

## AGENDA

### BUILDING CODE BOARD OF APPEALS OCTOBER 1, 2003

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

#### CALL TO ORDER

**ITEM #1 – APPROVAL OF MINUTES – MEETING OF SEPTEMBER 3, 2003.**

#### POSTPONED ITEMS

**ITEM #2 – ROBERT WILLIAMS, ARCHITECT, REPRESENTING TIRE WHOLESALEERS, 1783 E. 14 MILE ROAD**, for relief of Section 503.1 of the Michigan Building Code to construct an addition to the existing tire warehouse facility.

The Building Department has received a letter from the petitioner requesting that this item be withdrawn.

#### PUBLIC HEARINGS

**ITEM #3 – VARIANCE REQUESTED. MR. & MRS. LOWELL PHILLIPS, 4246 CACTUS DRIVE**, for relief of Chapter 83 to install a 54" high non-obscuring fence in the yard along Dequindre Road..

Petitioners are requesting relief of Chapter 83 to install a 54" high non-obscuring fence. This lot is a double front, thru lot. As such, it has front yard requirements along both Cactus and Dequindre. Chapter 83 limits fences in required front setbacks to 30" in height. The site plan submitted indicates a 54" high non-obscuring fence in the required front setback along Dequindre.

**ITEM #4 – VARIANCE REQUESTED. LAUREN BERNACKI, REPRESENTING LEONARD ELEMENTARY SCHOOL, 4401 TALLMAN**, for relief of Section 14.03 of Chapter 78 to place 40 off-site signs, 2.25 square feet in size and two additional off-site signs, each 8 square feet in size to advertise a special event.

Petitioner is requesting relief of Section 14.03 of Chapter 78 to place 40 off-site signs, 2.25 square feet in size and two additional off-site signs, each 8 square feet in size to advertise a special event. Chapter 78 limits the number of off-site signs to four (4) and limits their size to 6 square feet.

**ITEM #5 – VARIANCE REQUESTED. DEMPSTER DESIGNS, 3614-3674  
ROCHESTER ROAD**, for relief of Chapter 78 to install a 128 square foot ground sign located 3' into the future right of way where Section 9.02.04 of Chapter 78 requires a 30' setback.

Petitioners are requesting relief of Chapter 78 to replace the existing 201 square foot ground sign located 72' from the section line of Rochester Road with a sign that is 128 square feet in size. Section 9.02.04, B of the Ordinance requires a sign of this size to be placed 30' setback from the ultimate right of way. The ultimate right of way in this area of Rochester Road is 75' from the section line. The proposed sign does not meet the setback requirements.