

AGENDA

BUILDING CODE BOARD OF APPEALS JULY 6, 2005

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES – MEETING OF JUNE 1, 2005.

PUBLIC HEARINGS

ITEM #2 – VARIANCE REQUEST. R.E. MOORHOUSE & ASSOCIATES, 2380 MEIJER DR., for relief of Chapter 78 to install a 30 square foot ground sign with a one (1)-foot setback from the right of way of Meijer Drive where a ten (10)- foot setback is required.

Petitioner is requesting relief of the Sign Ordinance to install a 30 square foot ground sign with a one (1)-foot setback from the right of way of Meijer Drive. Section 9.01 A of the Troy Sign Ordinance requires a minimum 10' setback from the City right of way in a M-1 (Light Industrial) zoned property.

ITEM #3 – VARIANCE REQUEST. EDMUND PROGAR, SIGN-A-RAMA, 1057-1155 E. LONG LAKE, for relief of Chapter 78 to erect a 200 square foot ground sign 9' from the existing right of way of east Long Lake Road where a 30' setback is required for a sign this size.

Petitioner is requesting relief of the Sign Ordinance to erect a 200 square foot ground sign 9' from the existing right of way of east Long Lake Road replacing an existing ground sign that was damaged. Section 9.01 of Chapter 78 requires that a ground sign with an area of 200 square feet, be setback a minimum of 30' from the existing right of way.

ITEM #4 – VARIANCE REQUEST. HAYSSAM BOUSSIE, DEARBORN SIGNS & AWNING, 36949 DEQUINDRE, for relief of Chapter 78 to expand the existing 40 square foot ground sign to 48 square feet.

Petitioner is requesting relief of the Sign Ordinance to expand the existing 40 square foot ground sign to 48 square feet. The existing ground sign is non-conforming as it has a height of 16' and a setback of less than 20'. Section 9.01 states that signs setback between 10' and 20' cannot exceed 10' in height. Section 10.02.03 of the Sign Ordinance prohibits the expansion of non-conforming signs.

ITEM #5 – VARIANCE REQUEST. KATHLEEN DEBURGHGRAEVE, 1750 BRENTWOOD, for relief of Chapter 78 to allow the placement of 20 off-site signs, 2 square feet in size for a 7-day period.

Petitioner is requesting relief of Chapter 78 to allow the placement of 20 off-site signs, 2 square feet in size, for a 7-day period, from Monday, August 22nd through Sunday, August 28th. The Sign Ordinance limits the number of off-site signs to 4.

This event is held on a yearly basis and has been granted a variance by this Board since 1999.

ITEM #6 – VARIANCE REQUEST. PAUL DIETER, METRO DETROIT SIGNS, 1755 MAPLELAWN, for relief of Chapter 78 to erect a 66 square foot wall sign at the above location.

Petitioner is requesting relief of Chapter 78 to erect a 66 square foot wall sign at the above location. The wall sign exceeds the permitted 20 square feet area as stated in section 9.02.05 D (2) of the Sign Ordinance.

ITEM #7 – VARIANCE REQUEST. THOMAS WIGGINS, 2286 COLUMBIA, for relief of Chapter 83 to install a 6' high privacy fence in a front yard location.

Petitioner is requesting relief of Chapter 83 to install a fence at 2286 Columbia. This property is a double front corner lot. It has front yard requirements along both Columbia and Rhode Island Drive. Chapter 83 limits the height of fences in front setbacks to 30". The site plan submitted indicates a 6' high privacy fence adjacent to the west property line along Rhode Island.

ITEM #8 – VARIANCE REQUEST. SCOTT GARDNER OF GARDNER SIGNS, 2600 W. BIG BEAVER, for relief of Chapter 78 to install an additional 80 square foot wall sign.

Petitioner is requesting relief of Chapter 78 to install an additional 80 square foot wall sign on an existing building. Section 9.02.03 of the Sign Ordinance limits each building one major wall sign. An 80 square foot wall sign has already been approved for this building. This proposal exceeds the number of signs permitted.

ITEM #9 – VARIANCE REQUEST. JEFFREY EISCHEN, JR. 3140 KILMER, for relief of Chapter 83 to install a 6' high privacy fence in a front yard location.

Petitioner is requesting relief of Chapter 83 to install a 6' high privacy fence. This property is a double front corner lot. It has front yard requirements along both Kilmer and Hartland. Chapter 83 limits the height of fences in front yard setbacks to 30 inches. The site plan submitted indicates a 6' high wood privacy fence adjacent to the north property line along Hartland.

ITEM #10 – VARIANCE REQUEST. JEFF CLEMENTS, 5505 CORPORATE, for relief of Chapter 78 to install a 192 square foot ground sign 19' from the City right of way.

Petitioner is requesting relief of Chapter 78 to install a 192 square foot ground sign 19' from the Corporate Drive and New King City right of way. Paragraph B of Section 9.02.03 of Chapter 78 requires that a ground sign of this size be placed a minimum of 30' from the City right of way line.

ITEM #11 – VARIANCE REQUEST. JEFF CLEMENTS, 700 TOWER, for relief of Chapter 78 to install a 192 square foot ground sign 16' from the City right of way lines.

Petitioner is requesting relief of Chapter 78 to install a 192 square foot ground sign 16' from the City right of way line along Tower Drive and 16' from the right of way line along Long Lake Road. Paragraph B of Section 9.02.03 of Chapter 78 requires that a ground sign of this size be placed a minimum of 30' from the City right of way lines.