

AGENDA

BUILDING CODE BOARD OF APPEALS DECEMBER 12, 2007

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES – MEETING OF NOVEMBER 7, 2007

PUBLIC HEARINGS

ITEM #2 – VARIANCE REQUEST. MONDRIAN PROPERTIES/CHOICE GROUP, 1233 W. WATTLES, for relief of Chapter 85 to maintain a temporary sign installed at 1233 W. Wattles.

Petitioner is requesting relief of Chapter 85 to install a 54 square foot Real Estate Sign. Chapter 85, Section 85.03.02 allows temporary signs with a maximum size of six (6) square feet each and an aggregate area of fourteen (14) square feet on a site in the R-1B Zoning District. This sign is intended to advertise an adjacent residential development. However, this property, although owned by the same developer, is not part of the development. Therefore, the sign limitations are those that are applied to signs on any residential property.

ITEM #3 – VARIANCE REQUEST. GREAT LAKES ELECTRIC SIGN COMPANY, 1790 MAPLELAWN, for relief of Chapter 85 to erect three (3) additional wall signs on an existing building.

Petitioner is requesting relief of Chapter 85 to erect three (3) additional wall signs. The petitioners are planning to keep an existing 24 square foot wall sign. The plans submitted indicate the three new wall signs will measure 90.25 square feet, 32.5 square feet and 31.875 square feet in area. Section 85.02.05 (C) (5) allows a maximum of three wall signs. One wall sign can measure up to 100 square feet in area, and the other two can measure up to 20 square feet each in area.

Additionally, Section 85.01.05 (C) does not allow a wall sign to project more than 12" out from the building wall or above the roof or parapet line. One of the signs (the largest) will project 4'-6" out from the front of the building and extend 3'-1" above the parapet line.