

AGENDA

BUILDING CODE BOARD OF APPEALS APRIL 5, 2006

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES – MEETING OF MARCH 1, 2006

PUBLIC HEARINGS

ITEM #2 – VARIANCE REQUEST. TIM BONUCCELLI, OF NATIONAL RETAIL EQUIPMENT LIQUIDATORS, 3100 W. BIG BEAVER, for relief of Chapter 85 to erect a 450 square foot wall sign and six (6) directional signs, each six (6) square feet in size to advertise a liquidation sale until December 31, 2006.

Petitioner is requesting relief of Chapter 85 to erect a 450 square foot wall sign and six (6) directional signs, each six (6) square feet in size to advertise a liquidation sale of office furniture until December 31, 2006. Section 85.02.05 3a states that one wall sign is permitted for each building, not to exceed 10% of the area of the front of the structure, to a maximum size of 200 square feet. The proposed sign exceeds the allowable area. Petitioner is also asking for 36 square feet of temporary directional signs where a maximum of 14 square feet is allowed by Section 85.03.02 of the Sign Ordinance.

OTHER BUSINESS

ITEM #3 – VARIANCE REQUEST. BASEMENT EXPERTS, 4687 ALTON, for relief of the Michigan Residential Code to finish a basement.

Petitioners are requesting relief of the 2003 Michigan Residential Code to finish a basement. The plans submitted show that the existing basement has a 7' height to the bottom of the joists, a dropped I-beam with a 6'-5" clear height and dropped plumbing with 6'-6" clear height. The finished ceiling materials would lower the main ceiling areas to 6'-8" and 6'-9", and the plumbing and I-beam dropped ceilings to 6'-4". Section R-305 of the Michigan Residential Code requires a 7' minimum ceiling height in finished basement and 6'-6" clear heights under dropped areas.

ITEM #4 – VARIANCE REQUEST. BASEMENT EXPERTS, 1432 LEAFGREEN, for relief of the Michigan Residential Code to finish a basement.

Petitioners are requesting relief of the 2003 Michigan Residential Code to finish a basement. The plans submitted show that the existing basement has a 7' height to the

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bottom of the joists and a dropped I-beam with a 6'-6" clear height. The plans propose installing a suspended ceiling and covering the I-beam with finish materials. These changes would lower the main ceiling height to 6'-8" and the dropped I-beam to 6'-5".

The 2003 Michigan Residential Code, Section R-305 requires a 7' minimum ceiling height in finished basements and 6'-6" clear heights under dropped areas.