

AGENDA

BUILDING CODE BOARD OF APPEALS OCTOBER 2, 2002

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES – MEETING OF SEPTEMBER 4, 2002

POSTPONED ITEMS

ITEM #2 - VARIANCE REQUEST. HARLEY ELLIS, 4550 INVESTMENT (PROPOSED ADDRESS), for relief of the Michigan Building Code 2000, with amendments.

The petitioner has withdrawn this item.

PUBLIC HEARINGS

ITEM #3 – VARIANCE REQUEST. ROBERT MILLS, PRUDENTIAL CHAMBERLAIN-STIEHL REALTORS, 4850 INVESTMENT DRIVE, for relief of the Sign Ordinance to maintain a second existing, major ground sign.

The petitioner is requesting relief to maintain an existing, second major ground sign, 60 square feet in size, 11.3' in height and setback 4.5' from the right of way at 4850 Investment Drive. The other ground sign at this site is addressed to 1175 West Long Lake. Paragraph B & C of Section 9.02.03 of the Sign Ordinance limits this site to one major ground sign and an additional 36 square foot ground sign. The site currently has an 80 square foot sign, a 36 square foot sign and this third sign. In addition, a sign of this size is required to be setback 20' from the right of way. This sign was originally permitted by a variance granted by the City Council in 1987. Sign variances have a maximum duration of fifteen years. The variance is now expiring and the petitioners have filed a new application asking for the signs to remain.

ITEM #4 – VARIANCE REQUEST. HOWARD LITTLESON, PROPERTY MANAGER, 901 TOWER, for relief of the Sign Ordinance to maintain an existing third ground sign.

The petitioner is requesting relief to maintain an existing, third ground sign, 128 square feet in size, and setback 6' from Crooks Road. Paragraph B & C of Section 9.02.03 of the Sign Ordinance limits the site to one major ground sign and an additional 36 square foot ground sign. The site currently has a 96 square foot ground sign and a second 36

ITEM #4 – con't.

square foot sign and this sign. In addition, Table B of Section 9.01, requires that a sign this size be setback 30' from the existing Crooks Road right of way. This sign was originally permitted by a variance granted by the City Council in 1987. Sign variances have a maximum duration of fifteen years. The variance is now expiring and the petitioners have filed a new application asking for the signs to remain.

ITEM #5 – VARIANCE REQUEST. JEFFREY CLEMENTS, THE GALE COMPANY, 700 TOWER, for relief of the Sign Ordinance to maintain an existing third ground sign.

The petitioner is requesting relief to maintain an existing, third ground sign, 128 square feet in size at 700 Tower. Paragraph B & C of Section 9.02.03 of the Sign Ordinance limits the site to one major ground sign and an additional 36 square foot ground sign. The site currently has two 27 square foot ground signs. Section 9.02.03, B & C of the Sign Ordinance limits this site to two ground signs. This sign was originally permitted by a variance granted by the City Council in 1987. Sign variances have a maximum duration of fifteen years. The variance is now expiring and the petitioners have filed a new application asking for the signs to remain.

ITEM #6 – VARIANCE REQUEST. JENNIFER GREEN, VILLAGE GREEN RESIDENTIAL PROPERTIES, REPRESENTING SEVENTH DAY ADVENTIST CHURCH, 2775 CROOKS, for relief of the Sign Ordinance to install a 30 square foot ground sign.

The petitioner is requesting relief of Chapter 78, to install a ground sign that is 30 square feet in area. The site already has an existing ground sign. Paragraph B of Section 9.02.01 of the Sign Ordinance permits only one ground sign at this location.

ITEM #7 – VARIANCE REQUEST. DAVID KUJAWA, 3310 HARMONY, for relief of Chapter 83 to erect a 6' high privacy fence.

The petitioner is requesting relief of Chapter 83 to erect a 6' high privacy fence. This lot is a double front corner lot. As such, it has a front yard along both Harmony and Lakewood. The new site plan submitted indicates a 6' high privacy fence setback 6' from the property line along Lakewood for the east 42' of the lot. A previous appeal at this property for a 6' high fence for the east 63' of the property was approved by the Board in September of 2002 with a 12' setback from the property line along Lakewood. The petitioner has submitted a new application asking approval for this smaller amount of fencing at the 6-foot setback.

ITEM #8 – VARIANCE REQUEST. A.J. BOWMAN, 5615 JOHN R., for relief of Chapter 83 to erect a 4' high privacy fence.

The petitioner is requesting relief of Chapter 83 to erect a 4' high privacy fence. By definition, this lot is a double front corner lot, in that it has a front yard on both John R. and Abbotsford. The site plan submitted indicates a 4' high privacy fence in the front setback at the front property line along Abbotsford. Chapter 83 limits the height of fences in front setbacks to 30". In February of 2002, the Board approved a variance to install a 6' high privacy fence with a 10' setback to the south property line. The petitioner has now installed that fence at the south property line. A violation has been issued for the fence and the petitioner is asking for approval to keep the fence at the current location at this lower height.