



**MINUTES
OF
THE REGULAR MEETING OF
SIGN BOARD OF APPEALS
OF
CITY OF ANN ARBOR**

May 9, 2000

The regular meeting of the Housing Board of Appeals was held on Tuesday, May 9, 2000 at 3:00 p.m. in the Fourth Floor Conference Room of City Hall, 100 N. Fifth Avenue, Ann Arbor, Michigan.

I. The meeting was called to order at 2:01 p.m. by Chairman Steve Schweer.

II. Roll Call:

Members Present: (6) S. Schweer, R. Lilienfeld, S. Knight, S. Olsen,
B. Brown, G. Barnett, Jr.

Members Absent: (1) C. Brummer

Staff Present: (3) D. Sebolt, P. Hastings, A. King

III. Approval of minutes

R. Lilienfeld moved, supported by S. Olsen to approve the minutes of December 14, 1999. The minutes were approved unanimously.

IV. APPEALS & ACTION - UNFINISHED

None.

V. APPEALS & ACTION - NEW

1. 2000-S-1, 2575 S. State Street

A setback variance of 23.5 ft. from the code requirement of 40 ft. to erect a new ground pole sign 20 ft. in height, measuring a total of 112 sq. ft. in area (56 sq. ft. per side), 16.5 ft. from the public sidewalk. (Chapter 61, Section 5:502)(2b) Zone M1A.

Jerold Lax was present to speak on behalf of this appeal.

Staff Report

The petitioner alleges that failure to grant this variance will result in a practical difficulty due to the fact that being forced to strictly abide with the code would cause the sign to impinge upon access to property and use of parking area. It is the petitioner's contention that there is no other feasible location on the site to place the sign.

History

File records reveal that this site has been used as an auto sale facility since at least 1970.

Discussion

J. Lax explained request.

R. Lilienfeld asked if the existing sign was grand fathered.

Petitioner stated they were initially township in 1965, that's why there is also a difference in the setback in this particular piece. This is why the sign is in its present location.

J. Lax stated, when the southern part of this site was developed, the City imposed certain requirements about planting. Part of the reason you need a sign of this configuration in order to make it adequately visible from the road is, the City required the installation of various plantings that would make it even more difficult to see a 4 ft. monument sign.

S. Schweer asked if the City had required such planning.

H. Copper stated it was required on the property next door to the South. This was also a requirement to finishing the development of his property also.

After further discussion, the Board decided.

R. Lilienfeld moved, supported by S. Knight to grant a setback variance of 23.5 ft. from the code requirement of 40 ft. to erect a new ground pole sign 20

ft. in height, measuring a total of 112 sq. ft. in area (56 sq. ft. per side), 16.5 ft. from the public sidewalk.

- 1. If the site plan usage changes, the set back variance shall be null and void.**

The vote to grant the variance was as follows:

**Ayes: (6) S. Schweer, R. Lilienfeld, S. Knight, S. Olsen, B. Brown
G. Barnett, Jr.**

Nays: (0) None

Absent: (1) C. Brummer

Motion carried. Variance granted as stated.

VI. UNFINISHED BUSINESS

None.

VII. NEW BUSINESS

Midas at Washtenaw putting up conforming signs.

VIII. REPORTS & COMMUNICATIONS

None.

IX. AUDIENCE PARTICIPATION - GENERAL

None.

X. ADJOURNMENT

There being no further business to come before the Board, S. Olsen moved that the meeting be adjourned. The meeting was adjourned at 2:28 p.m. by Chairman Steve Schweer.

Respectfully submitted,
Lynn Bowen
Lynn Bowen, Secretary
Sign Board of Appeals

Steve Schweer, Chairman

Dated

5-9-00 SBA Minutes