

Chair Dziurman called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on May 1, 2013 in the Lower Level Conference Room of the Troy City Hall.

1. ROLL CALL

Members Present:

Theodore Dziurman, Chair
Gary Abitheira
Teresa Brooks

Members Absent:

Michael Carolan
Brian Kischnick

Support Staff Present:

Mitch Grusnick, Building Official/Code Inspector
Kathy L. Czarnecki, Recording Secretary

Also Present:

Attached and made a part hereof is the signature sheet of those present and signed in at this meeting.

2. APPROVAL OF MINUTES

Moved by: Brooks
Support by: Abitheira

RESOLVED, To approve the minutes of the April 3, 2013 Regular meeting as submitted.

Yeas: All present (3)
Absent: Carolan, Kischnick

MOTION CARRIED

Chair Dziurman advised the applicants that a minimum of three votes for approval is required, and a request by the applicant to postpone an item to a later meeting would be entertained prior to the deliberation of the item. Neither applicant requested a postponement.

3. HEARING OF CASES

- A. **VARIANCE REQUEST, STEVE LENDERMAN, MBL+A ARCHITECTS, 1414 E MAPLE ROAD** – (1) A variance to allow a total of 6 wall signs on the building. The building currently has 4 wall signs measuring an aggregate total of 517 square feet in area. Two additional wall signs measuring an aggregate total of 336 square feet are proposed. (2) A variance to allow a second ground sign measuring 60 square feet in area and 10 feet in height. The Sign Code allows a second ground provided it does not exceed 36 square feet in area.

Mr. Grusnick gave a summary of the variance request. He stated the request for a total of six (6) wall signs is revised to a total of five (5) because the existing *Entertainment* sign will be removed and replaced once the space is reoccupied. Mr. Grusnick addressed the requested wall signage as relates to the specific zoning district classification and setbacks. He indicated the existing sign over the main entrance is permitted; it replaces the previous 'for lease' banner.

Steve Lenderman of MBL+A Architects was present and addressed the locations where the additional wall signage would be placed, the replacement of the existing sign, the design of a tenant's sign and the building expansion itself which will bring in 1600 employees to the City.

Mr. Lenderman said the request for an additional ground sign is to aid identification of the existing drives, and noted the proposed sign meets Zoning Ordinance requirements. He said the small lease signs presently on site are in violation and will be removed.

Moved by: Abitheira

Support by: Brooks

RESOLVED, To grant the request to allow the additional wall signs and ground sign.

Yeas: All present (3)

Absent: Carolan, Kischnick

MOTION CARRIED

Agenda item 3.C. was moved forward on the Agenda because the location and applicant are the same as Agenda item 3.A.

- C. **VARIANCE REQUEST, STEVE LENDERMAN, MBL+A ARCHITECTS, 1414 E MAPLE ROAD** – A variance to allow the fourth floor interior exit stairway doors of the 5 story office building to be locked on the stairway side preventing unauthorized access to the tenant space. Building code requires interior stairway means of egress doors remain operable from both sides without the use of a key or special knowledge.

Mr. Grusnick reminded the Board that at their December 5, 2012 meeting, a similar request was granted to lock the stairway doors on the second and third floors of the building. He addressed the request as relates to the building classification and egress requirements. Mr. Grusnick confirmed the City's Fire Department reviewed the application and has no objections.

Mr. Lenderman said the request is the same as submitted in December 2012. He briefly addressed the card reader control access and emergency precautions. The door locks will release with an interruption of power or fire alarm activation.

Moved by: Brooks
Support by: Abitheira

RESOLVED, To approve the request to lock the fourth floor interior egress doors on the stairway side.

Yeas: All present (3)
Absent: Carolan, Kischnick

MOTION CARRIED

- B. **VARIANCE REQUEST, GERALD G. WEBER, 268-388 JOHN R ROAD** – In order to add two additional 1.65 square foot wall signs to a proposed standalone ATM machine, a variance from the requirement that the total combined area of all wall signs not exceed 10% of the front area of the structure. 10% of the front area is 6.47 square feet.

Mr. Grusnick gave a review of the request as it relates to the installation of the freestanding Banking ATM in the parking lot. He indicated the proposed sign area is 9.77 square feet.

Gerald Weber of Weber Architecture was present. Mr. Weber addressed the location of the standalone ATM in relation to the parking lot and surrounding retail area. He said existing vegetation screens the site very well and signage on the canopy is needed to identify the existence of the standalone ATM.

Mr. Weber addressed lighting levels on the site. He advised the Board that the Planning Commission granted Preliminary Site Plan approval with the condition to control lighting levels between the hours of 11:00 p.m. and sunrise. Mr. Weber said a photocell sensor and timer would be used to control lighting that cannot exceed up to 20-foot candles for up to 10 minutes per ATM visit.

General discussion followed.

Moved by: Abitheira
Support by: Brooks

RESOLVED, To approve the request for signage at the standalone ATM located at 268-388 John R.

Yeas: All present (3)
Absent: Carolan, Kischnick

MOTION CARRIED

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

None.

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:30 p.m.

Respectfully submitted,



Theodore Dziurman, Chair



Kathy L. Czarnecki, Recording Secretary

