

AGENDA

BUILDING CODE BOARD OF APPEALS MAY 5, 2004

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES – MEETING OF APRIL 7, 2004

POSTPONED ITEMS

ITEM #2 – VARIANCE REQUEST. HONIGMAN, MILLER, SCHWARTZ & COHN LLP ON BEHALF OF E-Z STORAGE, 1320 E. BIG BEAVER, for relief of Chapter 78 to replace an existing ground sign.

Petitioner is requesting relief of Chapter 78 to replace an existing ground sign, which is 108 square feet in size and 15' in height, and replacing it with a sign that is measured as 306 square feet in size (153 square feet on each side) and 25' in height. Section 9.02.05, A of the Sign Ordinance limits the size of a primary ground sign to 100 square feet and the height to 12'. The proposed sign exceeds size and height limitations. The existing sign was granted a variance for additional height and size on November 3, 1974.

In their application for appeal the petitioner asserts that this sign is actually legally permitted by Paragraph C of Section 9.02.05 of the Sign Ordinance. In applying this Section of the Ordinance it is the opinion of the Building Department that the requirement of "set back a minimum of 200' from any street right of way" would include a 200' setback from the I-75 right of way. In addition, if this Section was applied, the sign would not comply with the requirement that it be located at least 1,000' from any sign exceeding 100 square feet in area since the Peerless Steel sign is less than 1,000' away.

There is no definition of "street right of way" within the Sign Ordinance. However, in support of the Building Departments' requirement for setbacks from the freeway, we submit reference to Paragraph L of Section 31.30.00 of the Zoning Ordinance that in reference to front yard setbacks in the M-1 (Light Industrial Zoning District) "All yards abutting upon a public street **or freeway** shall be considered as front yards for setback and open space purposes"(emphasis added).

The petitioners are also asserting that the area of the sign is being incorrectly measured. The Building Department has determined that the faces of the sign are located more than 24" apart. As such, Section 8.01.02 of the Sign Ordinance states that all faces of the sign are to be included in the computation of the sign area. Based upon that determination the sign is measured as 306 square feet. The petitioners assert that a portion of the sign faces are less than 24" apart and as such should only be measured as the area of one side of the sign.

ITEM #2 – con't.

The petitioners ask that you overturn these interpretations or in absence of such an action grant variances for the larger sign.

This item appeared before this Board at the meeting of April 7, 2004 and was postponed to this meeting to allow the petitioner the opportunity to explore the possibility of moving the sign further west and also to determine the feasibility of erecting a smaller sign.

PUBLIC HEARINGS

ITEM #3 – VARIANCE REQUEST. PATRICK SIEBER, OF ALLIED SIGNS, 846 E. BIG BEAVER, for relief of the Sign Ordinance to install a second wall sign, 66 square feet in size.

Petitioner is requesting to install a second wall sign, 66 square feet in size for the Fitness Experiences. Section 9.02.04, B of the Ordinance permits a maximum of 98 square feet of wall signage at this location. There is an existing wall sign on the north side of the building, which is 95 square feet, and with the addition of the proposed 66 square foot sign on the south side of the building facing I-75, the signage would total 161 square feet.