

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

Blue Sky Session – 7:00 p.m.

Regular Session – 7:30 p.m.

1. Call to Order
2. Roll Call
3. Approval of the September 13, 2012 Meeting Minutes
4. Approval of the November 8, 2012 Agenda

Old Business

New Business

5. **St. Paul's Episcopal Church – 200 W. St. Paul Street (18-30-304-074)** is proposing to demolish a portion of the existing church and build an addition. The proposed addition and the remaining portion of the building require 89 parking spaces per Section 98-85 of the Zoning Ordinance. Five parking spaces will be provided on site. **Section 98-82 (g)** states uses within the defined downtown business district boundary that are required by this section to provide less than 65 parking spaces, shall be exempt from providing any parking spaces required by this section. For uses which exceed the parking exemption set forth herein, the parking requirements shall be calculated by deducting 65 parking spaces from the parking calculation set forth in sections 98-83 through 98-85 of this article. A variance of 19 parking spaces is being requested.

The proposed addition and remaining portion of the building will result in a building height that exceeds 30 feet. The height of the remaining portion of the existing building is 31.65 feet tall and the proposed building addition will be 36.97 feet tall. **Section 98-462 (c)(1)** states no building in the DBD shall exceed thirty feet. A variance of 6.97 feet is being requested.

6. **Allied Signs, Inc. representing Aspen Dental – 8379 W. Grand River (18-19-300-024)**, is proposing a wall sign at 60.79 square feet in area on the north elevation of the building at their primary entrance and a wall sign at 30.88 square feet on the west elevation along Grand River. **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. The applicant is requesting a

variance of 17.19 square foot for the primary wall sign on the north elevation and a variance of 9.08 square feet for the wall sign on the west elevation.

7. Election of Chairperson and Vice Chairperson
8. Appointment of Secretary of the Board
9. Staff Updates
10. Call to the Public
11. Adjournment