

The Chairman, Ted Dziurman, called the meeting of the Building Code Board of Appeals meeting to order at 8:30 A.M., on Wednesday, September 1, 2004, in the Lower Level Conference Room of the Troy City Hall.

PRESENT: Ted Dziurman  
Richard Kessler  
William Nelson  
Tim Richnak  
Frank Zuazo

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

**ITEM #1 – APPROVAL OF MINUTES – MEETING OF AUGUST 4, 2004**

Motion by Kessler  
Supported by Zuazo

MOVED, to approve the minutes of the meeting of August 4, 2004 as written.

Yeas: All – 5

MOTION TO APPROVE MINUTES AS WRITTEN CARRIED

**ITEM #2 – VARIANCE REQUESTED. PATRICK SIEBER, OF ALLIED SIGNS, 846 E. BIG BEAVER,** for relief of the Sign Ordinance to install a second wall sign, 66 square feet in size.

The Chairman indicated that the Building Department had received a letter from the petitioner asking that this item be withdrawn. No further action taken by the Board.

**ITEM #3 – VARIANCE REQUESTED. SUE SPROOSE, KASPER ENTERPRISES, 755 W. BIG BEAVER,** for relief of the Sign Ordinance to install a 25 square foot tenant identification wall sign on the fifth floor of the building, where Section 9.02.03 of the Sign Ordinance limits tenant wall signs to 20 square feet and requires that they be located on the ground floor, on the face of the area occupied by the tenant.

Mr. Stimac explained that the petitioner is requesting relief of the Sign Ordinance to replace an existing 18 square foot wall sign with a 25 square foot wall sign. Section 9.02.03, D of the Ordinance permits a 20 square foot tenant identification sign, located on the ground floor, on the face of the area occupied by the tenant. The original sign was installed on the second floor pursuant to a variance granted by this Board in June of 2002. The proposed new sign exceeds the size permitted, is located above the ground floor, and is not on an area occupied by the tenant.

**ITEM #3 – con't.**

Ms. Linda Palmer of Solomon Friedman Advertising, Ms. Deborah Farrah of Franklin Bank, and Mr. John Venglaris of Harmon Signs were present. Ms. Palmer stated that Franklin Bank has undergone a global change and they would like to make the sign larger to improve visibility along Big Beaver. The large trees along Big Beaver make the sign difficult to see, and placing the sign higher on the building would also increase visibility.

Mr. Dziurman asked if they thought it would be an improvement to put up the same size sign higher on the building. Ms. Palmer stated that they still felt it would be advantageous to make the sign larger. Mr. Venglaris stated that if the sign were to remain the same size the letters would be less visible.

Mr. Dziurman stated that he thought that Franklin Bank had just been purchased and wondered if the name was going to change. Ms. Farrah stated that they have merged, however, the name will remain the same and the new logo is red, white and black. Franklin Bank will remain a separate entity.

Mr. Dziurman asked if there were other signs on this building. Ms. Norvell stated that Sidney Krاندall has two signs, Ruth Chris Steakhouse has a 100 square foot sign and Central Michigan University has a 140 square foot sign.

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.

Mr. Dziurman clarified that basically the petitioner was requesting two (2) variances: one for the size of the sign and the other for the placement of the sign.

Mr. Stimac explained that in the previous appeal it was determined that the best placement for the sign was on the corner of the building because there is a pod that contains the mechanical equipment and also because the front of the building has a glass curtain wall.

Mr. Richnak asked if the current sign was on the ground floor. Mr. Stimac stated that presently it is on the second floor due to a previous variance.

Motion by Nelson  
Supported by Kessler

**ITEM #3 – con't.**

MOVED, to grant Sue Sproose, Kasper Enterprises, 755 W. Big Beaver, relief of the Sign Ordinance to install a 25 square foot tenant identification wall sign on the fifth floor of the building, where Section 9.02.03 of the Sign Ordinance limits tenant wall signs to 20 square feet and requires that they be located on the ground floor, on the face of the area occupied by the tenant.

- Variance would not be contrary to public interest.
- Variance would not have an adverse effect to surrounding property.

Yeas: All – 5

MOTION TO GRANT VARIANCE CARRIED

**ITEM #4 – VARIANCE REQUESTED. SIGNGRAPHIX, INC., 4550 INVESTMENT DRIVE**, for relief of the Sign Ordinance to install two wall signs, 31 square feet in size (UnaSource Surgery Center) and 39 square feet in size (UnaSource Health) at 4550 Investment Drive.

No One was present to represent the item.

Motion by Kessler

Supported by Richnak

MOVED, to postpone the request of Signgraphix, Inc., 4550 Investment Drive, for relief of the Sign Ordinance to install two wall signs, 31 square feet in size (UnaSource Surgery Center) and 39 square feet in size (UnaSource Health) until the next meeting of October 6, 2004.

- To allow the petitioner the opportunity to be present.

Yeas: All – 5

MOTION TO POSTPONE REQUEST UNTIL OCTOBER 6, 2004 CARRIED

The Building Code Board of Appeals meeting adjourned at 8:40 A.M.

  
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Ted Dziurman, Chairman

  
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Pamela Pasternak, Recording Secretary