

AGENDA

BUILDING CODE BOARD OF APPEALS JULY 1, 2009

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES – MEETING OF JUNE 3, 2009

POSTPONED ITEMS

ITEM #2 – VARIANCE REQUESTED. CHRISTINE SHANTRY, 6195 BLACKWALL, for relief of Chapter 83 to install a 6' high fence.

Petitioner is requesting relief of Chapter 83 to install a 6' high fence. Because of the location of this home and the orientation of the adjacent homes, this property is classified as a double front corner lot. It has front yard requirements along both Blackwall and Aspinwall. Chapter 83 limits the height of fences in front setbacks to 30". The site plan submitted indicates a 6' high picket style fence located 3.5' from the north property line along Aspinwall.

This item first appeared before this Board at the meeting of June 3, 2009 and was postponed to allow the petitioner to mark her property as to the location of the fence; to allow the petitioner to discuss this variance request with her neighbors to see if they would approve of the request; and to allow Building Department staff to provide a map of this area indicating the neighbors that were opposed to this request.

PUBLIC HEARINGS

ITEM #3 – VARIANCE REQUESTED. MR. & MRS. KENNETH BUDRY, 884 HIDDEN RIDGE, for relief of Chapter 83 to install a 5' high privacy fence.

Petitioner is requesting relief of the Ordinance to install a privacy fence. Because of the location of this lot and the orientation of the adjacent homes, this lot is classified as a double front corner lot. As such, it has front yard requirements along Hidden Ridge Drive both on the north and east side of the property. Because of the common rear yard relationship with the property to the west, Chapter 83 limits fences in the yard to the north of this house to a non-obscuring fence not more than 48" in height. The site plan submitted indicates a 5' high obscuring fence at the front property line along the north property line adjacent to Hidden Ridge.

ITEM #4 – VARIANCE REQUESTED. ROBERT MOOREHOUSE, OF R.E. MOOREHOUSE & ASSOCIATES, 767 W. BIG BEAVER, for relief of Chapter 85 to erect a third ground sign that is proposed to be thirty-six (36) square feet in area.

Petitioner is requesting relief of the Ordinance to erect a third ground sign at 767 W. Big Beaver. This property is located in the Office-Service-Commercial (O-S-C) Zoning District. Section 85.02.05 of the Troy Sign Ordinance allows two (2) ground signs per building in the O-S-C Zoning District. There is an existing ground sign on this parcel that is fifty (50) square feet and a second ground sign that is thirty-six (36) square feet in area. This proposed third ground sign exceeds the allowable number of signs.