

## AGENDA

### BUILDING CODE BOARD OF APPEALS FEBRUARY 1, 2006

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

#### CALL TO ORDER

#### ITEM #1 – APPROVAL OF MINUTES – MEETING OF JANUARY 4, 2006

#### PUBLIC HEARING ITEMS

**ITEM #2 – VARIANCE REQUEST. METRO DETROIT SIGNS, 3129-3149 CROOKS,** for relief of Chapter 85 to erect a 198 square foot ground sign, with a 16' setback from the public right of way of Crooks Road and a 20' setback from the public right of way of 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 16' setback from the public right of way of Crooks Road and a 20' setback from the public right of way of Wilshire Blvd.

This item first appeared before this Board at the meeting of January 4, 2006 and at that time the petitioner was asking for a setback of 26' from both the public right of way of Crooks and Wilshire Boulevard. This request was postponed to this meeting to allow the Building Department the opportunity to publish a new Public Hearing with the revised setbacks. Accordingly, a new Public Hearing notice has been sent out to the appropriate surrounding property owners based upon the revised plans.

**ITEM #3 – VARIANCE REQUEST. MARK MOSED, OF GREAT LAKES SIGN & ELECTRICAL, 888 W. BIG BEAVER,** for relief of Chapter 85 to install a 75 square foot wall sign.

Petitioner is requesting relief of Chapter 85 to install a 75 square foot wall sign for Morton's Steak House. Section 85.02.05 3(d) of the Sign Ordinance limits the size of tenant wall signs in office districts to not more than 20 square feet in area.

**ITEM #4 – VARIANCE REQUEST, SCOTT GARDNER, GARDNER SIGNS, 2600 W. BIG BEAVER,** for relief of Chapter 85 to install a third 80 square foot wall sign.

Petitioner is requesting relief of Chapter 85 to install a third 80 square foot wall sign. Only one major wall sign is permitted for each office building up to maximum of 200 square feet in accordance with Section 85.02.05, A3 of the Sign Ordinance. The Board of Appeals on July 6, 2005 has already approved a second 80 square foot wall sign for this building. The petitioners are now asking for a third sign. This proposal exceeds the number of signs and area permitted.

**OTHER BUSINESS**

**ITEM #5 – VARIANCE REQUESTED. BASEMENT EXPERTS, 4451 REILLY DR.,** for relief of the 2003 Michigan Residential Code to convert a basement to habitable area.

Petitioner is requesting relief Section R305 of the 2003 Michigan Residential Code to convert a basement to habitable area. On December 7, 2005 the petitioner was granted a variance to convert a basement to habitable area, resulting in a finished ceiling height of 6'-3" under existing ductwork. Section R305 of the Michigan Residential Code requires a minimum 6'-6" ceiling height under beams and ductwork. Upon rough inspection it was discovered that the height of the ceiling under the ductwork was only 6' – 1 ¾" instead of the 6'-3" height as approved. Petitioners are now requesting relief to complete this project with a ceiling dropped to the height of 6'-1 ¾" under the existing ductwork.

**ITEM #6 – VARIANCE REQUESTED. BASEMENT EXPERTS, 1493 OAKCREST DR.,** for relief of Section R305 of the 2003 Michigan Residential Code to convert a basement to habitable area.

Petitioner is requesting relief of the 2003 Michigan Residential Code to finish a basement that includes the installation of a suspended ceiling with finished ceiling heights of 6'-9" and 6'-11". The plans also indicate a dropped ceiling for ductwork with a 6'-4" ceiling height. The 2003 Michigan Residential Code, Section R305, requires a 7' minimum ceiling height in finished basements and 6'-6" for dropped ceilings under beams and ductwork.