

AGENDA

BUILDING CODE BOARD OF APPEALS NOVEMBER 2, 2005

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES – MEETING OF OCTOBER 5, 2005

POSTPONED ITEMS

ITEM #2 – VARIANCE REQUESTED. JACOB SNABES, AVER SIGN COMPANY, 1475 W. BIG BEAVER, for relief of the Sign Ordinance to erect a 26 square foot tenant wall sign on the face of a building, on an area not occupied by the tenant.

Petitioner is requesting relief of Chapter 78 to erect a 26 square foot tenant wall sign on the face of 1475 W. Big Beaver on an area not occupied by the tenant. Section 9.02.03 D of Chapter 78 states that each tenant may have one wall sign on the ground floor not to exceed 20 square feet in area and must be located on the face of the area occupied by the tenant.

This item first appeared before this Board at the meeting of October 5, 2005 and was postponed to allow the other tenants in the building to be notified of this request; and to allow the owner of the building to be present regarding this request.

PUBLIC HEARINGS

ITEM #3 – VARIANCE REQUESTED. BOB HART, 832 BARCLAY, for relief of Chapter 83 to maintain a 5' high wrought iron style fence.

Petitioner is requesting relief of Chapter 83 to maintain a 5' high wrought iron style fence installed 26' from the property line along Barclay Drive. This property is a double front corner lot. It has 30' front yard setback requirements along both Barclay Ct. and Barclay Drive. However, since the home has a common rear yard to rear yard relationship to the home behind it, Chapter 83 limits the height of fences to 48" in the front setback along Barclay Drive. The applicant received a permit to install a 5' high fence 30' from the front property line, however, he installed the fence 26' feet from the property line.

ITEM #4 – VARIANCE REQUESTED. MONDRIAN PROPERTIES, WESTON DOWNS CONDOMINIUM, SOUTHEAST CORNER OF WATTLES AND FINCH, for relief of Chapter 85 to erect a second 99 square foot ground sign.

Petitioner is requesting relief of the Sign Ordinance to erect a second 99 square foot ground sign. Section 85.02.05, C, 2 of Chapter 85 limits signs in Multiple Family Housing or Cluster Housing Developments to one sign that will not exceed 100 square feet in area and one additional sign not to exceed 36 square feet in area. A permit has already been issued for a 99 square foot ground sign. The proposed sign exceeds the 36 square foot limit on the second ground sign per Chapter 85.

ITEM #5 – VARIANCE REQUESTED. ROBERT CHAPA, SIGN-A-RAMA, 888 W. BIG BEAVER, for relief of the Sign Ordinance to install a second 36 square foot ground sign.

Petitioner is requesting relief of Chapter 85 of the Sign Ordinance to erect a second 36 square foot ground sign at 888 W. Big Beaver. Section 85.02.05, 3 (b & c) of the Sign Ordinance allows one ground sign for each building in accordance with Table 85.02.05 and one additional ground sign for each building, not to exceed 36 square feet in area. Currently there is one 86 square foot ground sign and one additional 36 square foot ground sign on this site. This proposed sign exceeds the number of signs allowed.

ITEM #6 – VARIANCE REQUESTED. STEVEN VANDETTE, CITY ENGINEER, REPRESENTING MR. & MRS. SCHOENROCK, 3018 Waterfall, for relief of Chapter 83 to install a 6' high privacy fence in a front yard along the south property line.

Petitioner is requesting relief of Chapter 83 to install a 6' high privacy fence along the south property line at 3018 Waterfall. This property is at the northeast corner of the intersection of Waterfall and Big Beaver and is considered to be a double front corner lot. Fences located in front yards are limited by Chapter 83 of the City Code to a height of no more than 30". The Building Code Board of Appeals granted a variance in 1974, which allowed a 4' high fence along the south property line.