

## AGENDA

### BUILDING CODE BOARD OF APPEALS SEPTEMBER 3, 2008

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

#### CALL TO ORDER

#### ITEM #1 – APPROVAL OF MINUTES-MEETING OF JULY 2, 2008

#### PUBLIC HEARINGS

**ITEM #2 – VARIANCE REQUESTED. PAUL DETERS, OF 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.

**ITEM #3 – VARIANCE REQUESTED. PAUL DETERS, OF METRO DETROIT SIGNS, 700 TOWER**, for relief of Chapter 85 to install two (2) additional ground signs each measuring 45 square feet in area.

Petitioner is requesting relief of the Ordinance to install two (2) additional ground signs each measuring 45 square feet in area. This site currently has a 48 square foot ground sign that was approved by variance in April 2008 for up to two years. 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.

**ITEM #4 – VARIANCE REQUESTED. PAUL DETERS, OF METRO DETROIT SIGNS, 5600 NEW KING**, for relief of Chapter 85 to erect a ground sign.

Petitioner is requesting relief of the Sign Ordinance to erect a new ground sign. Table 85.02.05 of the Sign Ordinance requires that ground signs over 100 square feet in area be setback more than 30' from the street right of way. The application submitted indicates a ground sign measuring 191 square feet in area setback 14' from the Crooks Road right of way and 22'-7" from the New King right of way.

**ITEM #5 – VARIANCE REQUESTED. JOHN KIZY, CONCEPTS IN NEON & SIGNS, 300 JOHN R, SUITE A,** for relief of Chapter 85 to erect two (2) wall signs.

Petitioner is requesting relief of Chapter 85, the Sign Ordinance to erect two (2) wall signs. Chapter 85.02.05 (C) (4) states that the total combined area of all wall signs for each tenant shall not exceed 10% of the front tenant area. The front of this tenant space is 836 square feet in area. The site plan submitted indicates two (2) wall signs with a total combined area of 234 square feet where 83.8 square feet of wall signage is allowed.

**OTHER BUSINESS**

**ITEM # 6 – 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.