

**CITY OF BRIGHTON
ZONING BOARD OF APPEALS
AGENDA
March 8, 2012**

Blue Sky Session – 7:15 p.m.

Regular Session – 7:30 p.m.

1. Call to Order
2. Roll Call
3. Approval of the September 8, 2011 Meeting Minutes

Old Business

New Business

4. **Brighton Mall Associates, LP – 8471 W. Grand River #6000, 8467 W. Grand River #5000 and 8451 W. Grand River #4000** is proposing a 256 square foot wall sign at the principal entrance of a tenant that is occupying 158.8 feet of building frontage. **Section 66-94 (4) (b)** states each occupant, tenant or user of space whose principal entrance is such that a public entrance is provided directly from the outside into the store shall be permitted one wall sign not exceeding 32 square feet in area at that primary entrance or within the plane of the wall where the public entrance is located. Businesses which have in excess of 50 lineal feet of building frontage on a public street, alleyway or parking area, to which there is a public or primary entrance, the wall sign area may be increased by one square foot for each one lineal foot of frontage between 50 and 150 feet not to exceed a total of 132 square feet. In addition, if a wall of the building which does not have a public entranceway or is a secondary entrance, is adjacent to a public right-of-way, one wall sign not exceeding 50 percent of the total surface area of the above primary wall sign shall be permitted. A variance of 124 square feet is being requested.

The applicant is proposing a wall sign that has a vertical dimension of 8 feet at the principal entrance on a building. **Section 66-94 (4) (g)** states that the vertical dimension of a wall sign shall not be in excess of six feet. A variance of 2 feet is being requested.

The applicant is also proposing a 144 square foot wall sign on the rear of the building that abuts a public right-of-way. **Section 66-94 (4) (b)** states each occupant, tenant or user of space whose principal entrance is such that a public entrance is provided directly from the outside into the store shall be permitted one wall sign not exceeding 32 square feet in area at that primary entrance or within the plane of the wall where the public entrance is located. Businesses which have in excess of 50 lineal feet of building frontage on a public street, alleyway or parking area, to which there is a public or primary entrance, the wall sign area may be increased by one square foot for each one lineal foot of frontage between 50 and 150 feet not to exceed a total of

132 square feet. In addition, if a wall of the building which does not have a public entranceway or is a secondary entrance, is adjacent to a public right-of-way, one wall sign not exceeding 50 percent of the total surface area of the above primary wall sign shall be permitted. A variance of 78 square feet is being requested.

5. Staff Updates
6. Call to the Public
7. Adjournment