

## AGENDA

### BUILDING CODE BOARD OF APPEALS JANUARY 2, 2002

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

#### CALL TO ORDER

#### ITEM #1 – APPROVAL OF MINUTES – MEETING OF DECEMBER 5, 2001

#### PUBLIC HEARINGS

**ITEM #2 – VARIANCE REQUESTED. ROBERT BONGIORNO OF B-B SIGNS, INC., 1401 PIEDMONT**, for relief of Chapter 78 to install a tenant wall identification sign, 40 square feet in size.

Petitioner is requesting relief of Chapter 78 to install a tenant wall identification sign, 40 square feet in size. Section 9.02.05, B of the Sign Ordinance permits a tenant identification wall sign not to exceed 20 square feet in size.

**ITEM #3 – VARIANCE REQUESTED. MARC DYKES, HOME PROPERTIES, 2860 CHARTER**, for relief of Chapter 78 and Chapter 83 of the Troy City Code.

Petitioner is requesting relief of Chapter 78 to replace an existing ground sign with a new sign that is 65 square feet in size. The existing sign is part of a brick structure that will be removed and is approximately 115 square feet in size. The application submitted also indicates two new ground signs, each 12 square feet in size, to be placed on proposed masonry/wrought iron walls on each side of the main entrance on East Big Beaver. Section 9.02.02 of Chapter 78 of the City Code Sign Ordinance, permits one sign not to exceed 100 square feet in size and an additional sign not to exceed 36 square feet in size. The proposal, including the existing 5 signs that will remain in place at the west and east entrances on East Big Beaver and the entrance at Rochester Road, would result in 8 signs totaling 149 square feet. The number of signs exceeds the number permitted by the ordinance.

The petitioner is also requesting relief of Chapter 83, the Fence Ordinance, to remove an existing gatehouse and masonry wall in the front yard and replace these with two masonry/wrought iron walls, one of which is 55' in length and the other which is 54' in length; each wall will be 7' in height and include end pillars, 10'-8" high. The existing gatehouses are each approximately 223 square feet in size and the attached masonry fences are each 39 feet in length. The height of the existing walls is 4.5 feet and the end pillars are 7.5 feet high. Section 2 A limits the height of a wall in the front yard to 30 inches.

**ITEM #4 – VARIANCE REQUESTED. MARK KARIM, OF WOODGLEN PARK LLC, 38695 DEQUINDRE, for relief of Chapter 78 to install a ground sign.**

Petitioner is requesting relief of Chapter 78 to install a ground sign, 135 square feet in size that would advertise the Woodglen Park Subdivision under development, on the adjacent parcel to the west. The proposed site for the sign is not located within the subdivision under development and is, therefore, considered an off-site sign.

Section 9.02.01, C permits a development sign only within the subdivision being developed. Since this property is outside the subdivision, the proposal does not comply with placement requirements.