

AGENDA

BUILDING CODE BOARD OF APPEALS SEPTEMBER 4, 2002

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES, MEETING OF AUGUST 7, 2002

POSTPONED ITEMS

ITEM #2 – VARIANCE REQUEST. MARC LEDERMAN, ALMAR HOMES, INC., 6113 EVANSWOOD, for relief to construct a 6' high privacy fence in the required front setback along Songbird.

Petitioner is requesting relief to install a fence along the north property line of 6113 Evanswood. With the development of the new subdivision and street adjacent to the property, this lot is a double front corner lot. As such, it has a front yard along both Evanswood and the new street Songbird. Chapter 83 limits the height of fences in required front yards to 30" in height. The permit application submitted indicates a 6' high privacy fence in the front yard along Songbird.

This item first appeared before this Board at the meeting of August 7, 2002 and was postponed to allow the petitioner to evaluate the possibility of relocating the fence, and for the petitioner to bring in his landscape plans for review. Revised plans have been provided in your packet for consideration.

ITEM #3 – VARIANCE REQUEST. SUSAN SCHUMANN, 2763 E. WATTLES, for relief of Chapter 83 to install a 48" high fence.

Petitioner is requesting relief to install a 48" high fence in the front yard setback. Currently, there is an existing 48" high chain link fence located at the 33' right-of-way line. The City of Troy is in the process of acquiring additional right of way to the 60' right of way line as part of a Wattles Road improvement project. The application submitted indicates moving this fence to the 60' right-of-way line. This location is within the front yard. Chapter 83 limits the height of fences in front yards to 30".

ITEM #4 – VARIANCE REQUEST. DAVID KUJAWA, 3310 HARMONY, for relief of Chapter 83 to erect a 6' high privacy fence.

Petitioner is requesting relief to install a 6' high privacy fence at 3310 Harmony. This lot is at the northeast corner of Harmony and Lakewood and is a double front corner lot. As such, it has a front yard along both Harmony and Lakewood. The fence ordinance

limits the height of fences in the front yard to not more than 30" in height. A variance from the Building Board of Appeals in 1977 allowed for a similar fence to be installed 18' from the property line. The petitioner is requesting approval to replace this existing fence with a new one. The appeal application submitted indicates a 6' high privacy fence setback 6' from the property line along Lakewood.

ITEM #5 – VARIANCE REQUEST. THOMAS MCDONALD, OF THE BUDD COMPANY, 3155 W. BIG BEAVER, for relief to replace an existing sign.

Petitioner is requesting relief of Chapter 78 to replace an existing 70 square foot tenant identification wall sign with a 22.2 square foot tenant identification sign. Section 9.03.03, D of the Sign ordinance limits the size of a tenant wall sign to 20 square feet. The original sign was granted a variance in 1976 by the Building Code Board of Appeals.

ITEM #6 – VARIANCE REQUEST. THOMAS MCDONALD, OF THE BUDD COMPANY, 2855 COOLIDGE, for relief to install a 22.2 square foot sign on the second floor of this building.

Petitioner is requesting relief of Chapter 78 to replace an existing 70 square foot tenant identification wall sign, which is located on the third floor, with a 22.2 square foot tenant identification sign to be located on the second floor. The original sign was granted a variance by City Council in 1997. Section 9.03.03, D of the Sign Ordinance limits the size of a tenant wall sign to 20 square feet and requires that the sign be located on the first floor.

OTHER BUSINESS

ITEM #7 – VARIANCE REQUEST. HARLEY ELLIS, 4550 INVESTMENT (PROPOSED ADDRESS), for relief of the Michigan Building Code 2000, with amendments.

The petitioners are the architects for a new two-story office building, under construction at the corner of Investment Drive and Crooks Road. Petitioners are requesting relief of the 2000 Michigan Building Code, specifically Section 1005.3.2.1 (Vertical Enclosure Exterior Walls), to allow a reduction in rating of exterior walls within 10 feet horizontally adjacent to stairway. The code requires that when the exterior walls of a stairway enclosure are not rated then the walls adjacent to the stairway be rated to at least a one-hour rating for a distance of 10 feet. The petitioner's plans have a glass wall enclosing the exterior wall of the stairway on the east side of the building. The plans also indicate unprotected windows in the adjacent walls within 10 feet of the stairway enclosure walls.