

The meeting of the Building Code Board of Appeals was held Wednesday, January 11, 1978 at the Troy City Offices. The meeting was called to order by Acting Chairman, Tom Marcucci at 1:35 p.m.

PRESENT: Tom Marcucci  
Acting Chairman  
  
James Halsey  
Don Spurr  
Gerald VandenBussche

ABSENT: Eugene Scheff

Approval of December 11, 1977 minutes

Motion by Spurr  
Support by Halsey

MOVED, that the minutes of December <sup>7</sup>~~11~~, 1977 be approved as written

ayes: 4  
nays: 0  
absent: 1

PUBLIC HEARINGS

ITEM #1. Variance Requested, Kentucky Fried Chicken, 1708 Livernois, for relief of Chapter 85.

Mr. VandenBussche explained that the petitioner is requesting a permit to erect a roof sign that will be part of a copula. The plans indicate a sign of approximately a 4' x 5' dimension that will extend approximately 5' above the main roof of the structure. The sign ordinance does not permit roof signs of any type. The petitioner has talked to one of the building inspectors and indicated that if the sign is approved, all other wall signs would be removed from the building.

Mr. Homer N. Davidson and Mrs. Davidson, owners of the building, were present. They indicated that this copula with the sign is part of the design of the building. They will be removing all three wall signs if this sign is approved.

The Chairman opened the public hearing.

No comments from the audience.

The Chairman closed the public hearing.

No letters on file.

Motion by Halsey  
Support by VandenBussche

MOVED, to approve the sign to be located on the copula at 1708 Livernois for the following reasons:

1. It is part of a major renovation.
2. It will enhance the property.
3. There were no objections on file or at the public hearing.

ayes: 4  
nays: 0  
absent: 1

MOTION TO APPROVE CARRIED

DI

ITEM #2. Variance Requested, Top of Troy Big Boy, 755 West Big Beaver, for relief of Chapter 85.

Mr. VandenBussche explained that the petitioner is requesting a public hearing to maintain a 16' x 3' ground sign in front of the Big Beaver Tower office building. This sign has been approved on a year to year basis through the approval of this board. The approval given in 1977 included a stipulation that if the petitioner wished to maintain this sign, a new public hearing would have to be held at the time the approval expires. The sign ordinance only permits one ground sign indicating the signature name of an office building. Tenants may be identified on a group identification sign. It appears that the petitioner is requesting that this sign be given permanent approval and if so, this would be the only signature title permitted for the building.

A representative from Top of Troy was present. He indicated that they would prefer a permanent variance. They have suffered a great loss since they have opened the restaurant due to the fact that the building is only 30% occupied and they cannot rely on tenant trade to survive. They feel that this sign is a necessity to draw in passer-by traffic. There is presently no signature name for this building nor a group identification sign that they may advertise on. He stated that he would be willing to accept a one year variance if a permanent variance was not favored.

The Chairman opened the public hearing.

No comments from the audience.

The Chairman closed the public hearing.

No letters on file.

Motion by Spurr  
Support by Marcucci

MOVED, to deny the request for an identification sign for the Top of Troy Big Boy restaurant at 755 West Big Beaver for the following reason:

1. The original request was for one year which was extended for a second year. Feels that it is time for the variance to cease.

Motion by VandenBussche  
Support by Halsey

MOVED, to table this item until the next regular meeting of February 1, 1978 to allow the petitioner the benefit of a full board.

ayes: 4  
nays: 0  
absent: 1

MOTION TO TABLE CARRIED

GENERAL

ITEM #3. Damone and Associates, 1708 Northfield, for relief of the BOCA Code, Section 307.

Mr. VandenBussche explained that the petitioner is requesting a permit to expand a building that will result in an area of 71,295 square feet. This would require an unlimited area classification for this building. In order to qualify for this classification, a minimum 50' separation must be maintained between the building and any property line or other buildings on the same property. The site plan indicates that the building will be located 43' from the north property line.

Mr. Hank Keats was present. He indicated that they have a tenant for this building that needs a large facility. There will be 86' between both buildings which are under one ownership. He would be willing to provide for an easement of 7' to make a 50' fire separation. The operation in this building will be for office and warehouse. There will be no manufacturing. It is of 2C construction.

Motion by Halsey  
Support by VandenBussche

MOVED, to approve relief of the BOCA Code, Section 307 at 1708 Northfield with the stipulation that a 7' easement be provided that will result in a 50' separation from the north building line to the north property line and that this be recorded with the proper authorities prior to a building permit being issued.

ayes: 4  
nays: 0  
absent: 1

MOTION TO APPROVE AS STIPULATED CARRIED

Motion by Halsey  
Support by Marcucci

MOVED, to adjourn the Building Code Board of Appeals meeting at 2:15

9/3  
✓

GV/bd