The Chairman, Ted Dziurman, called the meeting of the Building Code Board of Appeals to order at 8:30 A.M., on Wednesday, June 7, 2006 in the Lower Level Conference Room of the Troy City Hall.

PRESENT: Ted Dziurman
Rick Kessler
Rick Sinclair (arrived 8:33 A.M.)
Tom Rosewarne
Frank Zuazo

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

ITEM #1 – APPROVAL OF MINUTES – MEETING OF MAY 3, 2006

Motion by Kessler
Supported by Zuazo

MOVED, to approve the minutes of the meeting of May 3, 2006 as written.

Yeas: 4 – Dziurman, Kessler, Rosewarne, Zuazo

MOTION TO APPROVE MINUTES CARRIED

ITEM #2 – VARIANCE REQUEST. AVER SIGN CO., 1735 E. BIG BEAVER, for relief of Chapter 85 to install a second wall sign.

Mr. Stimac explained that the petitioner is requesting relief of Chapter 85 to install a second wall sign. A permit was issued for a 28 square foot wall sign with the stipulation that all other wall signs were to be removed. After installing this sign, the owner decided that the existing 72.4 square foot wall sign was to remain on the building. Chapter 85, Section 85.02.05 (3a) allows for one wall sign, not to exceed 10% of the front of the structure to a maximum size of 200 square feet.

This item last appeared before this Board at the meeting of May 3, 2006 and was postponed to this meeting to allow the petitioner to submit more detailed drawings to the Board; and also to allow the petitioner the opportunity to review the plans and determine whether they are to include the brim as part of the signage.

Mr. Ken Enghauser of Chase Bank was present. Mr. Enghauser stated that they have revised their plans for this sign and have removed the brim. They also plan to remove the vinyl lettering that is located on the windows. The square footage of the monument sign in front is 25 square feet and the proposed wall sign is 28 square feet, which will

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ITEM #2 – con't.

bring the total signage to 53 square feet. Mr. Enghauser said that it is his understanding that they are allowed 56 square feet of signage in total.

Mr. Stimac explained that they are permitted to have a 36 square foot secondary ground sign and a 20 square foot tenant identification wall sign, which would bring the total to 56 square feet. Because the vinyl lettering is inside the glass it is not covered under the Sign Ordinance.

Mr. Enghauser stated that if this variance is granted they will not come back to the Board to request any other variance to increase the signage on this building.

Mr. Dziurman asked if Chase dictated the size of this sign. Mr. Enghauser stated that the size of the sign is determined by where it is placed on a building and the size of the building. Mr. Dziurman asked if they could comply with the Ordinance and Mr. Enghauser said that they could, but they would have to have another sign fabricated. Mr. Dziurman stated that if they put up a 20 square foot wall sign they would not require a variance.

A discussion ensued regarding the fact that there is another tenant in the building and it was determined that no other tenants could lease space in this building so the signs that are on the location would be the only signs allowed.

Mr. Zuazo pointed out that it was possible for the petitioner to comply with the Ordinance. Mr. Enghauser stated that when they received the permit for the sign they thought that they were in compliance. Mr. Zuazo asked why the Building Department had issued the original permit.

Mr. Stimac explained that when the Sign Permit was originally issued the Sign Contractor had indicated that the other wall sign was to be taken down. The owners changed their mind and decided to keep the original sign and therefore this sign cannot be considered the primary sign.

Motion by Kessler
Supported by Zuazo

MOVED, to grant Aver Sign Co., 1735 E. Big Beaver relief of Chapter 85 to install a second wall sign that is 28 square feet where 20 square feet is allowed.

- Square footage of the ground sign for this tenant cannot be increased from the current 25 square feet.
- Vinyl lettering on the window is to be removed.
- Variance is not contrary to public interest.

Yeas: All – 5

ITEM #2 – con't.

MOTION TO GRANT VARIANCE CARRIED

The Building Code Board of Appeals meeting adjourned at 8:45 A.M.

Ted Dziurman/Chairman

Pamela Pasternak, Recording Secretary