

AGENDA

BUILDING CODE BOARD OF APPEALS MARCH 3, 2004

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES, MEETING OF FEBRUARY 4, 2004

POSTPONED ITEMS

ITEM #2 – VARIANCE REQUEST. BEACON SIGN, 208 W. 14 MILE, for relief of Chapter 78 to install five (5) signs at 208 W. 14 Mile Road.

Petitioner is requesting relief of Chapter 78 to install five (5) additional signs at a new commercial building. The existing building has two 43 square foot wall signs, one on the south elevation and one on the east elevation. The plans submitted propose an additional 43 square foot wall sign on the west elevation. In addition, they propose three (3) 22 square foot signs to be mounted on projecting canopies on the south, east and west elevations. These signs project out 48" from the wall of the building. Signs projecting more than 12" from the face of the building are prohibited by Section 7.01.04. They also propose to install one additional wall sign that is 2.3 square feet on the east elevation. The total area of this signage package is proposed to be 197 square feet. Section 9.02.04 of Chapter 78 limits the signage for a building this size to not more than 97 square feet.

This item first appeared before this Board at the meeting of February 4, 2004 and was postponed to allow the petitioner the opportunity to be present.

PUBLIC HEARINGS

ITEM #3 – VARIANCE REQUEST. NORTHSTAR LIGHTING & SIGN, REPRESENTING DEMPSTER DESIGNS, 3271-3303 ROCHESTER ROAD, for relief of Chapter 78 to replace the existing 312 square foot ground sign at Troy Pointe Shops.

Petitioner is requesting relief of Chapter 78 to replace the existing 312 square foot ground sign at Troy Pointe Shops with a sign that is 160 square feet in size and setback 15' from the Rochester Road Right of Way and 13' from the Harris Street Right of Way. Section 9.02.04, B of the Sign Ordinance requires a sign of this size be placed 30' setback from both rights of way.

ITEM #4 – VARIANCE REQUEST. PHILLIPS SIGN & LIGHTING, 6950 ROCHESTER ROAD, for relief of Chapter 78 to alter the existing 145 square foot ground sign, located in the ultimate right of way.

Petitioner is requesting relief of Chapter 78 to alter the existing 145 square foot ground sign, located in the ultimate right of way. Section 9.01, Table B of the Sign Ordinance requires a sign of this size to be setback 30' from the 90' ultimate right of way line (120' from the centerline of Rochester Road). The proposal is to alter the existing sign located in the ultimate right of way, 82' from the centerline of the road.

OTHER BUSINESS

ITEM #5 – AMENDMENTS TO THE RULES OF PROCEDURE OF THE BUILDING CODE BOARD OF APPEALS.