

Chair Dziurman called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on November 5, 2014 in the Lower Level Conference Room of the Troy City Hall.

1. ROLL CALL

Members Present:

Theodore Dziurman, Chair
Gary Abitheira
Teresa Brooks
Michael Carolan

Absent:

Brian Kischnick

Support Staff Present:

Mitch Grusnick, Building Official/Code Inspector
Kathy L. Czarnecki, Recording Secretary

Also Present:

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: Abitheira

Support by: Carolan

RESOLVED, To approve the minutes of the October 1, 2014 Regular meeting as submitted.

Yeas: All present (4)

Absent: Kischnick

MOTION CARRIED

3. HEARING OF CASES

A. VARIANCE REQUEST, JOHN CARROLL FOR ARANEA INC., 5151 CORPORATE DRIVE – A variance to allow two additional wall signs measuring 143.33 and 100 square feet, where only one wall sign is allowed.

Mr. Grusnick reviewed the variance request. He reported the department received no responses to the public hearing notices.

Present were Michael Glinka, Flagstar Bank; John Carroll, Araneae Inc.; and Roger Briddick, Fairmont Sign Company.

There was discussion on:

- Existing signage; size, location, visibility from Long Lake Road.
- Signage on buildings in surrounding office campus.
- Sign regulations in O (Office) zoning district.
- Flagstar-Red Wings partnership.

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 as requested for the 100 square foot Detroit Red Wings banner on the canopy of the building facing Corporate Drive and the additional 143.33 square foot Flagstar wall sign on the south elevation of the building, based on the following reasons:

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

Yeas: All present (4)
Absent: Kischnick

MOTION CARRIED

B. **VARIANCE REQUEST, MARC AND ANGELINA JANCA, 6839 SHELLDRAKE** – This property is a double front corner lot. As such it has a required front setback along both Shelldrake and Cambria. The petitioner is requesting a variance to install a 4 foot high non-obscuring metal fence in the required front setback along Cambria where City Code limits fences to 30 inches high.

Mr. Grusnick reviewed the variance request. He reported the department received two responses to the public hearing notices, both in support of the request.

Angelina Janca said with the completion of their landscaping, they would like to install an aesthetically-pleasing fence that would contain their two dogs in the yard. Ms. Janca said the fence would be similar in style to the neighbor on the corner of Shelldrake and Cadmus, who recently was granted a variance by the Board. She said their intent is to install the fence on the outside of the existing arborvitae, hugging the arborvitae.

Mr. Grusnick showed a picture of the fence installed at 6881 Shelldrake, for which a variance was recently granted by the Board.

There was discussion on:

- Placement of fence in relation to property line.
- Potential for visual obstruction.
- Type, style of fence.

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 to install a 4 foot high non-obscuring metal fence, based on the following reasons:

1. The variance does not adversely affect properties in the immediate vicinity of the proposed fence.
2. The fence would be compatible with other fences in the neighborhood.

Yeas: All present (4)

MOTION CARRIED

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

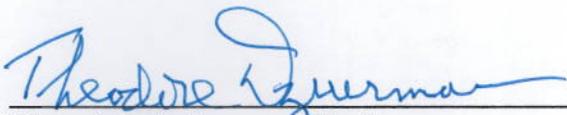
6. MISCELLANEOUS BUSINESS

None.

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:20 p.m.

Respectfully submitted,



 Theodore Dziurman, Chair

Kathy L. Czarnecki
Kathy L. Czarnecki, Recording Secretary

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