

AGENDA

BUILDING CODE BOARD OF APPEALS DECEMBER 7, 2005

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES – MEETING OF NOVEMBER 2, 2005

PUBLIC HEARINGS

ITEM #2 – 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 at the southeast corner of Wattles and Finch. A second sign is proposed for the northeast corner of the intersection of Finch and the new private street Seabiscuit. The proposed sign exceeds the 36 square foot limit on the second ground sign per Chapter 85.

This item first appeared before this Board at the meeting of November 2, 2005 and was postponed to allow the Building Department to publish a new Public Hearing. It was discovered that the Parcel I.D. number on the original Public Hearing notice was incorrect and a new Public Hearing notice was required. The corrected Public Hearing notice was sent out in accordance with the requirements of the Sign Ordinance.

OTHER BUSINESS

ITEM #3 – VARIANCE REQUESTED. BASEMENT EXPERTS, 4451 REILLY DR., for relief of the 2003 Michigan Residential Code to convert a basement to habitable area.

Petitioner is requesting relief of the 2003 Michigan Residential Code to convert the basement at 4451 Reilly to habitable area. The plans submitted indicate installation of a suspended ceiling over a majority of the basement with a 6'-10" finished ceiling height and a ceiling dropped to a height of 6'-3" under existing ductwork. Section R 305 of the 2003 Michigan Residential Code, requires a 7' minimum ceiling height in habitable rooms and 6'-6" minimum ceiling height for dropped areas under ductwork and beams.