Ordinance 93-553 Sec. 2.19 C.1.b Fence Regulations.

**RESOLUTION** - Motion by Commissioner Hamood, seconded by Commissioner Kwasnik to **grant** the appeal subject to the representations and agreements placed on the record during the public hearing. Plans and specifications to be submitted to the Building and Safety Department for approval and permit(s) obtained. Motion carried unanimously.

**Appeal #05-116** – From Alfred Dragone, 5011 Curtis, Dearborn, MI requesting permission to install approximately 65’ of a 6’ high board on board wood privacy fence to enclose rear yard located at 5017 Curtis in deviation of Zoning Ordinance 93-553 Sec. 2.19 C.1.A, Fence Regulations.

**RESOLUTION** - Motion by Commissioner Hamood, seconded by Commissioner Kwasnik to **grant** the appeal subject to the representations and agreements placed on the record during the public hearing. Plans and specifications to be submitted to the Building and Safety Department for approval and permit(s) obtained. Motion carried unanimously.

**Appeal #05-117** – From James Klassa, 20351 Carlysle, Dearborn, MI requesting permission to maintain approximately 73’ of a 5-1/2’ high wood privacy fence to enclose side property on Mayfair from garage to past side door of house located at 20351 Carlysle in deviation of Zoning Ordinance 93-553 Sec. 2.19 C.1.A. & B. Fence Regulations.

**RESOLUTION** - Motion by Commissioner Hamood, seconded by Commissioner Kwasnik to **TABLE** the appeal subject to the representations and agreements placed on the record during the public hearing. Motion carried unanimously.

**Appeal #05-118** – From Richard Anderson, 401 N. Kingsbury, Dearborn, MI requesting permission to install approximately 108’ of a 5’ high privacy fence to enclose rear yard located at 401 N. Kingsbury in deviation of Code of Ordinances, 5-124, When Neighbors

Cannot Agree.

**RESOLUTION** - Motion by Commissioner Kwasnik, seconded by Commissioner Hamood to **grant** the appeal subject to the representations and agreements placed on the record during the public hearing with the provision that the fence be a 5' high board on board or open slat semi-private fence with the 45' angle maintained from the property line to the N.W. corner of the house in order to allow access for the neighbor on the north side, and that the existing chain link fence be removed. Plans and specifications to be submitted to the Building and Safety Department for approval and permit(s) obtained. Motion carried unanimously.

**Appeal #05-119** – From Gary Sturgill, 384 Merriweather, Grosse Pointe Farms, MI requesting permission to maintain approximately 82' of a 6' high wood privacy fence to enclose side property to front setback of house located at 18901 Carlisle in deviation of Zoning Ordinance 93-553, Section 2.19, C 1 A & B, C 4, Fence Regulations.

**RESOLUTION** - Motion by Commissioner Kwasnik, seconded by Commissioner Hamood to **grant** the appeal subject to the representations and agreements placed on the record during the public hearing with the provision that the fence be a 6' high board on board or semi-private fence with the 10' x 10' line of site to be maintained by the driveway. Plans and specifications to be submitted to the Building and Safety Department for approval and permit(s) obtained. Motion carried unanimously.

**Appeal #05-120** – From Nassir Baydoun, 7713 Ternes, Dearborn, MI requesting permission to maintain approximately 140' of a 6' high privacy fence to enclose rear yard located at 7713 Ternes in deviation of Zoning Ordinance 93-553, Section 2.19, C 1 A, C 4, Fence Regulations.

**RESOLUTION** - Motion by Commissioner Hamood, seconded by Commissioner Kwasnik to **grant** the appeal subject to the representations and agreements placed on the record during the public hearing with the condition that the existing chain link fence be removed. Plans and specifications to be submitted to the Building and Safety Department for approval and permit(s) obtained. Motion carried unanimously.

**Appeal #05-121** – From Mark Rieske, 2201 Geneva, Dearborn, MI requesting permission to maintain approximately 30' of a 3' high PVC picket fence beyond the front setback of house to sidewalk located at 2201 Geneva in deviation of Zoning Ordinance 93-553, Section 2.19, C 1 B, Fence Regulations & Code of Ordinances, 5-124, When Neighbors Cannot Agree.

**RESOLUTION** - Motion by Commissioner Hamood, seconded by Commissioner Kwasnik to **grant** the appeal subject to the representations and agreements placed on the record during the public hearing with the provision that the posts be lowered to the top of the picket fence and that if the fence poses any problem, it can be ordered removed by the Building and Safety Department. Plans and specifications to be submitted to the Building and Safety Department for approval and permit(s) obtained. Motion carried unanimously.

**Appeal #05-122** – From Scott Riddle, 4160 Valley Forge, Bloomfield Hills, MI requesting permission to install an electronic reader board ground sign in the front set back along Michigan Ave. located at 21730 Michigan in deviation of the Code of

Ordinances for the City of Dearborn, Chapter 5, Article\_XII, **section 5-1342, (a) & (b)**.  
**(a)** no sign or any part thereof shall move nor shall the illumination of any sign or any part of such illumination be anything other than a steady, continuous burning bulb or other source of light. The flashing or frequent turning on and off of the sign illumination or any part thereof for the purpose of attracting attention is prohibited. The plan indicates an electronic reader board sign.

**RESOLUTION** - Motion by Commissioner Hamood, seconded by Commissioner Kwasnik to **grant** the appeal subject to the representations and agreements placed on the record during the public hearing with the provision that the message board is to be used only for the existing business' purpose and that no objectionable material is to be displayed. Plans and specifications to be submitted to the Building and Safety Department for approval and permit(s) obtained. Motion carried unanimously.

Meeting adjourned at 6:00 p.m.

Marge Piotrowski  
Recording Secretary