

AGENDA

BUILDING CODE BOARD OF APPEALS JUNE 5, 2002

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES MEETING OF MAY 1, 2002

PUBLIC HEARINGS

ITEM #2 – VARIANCE REQUEST. NILA PECK, 105 REDWOOD, for relief to replace an existing 6' high privacy fence.

Petitioner is requesting relief to replace an existing 6' high privacy fence at 105 Redwood. This lot, by definition is a double front corner lot, in that it has a front yard on both Redwood and Lyons. Chapter 83 limits fences in required front yard setbacks to 30" in height. The site plan submitted indicates a 6' high privacy fence in the front setback along Lyons. The original fence was installed in 1967, a time before the adoption of the fence ordinance.

ITEM #3 – VARIANCE REQUEST. PATRICK CROSSON, REPRESENTING ST. NICHOLAS GREEK ORTHODOX CHURCH, 760 W. WATTLES, for relief to install a 10' x 10' tent with a 30 square foot banner for a 30- day period to announce a special event.

Petitioner is requesting relief to install a 10' x 10' tent with a 30 square foot banner from June 6, 2002 until June 30, 2002 to announce the annual Opa Festival. Section 14.02 of the Sign Ordinance permits Special Event signs for a period not to exceed 7 days. The application submitted exceeds the number of days permitted by the Ordinance.

ITEM #4 – VARIANCE REQUEST. BEACON SIGN CO., 755 W. BIG BEAVER, for relief to install an eighteen square foot tenant wall sign on a portion of the second floor of the building not occupied by the tenant.

Section 9.02.03, D, of the Sign Ordinance requires that the tenant identification sign be located on the ground floor, on the face of the area occupied by the tenant. The site plan submitted indicates the proposed location of the sign on the second floor of the building, and on a portion of the building that is the building mechanical room, not on an area occupied by the tenant.