



BUILDING CODE BOARD OF APPEALS REGULAR MEETING AGENDA

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Theodore Dziurman, Chair; Gary Abitheira
Teresa Brooks, Michael Carolan, Brian Kischnick

September 3, 2014

3:00 PM

LOWER LEVEL
CONFERENCE ROOM

1. ROLL CALL
2. APPROVAL OF MINUTES – August 6, 2014
3. HEARING OF CASES
 - A. **VARIANCE REQUEST, CHRISTINA AND DOUG LISKA, 6881 SHELLDRAKE DRIVE** – This property is a double front corner lot. As such it has a required front setback along both Shelldrake and Cadmus. The petitioner is requesting a variance to install a 4 foot high metal fence in the required front setback along Cadmus where City Code limits fences to 30 inches high.

CHAPTER 83, SECTION 2 (A)
 - B. **VARIANCE REQUEST, LISA SAWCHYN FOR IMAGEONE INDUSTRIES, 750 W. 14 MILE ROAD** – A variance for relief of the Sign Code to place wall signs measuring a combined total of 1423 square feet on a new building. The Sign Code limits the total combined area of all wall signs to 10% of the front area of the structure. The signage on this building is limited to 850 square feet.

SECTION 85.02.05 (C) (4) (d)
 - C. **VARIANCE REQUEST, KEVIN DETERS FOR METRO DETROIT SIGNS, 200 KIRTS** – A variance to allow 218 square feet total combined area of all wall signs. The Sign Code allows a maximum total combined area of all wall signs to not exceed 10% of the area of the front face of the building. The front face of the building measures 1564 square feet; thus 156.4 square feet of wall signs is allowed.

SECTION 85.02.05 (C) (4)

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

- D. **VARIANCE REQUEST, KEVIN DETERS FOR METRO DETROIT SIGNS, 50-200 KIRTS** – A variance to allow 3 additional ground signs measuring 1936, 17.25 and 12 square feet, respectively. The Sign Code allows 2 ground signs per development. There are 2 ground signs currently located at the development.

A variance to allow a 60 foot high, 1936 square foot ground sign set back 10 feet from the right-of-way. The Sign Code limits signs set back less than 20 feet to 50 square feet and 10 feet in height.

SECTION 85.02.05 (C) (4) and Table 85.02.05

4. COMMUNICATIONS
5. PUBLIC COMMENT
6. MISCELLANEOUS BUSINESS
7. ADJOURNMENT