

## AGENDA

### BUILDING CODE BOARD OF APPEALS JUNE 2, 2010

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

#### CALL TO ORDER

#### ITEM #1 – APPROVAL OF MINUTES – MEETING OF MAY 5, 2010

#### POSTPONED ITEMS

**ITEM #2 – VARIANCE REQUEST. JEFF DRAKSLER, 6947 NORTHPOINT,** for relief of Chapter 83 to install a 6' high privacy fence.

Petitioner is requesting relief of the Ordinance to install a 6' high privacy fence. Because of the location of this lot and the orientation of the other properties around it, this property is a double front thru-lot. Therefore, it has front yard setback requirements along both Northpoint and South Boulevard. The setback for the yard along South Boulevard is 50'. Chapter 83 limits the height of fences in front setbacks to not more than 30". The permit application indicates a 6' high privacy fence setback 23' from the property line along South Boulevard.

This item first appeared before this Board at the meeting of May 5, 2010 and was postponed at the request of the petitioner.

**ITEM #3 – VARIANCE REQUEST. MICHAEL ROUSSEAU, INTRACO, 530 STEPHENSON,** for relief of Chapter 85 to install two 42 square foot wall signs on an existing office building.

This item first appeared before this Board at the meeting of May 5, 2010 and was postponed at the request of the petitioner. Since that time they have withdrawn this request and replaced it with a new request that also appears on this agenda. A motion to note and file the withdrawal would be in order.

#### PUBLIC HEARINGS

**ITEM #4 – VARIANCE REQUEST. MICHAEL ROUSSEAU, INTRACO, 530 STEPHENSON,** for relief of Chapter 85 to install a second 76 square foot wall signs on an existing office building.

Petitioner is requesting relief of the Ordinance to install a second 76 square foot wall signs on an existing office building. This property is zoned R-C (Research Center) and Section 85.02.05 (C) of the Sign Ordinance allows one wall sign per building up to 200

square feet in area for a building of this size. A permit has been issued for one 76 square foot wall sign on the west elevation and the petitioner is asking for approval to install a second wall sign also 76 square feet in area on the east elevation.

**ITEM #4 – VARIANCE REQUEST. ALLIED SIGNS, INC. 4819 ROCHESTER ROAD – MCDONALD’S,** for relief of Chapter 85 to erect two 44 square foot menu board signs.

Petitioner is requesting relief of the Ordinance to erect two 44 square foot menu board signs. Chapter 85.091.04 (A) (3) of the Sign Ordinance does not require sign permits for menu board signs that are not visible from any adjacent right-of-way and that do not exceed 36 square feet in area. The proposed signs exceed the 36 square foot size limit.

**ITEM #5 – VARIANCE REQUEST. ALLIED SIGNS, 3268 ROCHESTER ROAD – TACO BELL,** for relief of the Sign Ordinance.

Petitioner is requesting relief of the Sign Ordinance to 1) erect six wall signs with a total combined area of 76 square feet where a total of 54 square feet of wall signage is permitted by Section 85.02.05 (C) (4) of the Sign Ordinance; 2) install an 81 square foot menu board sign where menu board signs are permitted up to 36 square feet in area by Section 85.01.04 (A) (3) of the Sign Ordinance; 3) install a projecting sign that extends 54 inches out from the front wall where a maximum of a 12 inch projection is permitted by Section 85.01.05 (C).