The Chairman, Ted Dziurman, called the meeting of the Building Code Board of Appeals to order at 8:30 A.M. on Wednesday, January 2, 2008 in the Lower Level Conference Room of the Troy City Hall.

PRESENT: Ted Dziurman
Rick Kessler
Keith Lenderman
Tim Richnak
Frank Zuazo

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

ITEM #1 – APPROVAL OF MINUTES – MEETING OF DECEMBER 12, 2007

Mr. Richnak asked that the minutes be amended to indicate that Tom Rosewarne was at the meeting of December 12, 2007 in his place.

Motion by Kessler
Supported by Zuazo

MOVED, to approve the minutes of the meeting of December 12, 2007 with the attendance corrected.

Yeas: All – 5

MOTION TO APPROVE MINUTES AS AMENDED CARRIED

ITEM #2 – VARIANCE REQUEST. MONDRIAN PROPERTIES/CHOICE GROUP, 1233 W. WATTLES, for relief of Chapter 85 to maintain a temporary sign installed at 1233 W. Wattles.

Mr. Stimac stated that the Building Department had received a letter from this petitioner requesting that their request be withdrawn.

Motion by Richnak
Supported by Kessler

MOVED, to accept the request of Mondrian Properties/Choice Group, 1233 W. Wattles, for relief of Chapter 85 to withdraw their request for a temporary sign installed at 1233 W. Wattles.

- Per the request of the petitioner.

Yeas: All – 5

JHC

ITEM #2 – con't.

MOTION TO ACCEPT WITHDRAWAL CARRIED. NO FURTHER ACTION BY THE BOARD.

ITEM #3 – VARIANCE REQUEST. GREAT LAKES ELECTRIC SIGN COMPANY, 1790 MAPLELAWN, for relief of Chapter 85 to erect three (3) additional wall signs on an existing building.

The Chairman moved this item to the end of the agenda (Item #5) in order to allow the petitioner the opportunity to be present.

ITEM #4 – VARIANCE REQUEST. PAUL DETERS OF METRO DETROIT SIGNS, 888 W. BIG BEAVER, for relief of Chapter 85 to install a 63.2 square foot tenant wall sign.

Mr. Stimac explained that the petitioner is requesting relief of Chapter 85 to install a 63.2 square foot wall sign for Prlanta Jewelers, a tenant at 888 W. Big Beaver. Section 85.02.05 3 (d) of the Sign Ordinance limits the size of tenant wall signs in the Office Zoning Districts to not more than 20 square feet in area.

Pat Donnelly representing Metro Detroit Signs, and Masis Kayayan, the owner of Prlanta Jewelers were present. Mr. Donnelly stated that they feel the fact that they are only allowed a 20 square foot sign is a hardship in itself. Presently, they have a 20 square foot banner up and customers are having difficulty in locating this business. This business is located between the Melting Pot which has a 64 square foot sign, and Morton's Steak House, whose sign is considerably larger. Visibility is limited due to the setback from Big Beaver and because of the tree line along Big Beaver.

Mr. Dziurman stated that when the Melting Pot came before this Board for a variance, the owner of the building assured Board members that no other tenants would be in to request a variance and no additional signage would be needed.

Mr. Donnelly stated that the tenant is in the building right now and is concerned that they will lose business because the sign is so small.

Mr. Dziurman asked how many other tenants were on the first floor of this building.

Mr. Stimac stated that he did not know.

Mr. Donnelly stated that there are only the three (3) tenants facing Big Beaver.

Mr. Kessler asked if the sign was considered a directional sign or identification sign.

Mr. Donnelly stated that it was a little of both as it will offer some advertising and allow visibility to the customer.

ITEM #4 – con't.

Masis Kayayan, the owner of Prlanta Jewelers was present and stated that he has been in business for thirty-five years and even his long time customers are having a difficult time locating his business.

Mr. Zuazo asked how much frontage there was from this business to Big Beaver. Mr. Kayayan stated there is 57' frontage on Big Beaver.

Mr. Zuazo then asked if there was any way for the space to be subdivided. Mr. Kayayan indicated that he had leased both spaces and made them into one. Mr. Zuazo then asked if there was a chance that this space could once again be subdivided into two separate spaces. The petitioner did not believe that would happen.

Mr. Kessler asked how they came up a sign that is 60 square feet rather than something smaller.

Mr. Donnelly stated that they wanted to maximize the size of the sign and had met with Redico, the property owners, who stated that they would allow them to put up a sign that is as large as the sign the Melting Pot has. They are looking for the biggest impact for customers looking to find them. Mr. Donnelly indicated that he had worked extensively with Mr. Evans to determine this size.

Mr. Kessler stated that the proposed sign has a picture of a Diamond as well as the words "fine jewelry and timepieces" on it. In his opinion, this sign has a lot of information on it and is being used more as an advertisement than an identification sign. Mr. Kessler said that the proposed sign is over three times larger than what is allowed by the Ordinance and he feels that this is excessive.

Mr. Donnelly stated that they have another design without the diamond but feels that having only the name of the sign, will not tell potential customers what the purpose of the business is.

Mr. Dziurman asked how large a sign would be allowed if this business was located in a shopping center.

Mr. Stimac said that in a "B" zoned district they would be allowed 10% of the front of the tenant area, and based on the size of this tenant area the current request is under the 10% allowed.

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

There are no written objections or approvals on file.

ITEM #4 – con't.

Mr. Kessler stated that this Board cannot regulate what is on a sign, but can regulate the size of the sign. This building is considered an office building and the petitioner knew this at the time he signed the lease on this space. 20 square feet is allowed by Ordinance and in his opinion 63 square feet is excessive.

Motion by Kessler
Supported by Richnak

MOVED, to approve the request of Paul Deters of Metro Detroit Signs, 888 W. Big Beaver, for relief of Chapter 85 to install a tenant wall sign.

- Size of sign is limited to 40 square feet.
- No limitations on what is on the sign.

Mr. Kayayan stated that this building is one-half empty. They are planning to use the same electric connections so that they would not deface the front of the building. Mr. Kayayan also stated that he did not lease this space as office space, but as a retail business.

Yeas: 4 – Kessler, Dziurman, Richnak, Zuazo
Abstain: 1 – Lenderman

MOTION TO APPROVE REQUEST AS AMENDED CARRIED

ITEM #5 – (ITEM #3) - VARIANCE REQUEST. GREAT LAKES ELECTRIC SIGN COMPANY, 1790 MAPLELAWN, for relief of Chapter 85 to erect three (3) additional wall signs on an existing building.

Mr. Stimac explained that the petitioner is requesting relief of Chapter 85 to erect three (3) additional wall signs. The petitioners are planning to keep an existing 24 square foot wall sign. The plans submitted indicate the three new wall signs will measure 90.25 square feet, 32.5 square feet and 31.875 square feet in area. Section 85.02.05 (C) (5) allows a maximum of three wall signs. One wall sign can measure up to 100 square feet in area, and the other two can measure up to 20 square feet each in area.

Additionally, Section 85.01.05 (C) does not allow a wall sign to project more than 12" out from the building wall or above the roof or parapet line. One of the signs (the largest) will project 4'-6" out from the building and extend 3'-1" above the parapet line.

This item first appeared before this Board at the meeting of December 12, 2007 and was postponed to allow the petitioner the opportunity to be present.

Mr. Tom Novak, representing Great Lakes Electric Sign Company was present and stated that they would agree to eliminate the proposed "Service" sign. The additional

ITEM #5 – con't.

signs are important as they tell people where to go in a busy dealership. These proposed signs are part of a new national campaign for a new line of cars.

Mr. Dziurman asked why there was a necessity for new signs at an existing dealership.

Mr. Novak stated that they are re-facing all existing buildings nationwide and want to upgrade the area. The new signs will add to the appearance of the building.

Mr. Dziurman stated that the car dealers located on Maplelawn keep coming to this Board requesting variances for more and more signs. Mr. Dziurman stated that he does not see a hardship that would justify this request.

The first request is regarding the large sign. The proposed 90.25 square foot sign complies with the requirements of the Ordinance; however, the sign projects above the roof line of the building and projects out from the building. To be considered a wall sign it has to be within 12" of the wall.

Mr. Novak stated that he was not aware that this was part of the request and did not have a copy of the drawing that depicts this projection.

A discussion began regarding the height of the roof line and the parapet and also the depth of the "sky box" which is 4 ½' deep. Mr. Stimac stated that the sign has to be placed below the roof line. The "sky box" is just over 3' above the roof.

In response to a question from one of the Board members, Mr. Novak said that he was not sure but thought that the canopy extending over the parapet was probably an acrylic type of material.

Mr. Stimac thought it was made of a siding material. The arch becomes the parapet of the building.

Mr. Lenderman asked if the sign would be allowed to be at the top of the parapet wall.

Mr. Stimac stated that they could take the sign and drop it to the top of the parapet and it would meet the Ordinance.

Mr. Richnak asked why the depth of the sign box was 4 ½'.

Mr. Novak stated that he did not know. The sign was designed by Cummins Sign Co. and he would have to contact them.

Motion by Richnak
Supported by Kessler

ITEM #5 – con't.

MOVED, to postpone the request of Great Lakes Electric Sign Company, 1790 Maplelawn, for relief of Chapter 85 to erect three (3) additional wall signs on an existing building until the meeting of February 6, 2008.

- To allow a representative of the car dealership to be present and explain the hardship to the Board.
- To allow a representative of Cummins Sign Company to be present to explain the size and depth of the sign.
- To allow a representative of Cummins Sign Co. to explain and/or research alternate signs that could be placed below the parapet.
- Not enough information has been provided for the Board to make a decision.

Yeas: All – 5

MOTION TO POSTPONE THIS REQUEST UNTIL THE MEETING OF FEBRUARY 6, 2008 CARRIED

The Building Code Board of Appeals meeting adjourned at 9:10 A.M.

Ted Dziurman, Chairman

Pamela Pasternak, Recording Secretary