

The Building Code Board of Appeals meeting was called to order by the Chairman, Ted Dziurman, at 8:34 A.M. on Wednesday, May 3, 2000.

PRESENT: Ted Dziurman
Tom Smith
Bill Nelson
Rick Kessler

ALSO PRESENT:

Mark Stimac
Pam Pasternak

ABSENT: Bill Need

ITEM # 1 – APPROVAL OF MINUTES OF APRIL 5, 2000 MEETING.

Motion by Kessler
Supported by Nelson

MOVED, to approve the minutes of the April 5, 2000 meeting as written.

Yeas: 4 – Dziurman, Smith, Nelson, Kessler
Absent: 1 – Need

MOTION TO APPROVE MINUTES AS WRITTEN CARRIED

ITEM #2 – MS. KESSIE KALTSOUNIS, REPRESENTING ST. NICHOLAS GREEK ORTHODOX CHURCH, 760 W. WATTLES, for relief of Chapter 78.

Petitioner is requesting relief of Chapter 78 to place 30 off-site signs in the City of Troy, advertising two separate special events at St. Nicholas Greek Orthodox Church. The purpose of the 4 square foot signs is to advertise the OPA Fest July 14-16 and the craft show on November 11, 2000. Section 14.03 of Chapter 78, the Sign Ordinance allows only four off-site signs.

Ms. Kaltsounis was present and stated that this is the seventh year the Church has held the OPA Fest, and the third year they have had the craft show. She further stated that last year City Council had approved an increase in the number of signs from 20 to 30. She stated that the signs are removed no later than the Monday morning following the event.

Mr. Stimac stated that if this variance was approved, he felt that the dates the signs would be out and the fact that the signs must be placed out of the public right-of-way should be stipulated. Ms. Kaltsounis stated that the Committee was very familiar with the City Ordinance and did not believe this to be a hardship.

Motion by Nelson
Supported by Kessler

ITEM #2

MOVED, to grant the request of Ms. Kessie Kaltsounis, representing St. Nicholas Greek Orthodox Church, 760 W. Wattles relief of Chapter 78 to place 30 off-signs in the City of Troy advertising two separate special events.

- Signs for OPA Fest will be up from July 10 through July 16
- Signs for the Craft Show will be up from November 5 through November 11
- Signs will not be placed in the public right-of-way

Yeas: 4 – Nelson, Kessler, Smith, Dziurman

Absent: 1 – Need

MOTION TO APPROVE REQUEST CARRIED**ITEM #3 – MR. RON GALLI, 900 ROCHESTER ROAD, for relief of Chapter 78.**

Petitioner is requesting relief of Chapter 78 to maintain a second wall sign, 96 square feet in size at the above location. Section 9.02.05 limits the size of a second wall sign to 20 square feet.

Mr. Ron Galli was present and stated that he had moved into this building in December, 1999 and at that time merely removed the existing sign and replaced it with one of his own. He stated that he did not realize he needed a permit. He has owned three other buildings in Troy and said he had always changed the signs without a permit. Mr. Stimac stated that when a sign is an internally illuminated plastic sign and the face is merely changed, a permit is not required. In this case the previous signs were individual letters applied to the building.

Mr. Dziurman asked why a larger sign was needed and Mr. Galli stated that the building is 30,000 square feet and the present front sign is not visible from traffic heading south on Rochester Road. He pointed out that the buildings' location is back from Rochester Road, which also makes visibility a problem. Mr. Galli also said they would like to move the sign on the north side of the building to the west to make the location more visible to southbound traffic. He stated that so far he has spent \$150,000.00 in improvements and the surrounding neighbors have been very pleased with his efforts. Mr. Galli believes this building will continue to be adequate for his needs and does not plan to move again.

Mr. Smith asked if large semi-trucks pull into his property and felt that without proper identification this could present a traffic hazard if they need to turn around.

Motion by Nelson

Supported by Kessler

ITEM #3

MOVED, to grant Mr. Ron Galli, 900 Rochester Road, relief of Chapter 78 to maintain a second wall sign, 96 square feet in size at the above location.

- Replacing signs of similar size.
- Greater visibility would have a safety impact to southbound traffic.
- Variance is not contrary to public interest.

Yeas: 4 – Nelson, Dziurman, Kessler, Smith

Absent: 1 – Need

MOTION TO GRANT VARIANCE REQUEST CARRIED

One of the items to be discussed at the June meeting will be the option of re-scheduling the July 5, 2000 meeting to July 12, 2000.

The Building Code Board of Appeals meeting was adjourned at 9:55 A.M.

MS/pp