

AGENDA

BUILDING CODE BOARD OF APPEALS JUNE 1, 2005

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES – MEETING OF MAY 4, 2005

PUBLIC HEARINGS

ITEM #2 – VARIANCE REQUESTED. LLOYD LEWIS, 3405 UPTON, for relief of Chapter 83 to install a 6' high privacy fence 26' from the south property line in the front setback along Wendover.

Petitioner is requesting relief of Chapter 83 to install a 6' high privacy fence. This lot is a double front corner lot. As such, it has a 40' front yard setback along both Upton and Wendover. The site does however have a common rear yard to rear yard relationship with the adjacent site to the west. The site plan submitted indicates a 6' high privacy fence located 26' from the south property line along Wendover. The front setback in this Zoning District is 40'. Chapter 83 limits the height of fences to non-obscuring 48" in the front setback of the side street when there is a common rear yard to rear yard relationship.

ITEM #3 – VARIANCE REQUESTED. RICH CARRELL, 585 W. BIG BEAVER, for relief of Chapter 78 to install two (2) wall signs at a proposed TGI Fridays Restaurant.

Petitioner is requesting relief of Chapter 78 to install two (2) wall signs at 585 W. Big Beaver, proposed TGI Fridays Restaurant. The site plan submitted indicates two (2) wall signs, with sizes of 44.5 square feet and 26.67 square feet on the north and west elevation respectively. The primary wall sign for this development is being used for the Drury Inn. Tenants within the building are limited to a maximum of one, 20 square foot wall sign. These proposed signs exceed the number and size of signs permitted by Section 9.02.03 of the Sign Ordinance.

ITEM #4 – VARIANCE REQUESTED. STEVE & SHARON TATAREK, 239 LANGE, for relief of Chapter 83 to install a 6' high privacy fence.

Petitioner is requesting relief of Chapter 83 to install a 6' high privacy fence in the front setback along Virgilia. This lot is a double front corner lot. As such, it has front yard setback requirements along both Lange and Virgilia. The site does however have a common rear yard to rear yard relationship with the adjacent site to the south. The site plan submitted indicates a proposed 6' high privacy fence to be installed along the rear

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property line out to the west property line along Virgilia as well as sections from the house out to the west property line. This places portions of the fence in the front setback along Virgilia. Chapter 83 limits the height of fences to 48" high, non-obscuring in the front setback along Virgilia.

ITEM #5 – VARIANCE REQUESTED. JILL STEWART OF YAMASAKI ASSOCIATES, INC., 755 W. BIG BEAVER, for relief of Chapter 78 to install three (3) wall signs for National City Bank.

Petitioner is requesting relief of Chapter 78 to install three (3) wall signs at 755 W. Big Beaver for National City Bank. The plans submitted indicated three (3) wall signs, one on each elevation of the triangular shaped building, with a size of 662 square feet each. Section 9.02.03 of the Sign Ordinance 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 of 200 square feet. Their proposal exceeds both the number and size of the signs permitted.

OTHER BUSINESS

ITEM #6 – VARIANCE REQUESTED. J & E HOME IMPROVEMENTS, 2288 PRESTIWCK, for relief of the 2003 Michigan Residential Code to finish a basement.

Petitioner is requesting relief of the 2003 Michigan Residential Code to finish a basement that will result in a 6'-10" overall ceiling height and a 6'-4" ceiling height under a ductwork drop area. The 2003 Michigan Residential Code, Section R-305 requires a 7' minimum finished basement ceiling height and 6'-6" minimum for dropped areas.