



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

November 12, 2002

The regular meeting of the Housing Board of Appeals was held on Tuesday November 12, 2002 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 2:58 p.m. by Chairman Steve Schweer.
- II. Roll Call:
 - Members Present: (4) S. Schweer, S. Knight, S. Olsen, C. Brummer, G. Barnett, Jr., H. Corey
 - Members Absent: (0) None
 - Staff Present: (2) J. Turnbull, L. Bowen
- III. Approval of minutes

S. Knight moved, supported by, S. Olsen to approve the minutes of October 8, 2002. The minutes were approved unanimously.
- IV. APPEALS & ACTION - UNFINISHED

None.

V. APPEALS & ACTION – NEW

1. 2002-S-2, 303 Detroit

A variance from Chapter 61 of the City Ordinance Code: Section 5:502(1), to allow installation of five additional signs which would total an additional 128 square feet of sign area, in addition to the 220 square feet existing signage permitted for this site.

The proposed 12' high light pole banners included in this request, would also require a variance from the 24' setback required per Chapter 61: Section 5:502(2)(b)

Eric Miles and Mark Melchi (Architect) were there to speak on behalf of this appeal.

Staff Report

Staff is not opposed to the request for additional square footage, in lieu of a single business center sign which could comprise up to an additional 200 square feet of signage, per Ch 61 Section 5:502(3)(c). "Market Place" does meet the definition of a "Business Center". There are five commercial tenant spaces within the building, which differ in name from the group name. If the variance is granted, total sign area for the site would equal 348 1/2 square feet.

History

File records reveal that Market Place received a setback variance of 6"8" from the requirement of 16.4' of setback to erect a KIOSK ground pole sign 8'2" in height in June 1990.

In July 1993 a setback variance of 23' was granted from the required 24' to erect a triangular pole sign 12' high and 1' from the public right-of-way, provided that no temporary signs are to be placed on or hung from the structure.

Note: "The Shops at Market Place" proposed wall mounted signs are to be located on the building addressed 201 Catherine. Such signs must be bolted only into mortar joints to maintain the integrity of this Historical Structure.

Discussion

E. Miles explained request, as well as passed diagrams for the Board to review.

J. Turnbull stated staff did not oppose.

C. Brummer asked for the definition of a framed banner.

M. Melchi explained it is a structural steel frame supporting a canvas banner.

After further discussion;

S. Knight moved, supported by, H. Corey to grant a variance from Chapter 61 of the City Ordinance Code: Section 5:502(1), to allow installation of five additional signs which would total an additional 128 square feet of sign area, in addition to the 220 square feet existing signage permitted for this site.

The proposed 12' high light pole banners included in this request, would also require a variance from the 24' setback required per Chapter 61: Section 5:502(2)(b)

The vote to grant the variance was as follows:

Ayes: (5) S. Schweer, S. Knight, S. Olsen, G. Brummer, H. Corey

Nays: (0) None

Absent: (1) G. Barnett, Jr.

Motion carried. Variance granted 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 S. Olsen. moved that the meeting be adjourned. The meeting was adjourned at 3:30 p.m. by Chairman Steve Schweer.

Respectfully submitted,
Lynn Bowen

Lynn Bowen Secretary
Sign Board of Appeals

Steve Schweer, Chairman

Dated 11-12-02 SBA Minutes