

## AGENDA

### BUILDING BOARD CODE OF APPEALS APRIL 4, 2007

#### LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

#### CALL TO ORDER

#### ITEM #1 – APPROVAL OF MINUTES – MEETING OF MARCH 7, 2007

#### POSTPONED ITEMS

**ITEM #2 - VARIANCE REQUEST. TROY GYMNASTICS, 1600 W. MAPLE,** for relief of Section 803.2 of the International Fire Code.

The petitioner operates a gymnastics facility in an existing building in the City of Troy. The petitioner has constructed a pit within the floor of the building that is to be used for a landing area from some of the gymnastics equipment. The pit is approximately 28' long, 16' wide and 6' deep. The top approximately 4' of this pit is filled with foam plastic cubes used to cushion the fall of the users of the apparatus. The bottom 2' feet of the pit has a trampoline- like suspension device to further cushion the impact. There are approximately 7000 of these 6" square foam cubes in the pits or approximately 1800 cubic feet of the foam.

Section 803.2 of the International Fire Code requires that exposed foam plastic material used in assembly buildings have a maximum rate of heat release of 100 kilowatts (kW) when tested in accordance with Underwriters Laboratory test standard #1975-96. Our inquiries with the manufacturer of the foam failed to show that the material complies with or has been tested in accordance with this standard.

This item first appeared before this Board at the meeting of March 7, 2007. A motion for approval with conditions was made and the vote on that motion was postponed to this meeting.

#### PUBLIC HEARINGS

**ITEM #3 – VARIANCE REQUEST. MONDRIAN PROPERTIES/CHOICE GROUP, 1233 W. WATTLES,** for relief of Chapter 85 to maintain a temporary sign installed at 1233 W. Wattles.

The site plan submitted and site inspection indicates that the sign located on this site is a 54 square foot Real Estate Sign. The owner of the property is in the process of developing a site condominium on the adjacent property to the south. However, the property in question is not part of the condominium. Chapter 85, Section 85.02.05

**ITEM #3 – con't.**

allows signs for subdivisions under development of up to 100 square feet. However since this parcel is not part of the site condo (subdivision) it is limited to the maximum size of six (6) square feet and an aggregate area of fourteen (14) square feet on a site in the R-1B Zoning District. per Section 85.03.02.

**ITEM #4 – VARIANCE REQUEST. MLS SIGNS, 4555 INVESTMENT,** for relief of Chapter 85 to install a new ground sign.

Petitioner is requesting relief of Chapter 85 to install a new ground sign. The site plan submitted indicates installing a ground sign on a site that currently has two (2) existing ground signs. Section 85.02.05 (3) limits buildings located in O-1 Zoning Districts to two (2) ground signs. The installation of a third ground sign on this site is in violation of the Ordinance.

**ITEM #5 – VARIANCE REQUEST. MAPLE STEPHENSON DEVELOPMENT LLC, 1414 E. MAPLE,** for relief of Chapter 85 to install two (2) ground signs.

Petitioner is requesting relief of Chapter 85 to install two (2) ground signs. The site plan submitted indicates replacing a “For Lease” sign that is currently attached to the monument sign fronting East Maple with a new “For Lease” sign, and incorporating another “For Lease” sign to the existing ground sign fronting Stephenson Highway.

Incorporating the proposed signs with the existing ground signs would result in two (2) ground signs, each 77 square feet in size. With the 20’ setback as proposed, Section 85.02.05 allows one ground sign up to 100 square feet and one additional 36 square foot maximum ground sign.

**OTHER BUSINESS**

**ITEM #6 – VARIANCE REQUEST. BASEMENT EXPERTS OF AMERICA, 3062 KINGSLEY,** for relief of the 2003 Michigan Residential Code to finish a basement.

Petitioner is requesting relief of the 2003 Michigan Residential Code to finish a basement that will result with a 6'-10" ceiling height where the Michigan Residential Code requires 7'.

**ITEM #7 – VARIANCE REQUEST. THE BHARATIYA TEMPLE, 6850 N. ADAMS,** for relief of the Troy City Ordinance to alter a portion of the temple to start a Montessori Academy.

Section 903.2.2, of the 2003 Michigan Building Code requires an automatic sprinkler system throughout all Use Group E (Educational) fire areas greater than 20,000 square feet. The fire area exceeds 20,000 square feet and the Church does not have an automatic sprinkler system.