

The Chairman, Ted Dziurman, called the meeting of the Building Code Board of Appeals to order on Wednesday, November 1, 2006 at 8:30 A.M. in the Lower Level Conference Room of the Troy City Hall.

PRESENT: Ted Dziurman
Rick Kessler
Bill Nelson
Tom Rosewarne
Frank Zuazo

ALSO PRESENT: Mark Stimac, Director of Building & Zoning
Marlene Struckman, Housing & Inspector Supervisor
Pamela Pasternak, Recording Secretary

ITEM #1 – APPROVAL OF MINUTES – SPECIAL MEETING OF OCTOBER 18, 2006

Motion by Kessler
Supported by Zuazo

MOVED, to approve the minutes of the Special Meeting of October 18, 2006 as written.

Yeas: All – 5

MOTION TO APPROVE MINUTES AS WRITTEN CARRIED

ITEM #2 – VARIANCE REQUEST. STUDIO DESIGN, 1814 MAPLELAWN, for relief of the Sign Ordinance to erect a ground sign that is 30' in height.

Mr. Stimac explained that the petitioner is requesting relief of Chapter 85, the Sign Ordinance to erect a ground sign that is 30' in height. Table 85.02.05 permits a 25' maximum height for a ground sign.

Stanley Tkarz of Studio Design was present and stated that this is actually a request from the Hyundai Marketing Department. This dealership is brand new and is a new prototype building. Hyundai Corporation believes that a larger sign will create more of a marketable element. Mr. Tkarz stated that he could not provide a specific hardship running with the land in putting in a 25' foot sign.

Mr. Dziurman asked if there were other 30' signs in the area. Mr. Stimac stated that he thought the GM brand signs were more than 30' feet high.

Mr. Tkarz said that he has provided architectural services to the Suburban Collection and that the GM sign is 35' high, the Nissan sign sits back about 200' and is 30' high, and he believes the Toyota pylon sign across the street is between 27' and 28' high.

ITEM #2 – con't.

Mr. Dziurman stated that he is concerned because if this variance is granted without a justifiable hardship a precedent would be set for other signs to be 30' high, or higher.

Mr. Kessler stated that one of the requirements of this Board was to find a hardship running with the land that would justify granting a variance. There is nothing unique to give the Board the authority to grant this request.

The Chairman opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

There are two (2) written approvals on file. There are no written objections on file.

Motion by Kessler
Supported by Zuazo

MOVED, to deny the request of Studio Design, 1814 Maplelawn, relief Chapter 85 to erect a ground sign that is 30' in height, where Table 85.02.05 permits a 25' maximum height for a ground sign.

- Petitioner did not demonstrate a hardship justifying a variance.

Yeas: All – 5

MOTION TO DENY REQUEST CARRIED

ITEM #3 – VARIANCE REQUEST. THOMAS A DUKE, 1700 W. BIG BEAVER, for relief of the Sign Ordinance to erect a ground sign that is 320 square feet in area.

Mr. Stimac explained that the petitioner is requesting relief of Chapter 85, the Sign Ordinance to erect a ground sign 320 square feet in area. The proposed signage consists of letters that are proposed to be added to an existing "L" shaped brick wall that screens existing ground mounted mechanical equipment at the southeast corner of the building. Using this existing brick wall as a sign results in a calculated sign area of 320 square feet. Section 85.02.05 permits a ground sign a maximum of 200 square feet in area.

Mr. Dziurman asked how large the south elevation of the wall was and Mr. Stimac said that it is 24' long and 8' high, which is a total of 192 square feet.

Mr. Thomas Duke was present and stated that he had purchased this building about eight (8) years ago and at that time there was some type of signage on this wall. There have been considerable vacancies and he has found a tenant that wants to use the screening wall for their sign. This sign would blend in with the building and give a nice appearance to the area.

ITEM #3 – con't.

Mr. Kessler asked why Mr. Duke couldn't stay within the 200 square feet. Mr. Duke said that the existing south face of the wall is 192 square feet and in his opinion he does fall within the requirements of the Ordinance. The wall is "L"-shaped and it is because of this design that a variance is required. Mr. Duke stated that he would be able to build a separate ground sign 200 square feet in area and a variance would not be required. He would rather put the signage on this wall than add an additional sign.

Mr. Nelson asked if a variance would be required if there was any type of gap in this wall. Mr. Stimac explained that this wall is being looked at as though it were in the middle of the property. Because the wall is "L"-shaped in plan, both sides have to be calculated in the sign area even though there is no lettering proposed for the east face of the wall. Mr. Stimac also explained that in the Board members packets were copies of the original sign, which indicate that it was used as an address sign; and therefore is not regulated by the Sign Ordinance.

The Chairman opened the Public Hearing.

Ms. Cathie Walton, Office Manager, 1740 W. Big Beaver, Suite 100, was present and stated that they are delighted with this proposal. Ms. Walton said that they approve of this request.

No one else wished to be heard and the Public Hearing was closed.

There are no written approvals or objections on file.

Mr. Duke stated that he had to tried to give a drawing depicting the proposed sign, and stated that if he took the return part of the wall down a variance would not be required. This wall is used to screen mechanical equipment. Mr. Duke further stated that he would be willing to give the City a letter stated that he would not use the north – south portion of the wall for signage.

Motion by Nelson
Supported by Kessler

MOVED, to grant Thomas A. Duke, 1700 W. Big Beaver, relief of the Sign Ordinance to erect a ground sign that is 320 square feet in area.

- The east face of screening wall not to be used for signage.
- Variance is not contrary to public interest.
- Variance will not have an adverse effect to surrounding property.

Yeas: All – 5

The Building Code Board of Appeals meeting adjourned at 8:47 A.M.

Ted Dziurman, Chairman

Pamela Pasternak, Recording Secretary