

AGENDA

BUILDING CODE BOARD OF APPEALS FEBRUARY 6, 2002

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES – MEETING OF JANUARY 2, 2002

PUBLIC HEARINGS

ITEM #2 – VARIANCE REQUESTED. A.J. BOWMAN, 5615 JOHN R., for relief of Chapter 83 to erect a 6' high privacy fence.

Petitioner is requesting relief of Chapter 83 to erect a 6' high privacy at 5615 John R. This property is located at the northwest corner of the intersection of John R and Abbotsford and is by definition a double front corner lot. As such it has a front yard on both John R. and Abbotsford. The site plan submitted indicates a 6' high privacy fence in the front setback along Abbotsford. Chapter 83 limits the height of fences in front setbacks to 30".

ITEM #3 – VARIANCE REQUESTED. PATTI FRANZ, OF ALLIED SIGNS, INC., 100 E. BIG BEAVER – SBC, for relief of Chapter 78 to replace two existing wall signs located on the penthouse at 100 E. Big Beaver.

Petitioner is requesting relief of Chapter 78 to replace two existing wall signs, which are each 292 square feet in size. These signs were approved with a variance in March 1999. The replacement signs are each 309 square feet.

Section 9.02.03, A of the Sign Ordinance permits only one major wall sign, 200 square feet in size. Section 2.02.05 prohibits the placement of any sign above the roofline. The proposal submitted exceeds the permitted number of signs and the maximum size permitted by the Ordinance. In addition, being above the roofline, it does not comply with placement restrictions.

ITEM #4 – VARIANCE REQUESTED. WARREN SIGN SYSTEMS, REPRESENTING CHAMPION CELLULAR WAREHOUSE, 2551 LIVERNOIS, for relief to install a 33 square foot wall sign.

Petitioner is requesting relief of Chapter 78 to install a 33 square foot wall sign at 2551 Livernois. Section 9.02.03, D of the Sign Ordinance limits the size of a tenant identification wall sign to 20 square feet in the O-M Zoning District. The proposed sign will exceed the maximum square footage allowed by the Ordinance.

ITEM #5 –VARIANCE REQUESTED. PAUL SCREWS, 1663 HILLMAN, for relief of Chapter 83 to erect a 4' fence.

Petitioner is requesting relief to erect a 4' fence at 1663 Hillman. This property is located at the southwest corner of Hillman and Langford and is, by definition, a double front corner lot. As such it has front yards along both Hillman and Langford. Chapter 83 limits the height of fences in front setbacks to 30". The permit application submitted indicates a 48" high non-obscuring fence in the front setback along Langford.

ITEM #6 - VARIANCE REQUESTED. ALLIED SIGNS, 1794 MAPLELAWN, SUBARU, for relief of Chapter 78 to install a secondary wall sign.

Petitioner is requesting relief of Chapter 78 to install a secondary wall sign at 1794 Maplelawn that would be 43 square feet in size. The petitioner has a 32 square foot primary wall sign with the name Mazda and wishes to install a second 43 square foot Subaru sign. Section 9.02.05, A of the Sign Ordinance limits the size of a secondary wall sign to 20 square feet.

ITEM #7 – VARIANCE REQUESTED. BEACON SIGN COMPANY, 5600 CROOKS, for relief of Chapter 78 to install 4-tenant wall signs on existing canopies.

Petitioner is requesting relief of Chapter 78 to install 4 wall signs, each 6 square feet in size, on the existing canopies at 5600 Crooks. Section 9.02.03, D of the Sign Ordinance permits one tenant identification wall sign a maximum size of 20 square feet at this location. The proposal to install 4 signs exceeds the number permitted by the Ordinance. This location also currently displays the primary sign for this building. The allowable 200 square feet of primary sign is used to encompass the two 27 square foot "Palm Restaurant " signs and the area in between to form one sign.