

## AGENDA

### BUILDING CODE BOARD OF APPEALS NOVEMBER 5, 2003

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

#### CALL TO ORDER

#### ITEM #1 – APPROVAL OF MINUTES – MEETING OF WEDNESDAY, OCTOBER 1, 2003

#### POSTPONED HEARINGS

**ITEM #2 – VARIANCE REQUESTED. DEMPSTER DESIGNS, REPRESENTING CENTURY PLAZA, 3614-3674 ROCHESTER ROAD**, for relief of Chapter 78 to install a 128 square foot ground sign located 3' into the future right of way where Section 9.02.04 of Chapter 78 requires a 30' setback.

Petitioners are requesting relief of Chapter 78 to replace the existing 201 square foot ground sign located 72' from the section line of Rochester Road with a sign that is 128 square feet in size. Section 9.02.04, B of the Ordinance requires a sign of this size to be placed 30' setback from the ultimate right of way. The ultimate right of way in this area of Rochester Road is 75' from the section line. The proposed sign does not meet the setback requirements.

This item first appeared before this Board at the meeting of October 1, 2003 and was postponed to allow the petitioner the opportunity to be present.

#### PUBLIC HEARINGS

**ITEM #3 – VARIANCE REQUESTED. FRANK J. BIANCO, 1100 PIEDMONT**, for relief of Chapter 78 to maintain a 48 square foot tenant identification sign where a maximum of a 20 square foot sign is permitted.

Petitioner is requesting relief of Chapter 78 to maintain a 48 square foot sign, installed without the required Sign Permit. Section 9.02.05 B, of the Sign Ordinance limits the size of a tenant identification sign to 20 square feet.

**ITEM #4 – VARIANCE REQUESTED. KAREN GATES, OF THE TROY WOMEN'S ASSOCIATION, 4777 NORTHFIELD PARKWAY**, for relief of Chapter 78 to place 75 off-site signs advertising the Elf Shelf Arts & Craft show, for a period of eight (8) days.

**ITEM #4 – con't.**

Petitioner is requesting relief of Chapter 78 to place 75 off-site signs for a period of eight (8) days advertising the Elf Shelf Arts & Craft Show to be held at the Troy High School. Section 14.03 of the Ordinance limits the number of off-site signs to four. Section 14.02 of the Ordinance permits off-site signs to be in place for a maximum 7-day period.

**ITEM #5 – VARIANCE REQUESTED. TERRY ULCH, AVER SIGN COMPANY, 888 W. BIG BEAVER,** for relief of Chapter 78 to install a 307 square foot wall sign on an existing building.

Petitioner is requesting relief of the Sign Ordinance to install a 307 square foot wall sign on an existing building. Section 9.02.03, A of the Ordinance limits the size of a primary wall sign to 10% of the front face of the building but not more than 200 square feet.

**ITEM #6 – VARIANCE REQUESTED. JIM POWELL, REPRESENTING MAGGIANO'S RESTAURANT, 2085 W. BIG BEAVER,** for relief to put up two (2) additional tenant identification signs on a new building, one of which projects 6.5' from the face of the building.

Section 9.02.03 D of the Sign Ordinance permits tenants in office buildings to install one tenant identification sign, not to exceed 20 square feet in size. The petitioner is requesting relief to put up two (2) additional tenant identification signs on a new building. The application submitted indicates one additional tenant identification sign (wall awning) 15 square feet in size. The application submitted also indicates a 57 square foot tenant identification sign, which projects 6.5 feet from the building wall. Section 7.01.04 of the Sign Ordinance additionally prohibits signs that projects more than 12".

**ITEM #7 – VARIANCE REQUESTED. DANIEL BOYNTON, PRESIDENT OF THE GLENWOOD PARK HOMEOWNERS' ASSOCIATION, GLENWOOD PARK NORTH,** for relief to install a 60 square foot subdivision identification sign at the northwest corner of the intersection of Acorn and Dequindre.

Petitioner is requesting relief to install a 60 square foot subdivision identification sign at the northwest corner of the intersection of Acorn and Dequindre. A "park area" approximately 12 feet in width was platted on both the north and south sides of the portion of Acorn Drive extending out to Dequindre. These park areas include an easement for signage purposes. The petitioner proposes to locate the subdivision entrance sign within the park area on the north side of the street, setback seven (7) feet from the Acorn Right of Way. Table A of Section 9.01, of the Ordinance requires that the sign be placed with a minimum 10' setback from the Right of Way.

**ITEM #8 – VARIANCE REQUESTED. NIPUR SHAH, 4302 CACTUS**, for relief of Chapter 83 to install a 48” high fence in a front yard location where 30” maximum height is permitted.

Petitioner is requesting relief of Chapter 83 to install a fence. This lot is a double front , thru lot. As such it has front yard requirements along both Cactus and Dequindre. Chapter 83 limits the height of fences in required front yards to 30” in height. The site plan submitted indicates a non-obscuring 48” high fence located 20’ west of the east property line, in the required front setback along Dequindre.