

## AGENDA

### BUILDING CODE BOARD OF APPEALS DECEMBER 1, 2004

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

#### CALL TO ORDER

#### ITEM #1 – APPROVAL OF MINUTES – MEETING OF NOVEMBER 3, 2004

#### PUBLIC HEARINGS

**ITEM #2 – VARIANCE REQUEST. SAFET STAFA, 3455 JOHN R.,** for relief of Chapter 83 to maintain a 6' high privacy fence installed without first obtaining a Fence Permit, along the front property line of 3455 John R.

Petitioner is requesting relief of Chapter 83 to maintain a 6' high privacy fence installed without first obtaining a Fence Permit along the front property line of his home. The Fence Permit application submitted indicates 100 linear feet of fence, 6' high, located in the front yard. Chapter 83 limits the height of fences in front yards to 30" in height.

**ITEM #3 – VARIANCE REQUEST. CHARLES FOLKERT, 4290 WASHINGTON CRESCENT,** for relief of Chapter 83 to install a 6' high privacy fence.

Petitioner is requesting relief of Chapter 83 to install a 6' high privacy fence. Based upon the configuration of this corner lot and that of the homes around it, any fencing behind the front line of the house, located in the yard adjacent to Forest Trail, is limited to a non-obscuring fence not more than 48" in height. This limitation is found in Section 2A of Chapter 83 of the Troy City Code. The site plan submitted indicates a 6' high privacy fence along the rear property line extending out to the property line along Forest Trail.

**ITEM #4 – VARIANCE REQUEST. WILLIAM BETZ, OF WILD BILL & ASSOCIATES, REPRESENTING THE EAST LONG LAKE SUBDIVISION ASSOCIATION,** for relief of Chapter 78 to maintain a subdivision identification sign in the median of Carnaby, 42" in height, located 19' from the right of way line of Long Lake Road.

Petitioner is requesting relief of Chapter 78 to maintain a subdivision identification sign in the median of Carnaby, 42" in height, located 19' from the right of way line of Long Lake Road. Paragraph C of Section 7.01.01 limits the height of signs in medians to not taller than 30" when located within 25' of the right of way of the intersecting street. The approved sign permit indicated that the sign would be 29' from the city right of way. The sign was incorrectly installed at the 19' setback.

**ITEM #5 – VARIANCE REQUEST. GREGORY AERTS, 366. W MAPLE,** for relief of Chapter 78 to install wall signage at a new building, which is under construction.

Petitioner is requesting relief of Chapter 78 to install wall signage at the new building under construction at 366 W. Maple Road. The Sign Permit submitted indicates a proposal to install 22 automobile manufacturer's logos, each no larger than 1.6 square feet, totaling 35 square feet and 12 graphics depicting vehicles, each one 37.33 square feet in size, totaling 444 square feet. Although these graphics are designed to look like they are located inside windows, they are in fact located on the outside of the building wall and are subject to the area limitation of the Sign Ordinance. These proposed wall signs will result in a total wall signage of 479 square feet. Paragraph B of Section 9.02.04 of the Troy Sign Ordinance limits the area of wall signs on a building this size to 36 square feet.