

AGENDA

BUILDING CODE BOARD OF APPEALS OCTOBER 6, 2004

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES – MEETING OF SEPTEMBER 1, 2004

POSTPONED ITEMS

ITEM #2 - VARIANCE REQUESTED. SIGNGRAPHIX, INC., 4550 INVESTMENT DRIVE, for relief of the Sign Ordinance to install two wall signs, 31 square feet in size (UnaSource Surgery Center) and 39 square feet in size (UnaSource Health) at 4550 Investment Drive.

Petitioner is requesting relief of the Ordinance to install two wall signs, 31 square feet in size (UnaSource Surgery Center) and 39 square feet in size (UnaSource Health) at 4550 Investment Drive. Section 9.02.03, A of the Sign Ordinance permits one major wall sign at this location up to 200 square feet in size. The proposed second wall sign exceeds the number of wall signs permitted at this location. Since the single 31 square foot wall sign complied with the ordinance provisions, a permit was issued for that sign. The permit for the 39 square foot wall sign has been denied and further action is awaiting your decision.

This item appeared before this Board at the meeting of September 1, 2004 and was postponed to allow the petitioner the opportunity to be present.

PUBLIC HEARINGS

ITEM #3 – VARIANCE REQUESTED. LAUREN BERNACKI, 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.

ITEM #4 – VARIANCE REQUESTED. GARTH LEWIS, 6989 FREDMOOR, for relief of Chapter 83 to install a 6' high privacy fence in the front yard along South Blvd. at 6989 Fredmoor.

Petitioner is requesting relief of the Ordinance to install a 6' high privacy fence. This property at the southwest corner of Fredmoor and South Blvd. is a double front corner lot. As such it has front yard requirements along both Fredmoor and W. South Boulevard. Chapter 83 limits the height of fences in front yard setbacks to 30 inches. The site plan submitted indicates a 6' high wood fence in the front setback, 5' from the property line along W. South Boulevard.

ITEM #5 – VARIANCE REQUESTED. DIANE CLAEYS, TROY WOMEN'S ASSOCIATION, 4777 NORTHFIELD PARKWAY, for relief of the Sign Ordinance to place 90 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.

Petitioner is requesting relief of the Ordinance to place 90 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 22nd to November 28, 2004. 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.

ITEM #6 – VARIANCE REQUESTED. DAN HEILEMEN, HEILEMAN SIGN CO., 1800 MAPLELAWN, for relief of the Ordinance to install a 45 square foot secondary ground sign, 19 feet in height and setback 200 feet from the right of way.

Petitioner is requesting relief of the Ordinance to install a 45 square foot secondary ground sign, 19 feet in height and setback 200 feet from the right of way, at the above location. Section 9.02.05 of the Sign Ordinance limits this site to one ground sign. Since there is an existing 154 square foot ground sign already in place, this proposal exceeds the number of signs permitted.