



BUILDING CODE BOARD OF APPEALS REGULAR MEETING AGENDA

500 W. Big Beaver
Troy, MI 48084
(248) 524-3344
www.troymi.gov
planning@troymi.gov

Theodore Dziurman, Chair; Gary Abitheira
Teresa Brooks, Michael Carolan, Brian Kischnick

March 5, 2014

3:00 PM

LOWER LEVEL
CONFERENCE ROOM

1. ROLL CALL
2. APPROVAL OF MINUTES – February 5, 2013
3. HEARING OF CASES
 - A. **VARIANCE REQUEST, WILLIAM J. SHORT FOR HURON SIGN COMPANY, 1650 W MAPLE** – A variance for relief of the Sign Code to replace the existing ground sign with a proposed ground sign measuring 99 square feet, set back four feet, eight inches (4’8”) from the Maple Road right-of-way line. Table 85.02.05 requires a 20 foot minimum setback for the proposed 99 square foot sign.

CHAPTER 85, Table 85.02.05

4. COMMUNICATIONS
5. PUBLIC COMMENT
6. MISCELLANEOUS BUSINESS
7. ADJOURNMENT

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

Chair Dziurman called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on February 5, 2014 in the Lower Level Conference Room of the Troy City Hall.

1. ROLL CALL

Members Present:

Theodore Dziurman, Chair
Teresa Brooks
Michael Carolan
Brian Kischnick

Absent:

Gary Abitheira

Support Staff Present:

Mitch Grusnick, Building Official/Code Inspector
Kathy L. Czarnecki, Recording Secretary

Also Present:

Attached and made a part hereof is the signature sheet of those present and signed in at this meeting.

2. APPROVAL OF MINUTES

Chair Dziurman asked the minutes to revise the arrival time of Member Kischnick.

Moved by: Kischnick
Support by: Carolan

RESOLVED, To approve the minutes of the November 6, 2013 Regular meeting as corrected.

Yeas: All present (4)
Absent: Abitheira

MOTION CARRIED

3. HEARING OF CASES

A. **VARIANCE REQUEST, DANIEL HEILEMAN OF HEILEMAN SIGNS, 2100 W MAPLE ROAD** – A variance for relief of the Sign Code to install a 24 foot tall ground sign measuring 192 square feet with a zero foot setback from the Maple Road right of way. Table 85.02.05 requires a 30 foot minimum setback for the proposed 24 foot tall, 192 square foot sign.

Mr. Grusnick reviewed the variance request.

Daniel Heileman of Heileman Signs was present. Also present was Mike Delaney to represent the property owner.

It was determined there would be no conflict of interest on the part of Member Carolan who has a relative employed by one of the dealerships on Maplelawn.

Mr. Heileman addressed the sign calculations with respect to the required setback. He indicated the sign would be set back eight (8) feet from the right of way line, nine (9) feet from the edge of the sidewalk. Mr. Heileman compared the dimensions of the existing Chrysler pole sign to the proposed Toyota sign. He said the existing sign owned by Chrysler would be removed and the Toyota sign would be transferred to its new location. Mr. Heileman said the bottom two panels of the sign would cover the sign poles and would remain blank with no verbiage.

Mr. Grusnick addressed sign variances granted to other vehicle dealerships on Maplelawn and indicated the variance requested by Toyota would be consistent with those variances granted. Mr. Grusnick said the proposed Toyota sign would be the lowest sign of the four along Maplelawn. Mr. Grusnick confirmed the proposed sign would have no visual poles, would be in line with other signs and would have no conflict with existing utility easements. Mr. Grusnick said if the Board granted the request as submitted, Toyota could add additional signage to the bottom panels of the sign in the future.

There was no one present in the audience.

Moved by: Carolan
Support by:

RESOLVED, To grant the variance as requested with the condition that the two bottom panels would remain blank.

There was no support for the motion on the floor.

Moved by: Brooks
Support by: Carolan

RESOLVED, That the variance for relief of the sign code to install a 24 foot tall ground sign measuring 192 square feet with an 8 foot setback from the right of way line, and a condition that the bottom two panels of the sign remain blank with no verbiage, be granted for the following reason.

1. The variance would not be contrary to the public interest and intent of Chapter 85.

Yeas: All present (4)
Absent: Abitheira

MOTION CARRIED

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

There was general discussion on:

- Board procedure.
- Sign variance granted for 5440 Corporate.
- Sign variance granted for 4835 John R.
- Sign Ordinance.
- Joint City Council/Planning Commission meeting.

6. MISCELLANEOUS BUSINESS

None.

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:15 p.m.

Respectfully submitted,

Theodore Dziurman, Chair

Kathy L. Czarnecki, Recording Secretary

- A. **VARIANCE REQUEST, WILLIAM J. SHORT FOR HURON SIGN COMPANY, 1650 W MAPLE** – A variance for relief of the Sign Code to replace the existing ground sign with a proposed ground sign measuring 99 square feet, set back four feet, eight inches (4'8") from the Maple Road right-of-way line. Table 85.02.05 requires a 20 foot minimum setback for the proposed 99 square foot sign.

CHAPTER 85, Table 85.02.05

CITY OF TROY BUILDING INSPECTION DEPARTMENT
CITY OF TROY PLANNING DEPARTMENT
BUILDING CODE BOARD OF APPEALS APPLICATION

SIGN APPEALS

FEE \$50

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3344
FAX: 248-689-3210
E-MAIL: evanspm@troymi.gov
<http://www.troymi.gov/CodeEnforcement/>



CONSTRUCTION OR FENCE CODE APPEALS

FEE: \$50

CITY OF TROY BUILDING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3344
FAX: 248-689-3210
E-MAIL: GrusnickME@troymi.gov
<http://www.troymi.gov/BuildingInspection/>

NOTICE TO THE APPLICANT

REGULAR MEETINGS OF THE BUILDING CODE BOARD OF APPEALS ARE HELD ON THE FIRST WEDNESDAY OF EACH MONTH AT 3:00 P.M. AT CITY HALL.

PLEASE FILE A COMPLETE APPLICATION, TOGETHER WITH THE APPROPRIATE FEE, NOT LESS THAN TWENTY-ONE (21) DAYS BEFORE THE MEETING DATE.

A COMPLETE APPLICATION THAT MEETS CODE REQUIREMENTS IS PLACED ON THE NEXT AVAILABLE AGENDA OF THE BUILDING CODE BOARD OF APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: 1650 West Maple
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-29-477-025
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", etc.) AND SECTION(S) RELATED TO THE APPEAL:
Sign Code Table 85.02.05 setback requirement for 99sqft ground sign
4. REASONS FOR APPEAL/VARIANCE: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist*
5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? YES NO

6. APPLICANT INFORMATION:

NAME William J Short
COMPANY Huron Sign Co
ADDRESS 663 S Mansfield St
CITY Ypsilanti STATE MI ZIP ~~48197~~ 48197
TELEPHONE 734-483-2000 ext 14
E-MAIL billshort@huronsign.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Sign Contractor

8. OWNER OF SUBJECT PROPERTY:

NAME Barnes Family Group Ltd Prt
COMPANY Belle Tire
ADDRESS 1000 Enterprise Dr
CITY Allen Park STATE MI ZIP 48101
TELEPHONE 313-457-0054
E-MAIL _____

The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto.

I, Donald H. Barnes Jr (PROPERTY OWNER), HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT [Signature] DATE 2-11-14

PRINT NAME: William J Short Huron Sign Co

SIGNATURE OF PROPERTY OWNER [Signature] DATE 2/11/14

PRINT NAME: Donald Barnes Jr

Failure of the applicant or his/her authorized representative to appear before the Board, as scheduled, shall be justifiable cause for denial or dismissal of the case with no refund of appeal fee(s). If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

The applicant will be notified of the time and date of the hearing by first class mail.



February 11, 2014

Mr. Paul Evans
City of Troy Planning Dept
500 W Big Beaver Rd
Troy MI 48084

Re: Belle Tire, 1650 W Maple
Appeal on Setback of Ground Sign

Dear Mr. Evans,

Belle Tire is requesting a variance to allow replacement of the existing free standing sign with a 7 x 14 ground sign installed on the same poles and foundation. We seek relief from the setback requirement in this case for the following reasons.

1. They already have a 100sqft + sign which they could leave in place if they wish.
2. The new sign they propose is 3ft short than the existing one.
3. The 20ft setback requirement would cause parked cars to block view of the sign from east bound Maple. It would also necessitate new footings and require moving the landscaping and flagpole.

We do not believe that this request is contrary to the public interest or general purpose of the code considering that the proposed sign is 3ft shorter and slightly smaller in area. All free standing signs in the immediate vicinity are at the same approximate 10ft setback, so we believe there would be no adverse effect in that regard.

I'm hoping you will allow a setback 6 inches greater than that of the existing sign ground sogn. I have attached a set of drawings which illustrates the situation.

Please contact me to discuss or with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "William J. Short", written in a cursive style.

William J. Short
President

Belle Tire - Troy, MI | Existing Ground Sign



**HURON
SIGN**

663 S. MANSFIELD
P.O. BOX 980423
YPSILANTI, MI 48198
PHONE 734-483-2000
1-800-783-0100
FAX 734-483-5164
www.huronsign.com



**PRIMARY CABINET:
61.25 SQUARE FEET**

**CHANGEABLE CABINET:
41.25 SQUARE FEET**

102.5 TOTAL

SCALE 1/2" = 1'



# OF SETS	1 DOUBLE SIDED	RETURN DEPTH	EXISTING	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	EXISTING	TYPE OF INSTALL	GROUND SIGN	TRANSFORMER	N.A.	DATE	12/06/13
RETURN COLOR	EXISTING	TYPE OF FACE	THERMO FORMED LEXAN	BALLAST	N.A.	JOB NO.	8916
RETAINER COLOR	EXISTING	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	BELLE-TROY-8916-1
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	BILL SHORT	ADDRESS:	1650 W. MAPLE TROY, MI

APPROVED BY: _____ DATE: _____

THIS DRAWING IS THE REGISTERED PROPERTY OF HURON SIGN COMPANY. IT IS UNLAWFUL TO REPRODUCE IT IN ANY FORM, WITHOUT WRITTEN CONSENT FROM HURON SIGN COMPANY

THIS DRAWING PROVIDED & INTENDED FOR CONCEPTUAL PURPOSES ONLY. THE FINISHED PRODUCT MAY BE SUBJECT TO MINOR & NECESSARY MODIFICATIONS TO AID OR ENABLE FABRICATION PROCEDURES

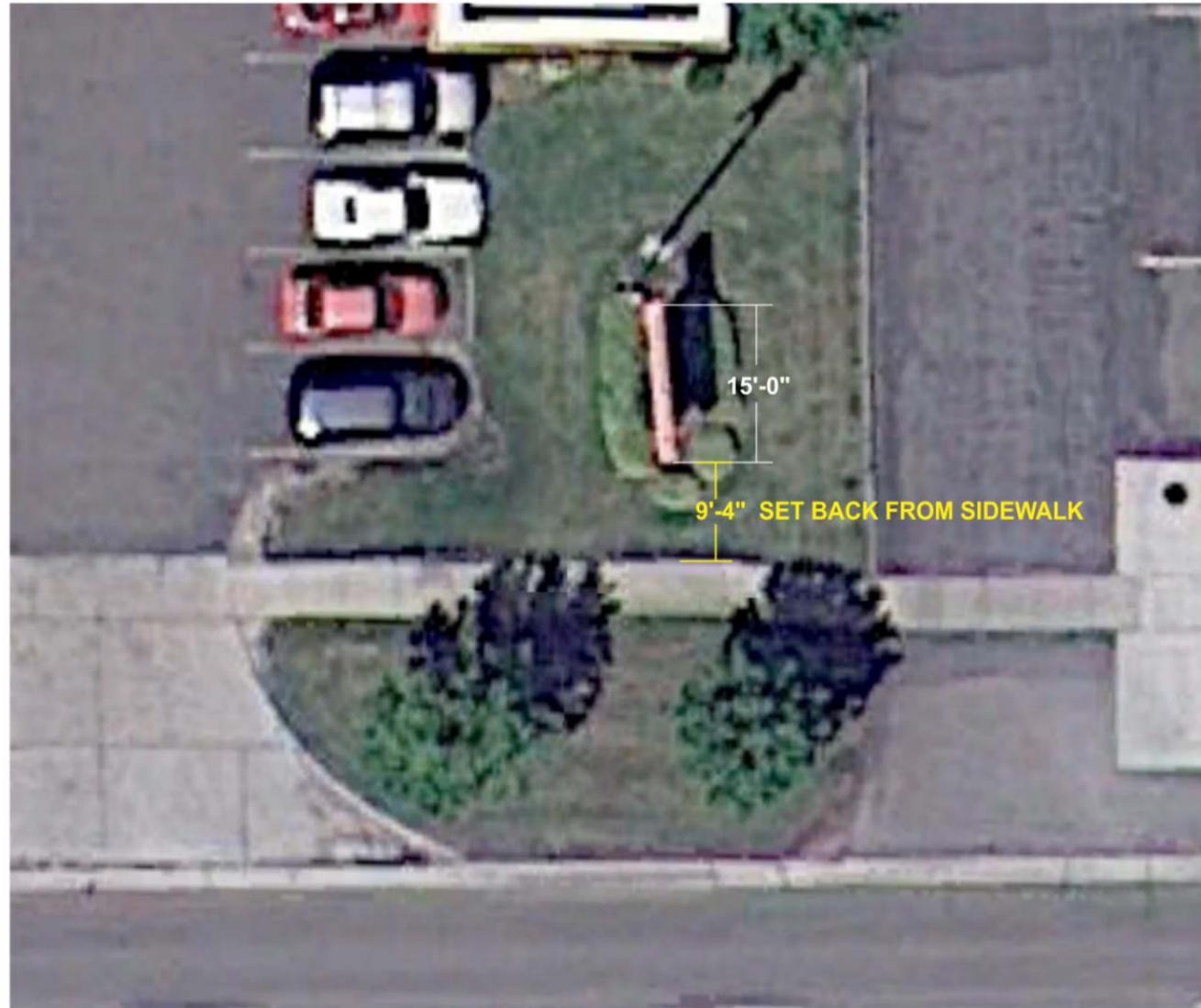
THIS DESIGN CONCEPT © COPYRIGHT 2013

Belle Tire - Troy, MI | Existing Ground Sign | Site Plan



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SCALE 1/16" = 1'



# OF SETS	1 DOUBLE SIDED	RETURN DEPTH	EXISTING	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	EXISTING	TYPE OF INSTALL	GROUND SIGN	TRANSFORMER	N.A.	DATE	12/06/13
RETURN COLOR	EXISTING	TYPE OF FACE	THERMO FORMED LEXAN	BALLAST	N.A.	JOB NO.	8916
RETAINER COLOR	EXISTING	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	BELLE-TROY-8916-1
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	BILL SHORT	ADDRESS:	1650 W. MAPLE TROY, MI

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Belle Tire - Troy, MI | Proposed Ground Sign



**HURON
SIGN**

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www.huronsign.com



SCALE 1/2" = 1'

SIGN DESCRIPTION:

BUILD & INSTALL THIS NEW MONUMENT SIGN WITH THERMO-FORMED EMBOSSED GRAPHICS FACES. CABINET, REVEAL & SHROUD ARE FABRICATED ALUMINUM PAINTED WITH MATHEWS ACRYLIC POLYURETHANE. SIGN IS ILLUMINATED WITH HIGH OUTPUT FLORESCENT LAMPS & BALLASTS. SIGN IS INSTALLED ON EXISTING 4" X 4" STEEL SQUARE TUBE POLES.

99 TOTAL



# OF SETS	1 DOUBLE SIDED	RETURN DEPTH	EXISTING	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	EXISTING	TYPE OF INSTALL	GROUND SIGN	TRANSFORMER	N.A.	DATE	01/27/14
RETURN COLOR	EXISTING	TYPE OF FACE	THERMO FORMED LEXAN	BALLAST	N.A.	JOB NO.	8916
RETAINER COLOR	EXISTING	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	BELLE-TROY-8916-3
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	BILL SHORT	ADDRESS:	1650 W. MAPLE TROY, MI

APPROVED BY: _____ DATE: _____

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Belle Tire - Troy, MI | Proposed Ground Sign



**HURON
SIGN** ©

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SCALE 3/16" = 1'

NOTE* NEW SIGN SHOWN OVERLIAD ON EXISTING SIGN PHOTO



# OF SETS	1 DOUBLE SIDED	RETURN DEPTH	EXISTING	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
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LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	BILL SHORT	ADDRESS:	1650 W. MAPLE TROY, MI

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SCALE 3/16" = 1'

This Illustration shows that as a result of implementing a 20' set-back:
A. Parked cars would obstruct the viewing of the sign by motorist traveling on Eastbound Maple.
B. Changing the sign location would require the existing flag pole & landscaping to be relocated.



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