The Chairman, Ted Dziurman, called the meeting of the Building Code Board of Appeals to order at 8:30 A.M. on Wednesday, March 2, 2005 in the Lower Level Conference Room of City Hall.

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

ALSO PRESENT: Mitch Grusnick, Building Department Residential Plan Analyst
Pamela Pasternak, Recording Secretary

ITEM #1 – APPROVAL OF MINUTES – MEETING OF FEBRUARY 2, 2005

Motion by Kessler
Supported by Richnak

MOVED, to approve the minutes of the meeting of February 2, 2005 as written.

Yeas: All – 5

MOTION TO APPROVE MINUTES AS WRITTEN CARRIED

ITEM #2 – VARIANCE REQUEST. DAVID HABOIAN, OF KOJAIAN MANAGEMENT CORPORATION, 755 W. BIG BEAVER, for relief of Chapter 78 to place an 800 square foot special event wall sign for a 30-day period.

Mr. Grusnick explained that the petitioner is requesting relief of Chapter 78 to place an 800 square foot special event wall sign for a 30-day period. The banner, proposed to be located on the wall at the top of the building, announces the 100th anniversary of the Society of Automotive Engineers whose offices are located in the building. The size of the special event sign is not limited by the ordinance, however, Chapter 78, Section 14.02 limits the placement time of special event signs to seven (7) consecutive days within any twelve-month period.

Mr. David Haboian of Kojaian Management, Mr. Jack Pokrzywa and Ms. Ila Lee of the Society of Automotive Engineers were present. Mr. Haboian explained that the SAE is one of their largest tenants and occupy one and one-half floors of the Top of Troy building. Mr. Haboian said that Kojaian Management fully supports this request and as the landlord would love to help them display their 100th anniversary. The SAE is holding a conference from April 4th through the 11th and this would be an opportunity to make people aware of this organization.

Mr. Jack Pokrzywa said that they have been in this community for a number of years and are the only automotive society in the area. They have a number of activities

J-1

ITEM #2 – con't.

planned for this week including competitions, classes and conferences at the San Marino Club. They want people to know that that are 100 years old and this would also be a way for them to attract new members and students.

Mr. Richnak asked what the specific dates would be. Mr. Pokrzywa said they would like to display this banner both before and after the dates of the conference. Mr. Haboian said that they would like the banner up for the month of April.

Mr. Dziurman asked if there were any other instances where a banner was put out for a longer period of time. Mr. Grusnick stated that he was aware of Oakland Mall receiving a variance to display a banner for a longer period of time.

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 Kessler
Supported by Richnak

MOVED, to grant David Haboian, of Kojaian Management Corporation, 755 W. Big Beaver, relief of Chapter 78 to place an 800 square foot special event wall sign for a 30-day period.

- Banner will be displayed for the month of April.
- Variance will not have an adverse effect to surrounding property.
- Variance is not contrary to public interest.

Yeas: All – 5

MOTION TO GRANT VARIANCE CARRIED

ITEM #3 – VARIANCE REQUEST. J & E HOME IMPROVEMENTS, 1264 CHAUCER DR., for relief of the 2003 Michigan Residential Code to finish a basement into habitable space, which will result in a ceiling height of 6'-10", where 7' is required.

Mr. Grusnick explained that the petitioner is requesting relief of the 2003 Michigan Residential Code to finish the basement at 1264 Chaucer. Section R305.1 of the 2003 Michigan Residential Code, requires a 7' minimum ceiling height in habitable spaces including finished basements. The distance from the basement floor to the bottom of the floor joists above is 7'–0". The plan submitted indicates a new dropped ceiling to be installed with a 6'-10" ceiling height.

ITEM #3 – con't.

Mr. David Shipley of J & E Home Improvements and Jim Murdock of 1264 Chaucer were present. Mr. Shipley explained that this is an Owens Corning product and although the manufacturer recommends that the ceiling has a drop of 3", they plan to raise it to 2", the end result being that the ceiling would result with a 6'-10" ceiling height.

Mr. Nelson asked what the relation between dry wall and asthma was. Mr. Shipley said that there are arguments for and against this correlation. He went on to say that he thinks it is because the dry wall is porous and can result in creating mold. The Owens Corning ceiling has a substance that will help to resist mold.

Mr. Kessler asked what the ceiling height would be at the bottom of the stairs. Mr. Shipley said that they plan to elevate the ceiling at the bottom of the stairs to meet code.

Motion by Nelson
Supported by Richnak

MOVED, to grant J & E Home Improvements, 1264 Chaucer Dr., relief of the 2003 Michigan Residential Code to finish a basement into habitable space, which will result in a ceiling height of 6'-10" where 7' is required.

- General ceiling height will be 6'-10".
- Variance is not contrary to public interest.

Yeas: All – 5

MOTION TO GRANT VARIANCE CARRIED

The Building Code Board of Appeals meeting adjourned at 8:43 A.M.

Ted Dziurman, Chairman

Pamela Pasternak, Recording Secretary