

## AGENDA

### BUILDING CODE BOARD OF APPEALS WEDNESDAY, JULY 5, 2006

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

#### CALL TO ORDER

#### ITEM #1 – APPROVAL OF MINUTES – MEETING OF JUNE 7, 2006

#### PUBLIC HEARINGS

**ITEM #2 – VARIANCE REQUEST. DORIS FENNER, 405 LOVELL**, for relief of Chapter 83 to install a privacy fence.

Petitioner is requesting relief of Chapter 83 to install a 6' high privacy fence. The site plan submitted indicates a 6' high vinyl privacy fence within 26' of the front property line abutting Westaway. This lot is a double front corner lot. As such, it has a 40' minimum front yard setback along both Lovell and Westaway. Chapter 83 of the City Code limits the height of fences in the front yard to no more than 30" in height.

**ITEM #3 – VARIANCE REQUEST. STEVEN VANDEN BOSSCHE, TALON DEVELOPMENT GROUP, INC., 5660 NEW KING (proposed address)**, for relief of Chapter 83 to install a fence in the front yard along New King Street.

Petitioner is requesting relief of Chapter 83 to install a fence at the proposed Child Care Center to be located at 5660 New King (proposed address). The site plan submitted indicates a 4' high PVC fence located in the front yard along New King Street, 45' from the north property line. Chapter 83 limits fences in the 50' front yard to not more than 30" in height.

**ITEM #4 – VARIANCE REQUEST. MICHAEL BENHAM OF SPECTRUM STRATEGIES, 999 W. BIG BEAVER**, for relief of Chapter 85 to install a 300 square foot ground sign within 20' of the front property line of Big Beaver and Crooks Road.

Petitioner is requesting relief of Chapter 85 to install a new ground sign. The triangular cross section of this sign means that it is a multi-faced sign and each face of the sign is used in the calculation of the sign area. The sign is 100 square feet on each of the three sides. The sign area is 300 square feet and is proposed to be located at a 20' front setback from both Big Beaver and Crooks Road. Section 85.02.05 C limits the size for a ground sign in this location to not more than 100 square feet in area.

## **OTHER BUSINESS**

**ITEM #5 – VARIANCE REQUEST. BASEMENT EXPERTS, 336 RANDALL**, for relief of the 2003 Michigan Residential Code to finish a basement that will result with a suspended ceiling height of 6'-9" and 6'-10" and a ceiling height of 6'-3" under a heating duct where a 7' minimum ceiling height is required in finished basements and 6'-6" minimum heights under dropped areas.

Petitioners are requesting relief of the 2003 Michigan Residential Code to finish a basement. The plans submitted indicate the installation of a suspended ceiling with a 6'-9" and 6'-10" finished height and an area under a heating duct with a 6'-3" ceiling height. The 2003 Michigan Residential Code, Section R305 requires a 7' minimum ceiling height in finished basements and 6'-6" minimum heights under dropped areas.