

DESIGN REVIEW BOARD
MINUTES OF AUGUST 20, 2014
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board (“DRB”) held Wednesday, August 20, 2014. Chairman John Henke called the meeting to order at 7:15 p.m.

Present: Chairman John Henke; Commission Members Mark Coir, Shelli Weisberg, Michael Willoughby; Student Representatives Mitch Boorstein, Cambrea Rush

Absent: Commission Members Vice-Chairman Keith Deyer, Natalia Dukas, Darlene Gehringer

Administration: Matthew Baka, Sr. Planner
Carole Salutes, Recording Secretary

08-56-14

APPROVAL OF MINUTES
DRB Minutes of August 6, 2014

Motion by Mr. Coir

Seconded by Mr. Willoughby to approve the DRB Minutes of August 6, 2014 as presented.

Motion carried, 4-0.

VOICE VOTE

Yeas: Coir, Willoughby, Henke, Weisberg

Nays: None

Absent: Deyer, Dukas, Gehringer

Chairman Henke offered the petitioner the opportunity to postpone at no penalty to the next meeting when a full board might be present. It requires four affirmative votes to pass a motion and only four of the normal seven board members were in attendance this evening. Therefore, a unanimous vote is required. However, the applicant wished to go forward.

08-57-14

DESIGN AND SIGN REVIEW
33690 Woodward Ave.

Main St. Building Group

Zoning: B2-B General Business

Proposal: The applicant proposes to rehabilitate the existing façade of 33690 Woodward Ave. The existing commercial space is located behind the Domino's Pizza at Woodward Ave. and Bennaville. The existing façade is severely outdated and worn and in need of an update. The applicant is proposing to renovate the two facades that face Bennaville and the public alley respectively and paint the CMU wall of the neighboring building, which is under the same ownership. The current door location along Bennaville will be eliminated and a new double door is proposed at the center of the building.

Design: The existing Bennaville elevation has three large single-pane windows and one single man door. The frame from a previous awning is also still on the building but is no longer covered. The rear elevation of the building has a heavily worn roll up door. The applicant proposes to update the façade with new MDF panels and trim molding, two new insulated windows and a new double glass door entryway with a transom window and metal awning above. On the east (rear) elevation the applicant proposes to replace the overhead door and install the same MDF panels and trim. The body of the building and the north facing wall of the neighboring building are proposed to be painted BM #1546 (Gargoyle) with the trim molding painted BM #1545 (Iron Gate) The trim on the new windows, double door and overhead door is proposed to be painted BM #1547 (Dragon's Breath).

Above the new entranceway the applicant proposes to install a black metal canopy. The canopy is proposed to be 7 ft. 1 in. wide by 1 ft. 6 in. in height and project 3 ft. out from the face of the building. The mounting height above grade will be 9 ft. 7 in.. The canopy will be supported by tie-back rods attached to the building above the canopy.

Illumination: The applicant proposes to install three black coach lamps at 100 watts each. The plans as submitted indicate the lamps are proposed to be mounted at approximately 5 ft. above grade. However, the Engineering Department has indicated that all projections above the right of way must be mounted at a minimum of 7 ft. above grade. **The applicant has agreed to raise the mounting height of the fixture to 7 ft. above grade.**

Signage: The applicant is not proposing any signage at this time. However, they have indicated that they may decide to pursue a small non-illuminated raised brushed metal name letter sign in the future that would be attached to the front of the canopy on Bennaville. The area indicated on the plans designated for the sign measures 7 ft. 1 in. x 1 ft. 6 in. for a total of 10.625 sq ft. of sign area. The total linear building frontage of the building is 41 ft. allowing 61.5 sq. ft. of

signage. In accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area - For all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 sq. ft. (1.5 sq. ft. for addresses on Woodward Ave.) for each linear foot of principal building frontage. The proposal meets this requirement. **The applicant has requested permission to administratively approve the signage at a later date with the understanding that it will be located in the area indicated on the plans and be fabricated of raised letter brush metal or material of equal or greater quality.**

Mr. Baka advised the property owner recently got permission to count some on-street parking toward their parking requirement. Material samples of both the canopy and signage backing were shown.

Mr. Jim Charles, Mainstreet Building, said this space will be his personal office. The door will be clear glass with one panel on the bottom. The landlord has given him permission to paint the wall to the left and the 2 ft. area across the top of his building consistent with his color.

Motion by Ms. Weisberg

Seconded by Mr. Willoughby to approve the Design Review Application for 33690 Woodward Ave., Mainstreet Building Group The proposal meets the requirements of Section 126-514 of the Zoning Code.

There was no one in the audience to comment on the motion at 7:23 p.m.

VOICE VOTE

Yeas: Weisberg, Willoughby, Coir, Henke

Nays: None

Absent: Deyer, Dukas, Gehringer

08-58-14

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals (none)

-- Violation Notices (none)

B. Communications

-- Commissioners' Comments

Mr. Willoughby suggested that someone from Code Enforcement should look at images glued to the round part of the wall above the camera store.

08-59-14

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:25 p.m.

Matthew Baka
Sr. Planner