

AGENDA

BUILDING CODE BOARD OF APPEALS FEBRUARY 4, 2004

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES – MEETING OF JANUARY 7, 2004

PUBLIC HEARINGS

ITEM #2 – VARIANCE REQUEST. ANTONIO PETITTA, 6035 JAMES PLACE, for relief of Chapter 83 to install a 48” high fence.

Petitioner is requesting relief of Chapter 83 to install a 48” high wrought iron style fence. This property is a double front corner lot. It has front yard requirements along both James Place and West Square Lake Road. Chapter 83 limits the height of fences in front setbacks to 30” in height. The site plan submitted indicates a 48” high wrought iron style fence located 15’ from the south property line along Square Lake Road.

ITEM #3 – VARIANCE REQUEST. BEACON SIGN, 208 W. 14 MILE, for relief of Chapter 78 to install five (5) signs at 208 W. 14 Mile Road.

Petitioner is requesting relief of Chapter 78 to install five (5) additional signs at a new commercial building. The existing building has two 43 square foot wall signs, one on the south elevation and one on the east elevation. The plans submitted propose an additional 43 square foot wall sign on the west elevation. In addition, they propose three (3) 22 square foot signs to be mounted on projecting canopies on the south, east and west elevations. These signs project out 48” from the wall of the building. Signs projecting more than 12” from the face of the building are prohibited by Section 7.01.04. They also propose to install one additional wall sign that is 2.3 square feet on the east elevation. The total area of this signage package is proposed to be 197 square feet. Section 9.02.04 of Chapter 78 limits the signage for a building this size to not more than 97 square feet.

In addition, they are proposing an 84 square foot ground sign, 15 feet in height, and setback 30 feet from the right of way. Section 9.02.04 of the Ordinance permits the Oakland Mall development to have two (2) ground signs. There are currently more than two ground signs on the site. The proposed ground sign exceeds the number of ground signs permitted.

We should note that the methodology used by the petitioner to determine the size of their signs is different than that prescribed by Section 8.00 of the Ordinance. A revised signage table prepared by Building Department staff is enclosed showing the sign areas in accordance with the provisions of the Troy Sign Ordinance.