

## **AGENDA**

### **BUILDING CODE BOARD OF APPEALS OCTOBER 1, 2008**

#### **LOWER LEVEL CONFERENCE ROOM 8:30 A.M.**

#### **CALL TO ORDER**

#### **ITEM #1 – APPROVAL OF MINUTES- MEETING OF SEPTEMBER 3, 2008**

#### **POSTPONED ITEMS**

**ITEM #2 – VARIANCE REQUEST. PAUL DETERS, METRO DETROIT SIGNS, 5505 CORPORATE**, for relief of Chapter 85 to install two (2) additional ground signs each measuring 50 square feet in area.

Petitioner is requesting relief of Chapter 85 to install two additional ground signs. This site currently has a 192 square foot ground sign. Chapter 85.02.05 (C) (3) allows one ground sign for each building in accordance with table 85.02.05 and one additional ground sign for each building, not to exceed thirty-six square feet in area. The site plan submitted indicates that the new signs would each be 50 square feet in area.

This item first appeared before this Board at the meeting of September 3, 2008 and was postponed to allow the petitioner to consider the possibility of reducing his variance request.

Revised plans have been submitted deleting one of the signs. However they are still requesting a variance to allow this sign to be 50 square feet in area where the ordinance limits this sign to 36 square feet.

**ITEM #3 – VARIANCE REQUESTED. RALPH GARABEDIAN, 2644-2648 LOVINGTON**, for relief of the dwelling unit separation wall in the attic of a two family dwelling required by Section 317.1 of the Michigan Residential Code. The petitioner is the owner of a two-family dwelling originally constructed in 1969. Recently the home was inspected as part of a property maintenance issues at the property. It was discovered that the fire resistance rated wall separating the two dwelling units did not extend through the attic of the units. Section 317.1 of the Michigan Residential Code requires that this wall extend to the underside of the roof sheathing. Upon being cited for this deficiency, the petitioner filled application for appeal of this item.

This item appeared before this Board at the meeting of September 3, 2008 and was postponed to allow the petitioner the opportunity to look into other options that would provide the same equivalent level of fire safety.

**ITEM #4 – VARIANCE REQUESTED. DALE B. SCHMIDT, 6768 MERRICK DR.,** for relief of Chapter 83 to install a 48” high aluminum fence.

Petitioner is requesting relief of the Ordinance to install a 48” high fence. This property is a double front corner lot. It has a 40’ minimum front yard setback along both Merrick and Kimberly. Chapter 83 limits the height of fences in front setbacks to a maximum height of 30”. The site plan submitted indicates this 4’ high fence setback 30’ from the property line along Kimberly.

**ITEM #5 – VARIANCE REQUESTED. NANCY PETERS, 1981 KRISTIN DR.,** for relief of Chapter 83 to install a 48” high non-obscuring fence.

Petitioner is requesting relief of Chapter 83 to install a 48” high picket style fence setback 30’ and parallel to the front property line along Kristin. This fence is proposed to replace an existing two-rail split rail fence in this location. Chapter 83 limits the height of fences to 30” in required front setbacks.

**ITEM #6 – VARIANCE REQUESTED. CHUCK TRUZA, 2972 STRAWBERRY HILL,** for relief of Section 85.01.05 B, of chapter 85 (The Sign Ordinance) of the Troy City Code.

Petitioner is the President of the Strawberry Hill Park Homeowners Association and is requesting relief of the Sign Ordinance to erect a new subdivision entrance sign. Section 85.01.05 B of the Sign Ordinance states that no sign shall exceed 30” in height when located within the 25’ corner clearance triangle at the intersection of two public streets. The site plan submitted for the new subdivision entrance sign at the northeast corner of Strawberry Hill and Adams shows that the sign, within the corner clearance triangle, is proposed to be 45” tall.