

A meeting of the Building Code Board of Appeals was called to order at 8:30 a.m. on Wednesday, May 4, 1983 by the Chairman, Ted Dziurman

PRESENT: Ted Dziurman, Chairman  
Donald Spurr  
James Halsey  
John D'Amour  
Gerald VandenBussche

ITEM #1. Approval of the minutes of the March 31, 1983 meeting.

Motion by Halsey  
Supported by D'Amour

MOVED, to approve the March 31, 1983 minutes as written.

Ayes: 5  
Nays: 0  
Absent: 0

MOTION TO APPROVE CARRIED

ITEM #2. Smith Bicycle Works, 3299 Rochester Road, for relief of Chapter 85 of the Troy City Code.

Mr. VandenBussche explained that the petitioner is requesting a permit to erect a sculpture of a bicycle in front of the shopping center where Smith Bicycle Works is located. The shopping center is called Troy Pointe. The Sign Ordinance defines sculptures of this nature as a sign and only permits one ground sign in this zoning district. The site already has the only ground sign permitted by the ordinance.

Steve Pawlowski of Smith Bicycle Works was present and indicated that the other tenants in the shopping center had no objections to the sculpture and it was also approved by the owner of the center. This will be a copper structure in a tree and floral terraced area, it will not interfere with the traffic and depicts the great interest in cycling in the area. It does not have any wording on it and is more a decorative feature than a sign. He indicated that the sculpture will be an asset to the area.

The chairman opened the public hearing.

There were no comments from the audience.

The chairman closed the public hearing.

There was one letter of approval on file: Mr. & Mrs. C. D. Oakes, 3208 Rochester Road.

Motion by Halsey  
Supported by D'Amour

MOVED, to grant the variance, as requested, to erect the sculpture of a bicycle in front of 3299 Rochester Road.

1. It is a sculpture that has no copy on it.
2. The appearance will blend in with the landscaping.

Ayes: 5  
Nays: 0  
Absent: 0

MOTION TO APPROVE CARRIED

ITEM #3. Midas Muffler, 2995 E. Big Beaver Road, for relief of Chapter 85 of the Troy City Code.

Mr. VandenBussche explained that the petitioner is requesting a permit to install 5 wall signs on the Midas Muffler building that will be at the northwest corner of Dequindre and Big Beaver. The Sign Ordinance only permits one wall sign on a building in this zoning district. The plan indicates that they will have four signs on the north side and one wall sign on the south side of the building. The wall sign on the south side has a valid permit, they are appealing to have an additional 4 signs on the north wall - one will indicate Midas and 3 will indicate various services.

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ITEM #3 Continued

Mr. Raymond McCoy and Mr. Jim Clarkston were present to represent Midas and indicated that the signs were for the purpose of identifying the muffler shop to the parking lot of the shopping center. The one on the south side of the building can only be seen from the road by north bound and east/west traffic - they have no identification to the north.

The chairman opened the public hearing.

There were no comments from the audience.

The chairman closed the public hearing.

Motion by VandenBussche  
Supported by DAmour

MOVED, to grant a variance to erect the 3 proposed identifications signs on the north side of the Midas Muffler building at 2995 E. Big Beaver Road. They are service type signs and typical in this type of business.

FURTHER MOVED, to deny the fourth sign (Midas) proposed for the north side of the building as they have sufficient identification.

Ayes: 4  
Nays: 1 (Spurr - When Midas appeared at Council they indicated that they would not be the typical muffler shop - with the requested additional signage, they are the same as all the others)  
Absent: 0

MOTION TO APPROVE AS STIPULATED CARRIED.

ITEM #4. Rossen/Neuman Associates, 801 W. Big Beaver Road, for relief of the B.O.C.A. Code.

The petitioner was not present.

Motion by VandenBussche  
Supported by Halsey

MOVED, to table this item to the end of the agenda (#10) to give the petitioner the opportunity to be present.

Ayes: 5  
Nays: 0  
Absent: 0

MOTION TO TABLE TO END OF AGENDA (#10) CARRIED.

ITEM #5. Thomas Malden, 3666 Wakefield, for relief of Chapter 83 of the Troy City Code.

Mr. VandenBussche explained that the petitioner is requesting a permit to erect a 42 inch split rail fence along his property line adjacent to Glenwood. The site is a corner lot and requires respect of front setbacks on two streets. The Fence Ordinance does not permit fences to exceed 30 inches in required front setbacks.

Mr. Malden was present and indicated that he was requesting to erect the fence for health and security reasons. His daughter has asthma and the dogs continually entering his property leaving animal feces is very unhealthy for her. He has also had many problems with persons entering his property peeking into windows, breaking windows, flower pots on the patio, etc. He feels the fence would discourage the dogs and persons from entering the property. He further indicated that vehicles have run over his property ruining young trees and shrubs. There are other homes in the area with similar situations and they have fences. After some discussion regarding the fence, Mr. Malden did indicate that a 30 inch fence would be acceptable.

The chairman opened the public hearing.

Joseph Polito, 1362 Glenwood was present and indicated his objections, asking that the item be tabled to allow him to work out a compromise with the petitioner.

There were three letters of objection: Mr. & Mrs. Mitchell Jegla, 3625 Wakefield - Robert M. Davie, 3685 Wakefield and one letter signed by Joseph Polito, 1362 Glenwood and Linda Brent, 1357 Glenwood

ITEM #5 Continued

There were three letters of approval: Mr. & Mrs. Randall Bell, 3673 Wakefield - Charles Sermetaro, 1349 Glenwood - Phyllis A. Schad, 1365 Stonetree.

The chairman closed the public hearing.

Motion by Spurr  
Supported by Halsey

MOVED, to deny the request of Thomas Malden to erect a 42 inch split rail fence along his property line adjacent to Glenwood.

1. The petitioner has indicated a 30 inch fence would be adequate.

Ayes: 4  
Nays: 1 (D'Amour)  
Absent: 0

MOTION TO DENY CARRIED.

ITEM #6. Vorelco, Inc. (Volkswagen), 888 W. Big Beaver Road, for relief of Chapter 85 of the Troy City Code.

Mr. VandenBussche explained that the petitioner is requesting a permit to erect a ground sign 28'x4'6" and two wall signs 13 foot in diameter on a building at the northeast corner of Big Beaver and Crooks. The site presently has all the signs permitted by the ordinance. The petitioner's request is for a ground sign, which, at present time, the site does not have and two wall signs mounted at the top of the building. These wall signs will be the Volkswagen Logo and will be facing east and west.

Bob Stockton, Annette Eagle and Eli Masters were present to represent Volkswagen. The petitioner indicated that they occupy 85% of the building, this is their corporate headquarters and they hold many conferences at the site, therefore they feel the signs would benefit both the corporation and the community. The petitioner indicated that they placed a mock-up canvas copy of the sign on the building and it is actually less than 1% of the area of the building walls. At the present time they have no identification and feel it will help people locate them.

The chairman opened the public hearing.

There were no comments from the audience.

Mr. VandenBussche indicated that he had a telephone call from Mr. McLaughlin of Kelly services objecting to the wall signs only.

The chairman closed the public hearing.

Motion by Spurr  
Supported by Halsey

MOVED, to approve the request of Vorelco, Inc. (Volkswagen), 888 W. Big Beaver Road to erect two 13 foot diameter signs and one ground sign as requested.

1. The signs are modest in comparison to the size of the structure.

Ayes: 4  
Nays: 1 (VandenBussche)  
Absent: 0

MOTION TO APPROVE CARRIED.

ITEM #7. Kremer Sign Company (for Gabe Drugs), 3666 Rochester Road, for relief of Chapter 85, of the Troy City Code.

Mr. VandenBussche explained that the petitioner is requesting a permit to install a second wall sign on a tenant area in the Century Plaza Shopping Center. The tenant space presently has a name identification sign on the south side of the building facing the parking lot and gives exposure to northbound traffic. Their request is to install a sign on the west side of the building so they will be able to get exposure from southbound traffic. The Sign Ordinance only permits one wall sign for a business establishment in a shopping center.

ITEM #7 Continued

Stan Kogut and Santa Zawideh were present to represent Gabe Drugs. The petitioners indicated that they do not get any exposure from the southbound traffic which they feel in the long run will be detrimental to the establishment. Many people call to inquire as to their location because of the Western Union and Post Office facilities within the building. Their name has been removed from the group identification sign and the landlord will not allow them to remove their name from the south side and relocate it to the west side, but has no objection to the adding of the proposed sign on the west side of the building. The tenant further stated that because Gabe Drugs is the largest or anchor store within the shopping center, it is very important that they have the identification, not only for their benefit but the other stores within the center.

The chairman opened the public hearing.

There were no comments from the audience.

There were three letters of approval: Harvey S. Fink, the owner/developer of Century Plaza - Mrs. Edward Kapanka, 970 Colebrook - William Price, 3725 Rochester Road

The chairman closed the public hearing

Motion by Halsey  
Supported by VandenBussche

MOVED, to grant Gabe Drugs, 3666 Rochester Road a variance to erect a sign on the west side of their establishment with the copy "Gabe Drugs". The word Liquor, as proposed on the original request shall be removed from the sign.

1. The tenants name has been removed from the group identification sign, the landlord will not allow them to relocate the sign facing the parking lot and they have no identification to southbound traffic.

Ayes: 5  
Nays: 0  
Absent: 0

MOTION TO APPROVE AS STIPULATED CARRIED.

ITEM #8. Irving Tobocman representing Sandy Corporation, 1500 W. Big Beaver Road, for relief of Chapter 85 of the Troy City Code.

Mr. VandenBussche explained that the petitioner is requesting a permit to install a wall sign on the east face of their building. There is an identical sign on the south face of the building and the Sign Ordinance only permits one wall sign for a building in an Office Zoned District.

Richard Tobocman was present and indicated that the building has no exposure from Crooks Road and a major portion of the building faces Crooks. Sandy corporation occupies the entire building and no other signs will be needed for the site.

The chairman opened the public hearing.

There were no comments from the audience.

There was one letter of objection on file: M.A. Gilpin, M.D., 1559 W. Big Beaver Road

The chairman closed the public hearing.

Motion by Spurr  
Supported by D'Amour

MOVED, to grant a variance to erect a second wall sign at 1500 W. Big Beaver Road, as requested.

1. The site requires identification from the east.
2. The sign is modest in size compared to total signage allowed.

Ayes: 4  
Nays: 1 (VandenBussche - has adequate exposure)  
Absent: 0

MOTION TO APPROVE CARRIED.

ITEM #9. Kresge Foundation, represented by Michael Kirk of William Kessler Associates, Inc., 3231 W. Big Beaver Road, for relief of the B.O.C.A. Code.

Mr. VandenBussche explained that the petitioner is requesting permission to retain a single exit stair from the second floor of the farmhouse (Brooks Farm). The stairway will be an open stair without fire resistive enclosure. Their indication is that since the farmhouse will be fully sprinklered and there will be provided areas of refuge through windows to the roofs of adjacent areas as a compensation for exiting. The stairway also does not meet the minimum width requirements of the B.O.C.A. Code nor the tread riser dimension requirements. The stairway has a 2'9" width and the riser heights are 7-3/4". The B.O.C.A. Code requires a minimum width of 36 inches and a maximum riser height of 7 inches. The petitioners indicate that the preservation of this stair is vital to the historical accuracy of the farmhouse and requests permission to retain it based on the historical provisions of the B.O.C.A. Code. The plan also shows that a wood stair will be constructed to the basement of the farmhouse to replace an existing wood stairs, where again they will have a problem of meeting the tread riser dimension. The riser in this instance will be 7-1/2" where 7 inches is the maximum permitted. The plan shows that the office addition will have two ornamental stairs that will not be enclosed and a floor opening at the center of the structure that will not have fire resistive enclosures. The B.O.C.A. Code would permit this provided all other areas of the office section are also sprinklered. This is not the case, the sprinklers indicated in the plan will only be in the corridors and storage rooms. The petitioner is proposing deluge systems that will encircle all three openings at the ground floor level for smoke containment.

Michael Kirk was present and indicated that Mr. VandenBussche had pretty well explained their appeal. They are trying to recreate to historical accuracy with all safety precautions incorporated into the building alterations to provide fire protection and safety. The farmhouse and addition will be fully sprinklered and there are areas of refuge through the three windows to the roofs of the two porches and the link roof. The stairway to the basement does achieve 6'8" of headroom at the tightest point and has improved the existing stair situation. They plan to provide deluge water curtains which will encircle all three openings at the ground floor level for smoke containment. Ground and First floor corridors, including the link will be fully sprinklered.

Motion by Halsey  
Supported by Spurr

MOVED, to grant a variance to retain a single exit stair from the second floor that will be 2'9" wide and have risers that are 7-3/4" and to replace a stair from the basement that will have risers of 7-1/8" as requested by the petitioner.

1. Safety precautions have been provided and it maintains the historical significance of the structure.

FURTHER MOVED, to approve the two ornamental stairs as requested and the floor opening in the center of the office addition with the provision that all habitable areas be sprinklered and that the mechanical areas in the attic be separated as required by code and have approved smoke detectors.

Ayes: 5  
Nays: 0  
Absent: 0

MOTION TO APPROVE AS STIPULATED CARRIED.

Mr. Spurr left the meeting to attend another meeting.

ITEM #10 (Item #4) Rossen/Neuman Associates, 801 W. Big Beaver Road, for relief of the B.O.C.A. Code.

Mr. VandenBussche explained that the petitioner is requesting permission to install a sauna on the 6th floor of an office building. The plans indicate that there will not be a sprinkler head in this sauna area. Section 431 of the 1978 B.O.C.A. Code requires that all rooms be sprinklered in a high rise building. The plans also indicate a man-trap at the second floor cash teller areas and the garage area. This condition results in a condition where there is no free exit without a control release by a security guard. The B.O.C.A. Code under Article 6, and 8 requires unobstructed access to exits. It is the bank's contention that they cannot conduct business without these man-traps and they provide security cameras with a full-time guard that would provide full time surveillance of the area with control of all door locks.

## ITEM #10 (#4 continued)

Sanford Rossen was present and indicated that the reason they omitted the sprinkler head in the sauna was because of possible electrocution if the head were to go off and the electric heater become wet. The man-traps are for security - a person enters the system when he comes into the garage area, he then goes into the elevator and then to the second floor teller area. He is monitored by a camera all during the time he is in the garage and teller area. They will be handling several million dollars and the system is very elaborate for the protection of the guard handling the money and the bank. The area is under observation 24 hours a day and there is always a security guard on duty to release the doors if there were any problems.

Motion by VandenBussche  
Supported by Halsey

MOVED, to deny the request to omit a sprinkler head in the sauna on the 6th floor.

1. There are high temperature heads on the market.
2. If it is feasible the electric in this area can be connected to a G.F.C.I.

Ayes: 4  
Nays: 0  
Absent: 1 (Spurr)

MOTION TO DENY CARRIED.

Motion by Halsey  
Supported by D'Amour

MOVED, to table the request for relief of the unobstructed exit requirement until the June Meeting to allow the architect to get with the bank authorities and see if they can work out an alternate security system whereby a smoke detection system or other safety device would activate a release of doors if an emergency were to occur.

Ayes: 4  
Nays: 0  
Absent: 1 (Spurr)

MOTION TO TABLE UNTIL JUNE 1, 1983 MEETING CARRIED.

The meeting was adjourned at 10:18 a.m.

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