

AGENDA

BUILDING CODE BOARD OF APPEALS APRIL 7, 2010

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES – MEETING OF FEBRUARY 3, 2010

PUBLIC HEARINGS

ITEM #2 – VARIANCE REQUESTED. JEFF JOHNSON, HARMON SIGN COMPANY, 3775 ROCHESTER, for relief of Chapter 85 to erect a 170 square foot ground sign.

Petitioner is requesting relief of Chapter 85 to erect a 170 square foot ground sign. The property in question is in the B-3 (General Business) Zoning District. Table 85.02.05 of the Sign Code requires that signs exceeding 100 square feet in area be setback at least 30' from the front property line. The petitioner is proposing to place this sign at 17.5' from the front property line along Rochester Road and 16' setback from the front property line along Troywood. Each face of this sign is 85 square foot in area but since the petitioner is proposing to install the sign in a "V" shape with a 90 degree angle the sign measurement is a total of all sides.

ITEM #3 – VARIANCE REQUESTED. GARDNER SIGNS, 755 W. BIG BEAVER, for relief of Chapter 85 to erect three (3) wall signs each measuring 320 square feet.

Petitioner is requesting relief of Chapter 85 to erect three (3) wall signs on an existing building, each measuring 320 square feet in area. This property is zoned OSC (Office-Service-Commercial). Section 85.02.05 of the Sign Code allows one wall sign for each building not to exceed 200 square feet in area. Previous action by the Building Code Board of Appeals in 2005 allowed 3 signs that were 662 square feet in area each. Those signs are being removed and the petitioner is proposing to replace them with the new signs. Since the previous signs are being modified by more than 50%, Section 85.01.08 (2) b states that the previous action on the variance is terminated.

ITEM #4 – VARIANCE REQUESTED. ADAM CONRAD, 2705 LOCKSLEY, for relief of Chapter 83 to install a 6' high fence 15' from the property line along Wolverine.

Petitioner is requesting relief of Chapter 83 to install a 6' high privacy fence. The property in question is at the northwest corner of the intersection Locksley and Wolverine. Based upon the location of this property and the orientation of the adjacent houses, this property is a double front corner lot. As such, it has a front yard along both Locksley and Wolverine. Chapter 83 limits the height of fences in front yards to not more than 30 inches in height. The site plan submitted indicates a 6' high wood fence, setback 15' from the front property line along Wolverine.