



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

**December 14, 2004**

The regular meeting of the Housing Board of Appeals was held on Tuesday, December 14, 2004 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 3:06 p.m. by Chairman Steve Schweer.

II. Roll Call:

Members Present: (6) S. Schweer, S. Knight, C. Brummer,  
G. Barnett, Jr., H. Corey

Members Absent: (0) None

Staff Present: (2) M. Lloyd, J. Turnbull, L. Bowen

III. Approval of minutes

H. Corey moved, supported by S. Knight to approve the minutes of November 9, 2004. The minutes were approved unanimously.

IV. APPEALS & ACTION - UNFINISHED

None.

V. APPEALS & ACTION – NEW

1. 2004-S-3, 315 S. First

**A variance from Chapter 61 of the City Ordinance Code;  
Section 5:505 (3), to install 2 contractor signs on Liberty St.,  
and one contractor sign on First St.**

**A variance from Chapter 61 of the City Ordinance Code; Section 5:505 (3), to allow an additional 24 square feet of Real Estate advertising information for this property, renewable for the duration of this project.**

**A variance from Chapter 61 of the City Ordinance Code; Section 5:503 (5), to include 12 square feet of Real Estate advertising information on each of the three 50 square foot construction signs for this project.**

**Ronald Mucha (Morningside Ann Arbor LLC) was present to speak on behalf of this appeal.**

Staff Report

A variance from Chapter 61 of the City Ordinance Code; Section 5:505 (3), to install 2 contractor signs on Liberty St., and one contractor sign on First St.

A variance from Chapter 61 of the City Ordinance Code; Section 5:505 (3), to allow an additional 24 square feet of Real Estate advertising information for this property, renewable for the duration of this project.

A variance from Chapter 61 of the City Ordinance Code; Section 5:503 (5), to include 12 square feet of Real Estate advertising information on each of the three 50 square foot construction signs for this project.

Staff

Three fifty square foot Construction signs (one per street with vehicular entrance) are permissible for this site.

Staff is not opposed to incorporation of the 12 square feet of permissible real estate advertising information allowable per Section 5:503 within the 50 square foot permissible construction sign(s).

Separate permits and fees are required for Construction and Real Estate signs. Real Estate sign(s) would require renewal every four months.

Upon completion of construction and prior to issuance of final CO, Construction signs must be removed.

Thereafter a separate 12 square foot real estate sign would be required for the site.

Discussion

**R. Mucha** explained request.

**J. Turnbull** stated there has not been any objection sent to our office regarding this request.

**G. Barnett Jr.** stated the residents along Second street would probably be happier without a sign along the street. This request does not appear to be viewed as a negative request.

After further discussion;

**G. Barnett Jr. moved, supported by, S. Knight to grant variances:**

**A variance from Chapter 61 of the City Ordinance Code; Section 5:505 (3), to install 2 contractor signs on Liberty St., and one contractor sign on First St.**

**A variance from Chapter 61 of the City Ordinance Code; Section 5:505 (3), to allow an additional 24 square feet of Real Estate advertising information for this property, renewable for the duration of this project.**

**A variance from Chapter 61 of the City Ordinance Code; Section 5:503 (5), to include 12 square feet of Real Estate advertising information on each of the three 50 square foot construction signs for this project.**

The vote to grant the variance was as follows:

**Ayes: (5) S. Schweer, S. Knight, C. Brummer,  
G. Barnett Jr., H. Corey**

**Nays: (1) S. Olsen**

**Absent: (0) None.**

**Motion carried. Variance granted as stated.**

VI. UNFINISHED BUSINESS

None.

VIII. REPORTS & COMMUNICATIONS

None.

IX. AUDIENCE PARTICIPATION - GENERAL

None.

X. ADJOURNMENT

There being no further business to come before the Board, G. Barnett Jr. moved that the meeting be adjourned. Chairman Steve Schweer adjourned the meeting at 3:18 p.m.

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

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Steve Schweer, Chairman

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Dated 12-14-04 SBA Minutes