

BUILDING BOARD OF APPEALS

MINUTES

OCTOBER 13, 2004

PRESENT: Commissioner Kwasnik, Hamood, Kobeissi

ABSENT: Commissioner Pingston, Sarb

TECHNICAL ADVISORS: John Tanner; Andrew Pizzino

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 258 square feet.

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

NEW APPEALS

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 Kwasnik to TABLE the appeal subject to the representations and agreements placed on the record during the public hearing. Motion carried unanimously.

Appeal #04-140 – From Khalil Ramadan, 466 Biltmore Dr., Dearborn Hts., MI Requesting permission to maintain approximately 120’ of an 8’ high birch privacy screen located at 22075 Michigan (Crave) in deviation of Zoning Ordinance 93-553, **Section 2.19, C 3 b., Privacy Screens.** Privacy screens shall not exceed five (5) feet in height.

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. Permit to be obtained from the Building and Safety Department. Motion carried unanimously.

Meeting adjourned at 5:10 p.m.

Marge Piotrowski
Recording Secretary
Building Board of Appeals