

**CITY OF BRIGHTON
ZONING BOARD OF APPEALS
AGENDA
JUNE 12, 2014**

Blue Sky Session – 7:00 p.m.

Regular Session – 7:30 p.m.

1. Call to Order
2. Roll Call
3. Approval of the February 13, 2014 Meeting Minutes
4. Approval of the May 8, 2014 Meeting Minutes
5. Approval of the June 12, 2014 Agenda

Old Business

New Business

6. **Brightland Properties LLC, 1014 E. Grand River (4718-31-200-073)**, is proposing to construct an accessory building. The proposed accessory building is located in the front yard of the property near the western property line. **Section 98-36** states a detached garage or other legal accessory building or use, shall be located only in the rear yard. A variance to allow the accessory building in the front yard is being requested.

The proposed accessory building is 20.25 feet tall. **Section 98-260 (c)** states no accessory buildings shall exceed 15 feet in height measured from the lowest point on the perimeter building grade. A variance of 5.25 feet is being requested to allow for a 20.25 foot tall accessory building.

The proposed accessory building is 30' x 56'. Section 98-261 (2)(c) states that accessory buildings other than garages may not have a maximum length greater than 30 feet. A variance of 26 feet is being requested to allow the 30' x 56' accessory building.

The applicant is also proposing the accessory building have a 10 foot front yard setback. **Section 98-261 (3)** states each lot or development site shall have a front yard setback of not less than 35 feet. A variance of 25 feet is being requested to allow the 10 foot front yard setback for the accessory building.

The accessory building is proposed to have a 10 foot side yard setback. **Section 98-261 (4)** states the minimum distance between any principal or accessory building and the nearest point on the perimeter of the lot or development parcel shall be a minimum of 30 feet for one-story structures. A variance of 20 feet is being requested to allow a 10 foot side yard setback for the accessory building.

7. **Signs by Tomorrow on behalf of the First United Methodist Church, 400 E. Grand River (4718-31-100-003)**, is proposing a 107 square foot wall sign on the building. The property currently has a ground sign. **Section 66-91 (a) (12)** states churches are permitted to erect a sign not to exceed 18 square feet in area or any over-all height of six feet. A variance of 107 square feet is being requested to allow the wall sign on the building.

8. **Euko Design Signs, Inc on behalf of Gardner White, 8393 W. Grand River (18-19-300-024)** is proposing a 223.5 square foot wall sign at the principal entrance of a tenant that is occupying 131 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 110.5 square feet is being requested.

The applicant is proposing a wall sign that has a vertical dimension of 9.38 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 3.38 feet is being requested

9. Staff Updates

10. Call to the Public

11. Adjournment