

BUILDING BOARD OF APPEALS

MINUTES

NOVEMBER 8, 2006

PRESENT: Commissioners Kwasnik, Kobeissi, Murray

ABSENT: Commissioners Pingston, Hamood, Sarb

TECHNICAL ADVISORS: Andy Pizzino, John Tanner

CALLED TO ORDER: 4:18 p.m.

TABLED APPEALS

Appeal #06-148 – From Glen Brazier, 24144 Princeton, Dearborn, MI requesting permission to maintain 92' of 6' high wood panel solid privacy fence to enclose rear yard. Signature consent of 2 neighbors was not presented. The proposed fence extends beyond the rear setback line on the west side of the house located at 24144 Princeton in deviation of Ordinance 93-553 Sec. 2.19 C.1.a. b. & 4. Fence Regulations.

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

Appeal #06-153 – From Dominic Rusin, 15812 Middlebury, Dearborn, MI requesting permission to install 63' of 4' high aluminum "F" Signature standard metal fence to enclose side yards and to project past the rear set back of house and project into the side yard located at 15812 Middlebury in deviation of Ordinance 93-553 Sec. 2.19 C.1. b. Fence Regulations.

RESOLUTION - Motion by Commissioner Kobeissi, seconded by Commissioner Murray to **grant** the appeal subject to the representations and agreements placed on the record during the public hearing with the condition that the new fence will replace the existing picket fence in the same exact location. Plans and specifications to be submitted to the Building and Safety Department for approval and permit(s) obtained. Motion carried unanimously.

Appeal #06-154 – From Spectrum Signs & Designs, 25217 Michigan, Dearborn, MI requesting permission to install a post and panel sign in front of this office building to identify the tenants located at 2881 Monroe. No ground sign shall extend into any required side or front setback or beyond any established building setback line at a height of less than 8'6" above the grade level in deviation of the Code of Ordinances for the City of Dearborn, Chapter 5, Article XII, Sec. 5-1345 Ground Signs.

RESOLUTION - Motion by Commissioner Kobeissi, seconded by Commissioner Murray 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 #06-155 – From David Paschke, MMT Visual Excellence, 33286 Sterling Ponds, Sterling Hts., MI requesting permission to install one wall mounted Building Wrap (60' x 120') 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 7,200 square feet in sign area (60' x 120'). **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 applicant requests that the proposed banner will be displayed for 1 year.

RESOLUTION - Motion by Commissioner Murray, seconded by Commissioner Kobeissi to **grant** the appeal subject to the representations and agreements placed on the record during the public hearing with the condition that the Wrap is to be up for a 1 year period. Plans and specifications to be submitted to the Building and Safety Department for approval and permit(s) obtained. Motion carried unanimously.

Meeting adjourned at 4:35 p.m.

Marge Piotrowski
Recording Secretary