

## AGENDA

### BUILDING CODE BOARD OF APPEALS OCTOBER 5, 2005

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

#### CALL TO ORDER

#### ITEM #1 – APPROVAL OF MINUTES – MEETING OF SEPTEMBER 7, 2005

#### PUBLIC HEARINGS

**ITEM #2 – VARIANCE REQUESTED. JACOB SNABES, AVER SIGN COMPANY, 1475 W. BIG BEAVER,** for relief of the Sign Ordinance to erect a 26 square foot tenant wall sign on the face of a building, on an area not occupied by the tenant.

Petitioner is requesting relief of Chapter 78 to erect a 26 square foot tenant wall sign on the face of 1475 W. Big Beaver on an area not occupied by the tenant. Section 9.02.03 D of Chapter 78 states that each tenant may have one wall sign on the ground floor not to exceed 20 square feet in area and must be located on the face of the area occupied by the tenant.

**ITEM #3 – VARIANCE REQUESTED. LAUREN BERNACKI, LEONARD ELEMENTARY SCHOOL, 4401 TALLMAN,** for relief of the Sign Ordinance to place 40 off-site signs, to advertise a special event, where Chapter 78 limits the number of off-site signs to four (4), and also to place two off-site signs 8 square feet in size, where Chapter 78 limits the size of off-site signs to six square feet.

Petitioner is requesting relief of Section 14.03 of Chapter 78 to place 40 off-site signs at various locations throughout the city, 2.25 square feet in size, and two (2) additional off-site signs, each 8 square feet in size, to advertise a special event for the school PTO. Chapter 78 limits the number of off-site signs to four (4). Also the two off-site signs proposed to be placed at Rochester and Longfellow and Livernois and Randall are 8 square feet and exceed the size of six square feet allowed by Chapter 78.

This item appeared before this Board at the meeting of October 6, 2004 and was granted a variance. We have no complaints or objections on file.

**ITEM #4 – VARIANCE REQUESTED. DIANE CLAEYS, TROY WOMEN'S ASSOCIATION, 4777 NORTHFIELD PARKWAY,** for relief of the Sign Ordinance to place 100 off-site signs, 2 square feet in size, and one additional off-site sign, 8 square feet in size, for a period of 8 days to advertise a special event.

**ITEM #4 – con't.**

Petitioner is requesting relief of the Ordinance to place 100 off-site signs, 2 square feet in size, at various locations throughout the city and one additional off-site sign, 8 square feet in size at Wattles and Northfield Parkway, for a period of 8 days from November 20th to November 27, 2005. The purpose of the signs is to advertise a special event to be held at the Troy High School. Section 14.03 of the Ordinance limits the number of off-site signs to four, and the size of off-site signs to 6 square feet. Section 14.02 of the Ordinance permits off-site signs to be in place for a maximum 7- day period.

This item last appeared before this Board at the meeting of October 6, 2004. This request has been modified in that petitioner is now asking relief to place 100 off-site signs, rather than the 90 off-site signs used last year. We have no complaints or objections on file.