

BUILDING BOARD OF APPEALS

MINUTES

JANUARY 12, 2005

PRESENT: Commissioner Kwasnik, Kobeissi, Hamood

ABSENT: Commissioner Pingston, Sarb

TECHNICAL ADVISORS: John Tanner; Andrew Pizzino

CALLED TO ORDER: 4:12 p.m.

TABLED APPEALS

Appeal #04-136 – From Art One Sign Expo, 8915 Northend Ave., Royal Oak Twp., MI Requesting permission to install 2 electronic (LED) message display signs on the roof of an existing commercial building located at 12900 Michigan (Pantheon Club) in deviation of the **Code of Ordinances for the City of Dearborn, Chapter 5, Article XII, Section 5-1342. General Requirements for all signs.** No sign or any part thereof shall move nor shall the illumination of any sign or any part of such illumination be anything other than a steady continuous burning bulb or other source of light. The flashing or frequent turning on and off of the sign illumination or any part thereof for the purpose of attracting attention is prohibited. **Section 5-1347 Roof Signs and Wall Signs.** Roof signs shall not be permitted in the city. The plan indicated 3 roof signs, and the maximum aggregate total display area of all wall signs on any one building elevation or wall shall not exceed 10 percent or 100 square feet or the lesser of the two requirements of the surface area of such building elevation or wall. The plan indicates an aggregate sign area of 216 square feet.

RESOLUTION - Motion by Commissioner Kobeissi, seconded by Commissioner Hamood to **grant** the appeal subject to the representations and agreements placed on the record during the public hearing with the provision that the final size of the sign(s) be approved by Building and Safety, that no sexually suggestive images or words be advertised, and that the City has the right to shut the sign down if there are any violations until a hearing can be held. Plans and specifications to be submitted to the Building and Safety Department for approval and permit(s) obtained. Motion carried unanimously.

Appeal #04-139 – From Douglas Weber, Law Offices of Jonathan R. Crane, 1126 N. Main, Rochester, MI Requesting permission to install two 120 foot high “The Henry Ford” signs that are also telecommunications towers with a 1,780 square foot sign area each located at The Henry Ford along Village Rd. at the Southfield service drive and at Village Rd. and Oakwood Blvd. in the City of Dearborn. **Section 5-1345 Ground Signs.** Ground signs shall not extend more than 30 feet above ground level. The plan indicates a 120 foot high sign. **Section 5-1349 Plastic ground and wall signs.** The letters,

decorations and facings of ground and wall signs may be made from approved combustible plastics, provided that when plastic facings are used in electric signs to be erected in fire limits 1 and 2, as defined in the building code of the city, the area of each facing shall not exceed 100 square feet. The plan indicates a sign area of 1,780 square feet. **Section 5-1342, General Requirements for all signs.** No sign or any part thereof shall move nor shall the illumination of any sign or any part of such illumination be anything other than a steady, continuous burning bulb or other source of light. The flashing or frequent turning on and off of the sign illumination or any part thereof for the purpose of attracting attention is prohibited.

RESOLUTION - Motion by Commissioner Hamood, seconded by Commissioner Kobeissi to **grant** the appeal subject to review by the Building Board of Appeals if there are any complaints regarding the sign being a nuisance during evening hours. Plans and specifications to be submitted to the Building and Safety Department for approval and permit(s) obtained. Motion carried unanimously.

NEW APPEALS

Appeal #05-100 - From Tenny Street Roadhouse, 22361 W. Village Dr, Dearborn, MI requesting a Certificate of Occupancy. A temporary certificate of occupancy (which expired 9/30/2003) was issued based on an occupancy load of 250 people. The establishment's current HVAC units supply approximately 2500 cfm. According to Tenny Street Roadhouse's Building plans, the occupancy load is 416 people. Therefore, the current makeup air should be 12,480 cfm (required 30 cfm per occupant). In deviation of State of Michigan Mechanical Code, **Section 508.1.1 Commercial Kitchen Makeup Air** and **Section 601.1 Duct Systems/General/Scope**.

RESOLUTION - Motion by Commissioner Hamood, seconded by Commissioner Kobeissi to TABLE the appeal subject to the representations and agreements placed on the record during the public hearing. Motion carried unanimously.

Appeal #05-101 - From Frank Turchan, 24800 Winona, Dearborn, MI requesting permission to install approximately 221' of a 4' high white vinyl picket fence to enclose rear yard located at 24800 Winona in deviation of Zoning Ordinance 93-553, Section 2.19, C 1 B, Fence Regulations.

RESOLUTION - Motion by Commissioner Hamood, seconded by Commissioner Kobeissi to **grant** the appeal subject to the representations and agreements placed on the record during the public hearing. Plans and specifications to be submitted to the Building and Safety Department for approval and permit(s) obtained. Motion carried unanimously.

Appeal #05-102 - From Steven and Cynthia Amroian, 1047 S. Highland, Dearborn, MI requesting permission to maintain a 4' high black iron picket fence from rear of house to rear property line on east side located at 1047 S. Highland in deviation of Zoning Ordinance 93-553, Section 2.19, C 3 F, Fence Regulations, and Code of Ordinances, 5-129, Survey.

RESOLUTION - Motion by Commissioner Kobeissi seconded by Commissioner Hamood to ADJOURN the appeal indefinitely until the results of a third mortgage survey are obtained by the City, the allocation of cost will be decided by the Board. Motion carried unanimously.

Appeal #05-103 – From Ford Motor Co., 550 Town Center Dr. #200, Dearborn, MI requesting permission to replace an 8’ high chain link and barb wire fence and gate with an 8’ high black aluminum flat top fence and gate to enclose parking lot located at 21500 Oakwood (POEE Bldg.) In deviation of Zoning Ordinance 93-553, Section 2.19, D 1 A, D 2 A, Fence Regulations.

RESOLUTION - Motion by Commissioner Hamood, seconded by Commissioner Kobeissi to **grant** the appeal subject to the representations and agreements placed on the record during the public hearing. Plans and specifications to be submitted to the Building and Safety Department for approval and permit(s) obtained. Motion carried unanimously.

Appeal #05-104 – From Paul Skoczylas, 3115 Walnut, Dearborn, MI Requesting permission to install approximately 50’ of a 6’ high white fiberglass privacy fence across rear property line located at 3115 Walnut in deviation of Zoning Ordinance 93-553, Section 2.19, C 1 A, C 4, Fence Regulations.

PLEASE BE ADVISED THAT AS OF THIS DATE THIS APPEAL WILL GO ON RECORD AS BEING TABLED.

Appeal #05-105 – From Scott Riddle, 4160 Valley Forge, Bloomfield Hills, MI requesting permission to construct a 9’ high masonry wall, as measured on the commercial side of the wall, located at 21730 Michigan in deviation of Zoning Ordinance, **Section 6.01.E Wall Requirements**. A six foot high obscuring wall shall be provided as specified along property lines that abut a residential district. The plans indicate an obscuring wall with a maximum height of 9’ 5” and a minimum height of 7’6” along varying intervals due to elevation changes on the commercial side of the obscuring wall.

RESOLUTION - Motion by Commissioner Kobeissi, seconded by Commissioner Hamood to **grant** the appeal subject to the representations and agreements placed on the record during the public hearing. Plans and specifications to be submitted to the Building and Safety Department for approval and permit(s) obtained. Motion carried unanimously.

Appeal #05-106 – From James Bolton, 8226 Stoneham, Ypsilanti, MI requesting permission for a sign permit to install one ground sign (16’ x 8’ x 28’) with signage “Structure Mortgage Samco Facilities Maintenance” located at 25003 Michigan In deviation of the Code of Ordinances for the City of Dearborn, **Section 5-1342 General Requirements for all signs**. All signs shall pertain to the scale, rental or use of the premises on which located, or to the business activity normally conducted therein unless specifically approved otherwise by the board of appeals. The plan indicates an off-premise sign on an adjacent vacant parcel not in conjunction with the property for which the sign is advertising. **Section 5-1349 Plastic ground and wall signs**. The letters, decorations and facings of ground or wall signs may be made from approved combustible

plastics, provided that when plastic facings are used in electric signs to be erected in fire limits 1 and 2, as defined in the building code of the city, the area of each facing shall not exceed 100 square feet. The proposed ground sign is 128 square feet in sign area (16' x 8').

RESOLUTION - Motion by Commissioner Kobeissi, seconded by Commissioner Kobeissi to **grant** the appeal subject to the representations and agreements placed on the record during the public hearing with the provision that the sign be removed upon sale of the property. Plans and specifications to be submitted to the Building and Safety Department for approval and permit(s) obtained. Motion carried unanimously.

Meeting adjourned at 6:20 p.m.

Marge Piotrowski
Recording Secretary
Building Board of Appeals