

AGENDA

BUILDING CODE BOARD OF APPEALS JUNE 2, 2004

COUNCIL BOARD ROOM – 2ND FLOOR 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES MEETING OF MAY 5, 2004

POSTPONED ITEMS

ITEM #2 – 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.

This item first appeared before this Board at the meeting of Wednesday, May 5, 2004 and was postponed until this meeting to allow the petitioner the opportunity to be present.

PUBLIC HEARINGS

ITEM #3 – VARIANCE REQUEST. JAMES JASKOWSKI, 6989 WESTPOINTE, for relief of Chapter 83 to install a 6' high privacy fence.

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 requirements along both Westpointe and East South Boulevard. Chapter 83 limits the height of fences in front setbacks to 30". The site plan submitted indicates a 6' high vinyl fence located 9.34' from the north property line along East South Boulevard.

ITEM #4 – VARIANCE REQUEST. MR. & MRS. MICHAEL WESTERN, 1459 ALMOND, for relief of Chapter 83 to install a fence.

ITEM #4 – con't.

Petitioner is requesting relief of Chapter 83 to install a 48" high fence. This property is a double front corner lot. It has front yard setback requirements along both Almond and Aurora. Chapter 83 limits the height of fences in front setbacks to 30 inches. The site plan submitted indicates a 48" high metal fence, setback 8' from the sidewalk along Aurora.

ITEM #5 – VARIANCE REQUEST. MS. KATHLEEN DEBURGHGRAEVE, 1750 BRENTWOOD, for relief of the Sign Ordinance to allow the placement of 20 off-site signs.

Petitioner is requesting relief of Chapter 78 to allow the placement of 20 off-site signs, 2 square feet in size, for a 7-day period, from Monday, August 16th through Sunday, August 22nd. The Sign Ordinance limits the number of off-site signs to 4.

This event is held on a yearly basis and has been granted a variance by this Board since 1999.

ITEM #6 – VARIANCE REQUEST. ALOKE RAY, 5929 JOHN R., for relief of the Sign Ordinance for the proposed placement of a 32 square foot ground sign, advertising a special event (grand opening), at the above location. The time frame includes three separate, 30-day periods within a year.

Petitioner is requesting relief of Chapter 78 for the proposed placement of a 32 square foot ground sign, advertising a special event (grand opening). The time frame includes three separate, 30-day periods within a year. Section 14.02 of the Ordinance allows a Special Event Sign for a grand opening for a maximum period of seven consecutive days. A permit was obtained for a sign that was in place from May 3rd through May 9, 2004. This proposal exceeds the amount of time permitted for a Special Event Sign.

ITEM #7 – VARIANCE REQUEST. GARDNER SIGNS, 2600 W. BIG BEAVER, for relief of Chapter 78 to install two wall signs, each 99 square feet in size.

Petitioner is requesting relief of Chapter 78 for the proposed installation of two wall signs, each 99 square feet in size, at the above location. Section 9.02.03, A of the Ordinance permits one major wall sign, a maximum size of 200 square feet, at this location. This proposal exceeds the number of signs permitted.

ITEM #8 – VARIANCE REQUEST. TERY ULCH, AVER SIGN CO., 700 TOWER DRIVE, for relief of Chapter 78 for the installation of two wall signs, each 226.59 square feet in size.

ITEM #8 – con't.

Petitioner is requesting relief of Chapter 78 to install two wall signs. Section 9.02.03, A of the Sign Ordinance permits one major wall sign, a maximum size of 200 square feet at this location. The application submitted indicates the installation of two signs, each 226.59 square feet in size. This proposal exceeds the number of signs, as well as the size permitted by the Ordinance.