Chair Dziurman called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on July 9, 2014 in the Lower Level Conference Room of the Troy City Hall.

1. ROLL CALL

Members Present:
Theodore Dziurman, Chair
Teresa Brooks
Michael Carolan
Brian Kischnick

Absent:
Gary Abitheira

Support Staff Present:
Mitch Grusnick, Building Official/Code Inspector
Kathy L. Czarnecki, Recording Secretary

Also Present:
Maggie Hughes, Management Assistant
Attached and made a part hereof is the signature sheet of those present and signed in at this meeting.

2. APPROVAL OF MINUTES

Moved by: Carolan
Support by: Brooks

RESOLVED, To approve the minutes of the June 4, 2014 Regular meeting as submitted.

Yeas: All present (4)
Absent: Abitheira

MOTION CARRIED

3. HEARING OF CASES

A. **VARIANCE REQUEST, DAN HEILEMAN OF HEILEMAN SIGNS, 1814-1816 MAPLELAWN (Suburban Hyundai, Suburban Infiniti)** – The petitioner is requesting a variance to allow 5 ground signs where the sign code limits the site to 3 and to install a 475 square foot ground sign where code limits the size to 200 square foot: 1) the ground sign measuring 475 square feet in area will replace the existing "Hyundai" ground sign; 2) an additional 37 square foot ground sign; and 3) the continuance of an existing 12 square foot ground sign.

Mr. Grusnick reviewed the variance request. He reported the department received no responses to the public hearing notices. Mr. Grusnick specifically addressed calculations used for the proposed ground signs, the free-standing front entrance sign and the existing wall signage.

Tim Heileman of Heileman Signs said Hyundai is updating their image with a new corporate logo and ground sign. He addressed the proposed signs as relates to dimensions, setbacks, pole dressing and building design features.

Tim Leroy, Chief Financial Officer for Hyundai, was also present.

Mr. Carolan disclosed a family relation works for Suburban Collection. Board members agreed there was no conflict of interest.

There was discussion on:

- Pole dressing.
- Freestanding sign; "architectural structure".
- Existing wall signage.
- Front entrance sign; distance from building.
- 12 square foot ground sign; no records of file, permitting housecleaning item.
- Means of securing sign(s).

Chair Dziurman opened the floor for public comment. Acknowledging there was no one present to speak, the floor was closed.

Moved by: Carolan
Support by: Kischnick

RESOLVED, To grant the variance request as submitted, for the following reasons.

1. The variance would not be contrary to the public interest or general purpose and intent of Chapter 85; and
2. The variance does not adversely affect properties in the immediate vicinity of the proposed sign.

Yeas: All present (4)
Absent: Abitheira

MOTION CARRIED

B. **VARIANCE REQUEST, JENNA AND MATT SADOWSKI, 1446 PEACHTREE** – This property is a double front corner lot. As such it has a required front setback along both Peachtree and Kings Point. A variance to install a 6 foot high privacy fence in the required front setback along Kings Point where City Code limits the height of fences to 48 inches high and non-obscuring at this location.

Mr. Grusnick reviewed the variance request and displayed photographs of the property. He reported one response to the public hearing notices was received. Mr. Grusnick said there would be no driveway visual obstruction from the sidewalk should the Board grant the request to place the fence closer to the sidewalk. Mr. Grusnick indicated the applicant was issued a permit for the installation of an inground pool.

Jenna and Matt Sadowski circulated photographs of their property and existing privacy fences on corner lots within their neighborhood. They said the fence would be a high quality PVC material and similar in color to match the siding of their home. They said there were no objections from neighbors to whom they spoke and they could provide that in writing should the Board wish. The Sadowski's said the fence would provide the necessary privacy and safety for their family and dog and improve the appearance of their yard as well as provide additional yard area should the Board agree with placing the fence closer to the sidewalk. The Sadowski's addressed their intent to landscape in front of the fence.

Chair Dziurman opened the floor for public comment. Acknowledging there was no one present to speak, the floor was closed.

There was discussion on:

- Fence in relation to existing fence of neighbor to the south, distance to sidewalk.
- Setback requirements.
- Plantings/landscaping.
- Potential obstruction views.
- Letter in response to public notice; objections do not relate to dimensions or height of proposed fence.
- Subdivision bylaws.

Moved by: Carolan
Support by: Kischnick

RESOLVED, To grant the variance request with the following conditions:

1. Install the new fence in line with the wood fence on the adjacent property to the south, 10' 3" off the Kings Point public sidewalk.
2. Plantings to be placed outside of the fence.

Yeas: Carolan, Dziurman, Kischnick
Nays: Brooks
Absent: Abitheira

MOTION CARRIED

Ms. Brooks said she thinks the existing fence is conforming.

C. **VARIANCE REQUEST, BARBARA YOLLES FOR UNITED SHORE FINANCIAL SERVICES LLC, 1414 E MAPLE** – To allow the installation of a 585.36 square foot wall sign where the Sign Code allows only one wall sign. Variances were previously granted to allow the existing wall signs.

Mr. Grusnick reviewed the variance request. He reported the department received no responses to the public hearing notices. He indicated the request is basically to replace the existing 200 square foot wall sign with the new logo "U" symbol wall sign.

David Zacks, Barbara Yolles and Anthony Valentine of United Shore Financial Services (USFS) were present.

Mr. Zacks spoke about USFS's new logo and marketing and branding initiatives. He addressed the proposed signage with respect to the zoning of their property in relation to surrounding properties.

Paul Deters of Metro Detroit Signs addressed the material and durability of the signage.

There was discussion on:

- Ownership/tenancy of the building.
- Proposed sign in essence a "symbol".
- Previous variances granted related to building visibility and recognition.
- Building location and proximity to Business Zoning.

Chair Dziurman opened the floor for public comment. Acknowledging there was no one present to speak, the floor was closed.

Moved by: Brooks
Support by: Carolan

RESOLVED, To grant the variance request as submitted, for the following reasons:

1. The variance would not be contrary to the public interest or general purpose and intent of Chapter 85; and
2. The variance does not adversely affect properties in the immediate vicinity of the proposed sign.

Yeas: All present (4)
Absent: Abitheira

MOTION CARRIED

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

None.

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:55 p.m.

Respectfully submitted,

Theodore Dziurman, Chair

Kathy L. Czarnecki, Recording Secretary

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BUILDING CODE BOARD OF APPEALS SIGN-IN SHEET

July 9, 2014

NAME ***(PLEASE PRINT)***	***ADDRESS***
Tim Heileman	4797 Gratiot St Clair MI
Matt Sadowski	1446 Peachtree Dr. Troy 48083
Jenna Sadowski	1446 Peachtree Dr. Troy 48083
USFS - DAVID ZUCKS	1414 - Maple, TROY
USFS - Barbara Yolles	↓
USFS - Anthony Valentine	↓
Tim LeRoy	1795 Maplelawn, Troy 48084