



**32325 Franklin Road, Franklin, Michigan 48025**

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**ZONING BOARD OF APPEALS**  
**Thursday, April 15, 2010 at 7:30 P.M.**  
**At the Franklin Village Hall**  
**32325 Franklin Road, Franklin, MI**  
**AGENDA**

- I. Meeting Called to Order**
- II. Roll Call**
- III. Adoption of Agenda**
- IV. New Business**

- A. Case #10-01**
  - Appellant: Freddie & Briana DuBose
  - Property: 30125 Helmandale Drive
  - Parcel ID: TF24 08 253 008
  - Zoning: R-2

**Description of Proposed Request:**

The homeowner proposes to install a Privacy Screen Fence. The Franklin Village Fence Ordinance being section 1268.28 (d) Privacy Screens deems that privacy screens may be placed on the interior of a lot, subject to the following:

1. Franklin Village ordinance section 1268.28 (2) (2) requires that the location of the Privacy Screens shall not be located in a required yard setback area. The proposed location of the fence (privacy screen, 6 foot tall) is within the side yard adjacent to a street setback minimum per Appendix B, Schedule of Regulations, 40' minimum. Therefore, a variance allowing the installation of a fence in a required setback area is requested.
2. Franklin Village ordinance section 1268.28 (d) (3) requires that the limits on enclosures for a Privacy screen shall be designed to screen a selected use or are (such as a swimming pool or patio) but not an entire side or rear yard. In no case shall a privacy screen be located in a front yard or both side yards. The proposed fence does enclose the entire Telegraph Road side of the property from the front of the house to a place 24' from the rear lot line. Therefore, a variance for a privacy screen in an area larger than the described above is requested.

- B. Case #10-02**
  - Appellant: Signs By Tomorrow
  - Property: 32440 Franklin Road
  - Parcel ID: TF 24 06 276 001
  - Zoning: C-1

**Description of Proposed Request:**

The business owner (Mitch Wolfe) requests to replace the sign in front of the business, as the firm name has changed. The Franklin Village Sign Ordinance being section 1474, deems that signs must be of a stated size and location, subject to the following:

1. Franklin Village Ordinance 1474.20 (c)(2) states in part that "... The total area of a ground sign, including supporting posts, when

No single surface area of a sign shall exceed twenty-four (24) square feet. No single dimension (height or width) shall exceed six (6) feet.” Therefore, a variance for a sign of 195 inches by 48 inches or sixty five (65) square feet with both sides totaling 130 square feet which requires a variance of 82 square feet and a variance of 41 square feet per side, for which a variance is requested.

2. Franklin Village Ordinance 1474.20 (c)(5) states in part that “...Ground signs shall not exceed six (6) feet above average ground level of land upon which they are located.” The sign as measured on August 20, 2008 was 85 inches tall. Therefore, a variance for a sign of 85 inches tall when the allowable height including the frame is 72 inches or 6 feet, requires a variance of the ordinance by 13 inches, for which a variance is requested.

V. Approval of Minutes: July 16, 2009

VI. Adjournment

William Dinnan, Building Official  
Zoning Board of Appeals Facilitator

Posted: March 31, 2010

**POSTED IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT)**

The Village of Franklin will provide necessary, reasonable auxiliary aids and services to individuals with disabilities requiring such services. All requests must be made to the Village Clerk as least five (5) business days before a meeting. Individuals with disabilities requiring auxiliary aids or services should contact the Village of Franklin in writing at 32325 Franklin Road, Franklin, MI 48025 or by calling the Clerk's Office at 248-626-9666.