

## **AGENDA**

### **BUILDING CODE BOARD OF APPEALS MARCH 6, 2002**

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

#### **CALL TO ORDER**

#### **ITEM #1 – APPROVAL OF MINUTES OF MEETING OF FEBRUARY 6, 2002**

#### **PUBLIC HEARINGS**

**ITEM #2 – VARIANCE REQUESTED. JOHN A. HICKS, JR., 512 E. MAPLE**, for relief of Chapter 78 to install a 36 square foot ground sign, setback 5 feet from the right of way.

Petitioner is requesting relief of Chapter 78 to install a 36 square foot ground sign, setback 5 feet from the right of way at 512 E. Maple. Section 9.02.05, A of the Sign Ordinance requires that a ground sign be placed at least 10 feet setback from the right of way.

#### **OTHER BUSINESS**

**ITEM #3 – VARIANCE REQUESTED. HELLER MACHINE TOOLS, 1225 EQUITY**, for relief of Section 507.2 of the 2000 Michigan Building Code.

The petitioners own an existing 62,500 square foot industrial building on Equity Drive. The building was originally reviewed and approved as an unlimited area building. Based upon the code requirements at the time of approval, the building, among other things, had to be located at least 50 feet from the property line in order to qualify for the unlimited area status. This yard could be reduced to 30 feet if a two-hour rated wall was constructed.

We are now enforcing the 2000 Michigan Building Code. Section 507.2 of that code now requires that a building be located at least 60 feet from the property line in order to qualify for the unlimited area status. This distance can still be reduced by 20 feet, down to only 40 feet, but now the wall would have to be a three-hour rated wall.

The petitioners are now proposing a 32,000 square foot addition on the opposite side of the building. Without the unlimited area status the existing building and addition would have to be divided by firewalls into areas of less than 73,625.