

AGENDA

BUILDING CODE BOARD OF APPEALS DECEMBER 2, 2009

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES – MEETING OF NOVEMBER 4, 2009

POSTPONED ITEMS

ITEM #2 – VARIANCE REQUESTED. JEFF JOHNSON, HARMON SIGNS, 3946-3978 ROCHESTER, ROCHESTER SQUARE, for relief of Chapter 85 to erect a 200 square foot ground sign.

Petitioner is requesting relief of Chapter 85 to erect a 200 square foot ground sign with a proposed 5' setback from the planned street right of way. Table 85.02.05 of the Sign Ordinance requires ground signs over 100 square feet in size to be setback more than 30' from the planned street right of way.

This item first appeared before this Board at the meeting of November 4, 2009 and was postponed to this meeting to allow the petitioner the opportunity to stake out the current proposed location; and, also to allow the petitioner the opportunity to stake out alternative locations that could be considered.

ITEM #3 – VARIANCE REQUESTED. MARK ZOLTOWSKI, ART ONE SIGNS, 5903-5953 JOHN R, EMERALD LAKES PLAZA, for relief of Chapter 85 to erect a 10' tall 32 square foot ground sign.

Petitioner is requesting relief of the Ordinance to erect a 10' tall 32 square foot ground sign. This property is zoned B-2. Chapter 85.02.05 (C) (4) of the Sign Code allows two ground signs. Currently there are two ground signs on the property; the first measures 420 square feet in area; the second measures 23 square feet in area. This request exceeds the number of ground signs allowed.

This item first appeared before this Board at the meeting of November 4, 2009 and was postponed to allow the petitioner and the property owner to determine if there are other considerations available to them that would eliminate the need for a variance; and, also to allow the Board members the opportunity to review the other signage on the site.

PUBLIC HEARINGS

ITEM #4 – VARIANCE REQUESTED. INTERCITY NEON, 578 W. 14 MILE, for relief of the Ordinance to erect a 107 square foot sign.

Petitioner is requesting relief of the Ordinance to erect a 107 square foot wall sign. This property is zoned B-3. Chapter 85.02.05 (C) (4) of the Sign Ordinance requires that tenant wall signs be located on the face of the area that is occupied by the tenant. The sign is proposed to be located on a portion of the exterior wall that is not occupied by the tenant.

ITEM #5 – VARIANCE REQUESTED. JOHN ROGERS, WILLIAM BEAUMONT HOSPITAL, for relief of the Chapter 85 to replace four (4) existing directional ground signs with four (4) new directional ground signs; replace two ground signs; and put up an additional wall where the sign ordinance limits the site to not more than two signs.

Petitioner is requesting relief of Chapter 85 to replace four (4) existing directional ground signs which are between 10 and 27 square feet in area with four (4) new directional ground signs, each measuring 34 square feet in area. They are also asking to replace an existing 164 square foot ground sign with a new 95 square foot sign and to replace an existing 99 square foot ground sign with a new 150 square foot sign. Finally, they are proposing to install a new wall sign measuring 48 square feet in area. This property is zoned C-F (Community Facilities). Chapter 85.02.05 (C) (2) of the Sign Ordinance only allows two signs on this property one up to 100 square feet and a second up to 36 square feet. Based upon previous action of the Board there are currently more than two (2) signs on this property.