

## AGENDA

### BUILDING CODE BOARD OF APPEALS MAY 7, 2003

#### LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

#### CALL TO ORDER

#### ITEM #1 – APPROVAL OF MINUTES – MEETING OF MARCH 19, 2003

#### PUBLIC HEARINGS

**ITEM #2 – VARIANCE REQUEST. KESSIE KALTOUNIS, REPRESENTING ST. NICHOLAS GREEK ORTHODOX CHURCH, 760 W. WATTLES,** for relief of Chapter 78 to put up 30 off-site signs to advertise the upcoming OPA Festival.

Petitioner is requesting relief of Chapter 78 to put up 30 off-site signs to advertise the upcoming OPA Festival, from June 23, 2003 through June 29, 2003. Section 14.03 of the Sign Ordinance limits the number of off-site signs to four (4).

**ITEM #3 – VARIANCE REQUEST. JANELL GLEESON-GILARDONE, REPRESENTING LIBERTY PROPERTY TRUST, 1600 E. BIG BEAVER,** for relief of the Sign Ordinance to install a 131 square foot ground sign, placed at a 20' setback from the Big Beaver right of way and at a zero setback from the Bellingham right of way.

Petitioner is requesting relief of the Sign Ordinance to install a 131 square foot ground sign, placed at a 20' setback from the Big Beaver right of way and at a zero setback from the Bellingham right of way. The property in question is in the M-1 (Light Industrial) Zoning District. This sign is intended to identify the entrance to the adjacent Big Beaver Business Park. The sign is designed in a circular pattern, however we have calculated the area of the sign as if laid out flat. Section 9.02.05 A, of the Sign Ordinance limits the size of ground signs to 100 square feet. Section 9.01, Table A of the Ordinance requires that signs be placed with at least a 10' setback from any right of way. The site plan submitted shows placement of the sign with a 20' setback from the Big Beaver right of way; however, with a zero setback from the Bellingham right of way.

**ITEM #4 - VARIANCE REQUEST. JANELL GLEESON-GILARDONE, REPRESENTING LIBERTY PROPERTY TRUST, 1750 E. BIG BEAVER,** for relief of the Sign Ordinance to install a 131 square foot ground sign, placed at a 20' setback from the Big Beaver right of way.

**ITEM #4 – con't.**

Petitioner is requesting relief of the Sign Ordinance to install a 131 square foot ground sign, placed at a 20' setback from the Big Beaver right of way. The property in question is in the R-C (Research Center) Zoning District. This sign is intended to identify the entrance to the Big Beaver Business Park. The sign is designed in a circular pattern, however we have calculated the area of the sign as if laid out flat. Section 9.02.03, B of the Sign Ordinance requires signs of this size to be a minimum of 30 feet from the road right of way. In addition, the Ordinance limits the site to one primary ground sign. There is already a 96 square foot ground sign identifying the office building on the site.

**ITEM #5 – VARIANCE REQUEST. ASI SIGNS SYSTEMS, 2600**

**BELLINGHAM**, for relief of the Ordinance to install a second ground sign, which is 21 square feet in size at 2600 Bellingham.

Petitioner is requesting relief of the Ordinance to install a second ground sign, which is 21 square feet in size at 2600 Bellingham. Section 9.02.05, A of the Sign Ordinance limits this site to one ground sign, up to a maximum of 100 square feet. A 30 square foot ground sign already exists on this site.

**ITEM #6 – VARIANCE REQUEST. AVER SIGN COMPANY, ON BEHALF OF MARATHON OIL, 1489 E. MAPLE**, for relief of the Sign Ordinance to replace the existing ground sign.

Petitioner is requesting relief of the Sign Ordinance to replace the existing ground sign. The site plan submitted indicates an 86 square foot sign, 20' in height and setback 4' from the East Maple right of way. Section 9.02.04 A, of the Ordinance requires that a sign this height and size be setback 20' from the right of way. The existing ground sign being replaced is 96 square feet, 20 feet in height, and is located approximately 2 feet from the Maple Road Right of Way.