

## AGENDA

### BUILDING CODE BOARD OF APPEALS NOVEMBER 6, 2002

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

#### CALL TO ORDER

#### ITEM #1 – APPROVAL OF MINUTES – MEETING OF OCTOBER 2, 2002

#### POSTPONED ITEMS

**ITEM #2 – VARIANCE REQUESTED. JEFFREY CLEMENTS, THE GALE COMPANY, 700 TOWER**, for relief of the Sign Ordinance to maintain an existing ground sign.

Petitioner is requesting relief of the Ordinance to maintain an existing, third ground sign, 128 square feet in size at 700 Tower. Paragraph B & C of Section 9.02.03 of the Sign Ordinance limits the site to one major ground sign and an additional 36 square foot ground sign. The site currently has two 27 square foot ground signs. Section 9.02.03, B & C of the Sign Ordinance limits this site to two ground signs. This sign was originally permitted by a variance granted by the City Council in 1987. Sign variances have a maximum duration of fifteen (15) years. The variance is now expiring and the petitioners have filed a new application asking for the signs to remain.

This item last appeared before this Board at the meeting of October 2, 2002 and was postponed to allow the petitioner the opportunity to be present.

**ITEM #3 – VARIANCE REQUESTED. DAVID KUJAWA, 3310 HARMONY**, for relief of Chapter 83 to erect a 6' high privacy fence setback 6' from the property line along Lakewood for the east 42' of the lot.

The petitioner is requesting relief of Chapter 83 to erect a 6' high privacy fence. This lot is a double front corner lot. As such, it has a front yard along both Harmony and Lakewood. The new site plan submitted indicates a 6' high privacy fence setback 6' from the property line along Lakewood for the east 42' of the lot. A previous appeal at this property for a 6' high fence for the east 63' of the property was approved by the Board in September of 2002 with a 12' setback from the property line along Lakewood. The petitioner has submitted a new application asking approval for this smaller amount of fencing at the 6-foot setback.

This item last appeared before the Board at the meeting of October 2, 2002 and was postponed to allow the petitioner to present the Board with a landscape plan.

## **PUBLIC HEARINGS**

**ITEM #4 – VARIANCE REQUESTED. MAGDY HABIB, 3415 CROOKS,** for relief of Chapter 83 to install a fence.

Petitioner is requesting relief of Chapter 83 to install a fence in the required front yard along Crooks Road. The main fence proposed along Crooks Road is shown as 5'-4" to 5'-10" high aluminum or cast iron with 6'-8" high masonry columns. The driveway entrance gates and columns as shown range in height from 7' to 8'-10". Also a 4' high chain link fence is shown in the required front setback along the side property line. Chapter 83 limits the height of fences in the front yard to 30".

**ITEM #5 – VARIANCE REQUESTED. ASHRAF BOULES, 3397 CROOKS,** for relief of Chapter 83 to install a fence.

Petitioner is requesting relief of Chapter 83 to install a fence in the required front yard along Crooks Road. The main fence proposed along Crooks Road is shown as 5'-4" to 5'-10" high aluminum or cast iron with 6'-8" high masonry columns. The driveway entrance gates and columns as shown range in height from 7' to 8'-10". Also a 4' high chain link fence is shown in the required front setback along the side property line. Chapter 83 limits the height of fences in the front yard to 30".

**ITEM #6 – VARIANCE REQUESTED. PAUL DETERS OF METRO DETROIT SIGNS, 1810 MAPLELAWN,** for relief of Chapter 78 to install a fifth wall sign and a third ground sign.

Petitioner is requesting relief of Chapter 78 to install a fifth wall sign, 15.5 square feet in size. Section 9.02.05, B & D 2, of the Ordinance permits one main wall sign up to 10% of the front building area and two secondary wall signs, not to exceed 20 square feet each; the existing fourth wall sign was installed as a result of a variance granted previously by the Building Code Board of Appeals in April 1973, and a 13.6' Oldsmobile sign for which a variance was granted in September 2001 expiring in November 2003.

The petitioner is also requesting to install a third ground sign, 170 square feet in size, 24 feet tall and setback 10 feet from the right of way. Section 9.02.05, A and D 2 of the Ordinance permits one major ground sign and a secondary ground sign. In addition, the Ordinance requires a 30-foot setback from the right of way for a sign of this proposed size and height.

**ITEM #7 – VARIANCE REQUESTED. KATHY GATES, OF THE TROY WOMEN’S ASSOCIATION, 4777 NORTHFIELD PARKWAY, TROY HIGH,** for relief of Chapter 78 to place 75 off-site signs advertising a special event.

Petitioner is requesting relief of Chapter 78 to place 75 off-site signs advertising the Elf Shelf Arts & Craft show, for a period of eight (8) days. 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. Similar requests have been granted by this Board on a yearly basis since 1999. This item also appeared before City Council on a yearly basis from 1992 to 1999, and was granted approval.

**ITEM #8 – VARIANCE REQUESTED. SHIRLEY DARMETKO, OAKLAND MALL MERCHANTS ASSOCIATION, 300-700 W. 14 MILE ROAD,** for relief of Chapter 78 to place a 1200 square foot banner over a portion of the existing pylon sign and frame for a fifty (50) day period.

Petitioner is requesting relief of the Sign Ordinance to place a 1200 square foot banner over a portion of the existing pylon sign and frame facing the I-75 Expressway, from November 7<sup>th</sup> through December 26, 2002 (50 day period). Section 9.02 of the Ordinance permits a special event sign; however, limits the time period to seven (7) days. A similar request was heard and approved by the Board in 2000 and 2001.

**ITEM #9 – VARIANCE REQUESTED. PATRICIA CRISWELL, 26 BRAEMAR,** for relief of Chapter 83 to replace an existing 54” high fence with one that is 6’ high in the required front setback.

Petitioner is requesting relief of Chapter 83 to replace an existing 54” high fence with one that is 6’ high in the required front setback. This lot is a double front corner lot. As such, it has a front yard along both Braemar and Livernois. Chapter 83 limits fences in front yard setbacks to 30” in height. The site plan submitted indicates the 6’ high fence is proposed to be located 15’ from the east property line in the required setback along Livernois. At the time of the original fence installation the property immediately to the north was undeveloped. Two new houses, fronting on Livernois, have now been constructed creating the double front condition on the subject property.

**ITEM #10 – VARIANCE REQUESTED. DAVID WILNER, 2073 EAST MAPLE ROAD,** for relief of Chapter 78 to install a 32 square foot ground sign.

Petitioner is requesting relief of Chapter 78 to install a 32 square foot ground sign, 12’ in height, in the ultimate right of way. Table B of Section 9.02, of the Ordinance requires that a sign of this height be placed 20’ back from the 60’ ultimate right of way, (80’ from the section line), on Maple Road. The site plan submitted indicates placement of the proposed sign in the ultimate right of way – 47’ from the section line. There is currently 37’ of right of way in the area where the sign is proposed.

**ITEM #11 – VARIANCE REQUESTED. WAYNE WRIGHT OF CAPITOL SIGNS, 578 W. 14 MILE – STEVE & BARRY’S**, for relief of Chapter 78 to install a 248 square foot wall sign.

Section 9.02.04, B of the Sign Ordinance requires that a tenant identification wall sign be placed on the face of the area occupied by a tenant. The petitioner occupies space on the first floor of the Oakland Mall. The site plan submitted indicates placement of the sign on the second floor wall above the tenant space.

**ITEM #12 – VARIANCE REQUESTED. MICHAEL J. DUL & ASSOCIATES, INC., REPRESENTING CURTIS BAGNE, 2971 VINEYARDS DR.**, for relief of Chapter 83 to install a 54” aluminum fence.

Petitioner is requesting relief of Chapter 83 to install a 54” aluminum fence. This lot is a double front corner lot. As such, it has front yard requirements along both Vineyards and Adams Road. Chapter 83 limits fences in front yard setbacks to 30” in height. The site plan submitted indicates a 54” aluminum fence in the required 50’ setback along Adams Road.

**ITEM #13 – VARIANCE REQUESTED. JAN GARANT, 4985 ALTON**, for relief of Chapter 83 to install a fence.

Petitioner is requesting relief of Chapter 83 to install a fence. This lot is a double front lot. As such, it has a front yard along both Alton and East Long Lake. Chapter 83 limits fences in required front yards to 30” in height. The site plan submitted indicates a 6’ high privacy fence in the required front setbacks along Alton and East Long Lake.