

AGENDA

BUILDING CODE BOARD OF APPEALS AUGUST 5, 2009

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES – MEETING OF JULY 1, 2009

POSTPONED ITEMS

ITEM #2 – VARIANCE REQUEST. 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.

This item first appeared before this Board at the meeting of July 1, 2009 and was postponed to allow the petitioner the opportunity to investigate landscape alternatives and also for the petitioner to consider moving the fence back off the property line.

PUBLIC HEARINGS

ITEM #3 – VARIANCE REQUEST. JEFF JOHNSON, HARMON SIGN COMPANY, 3688 ROCHESTER, for relief of Chapter 85 to erect a 198 square foot sign located 5' from the property line where Chapter 85.02.05 (c) (4) requires ground signs over 100 square feet in size to be setback more than 30' from the front property line.

Petitioner is requesting relief of Chapter 85 to erect a 198 square foot ground sign. Chapter 85.02.05 (c) (4) requires ground signs over 100 square feet in size to be setback more than 30' from the front property line. The site plan submitted indicates the sign is proposed to be located 5' from the front property line.

ITEM #4 – VARIANCE REQUEST. JEFF JOHNSON, HARMON SIGN COMPANY, 3785 ROCHESTER, for relief of Chapter 85 to erect a 198 square foot ground sign located 13' from the front property line where Chapter 85.02.05 (c) (4) requires ground

ITEM #4 – con’t.

signs over 100 square feet in size to be setback more than 30’ from the front property line.

Petitioner is requesting relief of Chapter 85 to erect a 198 square foot ground sign. Chapter 85.02.05 (c) (4) requires ground signs over 100 square feet in size to be setback more than 30’ from the front property line. The site plan submitted indicates the sign is proposed to be 5’ from the front property line.

ITEM #5 – VARIANCE REQUEST. JEFFREY DRAKSLER, 6947 NORTHPOINT, for relief of Chapter 85 to install a 6’ high fence.

Petitioner is requesting relief of the Ordinance to construct a 6’ high privacy fence. Because of the location of this parcel and the orientation of the adjacent properties, this lot is classified as a double front, through lot. As such it has a front yard on both Northpoint and South Boulevard. Section 2A of Chapter 83 of the Troy City Code limits the height of fences in a front yard location of residential property to not more than 30” in height. In addition, the northern 23’ of this site has a landscape and greenbelt easement. City policy regarding these easements limits fences in the easement to not more than a two –rail split rail style fence. The Building Code Board of Appeals does not have jurisdiction to allow other types of fences in the easement. The site plan submitted indicates a 6’ high wooden fence along the property line along South Boulevard.

ITEM #6 – VARIANCE REQUEST. METRO DETROIT SIGNS, 2800 LIVERNOIS, for relief of the Ordinance to erect a 200 square foot wall and a 122 square foot wall sign on the same building.

Petitioner is requesting relief of the Ordinance to erect two (2) wall signs, one that is 200 square feet and the other that is 122 square feet on the existing office building. Chapter 85.02.05 (c) (3) of the Sign Ordinance allows one wall sign up to 200 square feet per building.

ITEM #7 – VARIANCE REQUEST. METRO DETROIT SIGNS, 1755-1759 MAPLELAWN, for relief of Chapter 85 to erect a 128 square foot ground sign with a proposed setback of 20’ from the front property line.

Petitioner is requesting relief of the Ordinance to erect a 128 square foot ground sign with a proposed setback of 20’ from the front property line. Table 85.02.05 requires signs exceeding 100 square feet in area to be setback 30’ from the front property line.