

AGENDA

BUILDING CODE BOARD OF APPEALS AUGUST 4, 2004

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

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

POSTPONED HEARINGS

ITEM #2 – VARIANCE REQUESTED. 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 request appeared before this Board at the meeting of June 2, 2004 and was postponed to allow the petitioner the opportunity to determine if the sign on the front of the building could be made smaller. This item last appeared before this Board at the meeting of July 7, 2004 and was further postponed to allow the petitioner the opportunity to be present.

PUBLIC HEARINGS

ITEM #3 – VARIANCE REQUESTED. SYED HUSSAINI, 2105 HILLCRESCENT, 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 Hillcrescent and Marywood. Chapter 83 limits fences in the area between the house and the west property line to a 48" high non-obscuring fence. The site plan submitted indicates a 6' high privacy fence located 6" from the property line along Marywood.

ITEM #4 – VARIANCE REQUESTED. ROBERT E. MOORHOUSE, 5950 ROCHESTER ROAD, for relief of the Sign Ordinance to replace an existing 32 square foot ground sign with a 35 square foot ground sign located in the ultimate right of way of Square Lake Road, at the 42 foot line.

ITEM #4 – con't.

This property, although addressed to Rochester Road, has a driveway that extends out to Square Lake Road. The petitioner is requesting relief of Chapter 78 to replace an existing 32 square foot ground sign with a 35 square foot ground sign along this driveway. Section 9.01, Table B of the Sign Ordinance requires that the sign be placed behind the ultimate right of way (60 foot line) on Square Lake Road. The site plan submitted indicates that the new sign would remain at the current location in the ultimate right of way (at the 42 foot line).

ITEM #5 – VARIANCE REQUESTED. CHRISTINE YANDURA, PORSCHE ENGINEERING SERVICES, 1965 RESEARCH, for relief of Chapter 78 to install a 24 square foot tenant identification wall sign.

Petitioner is requesting relief of Chapter 78 to install a 24 square foot tenant identification sign at 1965 Research. Section 9.02.03 D of the Sign Ordinance limits the size of a tenant identification sign to not more than 20 square feet.

ITEM #6 – VARIANCE REQUESTED. TOM SHUFFLIN, ASI MODULEX, 300 JOHN R., Space C, for relief of the Sign Ordinance to install two wall signs, each 50 square feet in size, resulting in a total of 100 square feet of wall signage.

The existing single tenant commercial building at this location is being re-developed as a multi-tenant building. The petitioner, who represents one of the proposed tenants, is requesting relief of Chapter 78 to install two wall signs, each 50 square feet in size, resulting in a total of 100 square feet of wall signage. Section 9.02.04 B of the Ordinance limits wall signage to 10% of the front face of the tenant space. This would permit 77 square feet of wall signage at this location.