

## AGENDA

### BUILDING CODE BOARD OF APPEALS FEBRUARY 3, 2010

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

#### CALL TO ORDER

#### ITEM #1 – APPROVAL OF MINUTES – MEETING OF JANUARY 6, 2010

#### PUBLIC HEARINGS

**ITEM #2 – VARIANCE REQUEST. PHILLIPS SIGN & LIGHTING, 1850 W. MAPLE,** for relief of Chapter 85 to remove two existing 17.5 square foot wall signs and to erect a new wall sign measuring 18.5 square feet.

Petitioner is requesting relief of Chapter 85 to remove two existing 17.5 square foot “Pontiac” wall signs and replace them with a new “Buick” wall sign of 18.5 square feet. Chapter 85.01.05 (c) (5) allows three (3) wall signs for each auto dealership in the M-1 (Light Industrial) Zoning District, one of which not to exceed 100 square feet; the other two (2) not exceeding 20 square feet each. A variance was granted in September 2009 to allow the current eight (8) wall signs with a combined area of 255.4 square feet. That variance included a stipulation that no other signs were to be erected to replace the Pontiac logo signs once they were removed.

**ITEM #3 – VARIANCE REQUEST. JAY JOHNSON, JOHNSON SIGN COMPANY, 305 W. BIG BEAVER,** for relief of Chapter 85 to erect three (3) wall signs each measuring 212 square feet.

Petitioner is requesting relief of Chapter 85 to erect three (3) wall signs. This property is zoned O-S-C Office Service Commercial. Chapter 85.02.05 (C) (3) of the Sign Ordinance allows one wall sign up to 10% of the front face of the building that will not exceed 200 square feet in area. The petitioner is proposing three (3) wall signs each measuring 212 square feet for a total 636 square feet of signage.

**ITEM #4 – VARIANCE REQUEST. GARDNER SIGNS, 686-880 E. BIG BEAVER,** for relief of Chapter 85 to relocate an existing 25’ tall, 198.25 square foot ground sign on the property.

Petitioner is requesting relief of Chapter 85 to relocate an existing 25’ tall, 198.25 square foot ground sign. The property in question is in the B-2 (Community Business) Zoning District. Table 85.02.05 of the Sign Ordinance requires signs over 20’ in height and over 100 square feet in area to be setback at least 30’ from the front property line. The petitioner is proposing to relocate the existing sign so that it is at the front property line along Big Beaver Road (zero foot setback).