

The meeting of the Building Code Board of Appeals was held Thursday, April 8, 1976 at the Troy City Offices. The meeting was called to order by Donald Spurr, Acting Chairman, at 1:45 P.M.

PRESENT: Donald Spurr
Acting Chairman

Gerald VandenBussche
Thomas Marcucci
Eugene Scheff arrived 2:00 P.M.

ABSENT: James Halsey

ITEM #1. Approval of minutes, March 11, 1976

Motion by Marcucci
Support by VandenBussche

MOVED, that the minutes of March 11, 1976 be approved as written.

yeas: All - 3
nays: none
absent: 2

TABLED

ITEM #2. Variance Requested, League Cards Inc., 3736 Rochester Road, for relief of the BOCA Code, Section 1207.

Mr. VandenBussche explained that the petitioner is requesting to maintain a grill and hot plate for sandwich preparation at the Sandwich Board Restaurant on Rochester Road. The proposed cooking appliances do not have the suppression system required under Section 1207. Specifically, the code requires either a carbon dioxide or dry chemical system shall be installed in conjunction with frying and cooking operations in all food preparation centers.

Mr. Kanaan, representing League Cards, Inc., was present and stated that both the grill and the hot plate are electric so there will not be open flames. The amount of grease that is created by their food preparation is very insignificant.

Motion by VandenBussche
Support by Marcucci

MOVED, that the variance requested at 3736 Rochester Road, for relief of the BOCA Code, Section 1207, be approved with the stipulation that a fire extinguisher be placed readily available in the vicinity of the grill. This is granted for the following reasons:

1. The food preparation does not require maintaining grease, and it is primarily sandwich preparations and heat.
2. The Fire Marshal shall designate the location of hand extinguishers.

yeas: All - 3
nays: none
absent: 2

PUBLIC HEARINGS

10-1

ITEM #3. Variance Requested, Francis A. Engelhardt and D. M. Tenniswood, 1352 Combermere, for relief of Chapter 85.

Mr. VandenBussche explained that the petitioner is proposing to locate a nonaccessory sign 30' from the right-of-way of Maple Road and 25' from the right-of-way of Combermere. The proposed sign is relating to a use, camper storage, at 1352 Combermere, and the location is considered nonaccessory because the site where the sign would be erected is not a part of the storage lot. Chapter 85 permits nonaccessory signs in industrial districts providing they are located a minimum of 200' from any right-of-way.

Mr. Engelhardt was present and stated that they have an industrial building presently located at 1352 Combermere, and at the rear of the building they have property they are utilizing for vehicle storage. They would like to place the sign close to Maple Road so that they can attract people to their site. He also stated that, if the board so desired, they might consider granting this sign on a temporary basis until they could establish this business.

The Chairman opened the public hearing. No one was present.

One letter of approval on file from J & G Enterprises Inc., 530 E. Maple.

Motion by VandenBussche
Support by Spurr

MOVED, that the variance requested at Southeast corner of Maple and Combermere, for relief of Chapter 85, be denied for the following reasons:

1. We have other uses similar in nature in the city that are surviving without the nonaccessory sign exposure.
2. No hardship was shown.

yeas: All - 4
nays: none
absent: 1

ITEM #4. Variance Requested, Belle Tire Co., 1650 W. Maple Road, for relief of Chapter 85.

Mr. VandenBussche explained that the petitioner is proposing to erect a ground sign 15' high and 104 square feet in area, and a wall sign that will have an area of 27 square feet. Chapter 85 permits only one sign in an industrial district and this sign shall not exceed the height of 12' and may have a maximum area of 75 square feet.

Representatives from Belle Tire Co., were present and stated that the present ground sign is very stark looking and they would like to add a mansard roof to the sign in order to make it more attractive. They would not be increasing the copy on the sign. They also stated that they feel it is important to have the name on the building.

The Chairman opened the public hearing. No one was present.

Letters of objection on file from Fisher Corp., 1625 W. Maple; Mr. John R. Penner, 1630 Thorncroft; Mr. Wilson, 4035 Fairlane (owner of 1700 W. Maple); Iris Ovshinsky, Energy Conversion Devices, Inc., 1675 W. Maple; and Mr. Ebbert, 1925 W. Maple.

One letter of approval on file from Mr. Josephson, 29-477-015, 016, & 017.

Motion by Spurr
Support by VandenBussche

MOVED, that the variance requested at 1650 W. Maple Road, for relief of Chapter 85, to alter the existing ground sign by adding a mansard roof be approved with the stipulation that the billboard portion of the sign be removed. This is approved for the following reasons:

1. The petitioner is attempting to improve the appearance of the sign.
2. The petitioner will not be adding copy to the sign for more exposure.

yeas: 3
nays: 1 - Marcucci
absent: 1

Motion by VandenBussche
Support by Spurr

MOVED, that the variance requested at 1650 W. Maple, for relief of Chapter 85 to erect a wall sign, be denied for the following reasons:

1. Adequate exposure is obtained from the ground sign.
2. Since the Sign Ordinance does not cover signs that are part of the glass area, if some type of exposure to a special service is required, it could be obtained in that manner.

yeas: All - 4
nays: none
absent: 1

ITEM #5. Variance Requested, Henry Ford Hospital, S. W. corner of Livernois and Linda, for relief of Chapter 85.

Mr. VandenBussche explained that the petitioner is requesting to locate a nonaccessory sign at the southwest corner of Linda and Livernois. The sign relates to the Henry Ford Hospital use at 2849 Cattermole. Chapter 85 does not permit nonaccessory signs except in an industrial district. The proposed site is zoned OSC. The petitioner appeared before this board previously with a similar request and was denied. He is now proposing to request relief of the ordinance on an annual basis. The request was denied for a permanent approval. The application now requests approval for one year with the right for review and renewal as an annual permit.

Mr. McLane, representing Henry Ford Hospital, was present and stated that the building is setback 600 feet from the main road and is obscured by trees. They feel that this identification is needed for people trying to locate this site.

The Chairman opened the public hearing. No one was present.

One letter of approval on file from Clara Gadza, 51 Soperton.

Motion by VandenBussche
Support by Spurr

MOVED, that the variance requested at the S.W. corner of Livernois and Linda, for relief of Chapter 85 be approved with the stipulation that the copy indicate that the use is administrative and not a medical clinic. This is granted for the following reasons:

1. The building is setback a great distance from the main road.
2. It will not be detrimental to the area.
3. There were no objections from adjacent property owners.

yeas: All - 4
nays: none
absent: 1

Adjournment: 3:00 P.M.

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