

## AGENDA

### BUILDING CODE BOARD OF APPEALS DECEMBER 4, 2002

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

#### CALL TO ORDER

#### ITEM #1 – APPROVAL OF MINUTES – MEETING OF NOVEMBER 6, 2002

#### POSTPONED ITEMS

**ITEM #2 – VARIANCE REQUESTED. PAUL DETERS OF METRO DETROIT SIGNS, 1810 MAPLELAWN,** for relief of Chapter 78 to install a fifth wall sign and a third ground sign.

Petitioner is requesting relief of Chapter 78 to install a fifth wall sign, 15.5 square feet in size. Section 9.02.05, B & D 2, of the Ordinance permits one main wall sign up to 10% of the front building area and two secondary wall signs, not to exceed 20 square feet each; the existing fourth wall sign was installed as a result of a variance granted previously by the Building Code Board of Appeals in April 1973, and a 13.6' Oldsmobile sign for which a variance was granted in September 2001 expiring in November 2003.

The petitioner is also requesting to install a third ground sign, 170 square feet in size, 24 feet tall and setback 10 feet from the right of way. Section 9.02.05, A and D 2 of the Ordinance permits one major ground sign and a secondary ground sign. In addition, the Ordinance requires a 30-foot setback from the right of way for a sign of this proposed size and height.

This item last appeared before this Board at the meeting of November 6, 2002 and was postponed at the request of the petitioner, who wished to come back to this Board with a revised plan.

**ITEM #3 – VARIANCE REQUESTED. DAVID WILNER, 2073 EAST MAPLE ROAD,** for relief of Chapter 78 to install a 32 square foot ground sign.

Petitioner is requesting relief of Chapter 78 to install a 32 square foot ground sign, 12' in height, in the ultimate right of way. Table B of Section 9.02, of the Ordinance requires that a sign of this height be placed 20' back from the 60' ultimate right of way, (80' from the section line), on Maple Road. The site plan submitted indicates placement of the proposed sign in the ultimate right of way – 47' from the section line. There is currently 37' of right of way in the area where the sign is proposed.

**ITEM #3 – con't.**

This item first appeared before this Board at the meeting of November 6, 2002 and was postponed to allow City Staff to meet with the Legal Department to insure that neither the City or County would incur any extra costs if this sign were installed and then removed from the future right of way. The language of such an agreement has been developed agreed upon by the City and the Petitioner.

**PUBLIC HEARINGS**

**ITEM #4 – VARIANCE REQUESTED. JAN GARANT, 4985 ALTON DRIVE,** for relief of Chapter 83 to install a fence.

Petitioner is requesting relief of Chapter 83 to install a 6' high fence in the front setback. This lot is a double front lot. As such, it has a front yard along both Alton and East Long Lake. Chapter 83 limits fences in required front yards to 30" in height. The site plan submitted indicates a 6' high privacy fence in the required front setbacks along Alton and East Long Lake.

This item appeared on your last agenda and was tabled to allow the petitioner the opportunity to bring in a detailed plan of the landscaping and fence location. Revised plans are provided with your agenda.

**ITEM #5 – VARIANCE REQUESTED. HARDY & SONS SIGN SERVICE, 2017 LIVERNOIS,** for relief of Chapter 78 to maintain two 20 square foot signs on an existing canopy.

Petitioner is requesting relief to maintain two 20 square foot signs on an existing canopy. These signs were installed without first obtaining the required permits. Section 9.02.04 of Chapter 78, the Sign Ordinance, permits ground and wall signs. The facility already has the allowed ground and wall signage and there is no provision to allow for the additional signs on canopies.

**ITEM #6 – VARIANCE REQUESTED. PHILIP SERAFINI, 1413 OGDEN,** for relief of Chapter 83 to install a fence.

Petitioner is requesting relief to install a 48" high non-obscuring split rail fence 3' from the north property line, in the required setback along East Wattles. Because of the orientation of other houses in the same block, this lot is classified as a double front, through lot. As such, it has front yard requirements along both Ogden and East Wattles. This area is also is the location of a 24' wide landscape and greenbelt easement. The Parks and Recreation department has reviewed and approved the proposed location and type of fence in the greenbelt easement. Chapter 83 limits fences in required front yard setbacks to 30" in height.

**ITEM #7 – VARIANCE REQUESTED. ANIL MEHTA, 2422 CEDAR KNOLL, for relief of Chapter 83 to install a fence.**

Petitioner is requesting relief of Chapter 83 to install a fence at 2422 Cedar Knoll. This lot is a double front corner and through lot. As such, it has a front yard requirement along Big Beaver to the south, and Cedar Knoll Drive to the north and east. Chapter 83 limits fences in required front yard setback along Big Beaver to not more than 30" in height. In addition a fence in the yard along Cedar Knoll to the east is limited to a 48" high non-obscuring type fence. Previous action by this Board on behalf of the subdivision developer approved a 6' high privacy fence, located 15' from the south property line along Big Beaver, for the western 50 feet of this lot. The site plan submitted indicates continuing this 6' high privacy fence an additional 25' to the east property line. In addition, the petitioner proposes a 4' high solid wood fence along the east property line along Cedar Knoll Drive.