

AGENDA

BUILDING CODE BOARD OF APPEALS NOVEMBER 3, 2004

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES – MEETING OF OCTOBER 6, 2004

POSTPONED ITEMS

ITEM #2 – VARIANCE REQUESTED. GARTH LEWIS, 6989 FREDMOOR, for relief of Chapter 83 to install a 6' high privacy fence in the front yard along South Blvd. at 6989 Fredmoor.

The petitioner is requesting relief of the Ordinance to install a 6' high privacy fence. This property at the southwest corner of Fredmoor and South Blvd. is a double front corner lot. As such it has front yard requirements along both Fredmoor and W. South Boulevard. Chapter 83 limits the height of fences in front yard setbacks to 30 inches. The site plan submitted indicates a 6' high wood fence in the front setback, 5' from the property line along W. South Boulevard.

This item first appeared before this Board at the meeting of October 6, 2004 and was postponed to allow the petitioner to present a landscaping plan, which will screen this fence from the traffic along South Boulevard.

PUBLIC HEARINGS

ITEM #3 – VARIANCE REQUESTED. ART ONE SIGN, 3330 ROCHESTER ROAD, for relief of Chapter 78 to install additional wall signs, totaling 68 square feet where signage is limited to 40 square feet.

Petitioner is requesting relief of the Sign Ordinance to install two (2) additional wall signs, each 30 square feet in size to the already existing two (2) wall signs that are each 4 square feet in size. These signs are located on one of the tenant spaces of a new shopping center at the northeast corner of Rochester Road and Torpey Drive. The two existing signs are part of the building identification. The new signs are tenant identification signs. The combined square footage of these signs would total 68 square feet. Section 9.02.04, B of the Ordinance limits this location to 40 square feet of wall signage based on the front wall of the tenant space.

ITEM #4 – VARIANCE REQUESTED. AARON VAN DEMARK, 888 W. BIG BEAVER, for relief of the Sign Ordinance to install three (3) tenant wall identification signs, totaling approximately 64 square feet, where one sign, 20 square feet is permitted.

The petitioner represents a new restaurant locating in the existing building at 888 W. Big Beaver. As part of their occupancy they are installing a canopy on the east side of the building. They are proposing to install three (3) tenant wall identification signs, 23 square feet, 7.3 square feet, and 33.5 square feet in size. The 33.5 square foot sign is proposed to be installed on the north side of the existing building. The 23 square foot sign and 7.3 square foot sign are proposed for the north and east sides of the canopy. Section 9.02.03 D of the Ordinance permits one tenant wall identification sign, a maximum size of 20 square feet on this building.

ITEM #5 – VARIANCE REQUESTED. JOHN DETERS, OF METRO DETROIT SIGNS, 1821 MAPLELAWN, for relief of the Sign Ordinance to have a 192 square foot sign, 24 feet in height and setback 23 feet from the right of way where a 30' setback is required.

Petitioner is requesting relief of Chapter 78 to replace the existing 175.5 square foot ground sign with a 192 square foot sign, 24 feet in height. The signs are setback 23 feet from the right of way at 1821 Maplelawn. Section 9.02.05, A of the Ordinance requires a sign over 100 square feet in size and 20 feet in height be placed a minimum of 30 feet setback from the right of way.