



**MINUTES
OF
THE REGULAR MEETING OF
SIGN BOARD OF APPEALS
OF
CITY OF ANN ARBOR
August 9, 2005**

The regular meeting of the Zoning Board of Appeals was held on Tuesday, August 9, 2005 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 3:00 p.m. by Chair Steve Schweer.
- II. Roll Call:
 - Members Present: (5) S. Schweer, S. Olsen, C. Brummer, H. Corey, G. Barnett Jr. (arrived @ 3:04 p.m.)
 - Members Absent: (1) S. Knight
 - Staff Present: (1) J. Turnbull and L. Bowen
- III. Approval of minutes

No minutes available.
- IV. APPEALS & ACTION - UNFINISHED

None.
- V. APPEALS & ACTION - NEW

1. 2005-S-5, ~~3151~~ 3155 Boardwalk Drive

The applicant is requesting three Holiday Inn Hotel and Suites wall signs totaling 321 ¼ sq. ft. overall area.

Chapter 61, Section 5:50 (1) allows this site a maximum sign area of 200 sq. ft.

The sign as proposed would require an additional 121 sq. ft. area variance.

Harold Breun and Jeff Deakin of Michigan Sign and Mark Kuykendall, operator of the hotel were present speak on behalf of this appeal.

Staff Report

A Variance from Chapter 61 of the City Ordinance Code; Section 5:502 (2) (b), to allow relocation of the existing 15 ft. high, 144 sq. ft. pole sign which is set back 30 ft. from the Washtenaw Service Drive right-of-way, to a location at 5 ft. from the Washtenaw Service Drive right-of-way. Recommendation – Staff opposes the variance as requested – due to undue hardship or practical difficulty.

History

File records of this property reveal no pertinent data. There is no approved permit for any commercial signage on the clock tower to date.

Discussion

S. Schweer – We're asking for over a fifty percent increase in signage? What is the hardship that you propose?

(H. Breun) – Mostly with location. (Demonstrates pictures of other signage in area). You cannot see our sign from I-94, Eisenhower Parkway or State Street.

H. Breun – The signs will be divided by three sections of the building, which brings the square footage down to approximately 65 sq. ft. each. We've removed the "Hotel and Suites" language from two of the sides. We propose to reduce each a bit in size and keep the other three sides of the building 'identifiable.'

Mike Kuykendall – Explained request.

H. Corey – Asked how many square the current sign-facing Boardwalk takes up? (Petitioner replies 76 sq. feet). So, that leaves 124 allowable.

G. Barnett Jr. – Points out that although there is ample place on the building for a larger sign, they sign ordinance allows the same dimensions for all, therefore it wouldn't be fair to grant a variance on a larger sign just because you have a larger space.

S. Olsen – Think you should use the largest sign and your square footage overlooking I-94.

Discussion by the board regarding total square footage, square footage of each sign, elevations and the Sign Ordinance.

After further discussion;

C. Barnett Jr. moved, supported by S. Olsen, "To approve the variance as stated."

The vote to grant the variance was as follows:

Ayes: (0) None

Nays: (5) S. Schweer, S. Olsen, C. Brummer, H. Corey and C. Barnett Jr.

Absent: (1) S. Knight

Motion failed. Variance denied as stated.

VI. UNFINISHED BUSINESS

None.

VII. NEW BUSINESS

None.

VIII. REPORTS & COMMUNICATIONS

None.

IX. AUDIENCE PARTICIPATION - GENERAL

None.

X. ADJOURNMENT

There being no further business to come before the Board, H. Corey moved, seconded by S. Olsen that the meeting be adjourned. Chair Steve Schweer adjourned the meeting at 3:25 p.m.

Respectfully submitted,

Lynn Bowen

Lynn Bowen, Secretary
Sign Board of Appeals

S. Schweer, Chair

Dated 8-9-05 SBA Minutes

Transcribed by:
Brenda Acquaviva,
Board and Support