

BUILDING BOARD OF APPEALS

MINUTES

MAY 10, 2006

PRESENT: Commissioners Kobeissi, Sarb, Pingston

ABSENT: Commissioners Hamood, Kwasnik

TECHNICAL ADVISORS: Andrew Pizzino, John Tanner

CALLED TO ORDER: 4:25 p.m.

NEW APPEALS

Appeal #06-110 – From Janet Paschke, 22245 Madison, Dearborn, MI requesting permission to install approximately 83’ of a 6’ high solid white vinyl fence from rear property line to approximately 13’ past side door of house located at 22245 Madison in deviation of Zoning Ordinance 93-553 Sec. 2.19 C.1.a. & b. Fence Regulations.

RESOLUTION - Motion by Commissioner Sarb, 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 #06-111 – From Mr. Ali El-Khatib, 7511 W. Morrow Circle, Dearborn, MI requesting permission to install approximately 70’ of a 4’ high decorative fence with brick post and aluminum rail located at 7450 Horger in deviation of Zoning Ordinance 93-553 Sec. 2.19 A.1. Fence Materials.

RESOLUTION - Motion by Commissioner Kobeissi, seconded by Commissioner Sarb to **grant** the appeal subject to the representations and agreements placed on the record during the public hearing with the condition that construction is not to be started unless verification is received from the neighbor (Adam Mustapha, 7621 Chase). Plans and specifications to be submitted to the Building and Safety Department for approval and permit(s) obtained. Motion carried unanimously.

Appeal #06-112 – From Loretta Majed, 7025 Jonathon, Dearborn, MI requesting permission to install approximately 215’ of a 6’ high solid vinyl dog-ear privacy fence to enclose the rear yard from rear of house to rear lot line to rear of house located at 7025 Jonathon in deviation of Zoning Ordinance 93-553 Sec. 2.19 C.1.a. & C. 4. Fence Regulations.

RESOLUTION - Motion by Commissioner Sarb, seconded by Commissioner Kobeissi to **DENY** the appeal subject to the representations and agreements placed on the record during the public hearing.

Appeal #06-113 – From Firas Kanj, 3661 Madison, Dearborn, MI requesting permission to

install approximately 113' of a 6' high vinyl privacy fence from garage to front setback of house (since this is a corner lot) located at 3661 Madison in deviation of Zoning Ordinance 93-553 Sec. 2.19 C.1.a. & 1. b. Fence Regulations.

RESOLUTION - Motion by Commissioner Kobeissi, seconded by Commissioner Sarb to **grant** the appeal subject to the representations and agreements placed on the record during the public hearing with the condition that the fence is to be a traditional 4' chain link fence and is to be moved back 1-1/2 ft. from the front setback of the house. Plans and specifications to be submitted to the Building and Safety Department for approval and permit(s) obtained. Motion carried unanimously.

Appeal #06-114 – From Randal & Donna Holley, 20701 Donaldson, Dearborn, MI requesting permission to install approximately 88' of a 6' high board on board fence along rear property line to obscure view of pool located at 20701 Donaldson in deviation of Zoning Ordinance 93-553 Sec. 2.19 C.1.a. Fence Regulations.

RESOLUTION - Motion by Commissioner Sarb, 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 #06-115 – From Michael Mualem, 301 River Lane, Dearborn, MI requesting permission to install approximately 176' of a 4' high picket fence to enclose rear yard past the rear setback of house at two locations (since this is a corner lot) located at 301 River Lane in deviation of Zoning Ordinance 93-553 Sec. 2.19 C.1.b. Fence Regulations.

RESOLUTION - Motion by Commissioner Kobeissi, seconded by Commissioner Sarb 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 #06-116 – From Steven Lenhart, 2446 Parker, Dearborn, MI requesting permission to install approximately 69' of a 6' high vinyl imperial white privacy fence from garage to past the side door of house located at 2446 Parker in deviation of Zoning Ordinance 93-553 Sec. 2.19 C.1.a. & b. Fence Regulations.

RESOLUTION - Motion by Commissioner Sarb, 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 #06-117 – From Richard Vidal, 1859 Alsdorf, Rochester, MI requesting permission to install one interior Mall wall sign located at 18900 Michigan (G107) – Aldo's Shoes in deviation of the 2003 Michigan Building Code, Section 402.14.4.1, Encasement. Edges and backs of plastic signs in the mall shall be fully encased in metal. The plan indicates a Halo style sign with a plastic backing that the neon tubing is attached.

RESOLUTION - Motion by Commissioner Kobeissi, seconded by Commissioner Sarb 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 #06-118 – From Abbas & Zahra Hachem, 10425 W. Warren, Dearborn, MI requesting permission to install one ground/pole sign extending over and above the roof line located at 10425 W. Warren in deviation of the Code of Ordinances for the City of Dearborn, Chapter 5, Article XII, Section 5-1347 Roof Signs and Wall signs. Roof signs shall not be permitted in the city. The plan indicates one (1) pole sign (8' x 4' x 25' high) extending above and over the existing roof line.

RESOLUTION - Motion by Commissioner Kobeissi, seconded by Commissioner Sarb 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 #06-119 – From Red Phone Advertising, 838 W. Long Lake, Bloomfield Hills, MI requesting permission to install two temporary banners on the east elevation of the new Oakwood Cardiovascular building located at 18101 Oakwood in deviation of the Code of Ordinances for the City of Dearborn, **Section 1350 Temporary Signs (as amended)**. Temporary signs for non-profit, community, or charitable events shall be permitted for a period of up to 30 days and must be removed within three days following the event for which the sign was permitted. The plan does not indicate how long the proposed banners will be displayed. **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 750 square feet (25' x 30').

RESOLUTION - Motion by Commissioner Kobeissi, seconded by Commissioner Sarb to **grant** the appeal subject to the representations and agreements placed on the record during the public hearing with the condition that there be a 6 month time limit on the sign. Plans and specifications to be submitted to the Building and Safety Department for approval and permit(s) obtained. Motion carried unanimously.

Appeal #06-120 – From David Paschke, MMT, 33286 Sterling Ponds, Sterling Hts., MI requesting permission to install one wall mounted Building Wrap (73' x 90') located at 16800 Executive Plaza Drive in deviation of the Code of Ordinances for the City of Dearborn, **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 wall mounted building wrap is 6,750 square feet in sign area (75' x 90'). **Section 1350 Temporary Signs (as amended)**. Temporary signs for non-profit, community, or charitable events shall be permitted for a period of up to 30 days and must be removed within three days following the event for which the sign was permitted. The plan does not indicate how long the proposed banners will be displayed.

RESOLUTION - Motion by Commissioner Kobeissi, seconded by Commissioner Sarb to **grant** the appeal subject to the representations and agreements placed on the record during the public

hearing with the condition that the applicant is to come back to the Building Board of Appeals if the sign is changed. Plans and specifications to be submitted to the Building and Safety Department for approval and permit(s) obtained. Motion carried unanimously.

Meeting adjourned at 5:40 p.m.

Marge Piotrowski
Recording Secretary