

AGENDA

BUILDING CODE BOARD OF APPEALS NOVEMBER 5, 2008

LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

CALL TO ORDER

ITEM #1 – APPROVAL OF MINUTES – MEETING OF OCTOBER 1, 2008

POSTPONED ITEMS

ITEM #2 – VARIANCE REQUESTED. RALPH GARABEDIAN, 2644-2648

LOVINGTON, for relief of the dwelling unit separation wall in the attic of a two family dwelling required by Section 317.1 of the Michigan Residential Code. The petitioner is the owner of a two-family dwelling originally constructed in 1969. Recently the home was inspected as part of a property maintenance issues at the property. It was discovered that the fire resistance rated wall separating the two dwelling units did not extend through the attic of the units. Section 317.1 of the Michigan Residential Code requires that this wall extend to the underside of the roof sheathing. Upon being cited for this deficiency, the petitioner filled application for appeal of this item.

This item last appeared before this Board at the meeting of October 1, 2008 and was postponed to allow Building Department Staff to contact Mr. Garabedian regarding his intentions on this property.

ITEM #3 – VARIANCE REQUESTED. DALE B. SCHMIDT, 6768 MERRICK DR., for relief of Chapter 83 to install a 48” high aluminum fence.

Petitioner is requesting relief of the Ordinance to install a 48” high fence. This property is a double front corner lot. It has a 40’ minimum front yard setback along both Merrick and Kimberly. Chapter 83 limits the height of fences in front setbacks to a maximum height of 30”. The site plan submitted indicates this 4’ high fence setback 30’ from the property line along Kimberly.

This item last appeared before this Board at the meeting of October 1, 2008 and was postponed to allow the petitioner to allow the petitioner to re-submit a more detailed site plan; and, also to allow the petitioner the opportunity to stake out the property showing both the proposed location of the fence, and the location of the fence that would comply with the Ordinance.

PUBLIC HEARINGS

ITEM #4 – VARIANCE REQUESTED. STANLEY FRANKEL, REPRESENTING SOMERSET PLACE LLC, 2301 W. BIG BEAVER, for relief of Chapter 85 to erect a 2nd wall sign, 177 square feet in area on an existing building.

Petitioner is requesting relief of the Sign Ordinance to erect a 2nd wall sign, 177 square feet in area. Chapter 85.02.05 (C) (3) allows one wall sign for each building not to exceed 10% of the area of the front of the structure to a maximum size of 200 square feet in area in the office zoned districts. Currently there is an existing wall sign on the building measuring 134 square feet in area.

ITEM #5 – VARIANCE REQUESTED. BEAUMONT SERVICES, 44201 DEQUINDRE, for relief of Chapter 85 to erect nine (9) 24" x 60" banners on light poles.

Petitioner is requesting relief of Chapter 85 to erect nine (9) 24" x 60" banners on light poles around the property at Beaumont Hospital. Chapter 85.02.05 (C) (2) allows a maximum of two signs for this development. Currently this site has more than two signs as based upon previous variances granted by the Building Code Board of Appeals.