

AGENDA

BUILDING CODE BOARD OF APPEALS MAY 2, 2007

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES – MEETING OF APRIL 4, 2007

POSTPONED ITEMS

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.

The site plan submitted and site inspection indicates that the sign located on this site is a 54 square foot Real Estate Sign. The owner of the property is in the process of developing a site condominium on the adjacent property to the south. However, the property in question is not part of the condominium. Chapter 85, Section 85.02.05 allows signs for subdivisions under development of up to 100 square feet. However, since this parcel is not part of the site condo (subdivision) it is limited to the maximum size of six (6) square feet and an aggregate area of fourteen (14) square feet on a site in the R-1B Zoning District. per Section 85.03.02.

This item first appeared before this Board at the meeting of April 4, 2007 and was postponed at the request of the petitioner.

VARIANCE REQUEST

ITEM #3 – VARIANCE REQUEST. MR. & MRS. JOSEPH KYRIAKOZA, 3617 SANDBURG, for relief of Chapter 83 to install a 4' high non-obscuring fence adjacent to the property along Stonetree.

Petitioner is requesting relief of Chapter 83 to install a 4' high non-obscuring fence. The property in question is located at the northwest corner of Sandburg and Stonetree. Because of the orientation of the adjacent homes, this property is a double front corner lot. Therefore, it has front yard setback requirements along both Sandburg and Stonetree. Chapter 83 limits the height of fences in front setbacks on this property to 30". The site plan submitted indicates a 4' high non-obscuring fence adjacent to the property line along Stonetree.