

AGENDA

BUILDING CODE BOARD OF APPEALS AUGUST 3, 2005

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES - MEETING OF JULY 6, 2005

POSTPONED ITEMS

ITEM #2 – VARIANCE REQUEST. R.E. MOORHOUSE & ASSOCIATES, 2380 MEIJER DR., for relief of Chapter 78 to install a 30 square foot ground sign with a one (1)-foot setback from the right of way of Meijer Drive where a ten (10)-foot setback is required.

The Building Department has received a letter from R.E. Moorhouse & Associates indicating their intent to withdraw this request, as they have submitted a site plan that indicates the location of the proposed sign, which is in compliance with the requirements of the Sign Ordinance.

ITEM #3 – VARIANCE REQUEST. HAYSSAM BOUSSI, 36949 DEQUINDRE, for relief of Chapter 78 to expand the existing 40 square foot ground sign to 48 square feet and to have 150 square feet of wall sign where 128 are permitted.

Petitioner is requesting relief of the Sign Ordinance to expand the existing 40 square foot ground sign to 48 square feet. The existing ground sign is non-conforming as it has a height of 16' and a setback of less than 20'. Section 9.01 states that signs setback between 10' and 20' cannot exceed 10' in height. Section 10.02.03 of the Sign Ordinance prohibits the expansion of non-conforming signs.

This item last appeared before this Board at the meeting of July 6, 2005 and was postponed to allow the petitioner the opportunity to meet with his client to determine if conformance is possible and to allow the Building Department the time necessary to publish the petitioner's request for an additional wall sign.

The plans submitted also indicate an additional wall sign with a size of 28 square feet. Section 9.02.04 of the Sign Ordinance states the total combined area of all wall signs cannot exceed 10% of the front of the structure or tenant area. The total square footage of the front of the structure is 1,280 square feet, which would allow for 128 square foot of signage. Currently there is 122.2 square feet of signage, leaving only 5.8 square feet available. The proposed sign would result in 150 square feet of wall signs.

ITEM #4 – VARIANCE REQUEST. JEFF CLEMENTS, 5505 CORPORATE, for relief of Chapter 78 to install a 192 square foot ground sign 19' from the City right of way.

Petitioner is requesting relief of Chapter 78 to install a 192 square foot ground sign 19' from the Corporate Drive and New King City right of way. Paragraph B of Section 9.02.03 of Chapter 78 requires that a ground sign of this size be placed a minimum of 30' from the City right of way line. This item first appeared before this Board at the meeting of July 6, 2005 and was postponed to allow the petitioner the opportunity to be present.

ITEM #5 – VARIANCE REQUEST. JEFF CLEMENTS, 700 TOWER, for relief of Chapter 78 to install a 192 square foot ground sign 16' from the City right of way lines.

Petitioner is requesting relief of Chapter 78 to install a 192 square foot ground sign 16' from the City right of way line along Tower Drive and 16' from the right of way line along Long Lake Road. Paragraph B of Section 9.02.03 of Chapter 78 requires that a ground sign of this size be placed a minimum of 30' from the City right of way lines. This item first appeared before this Board at the meeting of July 6, 2005 and was postponed to allow the petitioner the opportunity to be present.

PUBLIC HEARINGS

ITEM #6 – VARIANCE REQUEST. LIBERTY PROPERTY TRUST, 2710 BELLINGHAM, for relief of Chapter 78 to install a second ground sign at 2710 Bellingham.

Petitioner is requesting relief of Chapter 78 to install a second ground sign at 2710 Bellingham. The site plan submitted indicates a new 48 square foot ground sign. This site already has an existing 70 square foot ground sign. Chapter 78, Section 9.02.05 limits the number of ground signs to one.

ITEM #7 – VARIANCE REQUEST. TAMELA CORBIN, 503 RANDALL, for relief of Chapter 83 to install a 6' high privacy fence in the front yard setback along Tallman.

Petitioner is requesting relief of Chapter 83 to install a 6' high privacy fence. This property is a double front corner lot. It has front yard setback requirements along both Randall and Tallman. Chapter 83 limits the height of front yard fences on this property to not more than 30". The site plan submitted indicates a 6' high privacy fence setback 2' from the east property line along Tallman.