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A meeting of the Building Code Board of Appeals was called to order by the Acting Chairman, James Halsey on October 6, 1982 at 8:30 a.m.

PRESENT: James Halsey, Acting Chairman
Don Spurr
John D'Amour (arrived at 8:35)
Gerald VandenBussche

ABSENT: Ted Dziurman

ITEM #1 Approval of September 1, 1982 minutes

Motion by Spurr
Supported by VandenBussche

MOVED, to approve the minutes of September 1, 1982.

Ayes: 3
Nays: 0
Absent: 2 (Dziurman and D'Amour)

ITEM #2. Variance Renewal: Paul's Family Dining, 1600 Rochester Road, for relief of the B.O.C.A. Code, Section 1202.

Mr. VandenBussche indicated that the petitioner had telephoned him and indicated he did not think he could make it to the meeting on time and requested his item be moved to the end of the agenda.

ITEM #3. Variance Requested: Fawazi & Sabriya Ziaya, 3132 Rochester Road, for relief of Chapter 85.

Mr. VandenBussche explained that the petitioner is requesting a permit to erect a 8'x4' sign 7 foot above the existing shopping center sign on a site on Rochester Road just north of Big Beaver. Chapter 85 (Sign Ordinance) of the Troy City Code allows only one ground sign not to exceed 10% of the square foot front area of the structure. The site already has all the signage permitted by ordinance in regards to ground signs. This request is for a second sign and to exceed the area permitted.

Fawazi & Sabriya Ziaya were present and indicated that they needed better signage as people did not realize they were there nor did they see the store because of its location. They did not feel that their sign on the group identification sign provided them with enough identification. All but the shopping center name is blocked by other buildings and signs along Rochester Road.

The chairman opened the public hearing.

There were no comments from the audience.

The chairman closed the public hearing.

There was one letter of objection on file: Florence Chiapelli, 1031 Hartland.

Motion by Spurr
Supported by VandenBussche

MOVED, to deny the request to erect a 8'x4' ground sign addition to an existing shopping center sign at 3132 Rochester Road.

1. There is room on the ground group identification sign to erect a larger identification sign for the tenant.
2. The sign is too high and excessive in size.

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

MOTION TO DENY REQUEST CARRIED.

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ITEM #4. Variance Requested: Trevarrow Hardware, 97 W. Long Lake Road, for relief of the Fire Prevention Code, Section 2900.

Mr. VandenBussche explained that the petitioner is requesting permission to locate an above ground tank that will exceed the capacity of 55 gallons for the storage of bulk kerosene. The Fire Prevention Code under section 29 does not permit above ground storage tanks for storage of combustible liquids. The petitioners request indicates a tank of approximately 250 gallons.

Paul Trevarrow was present and indicated that they proposed to install a 275 gallon tank so they could dispense kerosene to the customers on a competitive basis. It is felt that kerosene heaters are a fad and it would not be feasible to go to the expense of installing a buried tank. The tank will be installed on an existing pad and will be screened because the sun cannot hit it - the heat-cold will cause condensation resulting in water in the fuel. It is a safer means of dispensing the fuel - they presently receive it in 55 gallon drums.

Motion by VandenBussche
Supported by D'Amour

MOVED, to approve the request to install a 275 gallon storage tank for dispensing kerosene at 97 W. Long Lake Road, with the following conditions:

1. The pump or dispensing method must be UL approved and inspected and approved by the Fire Marshal.
2. That a curbing be installed around the tank area to prevent any spilling of fuel from entering the sewer system.

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

MOTION TO APPROVE AS INDICATED CARRIED.

ITEM #5. Variance Requested: Don Ellis Family Tire Center, 2245 Stephenson Hwy., for relief of the Fire Prevention Code, Section 504.1.1.

Mr. VandenBussche explained that the petitioner is requesting permission to maintain fire doors in an open position during the hours that they are open for business. The Fire Prevention Code, under Section 504.1.1 states that it shall be unlawful to block open any fire door which is required to be self-closing.

Don Ellis was present and indicated that because of the number of tires they move in a day, they prop the doors open to avoid opening and closing them - to move tires in from the outside they go through three doors, all of which are required to be closed doors. He has installed an alarm system on the doors so that they would have to be closed when the building is closed.

Motion by VandenBussche
Supported by D'Amour

MOVED, to deny the request to keep fire doors open during business hours at 2245 Stephenson Highway.

1. Keeping them open is a hazard - it is more likely that a fire could occur during the time the building is open than when closed and with the doors propped, a fire could spread throughout.
2. There are approved "hold open" devices on the market that could be installed on the doors - thus reducing the hazards.

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

MOTION TO DENY REQUEST CARRIED.

ITEM #6. Variance Requested: Randall Sign Company, 1810 Maplelawn (Suburban Olds) for relief of Chapter 85.

Mr. VandenBussche explained that the petitioner is requesting to construct a second ground sign 235 square feet in area that will be 47'x5'. The Sign Ordinance only allows one ground sign not to exceed 200 square feet for this type of use. The site presently has a ground sign indicating the Oldsmobile/General Motors Logo. The second sign will indicate the availability of a new product (Subaru).

David Fischer of Suburban Olds and Ron Brookholder were present and indicated that since the petition had been filed they found out Subaru has a smaller sign 4'x32' or approximately 128 square feet that will be acceptable to them. There is also a 21 square foot sign indicating parts and service that would be a part of the ground sign. The petitioners indicated that their existing GM sign is a type sign that is uniform throughout the country - it is owned by GM and they do not permit any addition to or alteration of their sign. They find that because of the economy they must go into a second product and Subaru will not give them a franchise unless they erect the Subaru sign. The petitioner further indicated that because they are not on the main street, they need the sign for exposure and to make it convenient for the customer to locate them.

The chairman opened the public hearing.

There were no comments from the audience.

The chairman closed the public hearing.

There were two letters of approval: Arbor Drugs, Inc. 1818 Maplelawn and Lucas Industries, 1760 Maplelawn.

Motion by D'Amour
Supported by VandenBussche

MOVED, that a variance be granted to erect the alternate ground sign (4'x32' with a 21 square foot parts/service sign attached) proposed by the petitioner at 1810 Maplelawn.

1. There are no objections on file.
2. Identification is a problem because they are on a secondary road.
3. If they cannot erect the sign they cannot get the franchise to sell the product.

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

MOTION TO APPROVE CARRIED.

ITEM #7. Variance Requested: Kenneth R. Koss, Koss Development Co., 398 Eckford, for relief of the One and Two-Family Dwelling Code.

Mr. VandenBussche explained that the petitioner is requesting permission to maintain a basement stairway that will have a headroom of approximately 6'1". The One and Two-Family Dwelling Code under section R-214 requires that all stairs have a minimum head room of 6'8".

The petitioner was not present.

Motion by Halsey
Supported by VandenBussche

MOVED, to table this item to the end of the agenda to allow the petitioner to be present.

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

MOTION TO TABLE TO THE END OF AGENDA CARRIED.

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ITEM #8. Variance Requested: Sanford Rossen & Associates, 801 W. Big Beaver,
for relief of the BOCA Code, Sections 629.3.1.4.7 and 818.2.1.

Mr. VandenBussche explained that the petitioner is requesting to maintain pressurized stairwells that do not discharge 2500 cubic feet of air per minute as required in Section 818. The relief that they have is approximately 500 cubic feet per minute.

Mr. Sanford Rossen and Mr. Steinbauer (Professional Consultant for the project engineer for the project) were present and indicated that they have been unable to come up with the pressurization required. They presented documentation that there is a proposed code change being presented to change the requirements on pressurization of stairwells - they have found that there is often a negative created and some consultants feel that this is an antiquated method.

Motion by VandenBussche
Supported by Spurr

MOVED, to approve the request to maintain 500 cubic feet of pressurization in lieu of the 2500 required by code provided that they observe the pressurization of .15 inches of water column in the stairwell.

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

MOTION TO APPROVE AS STIPULATED CARRIED.

ITEM #9 (#2) Variance Requested: Paul's Family Dining, 1600 Rochester Road,
for relief of the B.O.C.A. Code, Section 1202.

The petitioner was not present.

Motion by Halsey
Supported by VandenBussche

MOVED, to table this item until the next regular meeting to allow the petitioner to be present.

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

MOTION TO TABLE UNTIL THE NEXT REGULAR MEETING (November 3, 1982) CARRIED.

ITEM #10. (#7) Variance Requested: Kenneth R. Koss, Koss Development Co.,
398 Eckford, for relief of the One and Two-Family Dwelling Code.

The petitioner was not present.

Motion by Halsey
Supported by VandenBussche

MOVED, to table this item until the next regular meeting to allow the petitioner to be present.

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

MOTION TO TABLE UNTIL THE NEXT REGULAR MEETING (November 3, 1982) CARRIED:

The Meeting adjourned at 9:55 a.m.

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