

A regular meeting of the Troy Building Code Board of Appeals was held Wednesday, February 4, 2004 at City Hall in the Lower Level Conference Room. Ted Dziurman, Chairman, called the meeting to order at 8:30 A.M.

PRESENT: Ted Dziurman
Rick Kessler
Bill Nelson
Tim Richnak
Frank Zuazo

ALSO PRESENT: Mark Stimac, Director of Building & Zoning
Ginny Norvell, Inspector Supervisor
Pamela Pasternak, Recording Secretary

ITEM #1 – APPROVAL OF MINUTES – MEETING OF JANUARY 7, 2004

Motion by Richnak
Supported by Nelson

MOVED, to approve the minutes of the meeting of January 7, 2004 as written.

Yeas: All – 5

MOTION TO APPROVE MINUTES AS WRITTEN CARRIED

ITEM #2 – VARIANCE REQUEST. ANTONIO PETITTA, 6035 JAMES PLACE, for relief of Chapter 83 to install a 48" high fence.

Mr. Stimac explained that the petitioner is requesting relief of Chapter 83 to install a 48" high wrought iron style fence. This property is a double front corner lot. It has front yard requirements along both James Place and West Square Lake Road. Chapter 83 limits the height of fences in front setbacks to 30" in height. The site plan submitted indicates a 48" high wrought iron style fence located 15' from the south property line along Square Lake Road.

Antonio Petitta was present and stated that he would like to put up this fence to provide safety for his family due to the proximity of Square Lake Road. Mr. Petitta also stated that he was planning to connect this fencing with the fencing next door and also felt that this fence would be very well screened because of the landscaping located along the easement.

Mr. Richnak asked what type of fencing Mr. Petitta wished to install and Mr. Petitta showed a picture of the fencing and indicated that it would be a bronze colored wrought iron style fence.

Mr. Dziurman asked about the berm that is located along this property and Mr. Stimac stated that the berm and the landscaping were installed as part of the development of this subdivision.

ITEM #2 – con't.

Mr. Zuazo asked if the location of the fence would be behind the berm. Mr. Petitta stated that he planned on putting the fence inside of the berm and also he plans to add additional landscaping, which will further screen this fence.

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

There are no written approvals or objections on file.

Motion by Richnak
Supported by Nelson

MOVED, to approve the request of Antonio Petitta, 6035 James Place, for relief of Chapter 83 to install a 48" high wrought iron style fence located 15' from the south property line along Square Lake Road.

- Variance is not contrary to public interest.
- Variance will not have an adverse effect to surrounding property.
- Landscaping along Square Lake Road will screen fence.

Yeas: All – 5

MOTION TO GRANT VARIANCE CARRIED

ITEM #3 – VARIANCE REQUEST. BEACON SIGN, 208 W. 14 MILE, for relief of Chapter 78 to install five (5) additional signs at 208 W. 14 Mile Road.

Petitioner is requesting relief of Chapter 78 to install five (5) additional signs at a new commercial building. The existing building has two 43 square foot wall signs, one on the south elevation and one on the east elevation. The plans submitted propose an additional 43 square foot wall sign on the west elevation. In addition, they propose three (3) 22 square foot signs to be mounted on projecting canopies on the south, east and west elevations. These signs project out 48" from the wall of the building. Signs projecting more than 12" from the face of the building are prohibited by Section 7.01.04. The total area of this signage package is proposed to be 197 square feet. Section 9.02.04 of Chapter 78 limits the signage for a building this size to not more than 97 square feet.

In addition, they are proposing an 84 square foot ground sign, 15 feet in height, and setback 30 feet from the right of way. Section 9.02.04 of the Ordinance permits the Oakland Mall development to have two (2) ground signs. There are currently more than two ground signs on the site. The proposed ground sign exceeds the number of ground signs permitted.

The petitioner was not present.

Mr. Richnak stated that he did not see a hardship with this property and felt that if an addition wall sign of 43 square feet was added, visibility would be sufficient.

ITEM #3 – con't.

Mr. Zuazo said that he does not feel that corporate requirements regarding signage across the country are a reason to grant a variance.

Mr. Dziurman asked if the current signage meets Ordinance requirements and Mr. Stimac stated that they do. Mr. Stimac also stated that they would be allowed an additional wall sign.

Mr. Richnak said that he feels a 43 square foot wall sign added to the west side of the building, would increase the visibility of this location and nothing further would need to be added. Mr. Richnak also asked if the petitioner has contacted Building Department personnel regarding additional signage. Ms. Norvell stated that she has had quite a number of conversations with the petitioner and a permit has been issued for a smaller sign, however, it has not been installed as of this date.

Motion by Zuazo
Supported by Richnak

MOVED, to postpone the request of Beacon Sign, 208 W. 14 Mile, for relief of Chapter 78 to install five (5) additional signs until the next regularly scheduled meeting of March 3, 2004.

- To allow the petitioner the opportunity to be present.

Yeas: All – 5

MOTION TO POSTPONE REQUEST UNTIL THE MEETING OF MARCH 3, 2004
CARRIED

The Building Code Board of Appeals meeting adjourned at 8:48 A.M.



Ted Dziurman, Chairman



Pam Pasternak, Recording Secretary