

AGENDA

BUILDING CODE BOARD OF APPEALS JANUARY 4, 2006

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES – MEETING OF DECEMBER 7, 2005

PUBLIC HEARINGS

ITEM #2 – VARIANCE REQUEST. DEMPSTER DESIGNS ON BEHALF OF THE MEADOW BROOK PLAZA, 5047-5137 ROCHESTER, for relief of Chapter 85 to install a new ground sign 130 square feet in area, 13' in height, setback 17' from the ultimate right of way line of Rochester Road.

Petitioner is requesting relief of Chapter 85 to install a new ground sign 130 square feet in area, 13' in height, setback 17' from the ultimate right of way line of Rochester Road. Section 85.02.02 (4a), requires ground signs of this size to be at least 30' from the ultimate right of way line. This sign does replace an existing ground sign at the same locations that is 150' in area and 30' in height.

ITEM #3 – VARIANCE REQUEST. LARRY FARIDA, OF STONE AGE INVESTMENTS, 1613 LIVERNOIS, for relief of Chapter 85 to expand a legal non-conforming sign.

Petitioner is requesting relief to expand a legal non-conforming sign. The existing sign at the northwest corner of Maple and Livernois is 78 square feet in area, 25' high, located within the future rights of way of both Livernois and Maple Roads, and is located within the required corner clearance. The application proposes to add an additional 24 square foot electronic changeable message board to the bottom of the sign. Section 85.01.07 B3 states that a non-conforming sign may be continued as long as it is not expanded.

ITEM #4 – VARIANCE REQUEST. METRO DETROIT SIGNS, 3129-3149 CROOKS, for relief of Chapter 85 to erect a 198 square foot ground sign, with a 26' setback from the public rights of way of both Crooks Road and Wilshire Boulevard.

Petitioner is requesting relief of Chapter 85 to erect a 198 square foot sign. Section 85.02.05 of the Sign Ordinance requires that a sign of this size be placed at a 30' minimum setback from the public right-of-way. The site plan submitted shows a 26' setback from the public rights of way of both Crooks Road and Wilshire Blvd.

ITEM #5 – VARIANCE REQUEST. GARDNER SIGNS, 801 - 803 W. BIG BEAVER, for relief of Chapter 85 to erect three (3) wall signs at 189.43 square feet in area each, and one wall sign 133 square feet in area.

Petitioner is requesting relief of Chapter 85 to erect three (3) wall signs, 189.43 square feet each, and one additional wall sign 133 square feet in area. Section 85.02.05 3(a) permits one wall sign for each building not to exceed 10% of the front of the structure, to a maximum size of 200 square feet in area. The proposed signs exceed the number and amount of wall signage as permitted by the Sign Ordinance.