

## AGENDA

### BUILDING CODE BOARD OF APPEALS DECEMBER 3, 2003

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

#### CALL TO ORDER

#### ITEM #1 – APPROVAL OF MINUTES – MEETING OF NOVEMBER 5, 2003

#### POSTPONED ITEMS

**ITEM #2 – VARIANCE REQUEST. JIM POWELL, REPRESENTING MAGGIANO'S RESTAURANT, 2085 W. BIG BEAVER,** for relief of Chapter 78, the Sign Ordinance to put up three (3) additional tenant identification signs on a new building.

Petitioner is requesting relief of Chapter 78 to put up three (3) additional tenant identification signs on a new building. Section 9.02.03 D of the Sign Ordinance permits only one tenant identification sign, not to exceed 20 square feet in size. The application submitted indicates one additional tenant identification sign (wall awning) 15 square feet in size, another wall sign, 81 square feet in size, and a third wall sign 57 square feet in size, which projects 6.5 feet from the building wall. Section 7.01.04 of the Sign Ordinance additionally prohibits projecting signs.

#### PUBLIC HEARINGS

**ITEM #3 – VARIANCE REQUEST. JOSEPH CRAIG, THE ESTATES AT CAMBRIDGE SUBDIVISION,** for relief of Chapter 83, the Fence Ordinance, to construct an entrance wall at the Estates at Cambridge Subdivision.

Petitioner is requesting relief to construct an entrance wall. The site plan submitted indicates a masonry wall at the entrance of the new Estates at Cambridge Subdivision. This wall, which varies in height from 6' to 11', is located in the required front setbacks along Beach Road and Ravenwood Court. Chapter 83 limits the height of fences and masonry walls to 30" in front of the building setback lines.

**ITEM #4 – VARIANCE REQUEST. BARB CHETCUTI OF METRO DETROIT SIGNS, 575 W. BIG BEAVER,** for relief of Chapter 78, the Sign Ordinance, to remove two (2) existing sign boxes and replace them with boxes of the same size.

Petitioner is requesting relief of Chapter 78 to remove two (2) existing sign boxes and replace them with boxes of the same size. The total size of the sign is calculated as 328 square feet and is setback 14' from the Big Beaver Right of way and 15' from the I-75 Right of Way.

**ITEM #4 – con't.**

Section 9.02.03, B of Chapter 78, the Sign Ordinance, limits the size of the ground sign to 200 square feet and requires a 30-foot setback from both rights of way for a sign of that size and height. The existing sign placement was approved through a variance granted by City Council on August 24, 1992. Any structural change in the sign, such as the proposed box replacements, requires a new variance.

**ITEM #5 – VARIANCE REQUESTED. MARCOS MAKOHON, KA ARCHITECTURE, 900 TOWER**, for relief of Chapter 78, the Sign Ordinance, to install two (2) wall signs, each 191 square feet in size.

Petitioner is requesting relief of Chapter 78 to install two (2) wall signs, each 191 square feet in size. Section 9.02.03, A of the Sign Ordinance permits one primary wall sign not to exceed 200 square feet in size.

**ITEM #6 – VARIANCE REQUESTED. DAN HEILEMAN, OF HEILEMAN SIGNS, 1696 MAXWELL – AKZO NOBEL**, for relief of Chapter 78 to maintain a 31 square foot wall sign installed without the required permit.

Petitioner is requesting relief of Chapter 78 to maintain a 31 square foot wall sign installed without the required permit. Section 9.02.05, D of Chapter 78 limits the size of a secondary wall sign to 20 square feet in size.