



# BUILDING CODE BOARD OF APPEALS REGULAR MEETING AGENDA

500 W. Big Beaver  
Troy, MI 48084  
(248) 524-3344  
[www.troymi.gov](http://www.troymi.gov)  
[planning@troymi.gov](mailto:planning@troymi.gov)

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

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September 3, 2014

3:00 PM

LOWER LEVEL  
CONFERENCE ROOM

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1. ROLL CALL
2. APPROVAL OF MINUTES – August 6, 2014
3. HEARING OF CASES
  - A. **VARIANCE REQUEST, CHRISTINA AND DOUG LISKA, 6881 SHELLDRAKE DRIVE** – This property is a double front corner lot. As such it has a required front setback along both Shelldrake and Cadmus. The petitioner is requesting a variance to install a 4 foot high metal fence in the required front setback along Cadmus where City Code limits fences to 30 inches high.  
  
**CHAPTER 83, SECTION 2 (A)**
  - B. **VARIANCE REQUEST, LISA SAWCHYN FOR IMAGEONE INDUSTRIES, 750 W. 14 MILE ROAD** – A variance for relief of the Sign Code to place wall signs measuring a combined total of 1423 square feet on a new building. The Sign Code limits the total combined area of all wall signs to 10% of the front area of the structure. The signage on this building is limited to 850 square feet.  
  
**SECTION 85.02.05 (C) (4) (d)**
  - C. **VARIANCE REQUEST, KEVIN DETERS FOR METRO DETROIT SIGNS, 200 KIRTS** – A variance to allow 218 square feet total combined area of all wall signs. The Sign Code allows a maximum total combined area of all wall signs to not exceed 10% of the area of the front face of the building. The front face of the building measures 1564 square feet; thus 156.4 square feet of wall signs is allowed.  
  
**SECTION 85.02.05 (C) (4)**

**NOTICE:** People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at [clerk@troymi.gov](mailto: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.

- D. **VARIANCE REQUEST, KEVIN DETERS FOR METRO DETROIT SIGNS, 50-200 KIRTS** – A variance to allow 3 additional ground signs measuring 1936, 17.25 and 12 square feet, respectively. The Sign Code allows 2 ground signs per development. There are 2 ground signs currently located at the development.

A variance to allow a 60 foot high, 1936 square foot ground sign set back 10 feet from the right-of-way. The Sign Code limits signs set back less than 20 feet to 50 square feet and 10 feet in height.

**SECTION 85.02.05 (C) (4) and Table 85.02.05**

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

Chair Dziurman called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on August 6, 2014 in the Lower Level Conference Room of the Troy City Hall.

1. ROLL CALL

Members Present:

Theodore Dziurman, Chair  
Gary Abitheira  
Teresa Brooks

Absent:

Michael Carolan  
Brian Kischnick

Support Staff Present:

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

2. APPROVAL OF MINUTES

Moved by: Brooks  
Support by: Abitheira

**RESOLVED**, To approve the minutes of the July 9, 2014 Regular meeting as submitted.

Yeas: All present (3)  
Absent: Carolan, Kischnick

**MOTION CARRIED**

3. HEARING OF CASES

A. **VARIANCE REQUEST, JASON R. MORRISON, 2049 HIGHBURY** – The property is a double front corner lot. As such it has a required front setback along both Highbury and Endicott. The petitioner is requesting a variance to install a 4' high picket fence in the required front setback along Endicott where City Code limits fences to 30" high.

Mr. Grusnick reviewed the variance request. He reported the department received one response to the public hearing notices.

The applicant was advised that three votes are required to grant the variance and prior to a vote by the Board, the applicant can request to postpone the item to the next meeting.

Mr. Morrison said the existing wood fence is in disrepair and the posts are rotted. He would like to replace the fence with a 48" high PVC maintenance-free, wide-picket style fence. Mr. Morrison displayed photographs of the existing fence and the

proposed new fence. He indicated the new fence would be similar to the style of fences in the neighborhood.

Mr. Morrison explained the request to move the fence 2’ closer to the street is to accommodate the larger 8’ size gate with which this particular fence comes. He said an 8’ gate would better accommodate lawn equipment also. Mr. Morrison indicated the fence would be placed behind the line of existing trees.

There was discussion on:

- History of existing fence; i.e., permits, variance.
- Repair of existing fence.
- Style, type and material of proposed fence.
- Response to public notice.

Chair Dziurman acknowledged there was no one present from the public to speak.

Moved by: Brooks  
Support by: Abitheira

**RESOLVED**, To grant the variance request to install a 4’ high PVC fence set back 21.5’ from the Endicott property line, based on the following reasons:

1. The variance does not adversely affect properties in the immediate vicinity.
2. The new fence will be an improvement to the neighborhood.

Discussion on the motion on the floor.

Ms. Brooks complimented the applicant on his choice of fence. She said because the fence is not a solid material and is maintenance-free, it is an appropriate choice and fits the style of the neighborhood.

Vote on the motion on the floor.

Yeas: All present (3)  
Absent: Carolan, Kischnick

**MOTION CARRIED**

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

None.

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:25 p.m.

Respectfully submitted,

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Theodore Dziurman, Chair

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Kathy L. Czarnecki, Recording Secretary

G:\Building Code Board of Appeals Minutes\2014\Draft\2014 08 06 Regular Meeting\_Draft.doc



3. HEARING OF CASES

- A. VARIANCE REQUEST, CHRISTINA AND DOUG LISKA, 6881 SHELLDRAKE DRIVE – This property is a double front corner lot. As such it has a required front setback along both Shelldrake and Cadmus. The petitioner is requesting a variance to install a 4 foot high metal fence in the required front setback along Cadmus where City Code limits fences to 30 inches high.

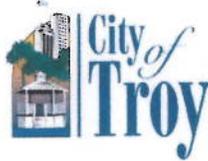
**CHAPTER 83, SECTION 2 (A)**

**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](mailto: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](mailto: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: 10881 Sheldrake Dr  
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
  
2. PROPERTY TAX IDENTIFICATION NUMBER(S): \_\_\_\_\_
  
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:  
Fence code, side yard next to the street (Cadmus St).
  
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

**RECEIVED**  
**AUG 05 2014**  
**PLANNING**

6. APPLICANT INFORMATION:

NAME Christina & Doug Liska  
COMPANY \_\_\_\_\_  
ADDRESS 4881 Sheldrake Dr  
CITY Troy STATE MI ZIP 48065  
TELEPHONE 989.385.0507  
E-MAIL Christina-nelson2k@hotmail.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Owners

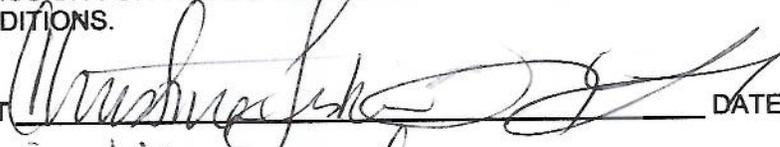
8. OWNER OF SUBJECT PROPERTY:

NAME Christina & Doug Liska  
COMPANY \_\_\_\_\_  
ADDRESS 4881 Sheldrake Dr  
CITY Troy STATE MI ZIP 48065  
TELEPHONE 989.385.0507  
E-MAIL christina-nelson21@hotmail.com

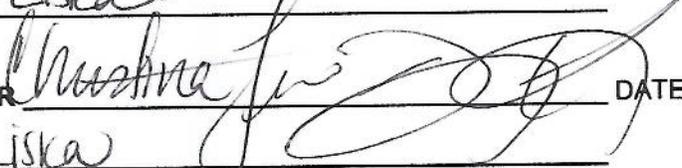
The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

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, Christina Liska (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  DATE 7/29/14

PRINT NAME: Christina Liska

SIGNATURE OF PROPERTY OWNER  DATE 7/29/14

PRINT NAME: Christina Liska

*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.*

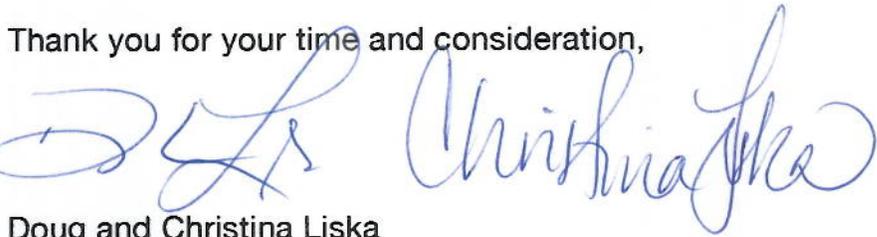
*The applicant will be notified of the time and date of the hearing by electronic mail.*

To Whom This May Concern:

We are so excited to be new residents in Troy and are looking forward to being a part of this community! We found what we think is the perfect house for our family with the exception of it having a fenced in yard. With our two young daughters, 2 years and 9 months, this is a must. Our house is located on the corner of Shelldrake and Cadmus which is considered a double front setback. We have found out, after filing for a fence permit, that our side yard along Cadmus, would only allow a fence up to 30 inch on our property line.

We are asking for a variance to allow us to put up a metal see through fence 48 inches high along the back and side yard on our property line. This type of fence will not obstruct the view into the yard but will be helpful in maintaining the safety of our daughters.

Thank you for your time and consideration,



Doug and Christina Liska  
6881 Shelldrake Dr  
Troy, MI 48085

# Steel picket fencing by Modern Fence Company

Roseville, MI 48066  
[\(586\) 776-5456](tel:5867765456)

Enjoy the classic look of wrought iron without the cost or upkeep. Although we still handle aluminum fencing, we maintain that most aluminum product is poorly designed and a bit too soft for our liking. With recent technological advances made in the finishing process, we now proudly offer the finest steel picket available, sturdy and stout, backed by an industry-leading 20 year manufacturers warranty.



4' to 6' tall *Estate* gates - available in a variety of styles and finishes.



4' *Majestic*, elegant and affordable. Please browse below for thumbnails of more residential styles.

[On-Site Estimate - Click Here](#)



*Classic* picket with points. Finials optional.



Black *Warrior* alternating picket.



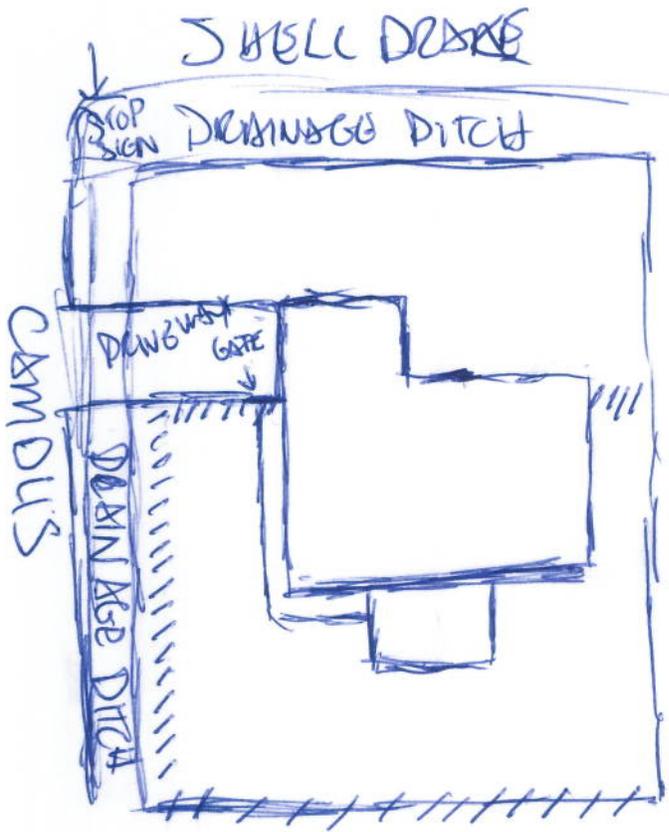
Black *Genesis* picket. Quad or Fleur d'lis finials optional.

Commercial and industrial picket available.  
Please contact us with your requirements.



6881 Shell Drake Dr

4' wrought iron fence request  
along property line.



//// = 4' WROUGHT IRON FENCE





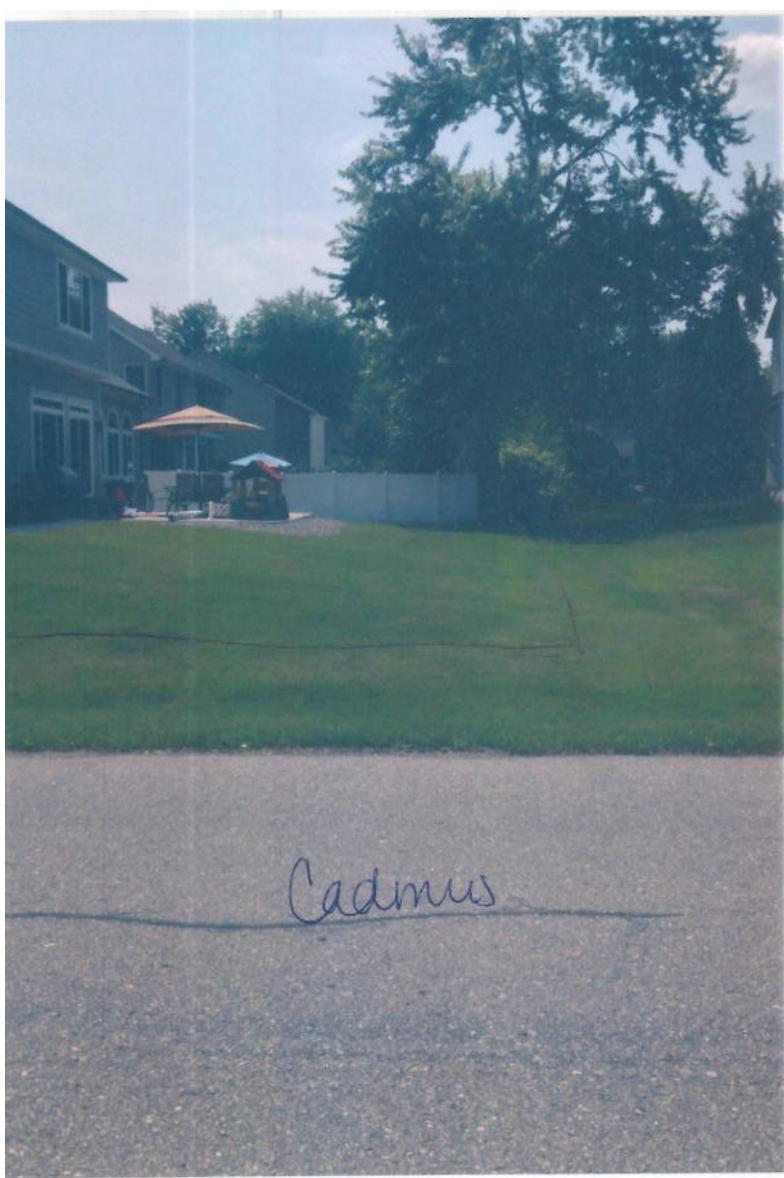
Asking for a 48" wrought iron  
fence variance.

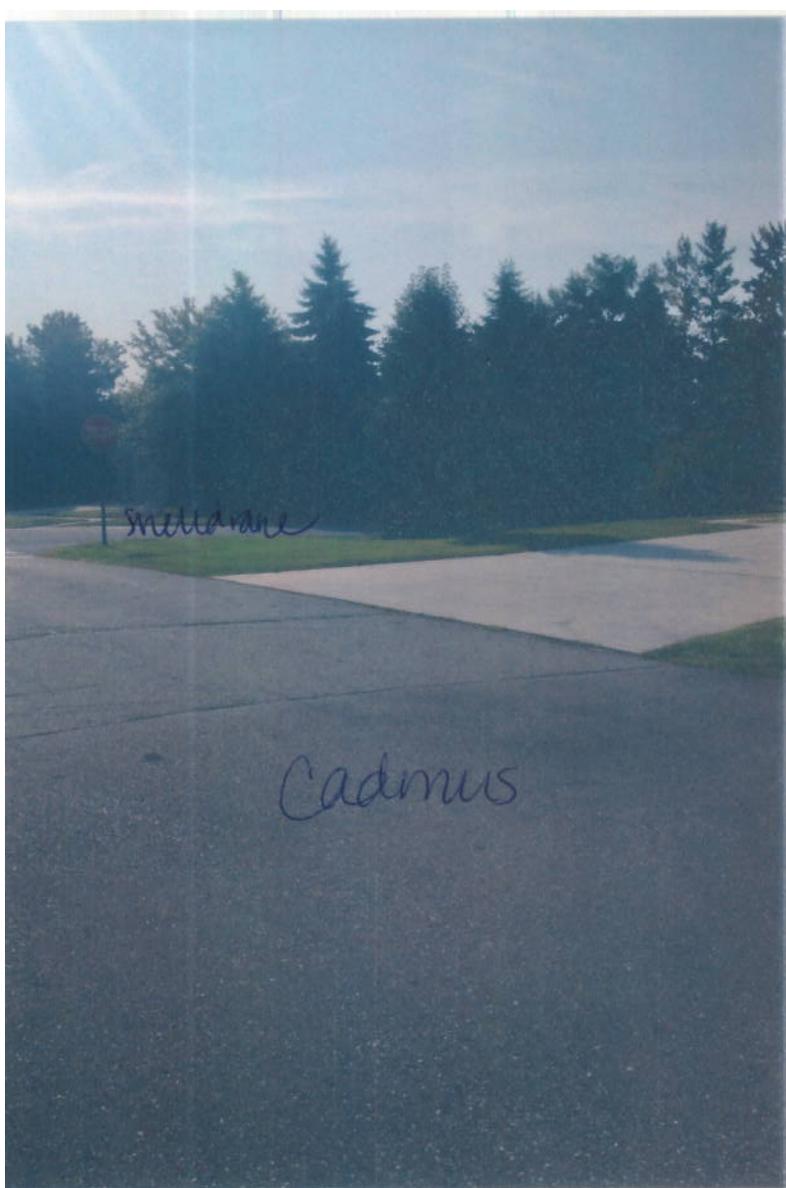












Mellandale

Cadmus

3. HEARING OF CASES

- B. **VARIANCE REQUEST, LISA SAWCHYN FOR IMAGEONE INDUSTRIES, 750 W. 14 MILE ROAD** – A variance for relief of the Sign Code to place wall signs measuring a combined total of 1423 square feet on a new building. The Sign Code limits the total combined area of all wall signs to 10% of the front area of the structure. The signage on this building is limited to 850 square feet.

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

**SIGN APPEALS**

**FEE \$50**

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**CONSTRUCTION OR FENCE CODE APPEALS**

**FEE: \$50**

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1. ADDRESS OF THE SUBJECT PROPERTY: 750 W. 14 Mile Rd., Troy, MI 48073  
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-35-400-030 / 20-35-400-29
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:  
Sign Code 85.02.05C.4.d.
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 LISA SAWCHYN  
COMPANY Imageone Industries  
ADDRESS 677 Dunks Ferry Rd  
CITY Bensalem STATE PA ZIP 19020  
TELEPHONE 215 826 0880 x109  
E-MAIL L.Sawchyn@i1ind.com

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

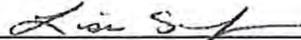
8. OWNER OF SUBJECT PROPERTY:

NAME Peter Light, GM  
COMPANY Urban Retail Properties, LLC  
ADDRESS OAKLAND MALL - 412 W. 14 mile Rd.  
CITY Troy STATE MI ZIP 48083  
TELEPHONE 248-585-4114  
E-MAIL lightp@urbwrcl.com

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, PETER J LIGHT (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  DATE \_\_\_\_\_

PRINT NAME: Lisa Sawchyn

SIGNATURE OF PROPERTY OWNER  DATE 8/8/14

PRINT NAME: PETER J LIGHT

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*The applicant will be notified of the time and date of the hearing by electronic mail.*

EXHIBIT A-1

LEGAL DESCRIPTION OF LANDLORD OUTPARCELS, MALL PARCEL AND  
ANCILLARY MALL PARCELS

PARCELS 3 AND 5

Part of the Southeast 1/4 of Section 35, Township 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Commencing at the East 1/4 corner of Section 35; thence South 88 degrees 45 minutes 56 seconds West 1711.35 feet along the East-West 1/4 line to the West right of way line of Chicago Road and the Point of Beginning; thence continuing South 88 degrees 45 minutes 56 seconds West 572.80 feet along the East-West 1/4 line to the Easterly right of way line of I-75; thence South 01 degrees 59 minutes 56 seconds East 709.78 feet along the Easterly right of way line of I-75; thence North 52 degrees 40 minutes 56 seconds East 681.22 feet; thence along a curve to the right 52.92 feet, said curve having a radius of 378.00 feet, a central angle of 08 degrees 01 minutes 14 seconds and a chord bearing North 56 degrees 41 minutes 33 seconds East 52.87 feet to the Westerly right of way line of Chicago Road; thence along the Westerly right of way line of Chicago Road the following four (4) courses: (1) North 22 degrees 45 minutes 55 seconds West 9.98 feet, (2) along a curve to the right 141.50 feet, said curve having a radius of 393.00 feet, a central angle of 20 degrees 37 minutes 48 seconds and a chord bearing North 12 degrees 27 minutes 01 seconds West 140.74 feet, (3) North 02 degrees 08 minutes 07 seconds West 34.55 feet, and (4) North 01 degrees 28 minutes 49 seconds West 98.56 feet to the Point of Beginning.

## Field & Stream

### Oakland Mall

Field & Stream will be opening a new store in the Oakland Mall which will occupy approx. 55,225 square feet of retail space located in the far Northwest corner of the Mall. They are requesting identification on three elevations. Over the Front Entrance, there are Illuminated Letters Reading "Field & Stream" with Non-Illuminated numbers "1871" below and a NON-Illuminated architectural feature in the form of an Eagle above. On the East and West Elevations there are Illuminated Letters reading "Field & Stream": with Illuminated numbers "1871" below.

These signs amount to approx. 1,425 square feet where the allowable square footage, using the 10% of the front façade area, is 857.4 Square Feet.

The City of Troy calculates the square footage of a sign using the entire background that the sign is mounted to. This would be reasonable if the background were to be illuminated as would be in a standard sign box. But, in the case of Field & Stream, the backgrounds are made of wood and do not illuminate. If the calculations were based only on the lettersets and the backgrounds were not taken into account, the square footage drops from 1,425 square feet to 1095 square feet. Additionally, the architectural feature of the eagle, while calculated as signage, offers no advertising value to the store and, as mentioned above, is not illuminated, thereby becoming a noncontributing item at night.

Additionally, Field & Stream suffers a loss of allowable square footage simply based on the shape of the front façade. If the store were to be constructed similar to Macy's, or of a more block style, the allowable square footage would be much greater.

As mentioned earlier, this store sits in the far Northwest corner of the mall and is isolated from all other mall traffic. Additionally, there are identification obstructions from Macy's, J. C, Penny and the Mall.

Field & Stream is a regional or "Wide Area" attraction store, drawing on customers from as far away as 60 to 90 miles. It is imperative that they be properly identified to customers and potential customers.

The identification requested is sized appropriately to the store and although the calculations used by the city indicate a figure above that which is allowable, the true identification footprint is less.

The variance, if approved, is not contrary to the public interest or general purpose and intent of the code. On the contrary, the granting of the variance will allow for the adequate identification of the store in a retail district, serving the public interest

1. Granting of the variance will not adversely affect properties in the immediate vicinity. Granting of this variance will, in effect, promote greater customer circulation throughout the area.
2. Practical difficulty arises from the geographical placement of the store in the far corner of the property, isolated from the other stores that are attached to and gather customer foot traffic from the centrally located mall. This isolation is a hardship that can be remedied by the approval of this variance request

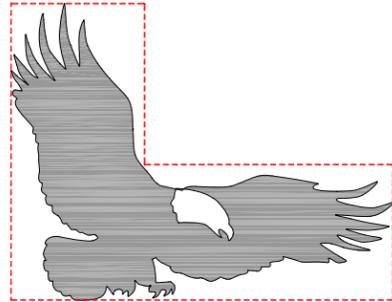
Thank you in advance for your consideration of this request for relief.

DRAWINGS PREPARED FOR:

# FIELD & STREAM

## 1871

STORE #5511  
OAKLAND MALL PAD  
412 W. 14 MILE ROAD  
TROY, MI 48083



# FIELD & STREAM

## 1871

MAIN ENTRANCE SIGN  
SCALE: N.T.S.

200.6 SQ. FT AS SHOWN

492.63 SQ. FT AS SHOWN

6.47 SQ. FT AS SHOWN

TOTAL SQ. FT: 1425.01

# FIELD & STREAM

## 1871

WALL SIGN A  
SCALE: N.T.S.

480.38 SQ. FT AS SHOWN

# FIELD & STREAM

## 1871

WALL SIGN B  
SCALE: N.T.S.

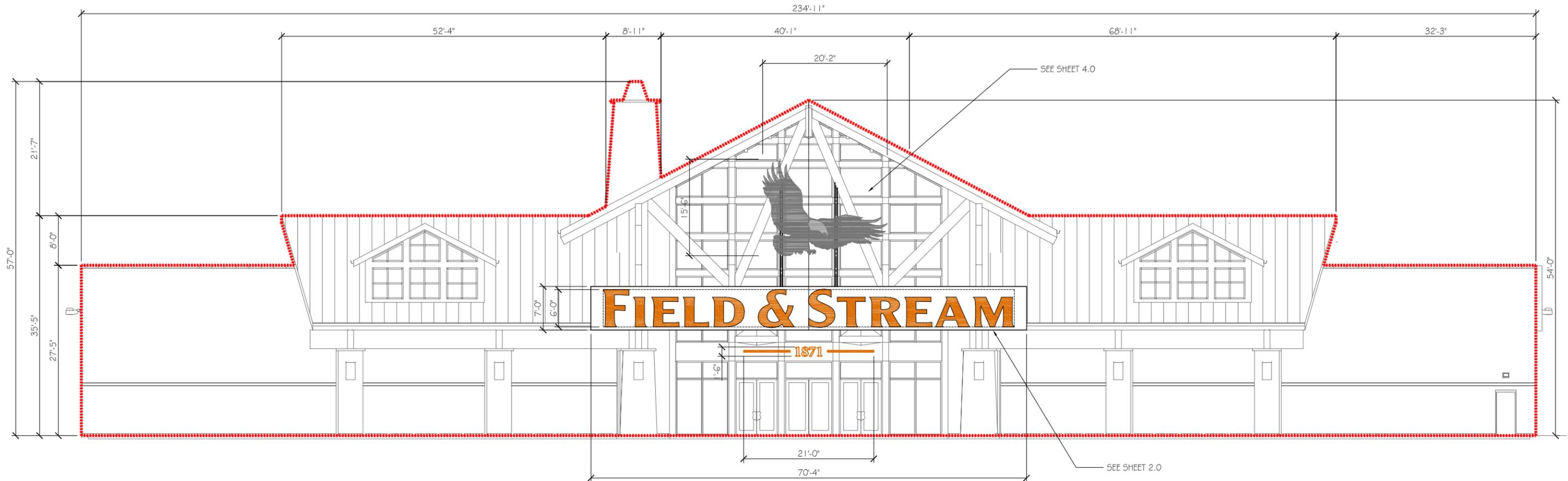
244.93 SQ. FT AS SHOWN



677 Dunksferry Road | 978 S. Camino Oro Drive  
Bensalem, PA 19020 | Goodyear, AZ 85338  
(215) 826-0880  
(215) 826-0514 [www.i1ind.com](http://www.i1ind.com)

PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION

**U.L. NOTE**  
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



**329" x 2819"**

**PARTIAL FRONT ENTRANCE ELEVATION - A**  
SCALE: 1/16" = 1'-0"

**8573.48 SQ. FT AS SHOWN**

PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION

DRAWINGS PREPARED BY

**imageone**  
industries

677 Dunksferry Road | 978 S. Camino Oro Drive  
Bensalem, PA 19020 | Goodyear, AZ 85338

(215) 826-0880 ☎  
(215) 826-0514 📠 [www.i1ind.com](http://www.i1ind.com)

DESIGN AND CONSTRUCTION DOCUMENTS AS INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE AND REMAIN THE PROPERTY OF IMAGE ONE IND. THE USE OF THIS DESIGN AND CONSTRUCTION DOCUMENTS FOR PURPOSES OTHER THAN THE SPECIFIC PROJECT NAMED HERE IN IS STRICTLY PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF IMAGE ONE INDUSTRIES.

REVISIONS			
REV	DATE	DESCRIPTION	BY

DRAWINGS PREPARED FOR:

**FIELD & STREAM**  
1871

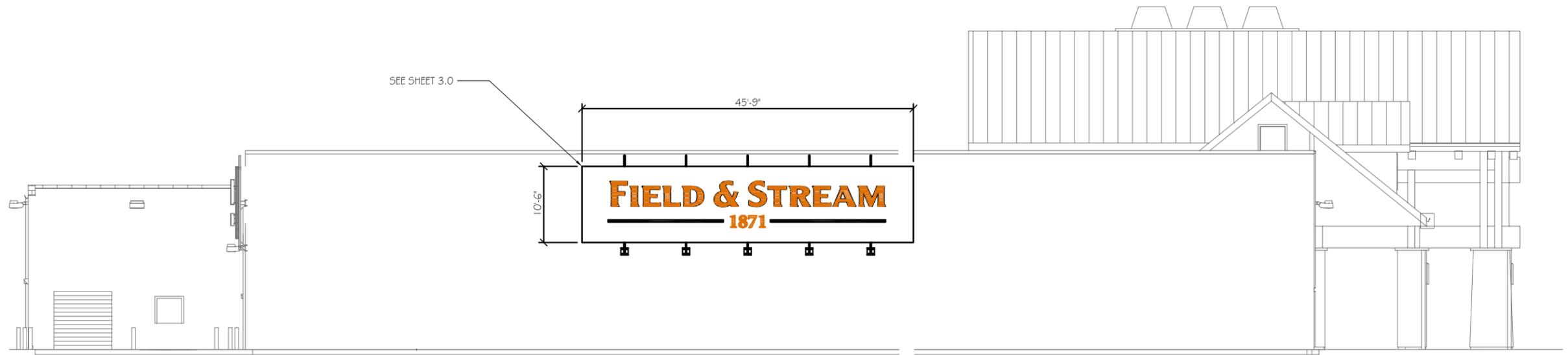
DRAWN BY: CDQ  
DATE: 7.9.14

LOCATION: STORE #511  
OAKLAND MALL PAD  
412 W. 14 MILE ROAD  
TROY, MI 48063

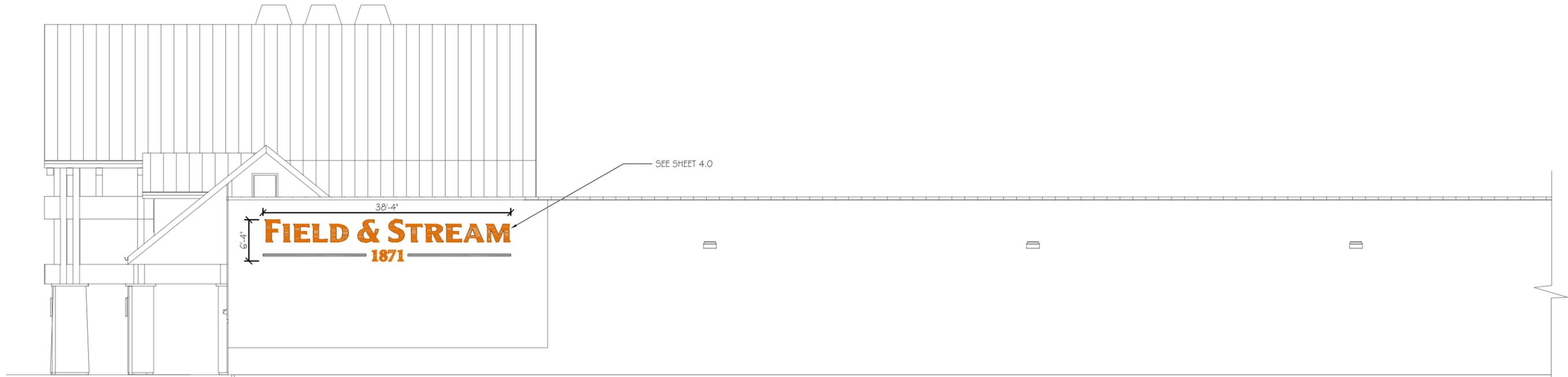
JOB #: 12-105  
SCALE: AS NOTED

DRAWING TITLE: PARTIAL ELEVATION

DRAWING NUMBER: 12105-1.0



**PARTIAL SIDE ELEVATION - B**  
SCALE: 1/16" = 1'-0"



**PARTIAL SIDE ELEVATION - D**  
SCALE: 1/16" = 1'-0"

PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION



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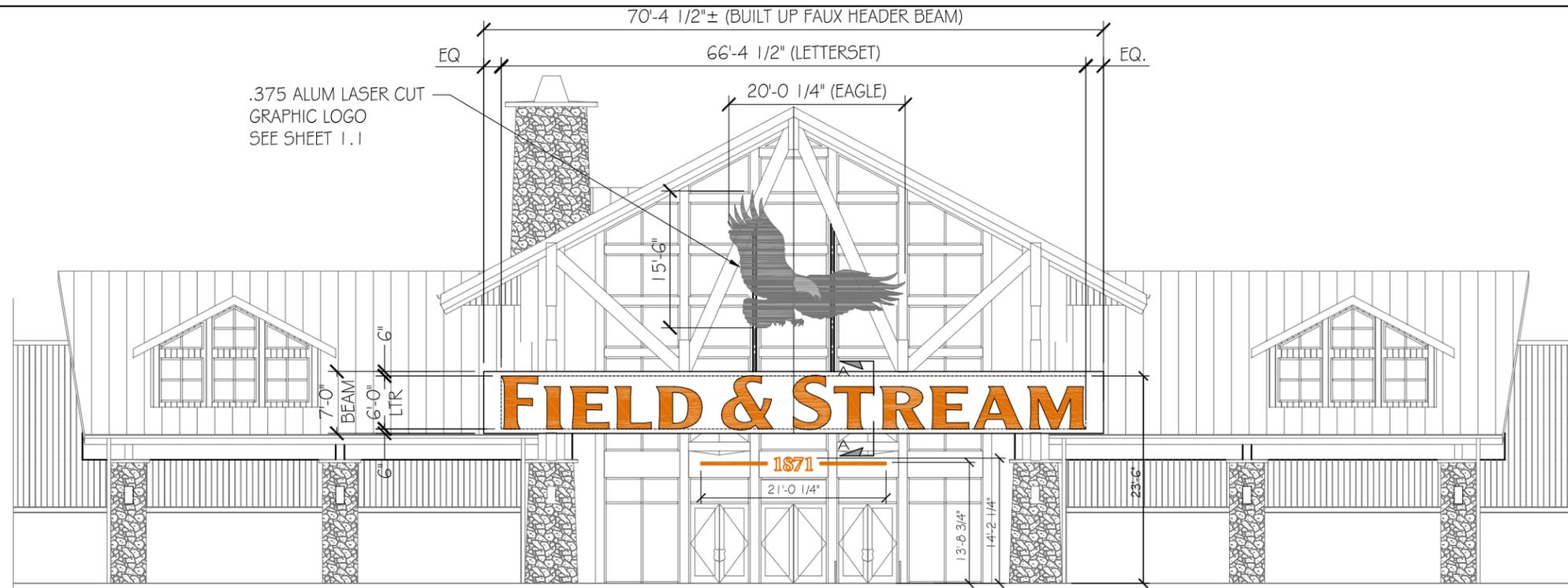
REVISIONS			
REV	DATE	DESCRIPTION	BY

DRAWINGS PREPARED FOR:  
**FIELD & STREAM**  
1871

DRAWN BY: CDQ  
DATE: 7.9.14  
LOCATION: STORE #5511  
OAKLAND MALL PAD  
412 W. 14 MILE ROAD  
TROY, MI 48063

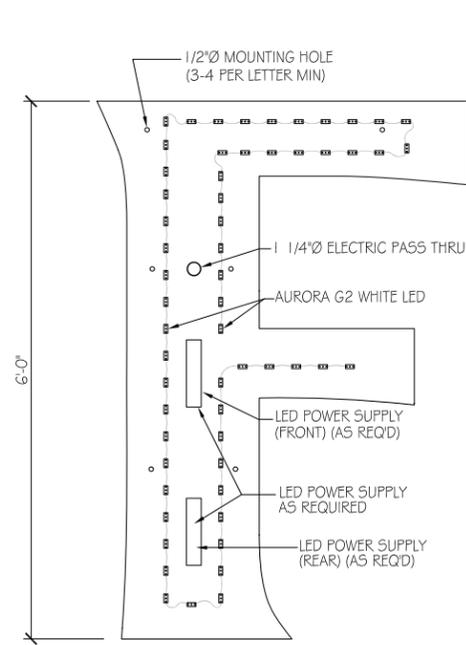
JOB #: 12-105  
SCALE: AS NOTED  
DRAWING TITLE: PARTIAL ELEVATION

DRAWING NUMBER: 12105-1.1



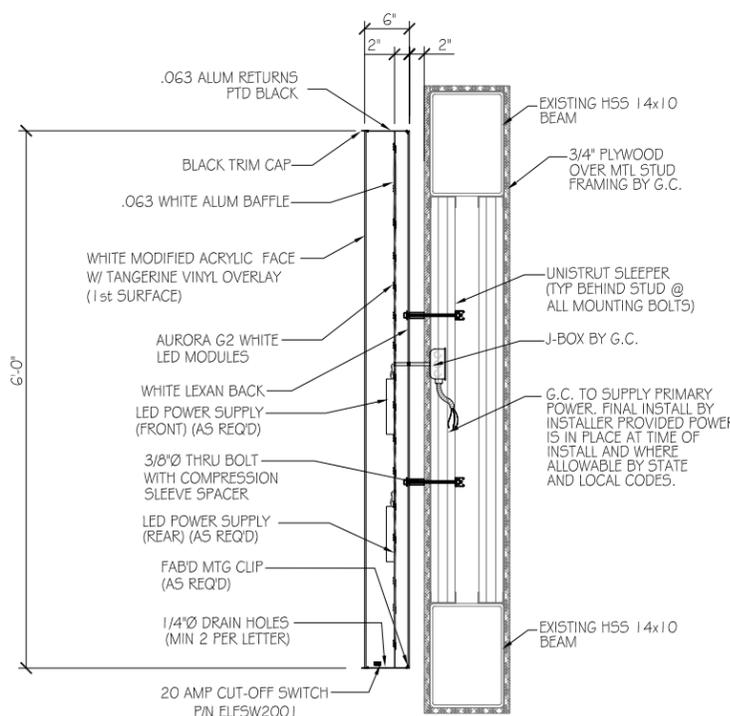
**PARTIAL FRONT ENTRANCE ELEVATION**

SCALE: 1/16" = 1'-0"



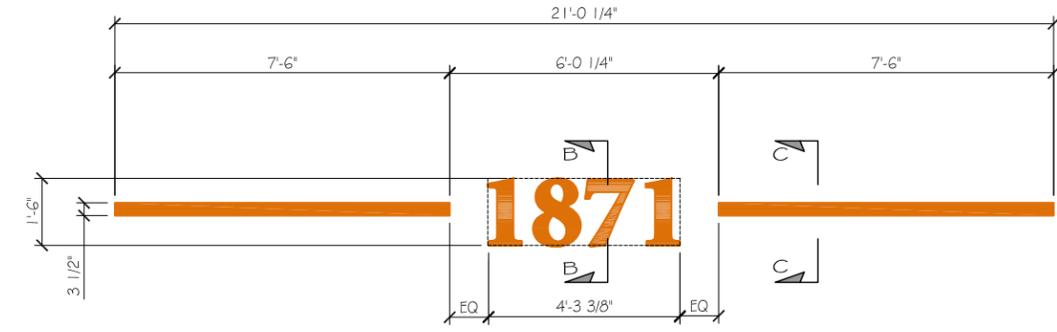
**TYPICAL LETTER ELEVATION**

SCALE: 1/2" = 1'-0"



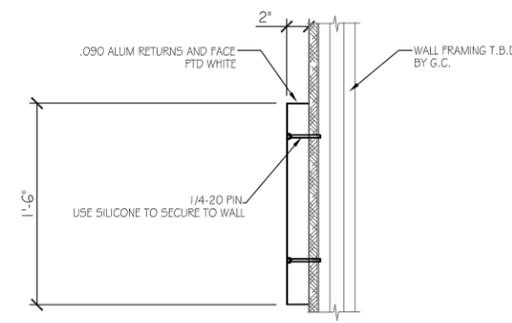
**SECTION A-A**

SCALE: 1/2" = 1'-0" (TYPICAL SECTION THRU LETTER)



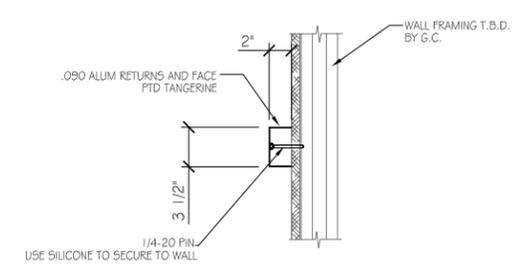
**MAIN ENTRY LOWER BEAM SIGN DETAIL**

SCALE: 1/4" = 1'-0"



**SECTION B-B**

SCALE: 3/4" = 1'-0"



**SECTION C-C**

SCALE: 3/4" = 1'-0"

NOTE: LETTER SET TO BE FACE LIT / BACK LIT  
ALL POWER SUPPLIES TO BE LOCATED IN  
FRONT HALF OF LETTER FOR SERVICE ACCESS

**SIGN "A"**

**SIGN "C"**

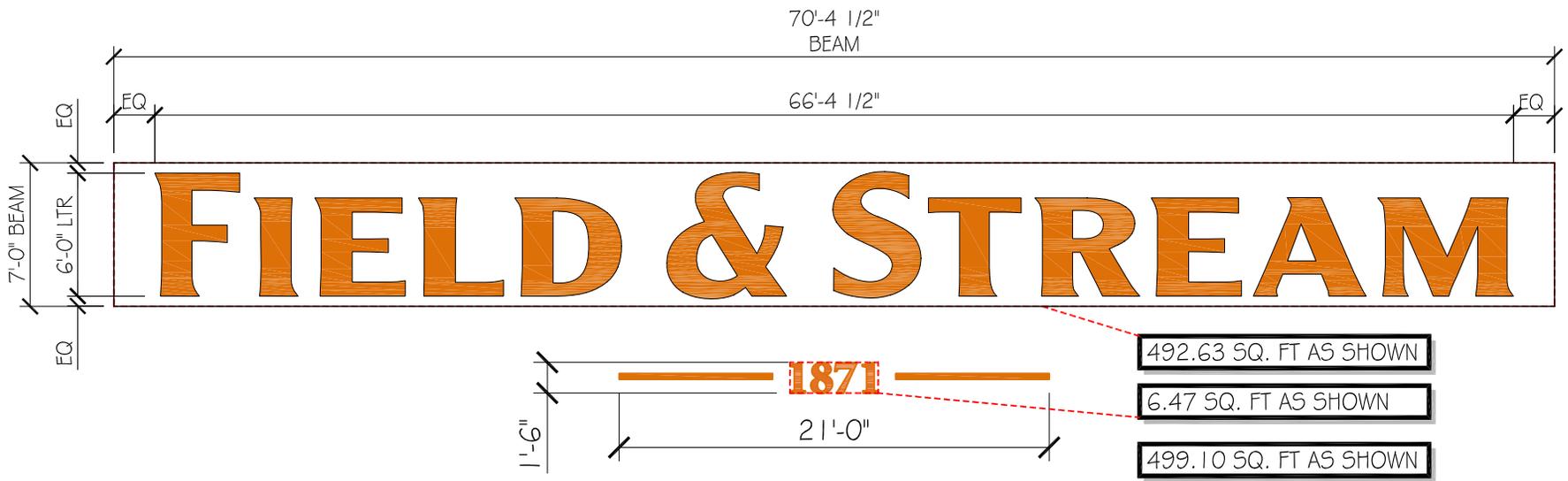
<b>ELECTRICAL LOAD</b>
32.4 AMPS @ 277 VOLTS
<b>ELECTRICAL REQMTS</b>
(2) 20 AMP CIRCUIT
<b>U.L. NOTE</b>
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

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REVISIONS		BY
REV	DATE	DESCRIPTION

FIELD & STREAM

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<b>LOCATION</b>	STORE #5511 OAKLAND MALL PAD 412 W. 14 MILE ROAD TROY, MI 48063
<b>DRAWING TITLE</b>	EXTERIOR MAIN ID SIGNAGE
<b>DRAWN BY</b>	GDB
<b>DATE</b>	06.13.14
<b>JOB #</b>	12-105
<b>SCALE</b>	AS NOTED
<b>DRAWING NUMBER</b>	12105-2-0



ENTRANCE SIGN DETAIL  
SCALE: 1/4" = 1'-0"

PRELIMINARY DRAWING  
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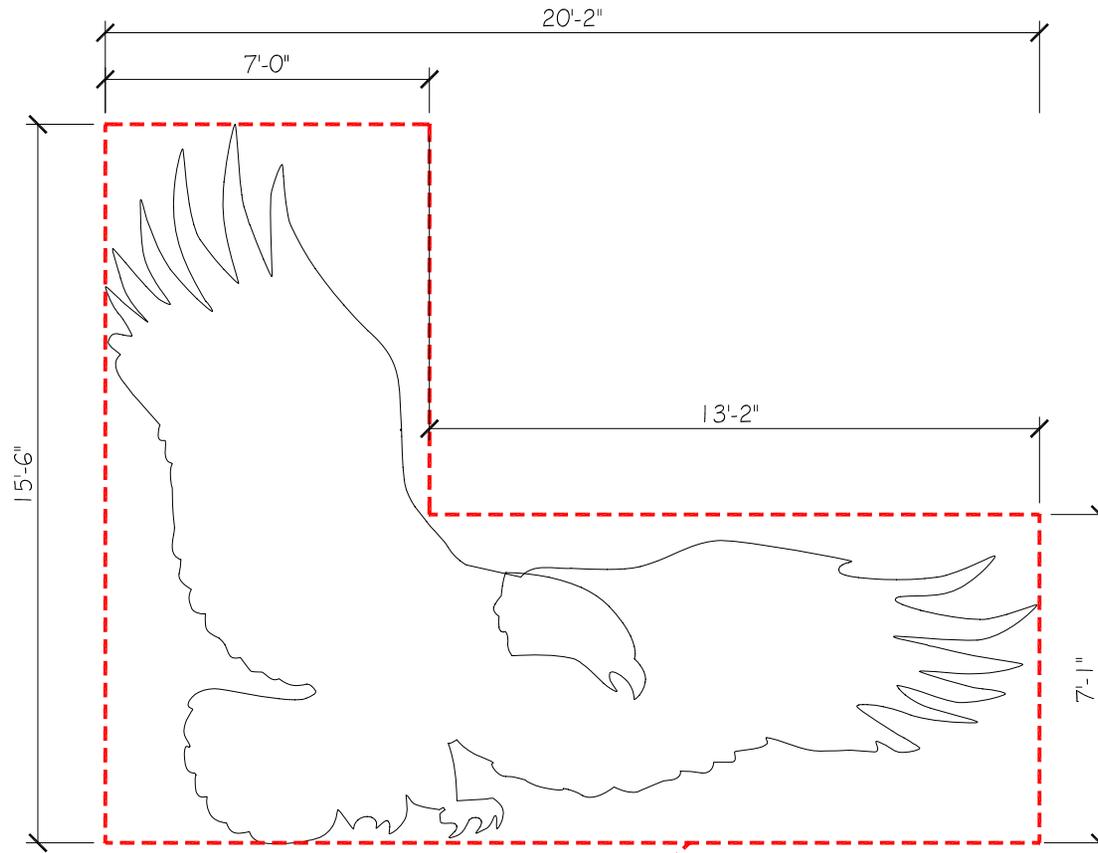
DESIGN AND CONSTRUCTION DOCUMENTS AS INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE AND REMAIN THE PROPERTY OF IMAGE ONE IND. THE USE OF THIS DESIGN AND CONSTRUCTION DOCUMENTS FOR PURPOSES OTHER THAN THE SPECIFIC PROJECT NAMED HERE IN IS STRICTLY PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF IMAGE ONE INDUSTRIES.

DRAWINGS PREPARED FOR:  
**FIELD & STREAM**  
1871

DRAWN BY: CDQ  
DATE: 7.9.14  
LOCATION: STORE #5511  
OAKLAND MALL PAD  
412 W. 14 MILE ROAD  
TROY, MI 48063

JOB #: 12-105  
SCALE: AS NOTED  
DRAWING TITLE: SIGN SQUARE FOOTAGE CALCULATIONS

DRAWING NUMBER: 12105-2.1



**EAGLE DETAIL**

SCALE: 1/4" = 1'-0"

**200.6 SQ. FT AS SHOWN**

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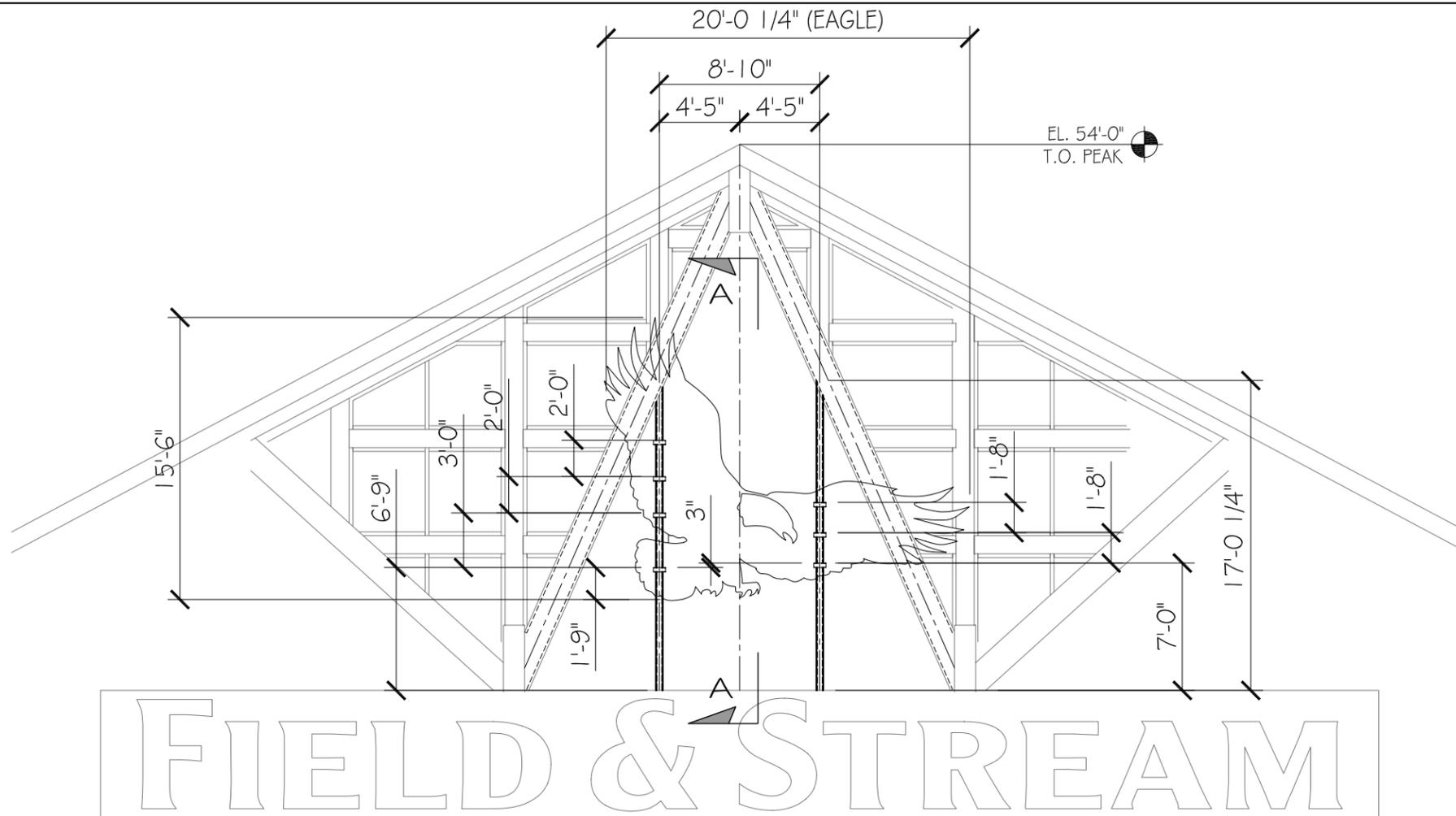
DESIGN AND CONSTRUCTION DOCUMENTS AS INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE AND REMAIN THE PROPERTY OF IMAGE ONE IND. THE USE OF THIS DESIGN AND CONSTRUCTION DOCUMENTS FOR PURPOSES OTHER THAN THE SPECIFIC PROJECT NAMED HERE IN IS STRICTLY PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF IMAGE ONE INDUSTRIES.

DRAWINGS PREPARED FOR:  
**FIELD & STREAM**  
1871

DRAWN BY: CDQ  
DATE: 7.9.14  
LOCATION: STORE #5511  
OAKLAND MALL PAD  
412 W. 14 MILE ROAD  
TROY, MI 48063

JOB #: 12-105  
SCALE: AS NOTED  
DRAWING TITLE: SIGN SQUARE FOOTAGE CALCULATIONS

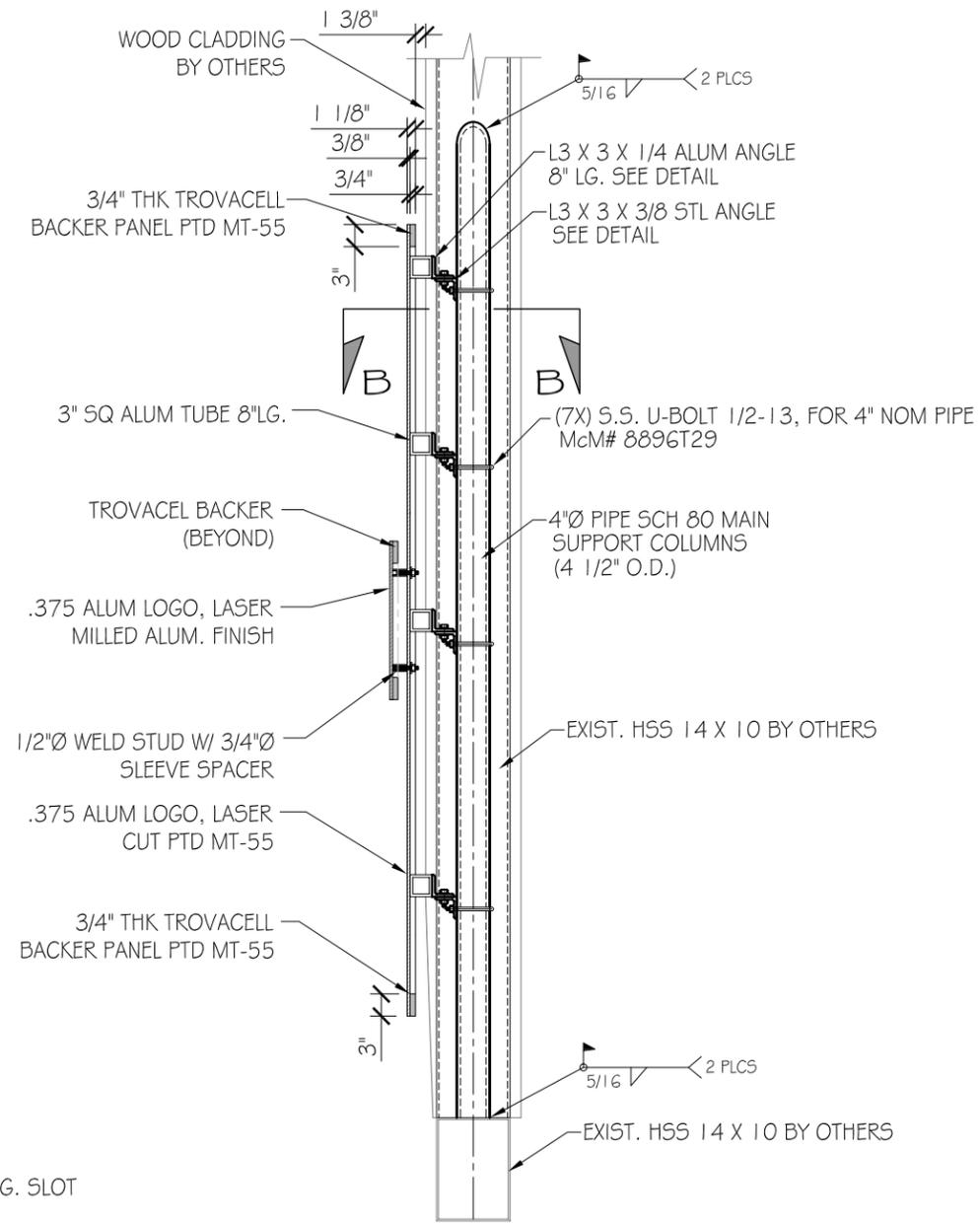
DRAWING NUMBER: 12105-2.2



**FIELD & STREAM**

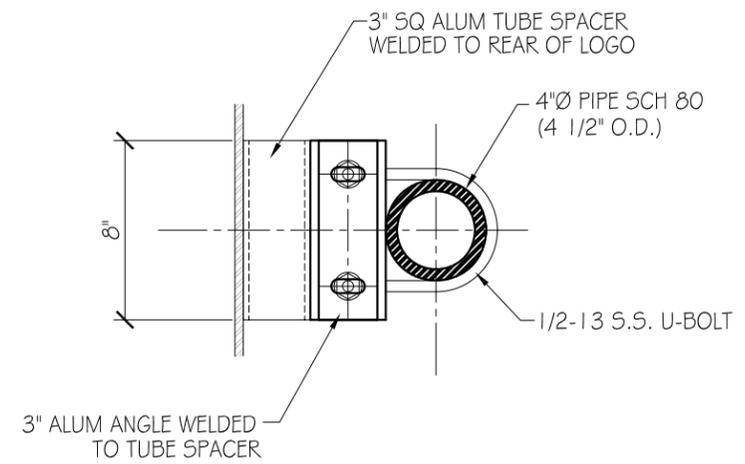
**PARTIAL ELEVATION**

SCALE: 1/8" = 1'-0"



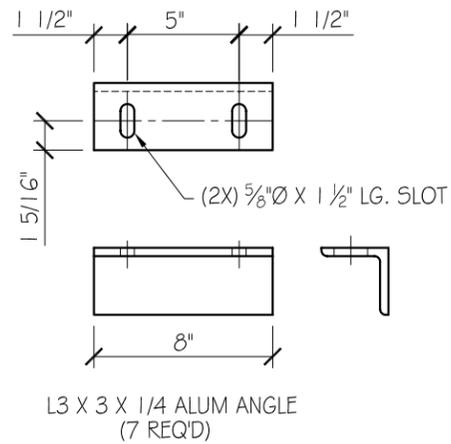
**SECTION A-A**

SCALE: 1/2" = 1'-0"



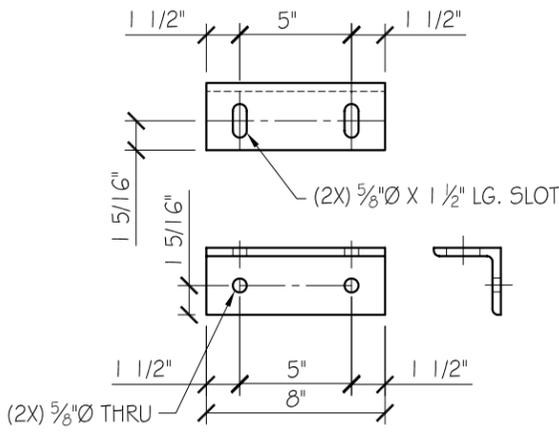
**SECTION B-B**

SCALE: 1 1/2" = 1'-0"



**ALUM ANGLE DETAIL**

SCALE: 1 1/2" = 1'-0"



**STEEL ANGLE DETAIL**

SCALE: 1 1/2" = 1'-0"



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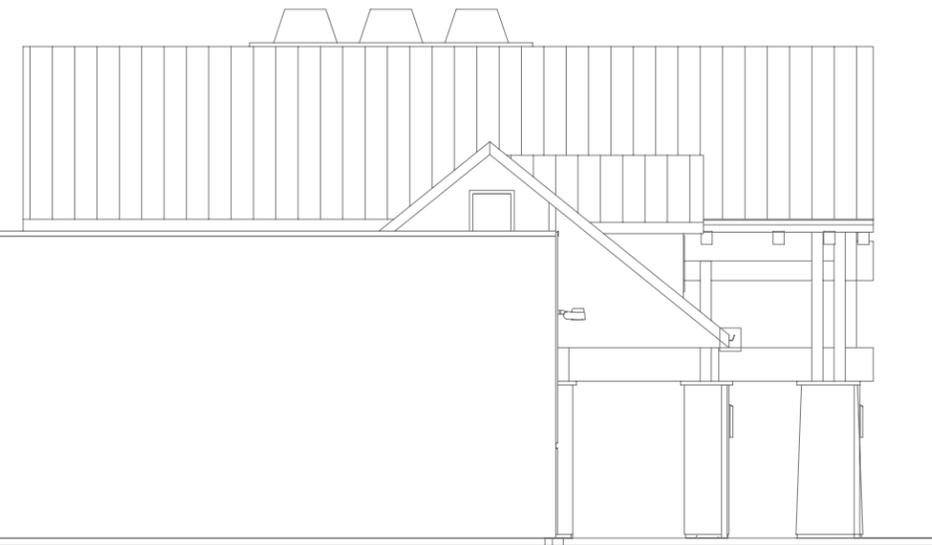
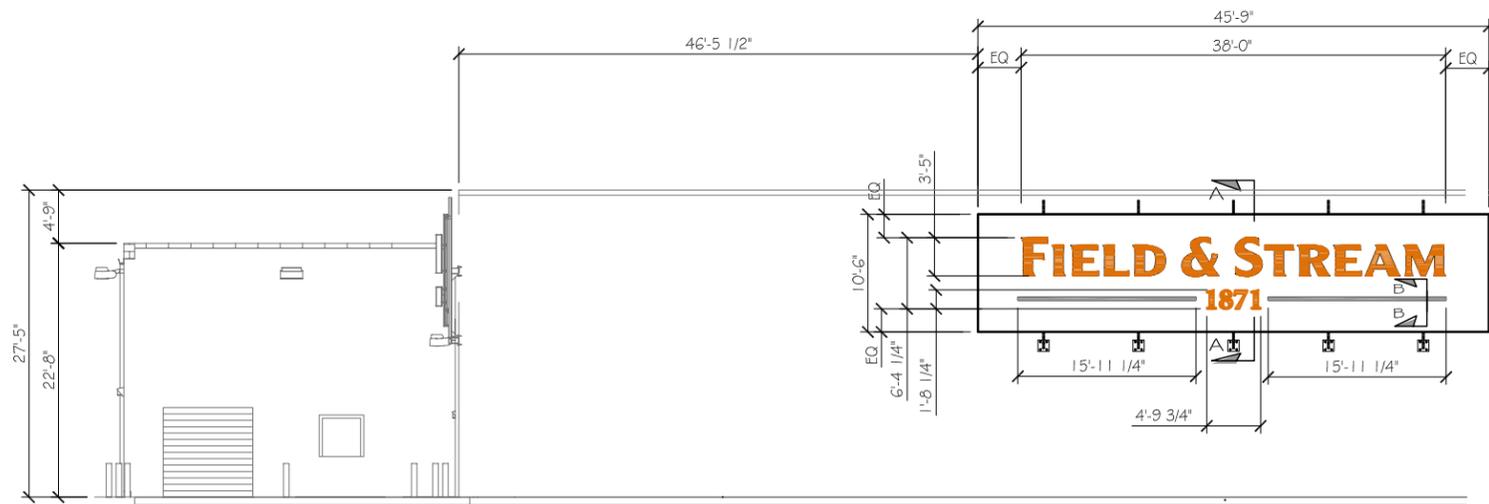
REVISIONS			
REV	DATE	DESCRIPTION	BY

DRAWINGS PREPARED FOR:  
**FIELD & STREAM**  
 1871

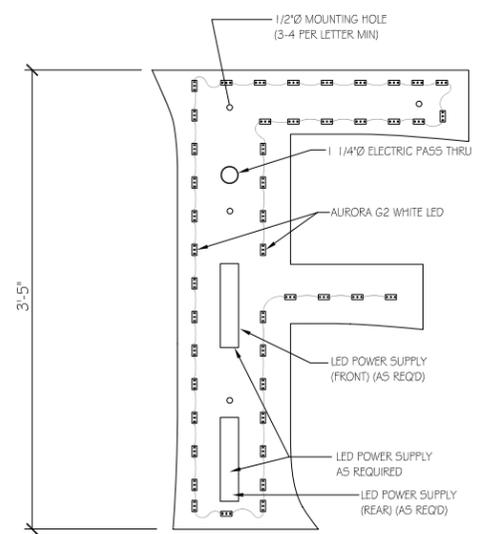
DRAWN BY: GDB  
 DATE: 06.13.14  
 LOCATION: STORE #5511 OAKLAND MALL PAD 412 W. 14 MILE ROAD TROY, MI 48063

JOB #: 12-105  
 SCALE: AS NOTED  
 DRAWING TITLE: LOGO MOUNTING SECTIONS AND DETAILS

DRAWING NUMBER: 12105-2.3

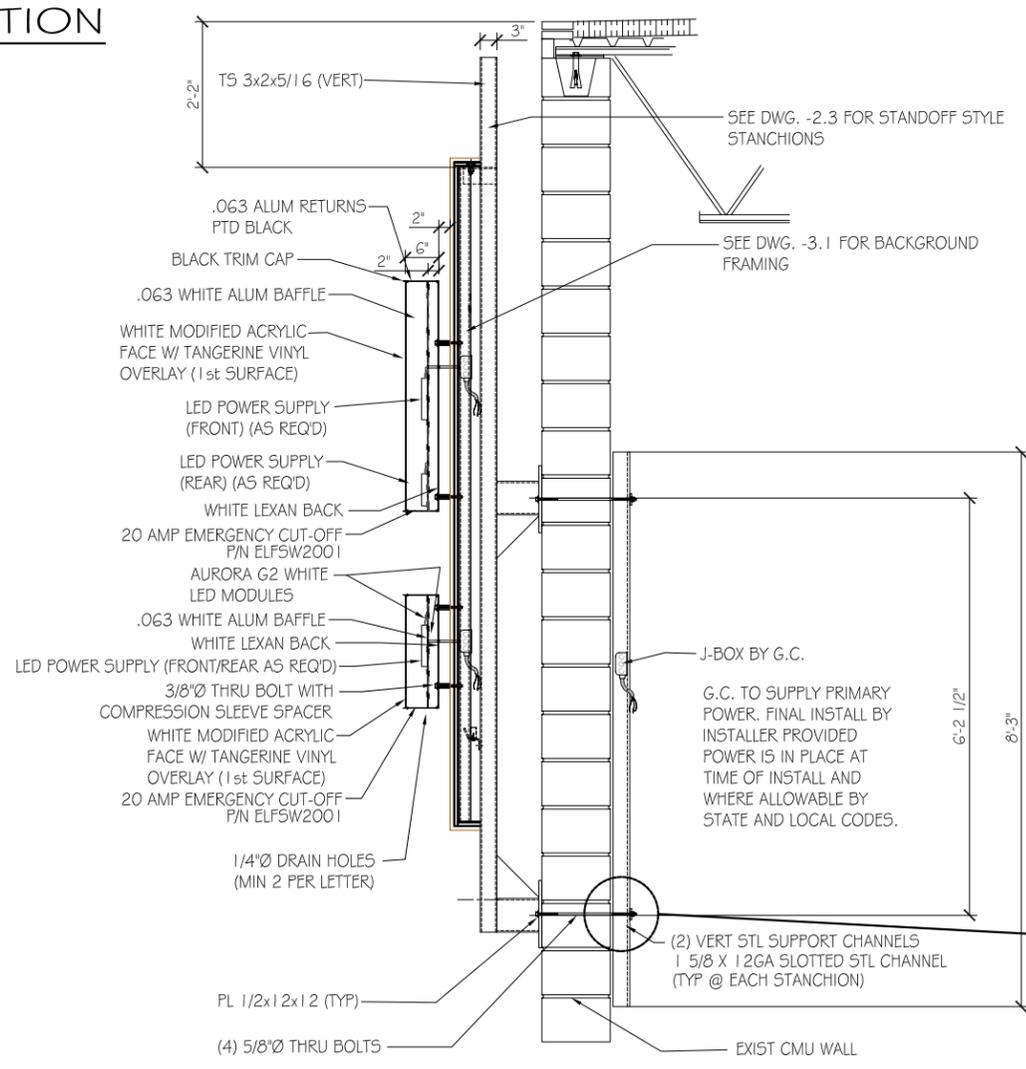


**SIGN "B"**  
**PARTIAL SIDE ELEVATION**  
SCALE: 1/16" = 1'-0"

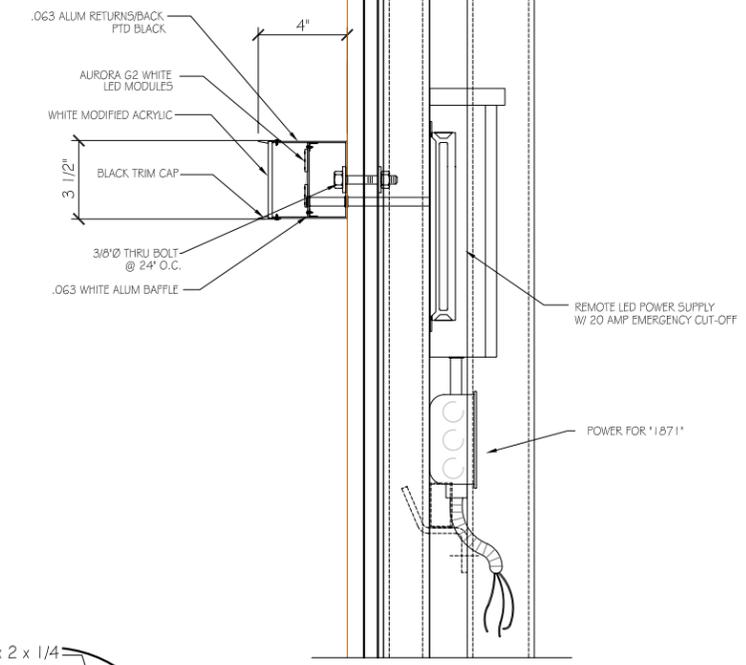


**TYPICAL LETTER ELEVATION**  
SCALE: 3/4" = 1'-0"

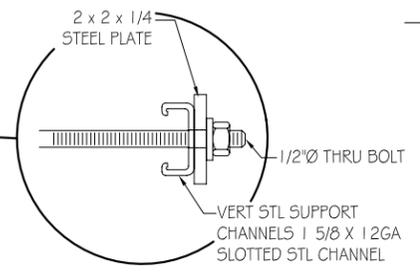
NOTE: LETTER SET TO BE FACE LIT / BACK LIT  
ALL POWER SUPPLIES TO BE LOCATED IN  
FRONT HALF OF LETTER FOR SERVICE ACCESS



**SECTION A-A**  
SCALE: 3/8" = 1'-0"



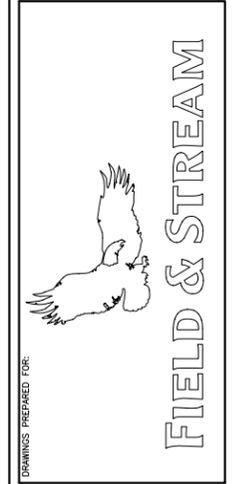
**SECTION B-B**  
SCALE: 1/12" = 1'-0"



ELECTRICAL LOAD	
21	AMPS @ 277 VOLTS
ELECTRICAL REQMTS	
(2)	20 AMP CIRCUIT

**U.L. NOTE**  
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REVISIONS	
REV	DATE

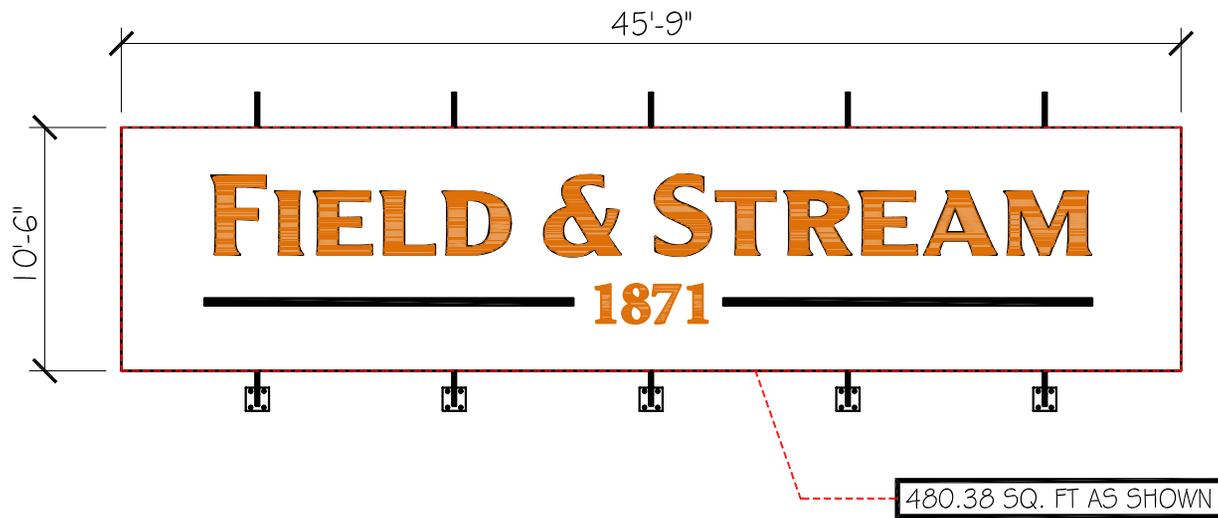


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LOCATION: STORE #5511  
OAKLAND MALL PAD  
412 W. 14 MILE ROAD  
TROY, MI 48083

DRAWING TITLE: EXTERIOR MAIN ID SIGNAGE

DRAWN BY: GDB	DATE: 06.13.14
JOB #: 12-105	SCALE: AS NOTED
DRAWING NUMBER: 12105-3.0	



**WALL SIGN DETAIL**

SCALE: 1/8" = 1'-0"

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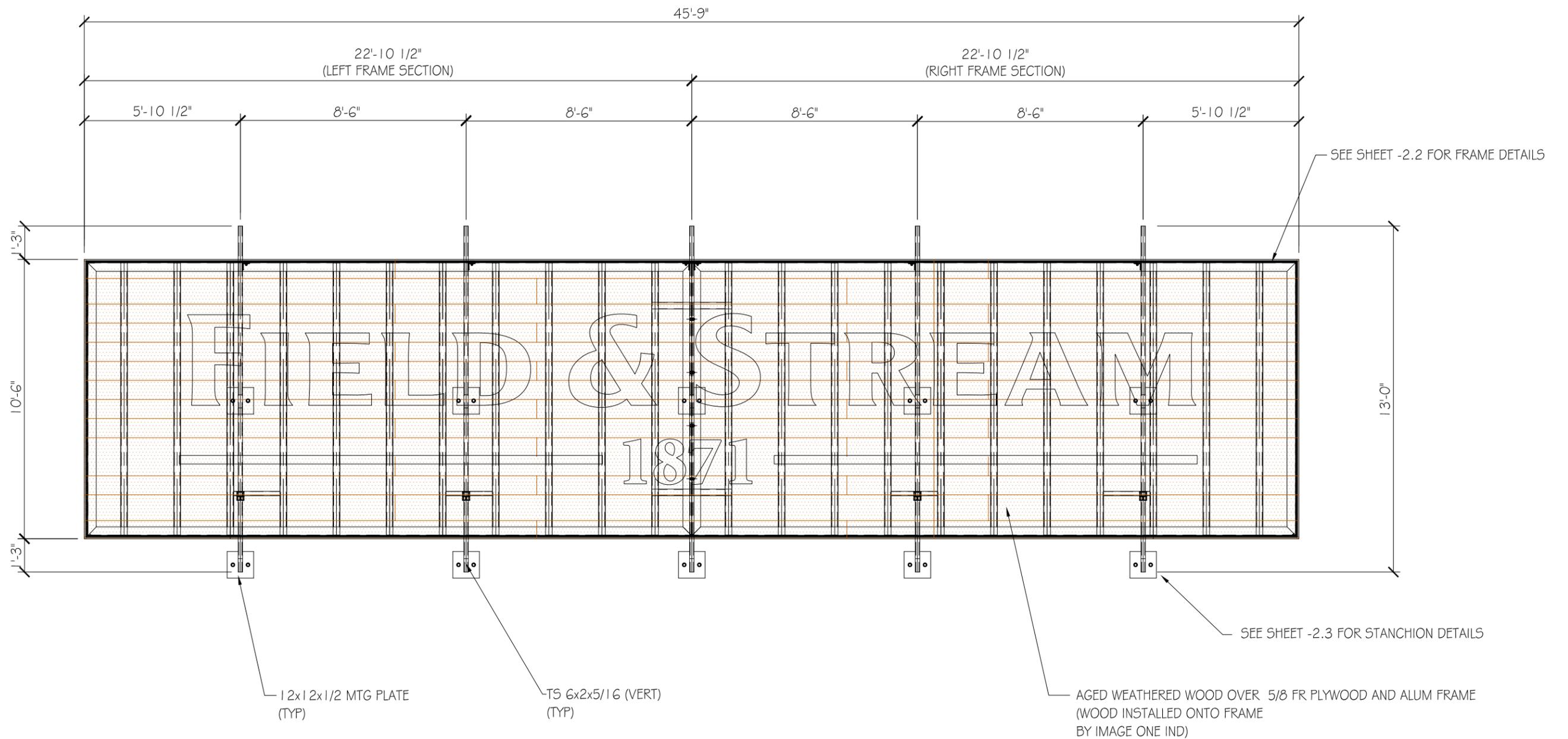
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DRAWINGS PREPARED FOR:  
**FIELD & STREAM**  
**1871**

DRAWN BY	DATE
CDQ	7.9.14
LOCATION	
STORE #5511 OAKLAND MALL PAD 412 W. 14 MILE ROAD TROY, MI 48063	

JOB #	SCALE
12-105	AS NOTED
DRAWING TITLE	
SIGN SQUARE FOOTAGE CALCULATIONS	

DRAWING NUMBER
12105-3.1



## BACKGROUND FRAME ELEVATION DETAIL

SCALE: 1/4"=1'-0"



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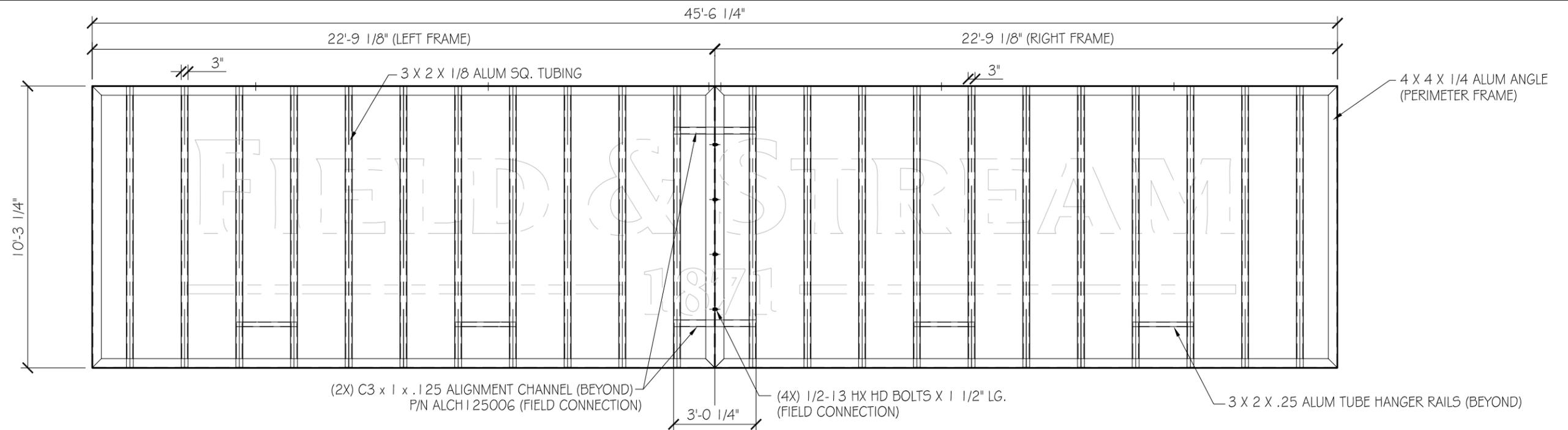
REVISIONS			
REV	DATE	DESCRIPTION	BY
1	04.02.14	REVISED TO 2 BOLTS IN STANCHION	GDB

DRAWINGS PREPARED FOR:  
**FIELD & STREAM**  
1871

DRAWN BY: GDB  
DATE: 7.29.14  
LOCATION: STORE#5511 TROY, MI

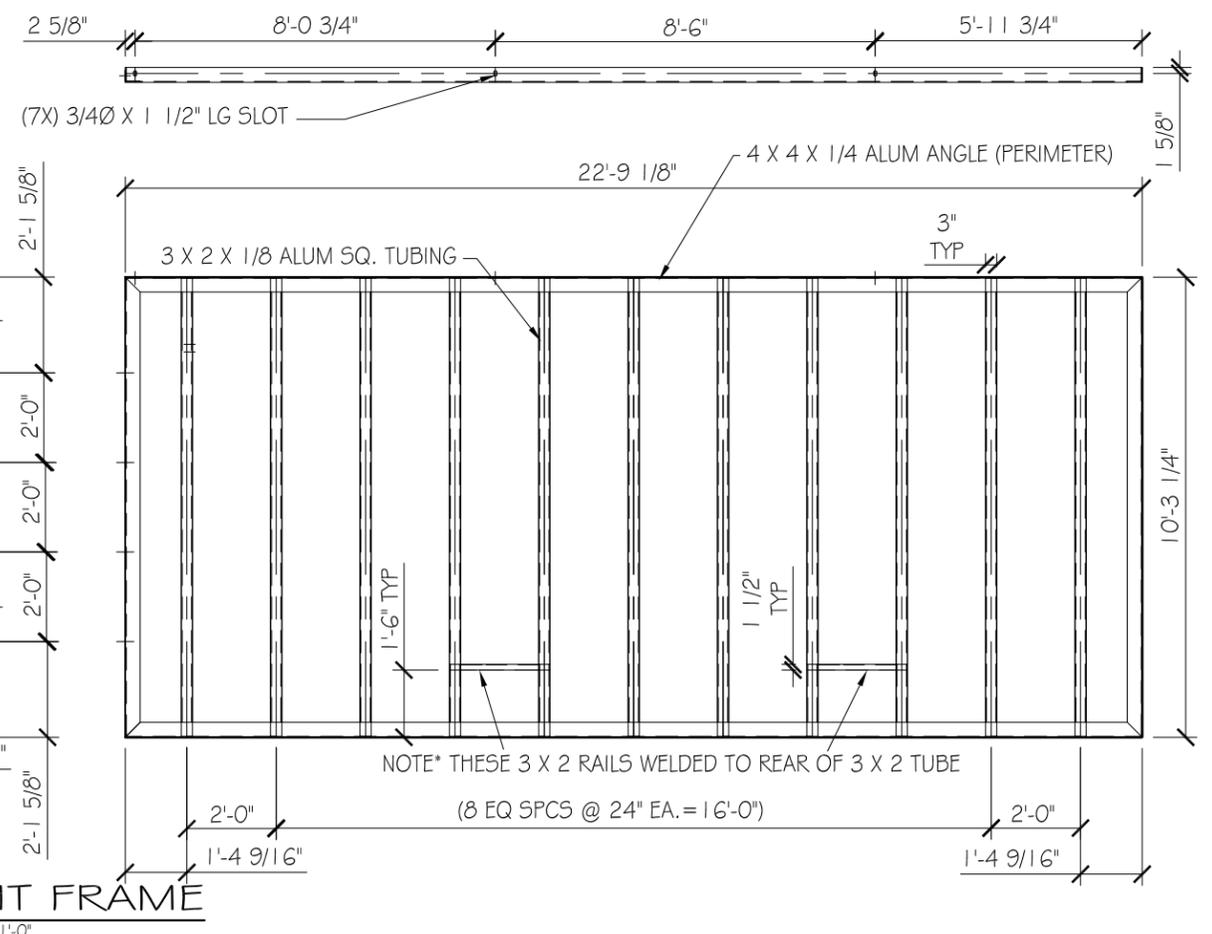
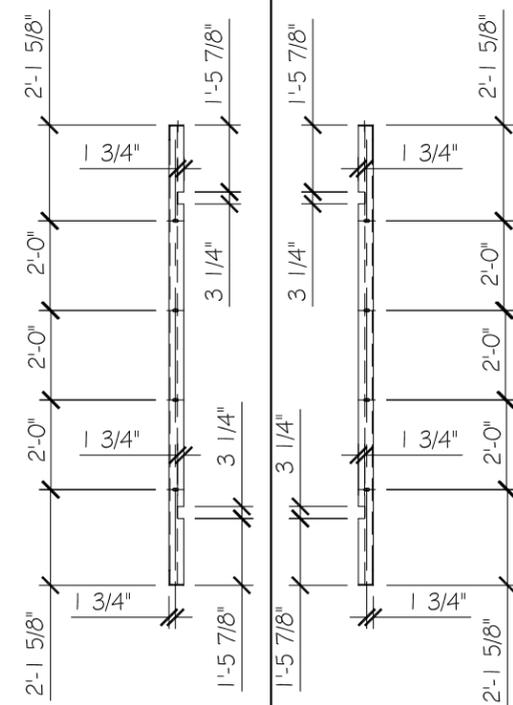
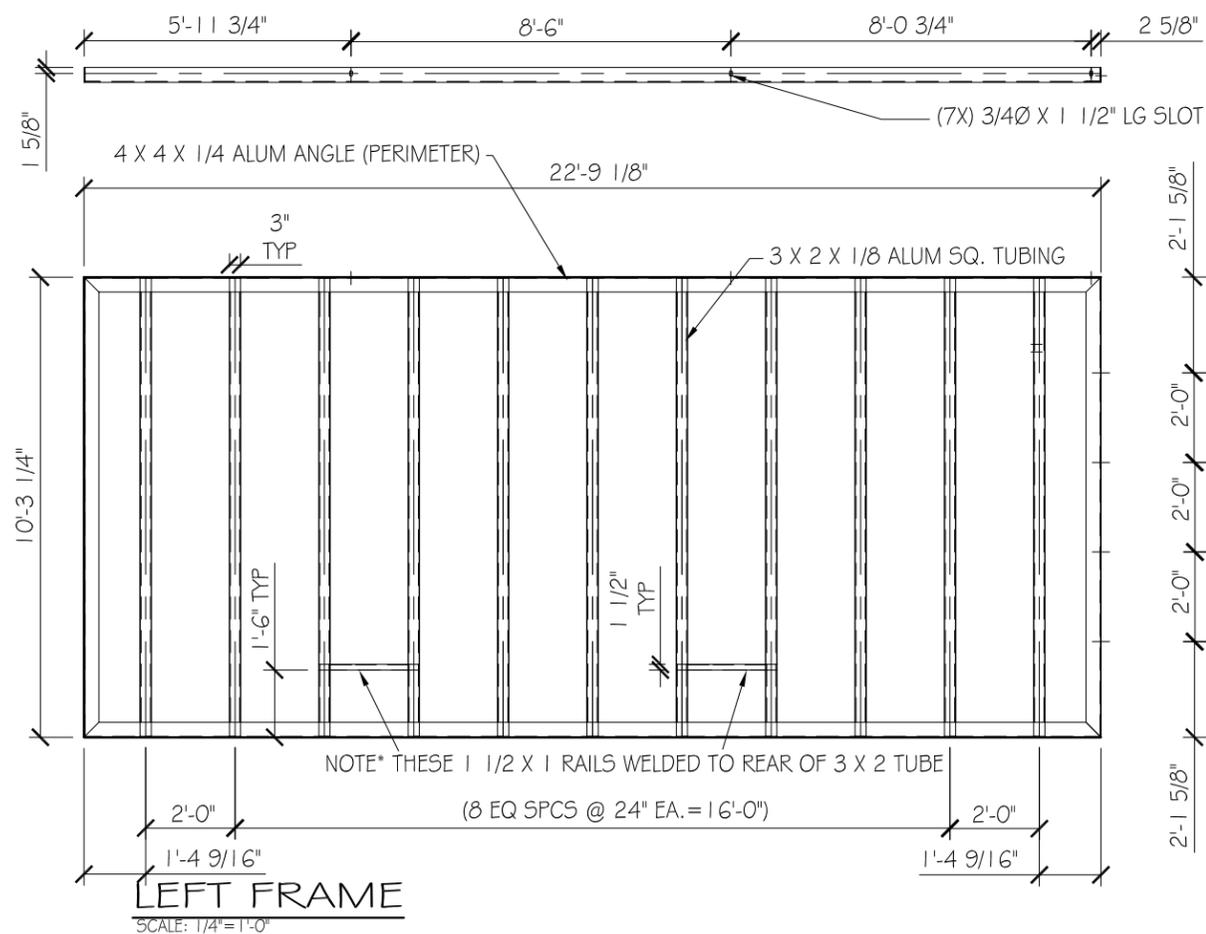
JOB #: 12-105  
SCALE: AS NOTED  
DRAWING TITLE: BACKGROUND ELEVATION

DRAWING NUMBER: 12105-3.2



**SIGN FRAMING DETAIL (ASSEMBLED)**

SCALE: 1/4"=1'-0"



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REVISIONS			
REV	DATE	DESCRIPTION	BY

DRAWINGS PREPARED FOR:  
**FIELD & STREAM**  
 1871

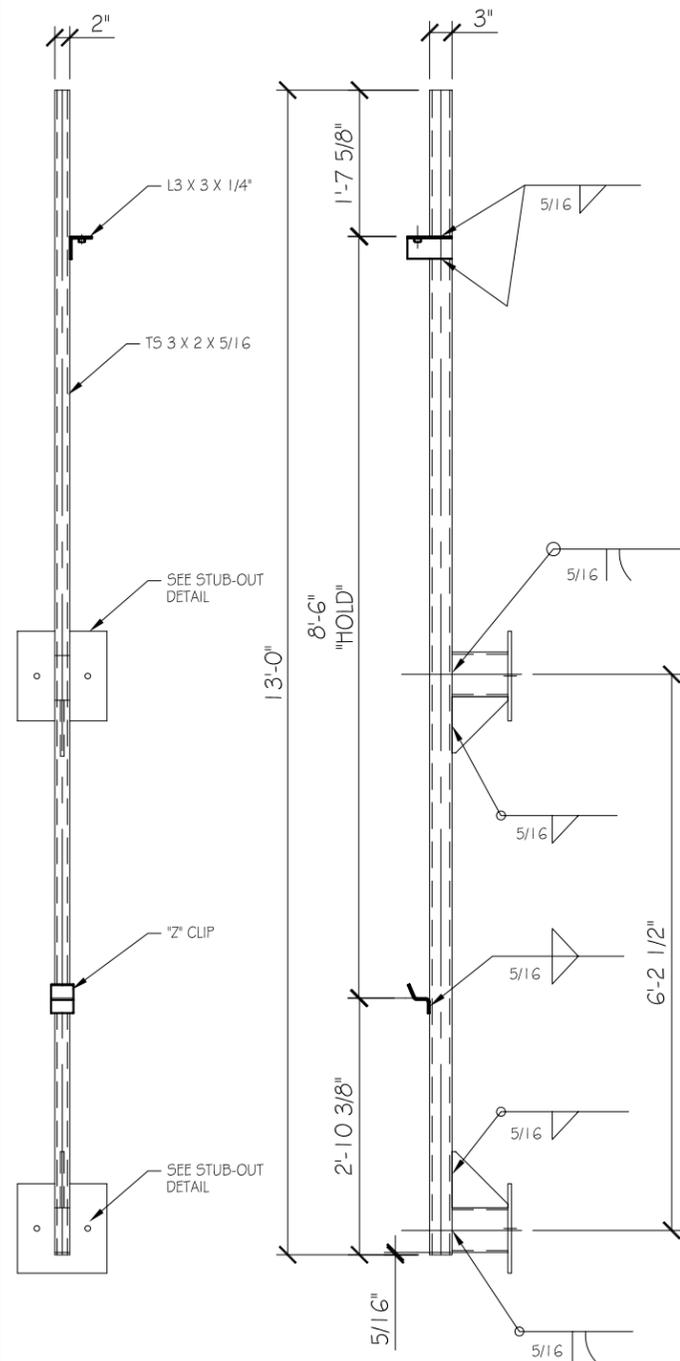
DRAWN BY: MPG  
 DATE: 7.29.14  
 LOCATION: STORE #511 TROY, MI

JOB #: 12-105  
 SCALE: AS NOTED  
 DRAWING TITLE: SIGNAGE FRAMING DETAIL

DRAWING NUMBER: 12105-3.3

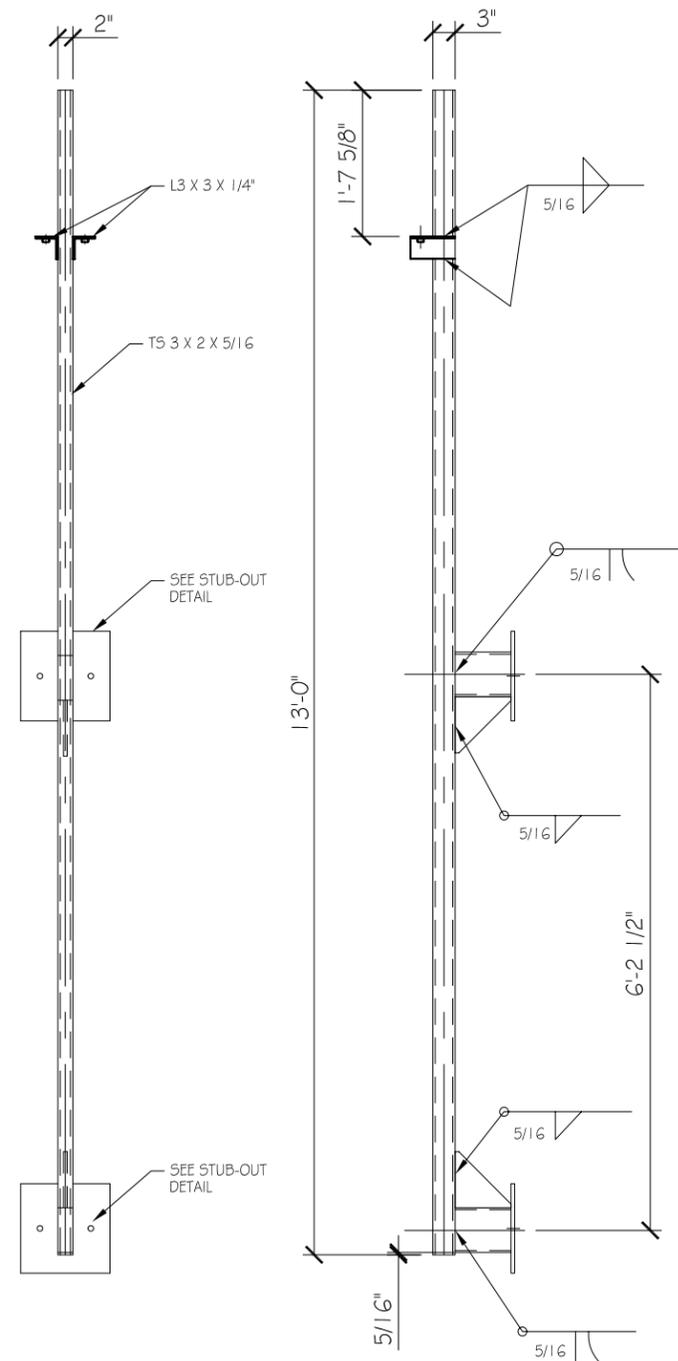
# (STANDOFF) STYLE STANCHIONS

SEE SHT - 2.31 FOR PART DETAILS



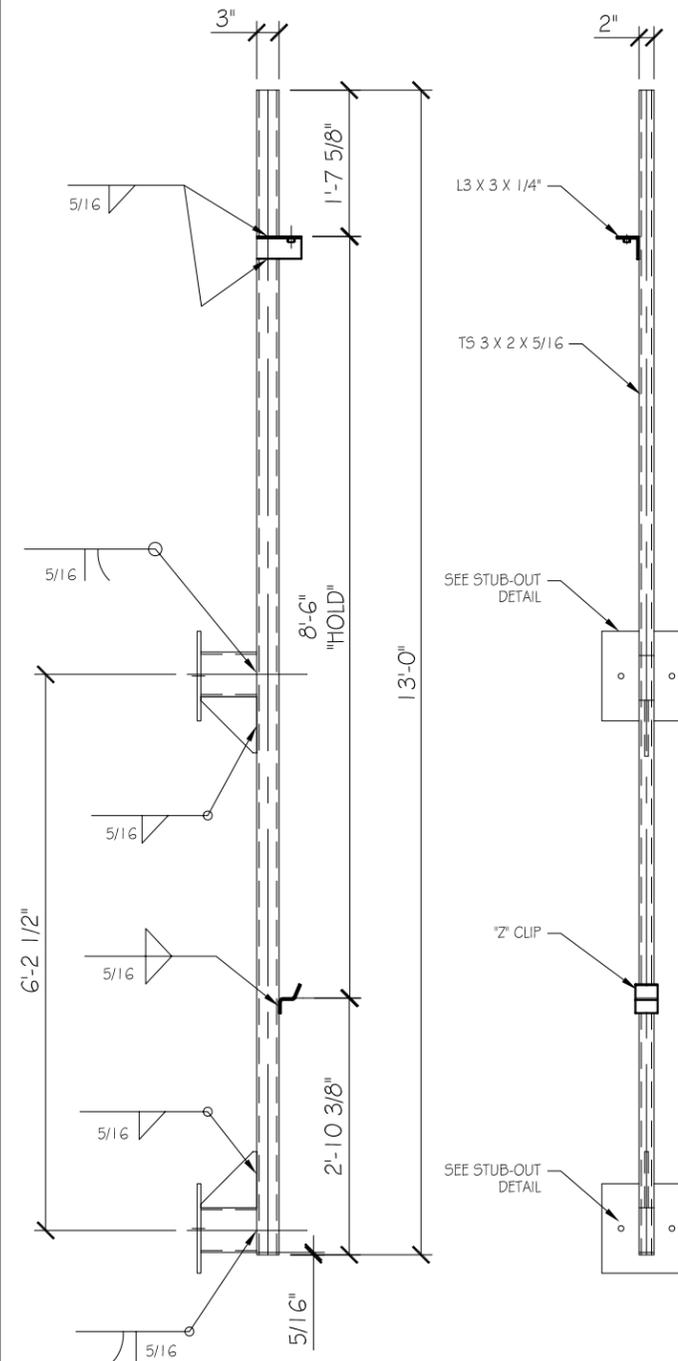
4 REQ'D  
**LEFT STANCHION**

SCALE: 1/2" = 1'-0"



2 REQ'D  
**CENTER STANCHION**

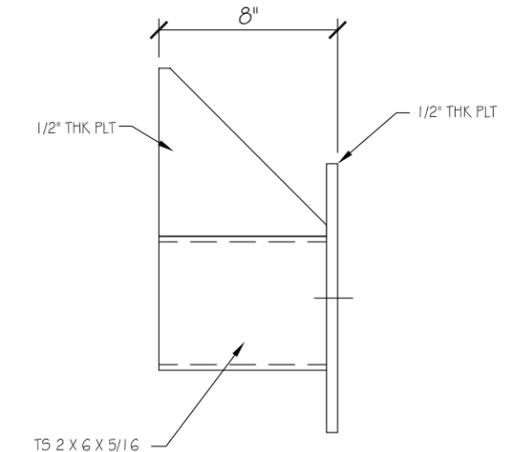
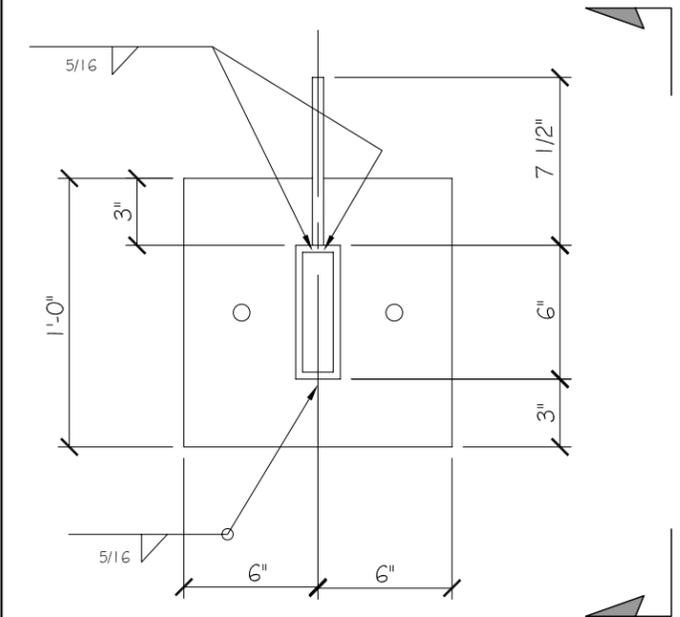
SCALE: 1/2" = 1'-0"



4 REQ'D  
**RIGHT STANCHION**

SCALE: 1/2" = 1'-0"

SCALE: 1/2" = 1'-0"



## STUB-OUT DETAIL

SCALE: 1 1/2" = 1'-0"

ALL STEEL ASTM A36



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REVISIONS			
REV	DATE	DESCRIPTION	BY
1	04.02.14	REVISED STUB-OUT DETAIL DIMENSIONS AND REDUCED TO 2 BOLTS FROM 4	GDB

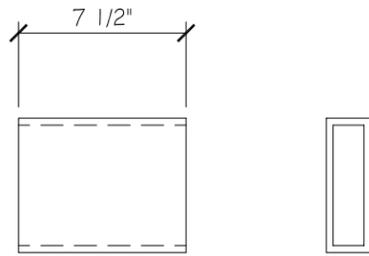
FIELD & STREAM  
1871

DRAWN BY: MPG  
DATE: 7.29.14  
LOCATION: STORE #511 TROY, MI

JOB #: 12-105  
SCALE: AS NOTED  
DRAWING TITLE: STANDOFF STYLE STANCHION DETAILS

DRAWING NUMBER: 12105-3.4

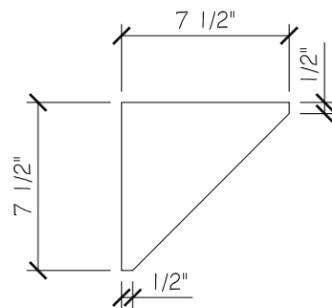
# (STANDOFF) STYLE STANCHION DETAILS



TS 2 X 6 X 5/16  
(10 REQ'D)

## TUBE STEEL DETAIL

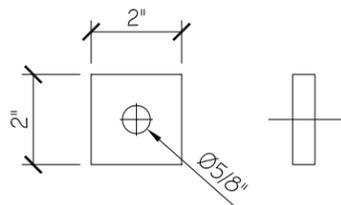
SCALE: 1 1/2" = 1'-0"



1/2" THK STEEL PLT  
(10 REQ'D)

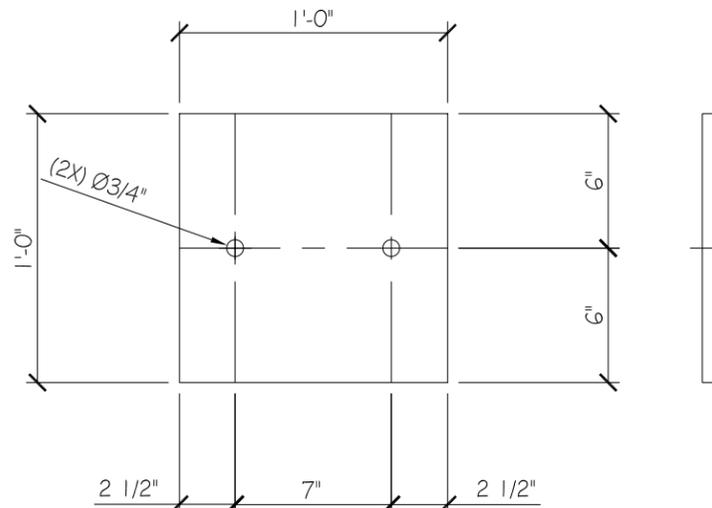
## GUSSET PLATE DETAIL

SCALE: 1 1/2" = 1'-0"



## STEEL PLATE DETAIL

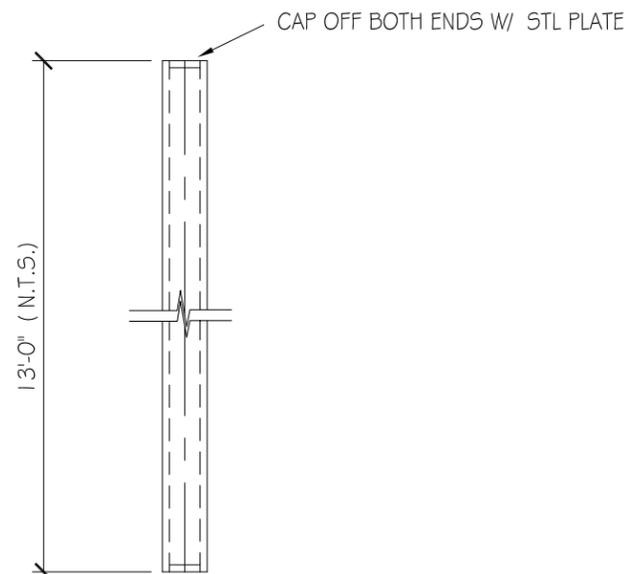
SCALE: 3" = 1'-0"



1/2" THK STEEL PLT  
(10 REQ'D)

## MOUNT PLATE DETAIL

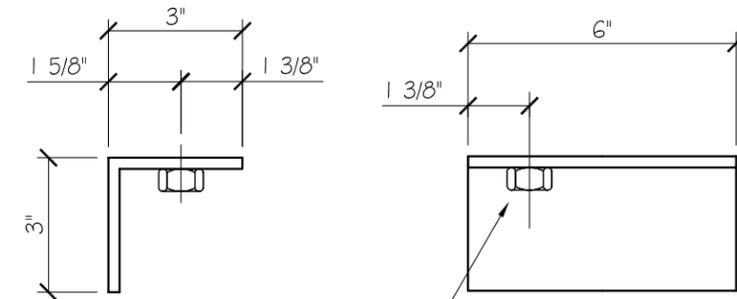
SCALE: 1 1/2" = 1'-0"



TS 3 X 2 X 5/16  
(5 REQ'D)

## TUBE STEEL STANCHION

SCALE: 1 1/2" = 1'-0"

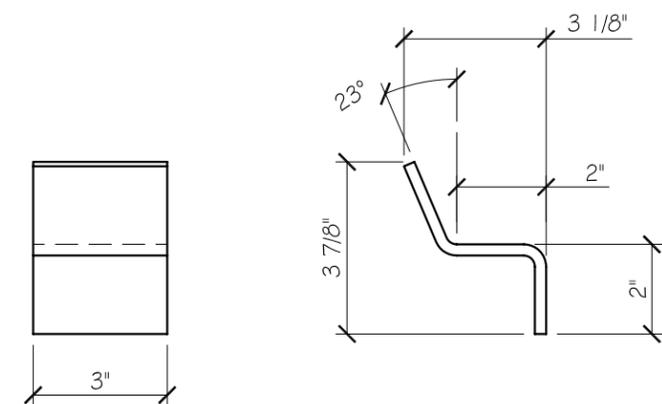


9/16" Ø THRU W/ 1/2-13 WELDNUT

L3 X 3 X 1/4" STEEL ANGLE  
(6 REQ'D)

## MOUNT ANGLE DETAIL

SCALE: 3" = 1'-0"



1/4" STEEL PLT  
(4 REQ'D)

## "Z" CLIP DETAIL

SCALE: 3" = 1'-0"

ALL STEEL ASTM A36



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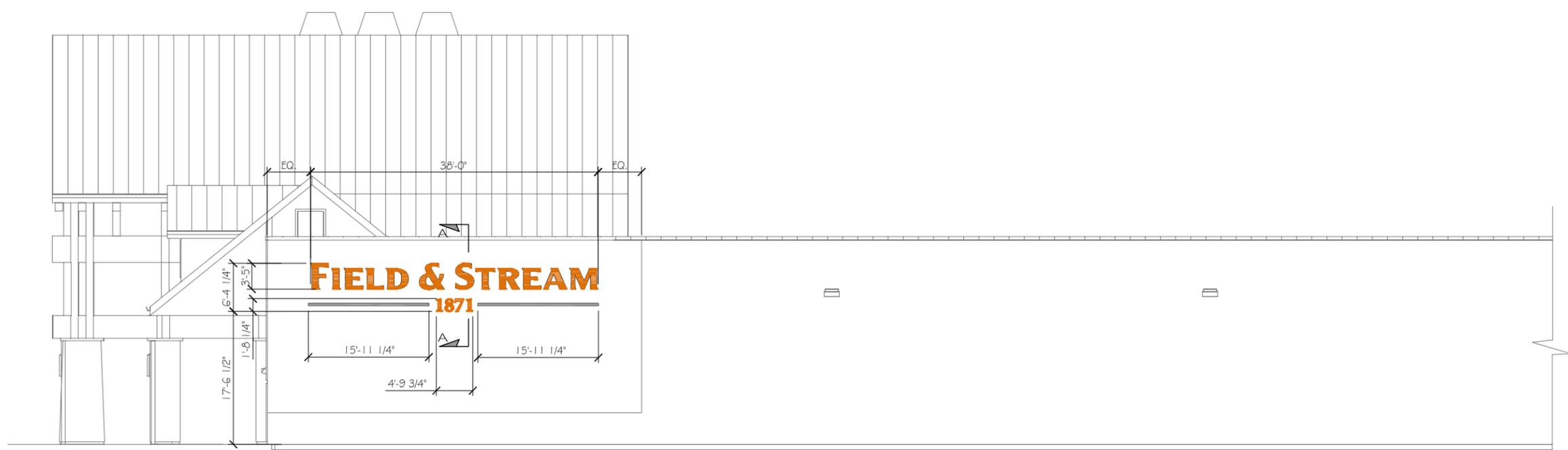
REVISIONS			
REV	DATE	DESCRIPTION	BY
1	04.02.14	REVISED MOUNT PLATE BOLTS FROM 4 TO 2	GDB
2	05.20.14	REVISED "Z" CLIP DETAIL	GDB

DRAWINGS PREPARED FOR:  
**FIELD & STREAM**  
1871

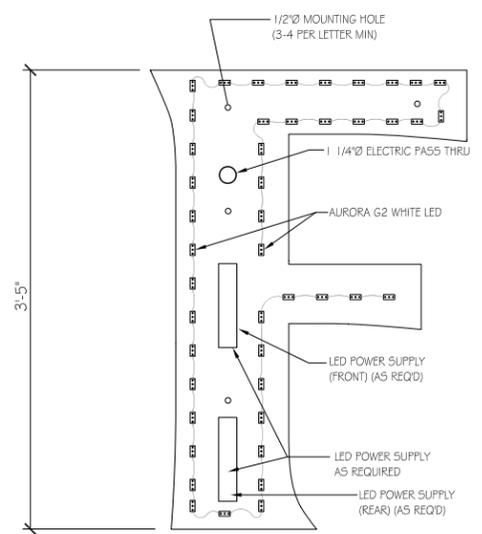
DRAWN BY: MPG  
DATE: 7.29.14  
LOCATION: STORE #5511 TROY, MI

JOB #: 12-105  
SCALE: AS NOTED  
DRAWING TITLE: STANDOFF STYLE STANCHION DETAILS

DRAWING NUMBER: 12105-3.5

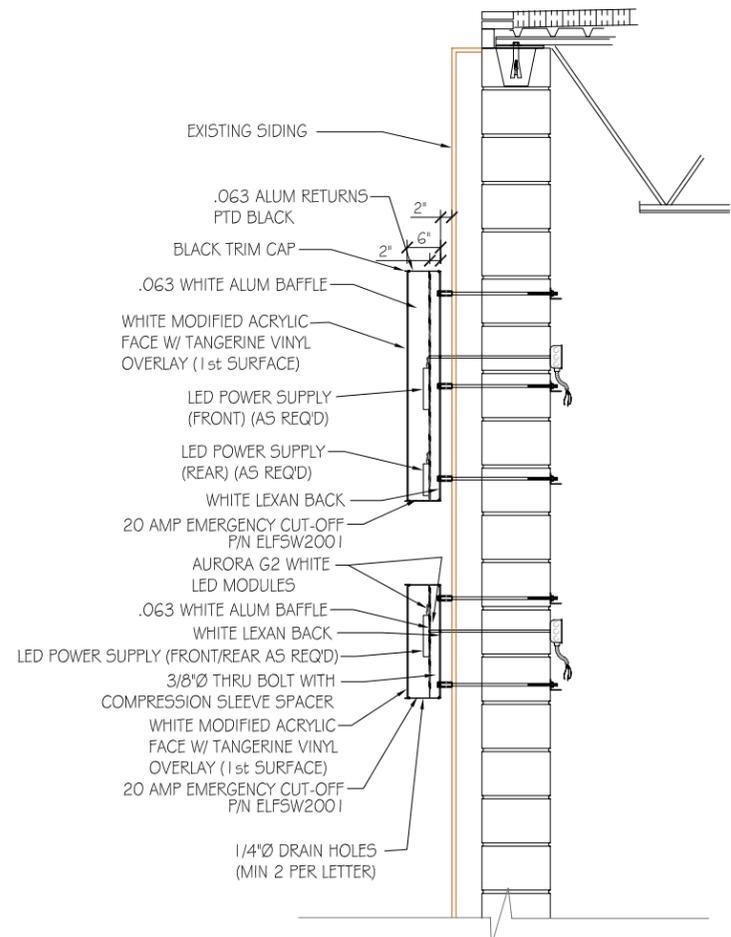


**SIGN "C"**  
**PARTIAL SIDE ELEVATION**  
 SCALE: 1/16" = 1'-0"



**TYPICAL LETTER ELEVATION**  
 SCALE: 3/4" = 1'-0"

NOTE: LETTER SET TO BE FACE LIT / BACK LIT  
 ALL POWER SUPPLIES TO BE LOCATED IN  
 FRONT HALF OF LETTER FOR SERVICE ACCESS



**SECTION A-A**  
 SCALE: 3/8" = 1'-0"

<b>ELECTRICAL LOAD</b>	
21	AMPS @ 277 VOLTS
<b>ELECTRICAL REQMTS</b>	
(2)	20 AMP CIRCUIT

**U.L. NOTE**  
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REVISIONS	
REV	DESCRIPTION

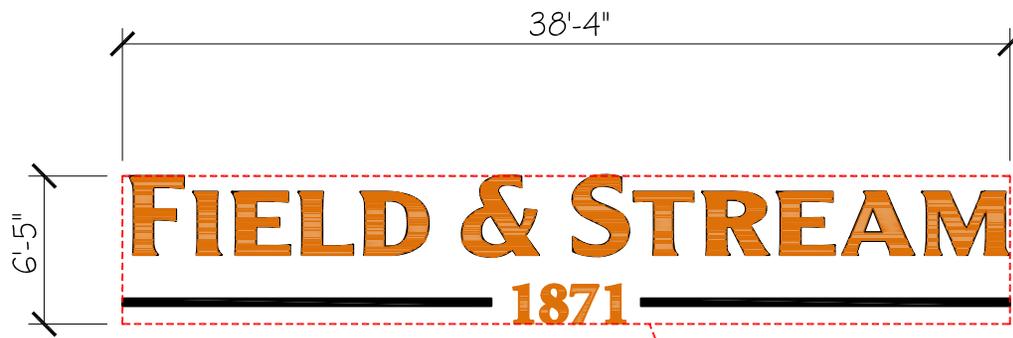
FIELD & STREAM

DESIGN AND CONSTRUCTION DOCUMENTS AND INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE AND REMAIN THE PROPERTY OF IMAGE ONE INC. THE USE OF THIS DESIGN AND CONSTRUCTION DOCUMENTS FOR PURPOSES OTHER THAN THE SPECIFIC PROJECT NAMED HEREIN IS EXPRESSLY PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF IMAGE ONE INDUSTRIES.

**LOCATION**  
 STORE #5511  
 OAKLAND MALL PAD  
 412 W. 14 MILE ROAD  
 TROY, MI 48083

**DRAWING TITLE**  
 EXTERIOR MAIN ID  
 SIGNAGE

<b>DRAWN BY</b> CDQ	<b>DATE</b> 7.29.14
<b>JOB #</b> 12-105	<b>SCALE</b> AS NOTED
<b>DRAWING NUMBER</b> 12105-4.0	



244.93 SQ. FT AS SHOWN

WALL SIGN DETAIL

SCALE: 1/8" = 1'-0"

PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION



677 Dunksferry Road | 978 S. Camino Oro Drive  
Bensalem, PA 19020 | Goodyear, AZ 85338  
(215) 826-0880  
(215) 826-0514 [www.i1ind.com](http://www.i1ind.com)

DESIGN AND CONSTRUCTION DOCUMENTS AS INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE AND REMAIN THE PROPERTY OF IMAGE ONE IND. THE USE OF THIS DESIGN AND CONSTRUCTION DOCUMENTS FOR PURPOSES OTHER THAN THE SPECIFIC PROJECT NAMED HERE IN IS STRICTLY PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF IMAGE ONE INDUSTRIES.

DRAWINGS PREPARED FOR:  
**FIELD & STREAM**  
**1871**

DRAWN BY: CDQ  
DATE: 7-9-14  
LOCATION: STORE #5511  
OAKLAND MALL PAD  
412 W. 14 MILE ROAD  
TROY, MI 48063

JOB #: 12-105  
SCALE: AS NOTED  
DRAWING TITLE: SIGN SQUARE FOOTAGE CALCULATIONS

DRAWING NUMBER: 12105-4.1

3. HEARING OF CASES

- C. VARIANCE REQUEST, KEVIN DETERS FOR METRO DETROIT SIGNS, 200 KIRTS – A variance to allow 218 square feet total combined area of all wall signs. The Sign Code allows a maximum total combined area of all wall signs to not exceed 10% of the area of the front face of the building. The front face of the building measures 1564 square feet; thus 156.4 square feet of wall signs is allowed.

**SECTION 85.02.05 (C) (4)**

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](mailto: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](mailto:GrusnickME@troymi.gov)  
<http://www.troymi.gov/BuildingInspection/>

**NOTICE TO THE APPLICANT**

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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: 200 Kirts  
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel* N/A
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-28-276-048
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:  
Sign Code
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 Metro Detroit Signs  
COMPANY Metro Detroit Signs  
ADDRESS 23544 Hoover Rd.  
CITY Warren STATE MI ZIP 48089  
TELEPHONE 586-759-2700  
E-MAIL kdeters@metrodetroitsigns.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: sign contractor

8. OWNER OF SUBJECT PROPERTY:

NAME Tech Arts LTD PTN  
COMPANY Tech Arts LTD PTN  
ADDRESS 6960 Orchard Lake Rd. Ste #300  
CITY West Bloomfield STATE MI ZIP 48322  
TELEPHONE 248-404-9910  
E-MAIL unknown

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,  (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  DATE 7/16/14

PRINT NAME: Kevin Deters

SIGNATURE OF PROPERTY OWNER \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

*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 electronic mail.*



DATE: 8/12/14  
TO: City of Troy Building Code Board of Appeals  
FROM: Kevin Deters  
Metro Detroit Signs  
RE: Chamberlain College of Nursing – 200 Kirts

We are applying for a variance for 3 signs as follows:

- Sign #1 = south elevation wall sign
- Sign #2 = non-illuminated ground sign along Kirts
- Sign #3 = pylon sign along I-75

Wall sign #1 is necessary because it is over their main entrance, and it is also necessary for them to have visibility along their main road (Kirts). This site is somewhat unique in that it has frontage along two main roads (Kirts and I-75).

Sign #2 is more of a directional than a ground sign. This sign is essential to show people driving along Kirts where Chamberlain's entrance is. During the summer months when the trees are in bloom the view of the building is very much obstructed. This sign is not illuminated, and it will be installed outside of the 25' triangle clearance from the entry drive.

Sign #3 along I-75 is proposed in order to provide direction for prospective students. Many of the college's prospective students are not from Troy or the immediate area, and this site is hard to find coming off of I-75 from both Big Beaver Rd. and Rochester Rd, particularly if the driver is not familiar with the area.

Sign #6 on our overhead plot plan is an existing ground sign at the location which is not in the City of Troy records. We are working with the owner of the building to resolve the status of this sign.

All three of these proposed signs are aesthetically pleasing, and they will serve the community appropriately in terms of providing directions into the college's area. None of the proposed signs are a safety or traffic hazard, and none of them will act as a hindrance for neighboring properties.

Attached please find drawings with photos of the existing signage. I look forward to meeting with you at the Sept. 3<sup>rd</sup> variance meeting. Thank you for your help.

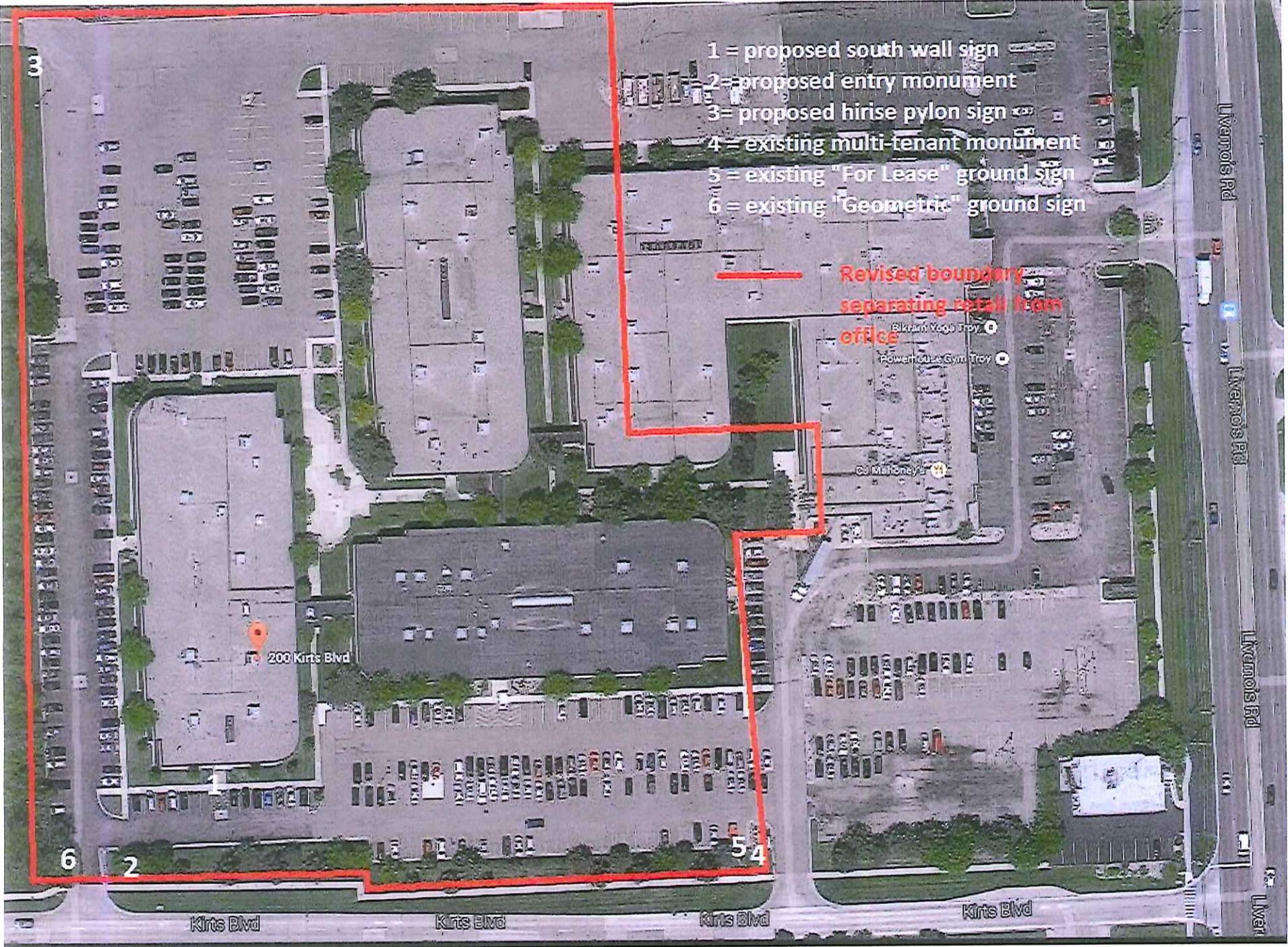
A handwritten signature in black ink, appearing to read "Kevin Deters". The signature is fluid and cursive, written in a professional style.

# Site Plan

R

- 1 = proposed south wall sign
- 2 = proposed entry monument
- 3 = proposed hirise pylon sign
- 4 = existing multi-tenant monument
- 5 = existing "For Lease" ground sign
- 6 = existing "Geometric" ground sign

Revised boundary  
separating retail from  
office



6

2

5

4

Kirts Blvd

Kirts Blvd

Kirts Blvd

Kirts Blvd

Livernois Rd

Livernois Rd

Livernois Rd

Liver

Sign #1 - South elevation wall sign - sign will be UL Listed

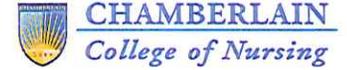
Building Height 17'



Existing Building Entrance (Before)



Existing Building Entrance (After)



200 Kirts Boulevard  
Troy, MI 48084

Sign Type: Location Drawing  
Job Number #: 7007123  
Drawing Name: 7007123\_Chamberlain C of N\_Troy MI.cdr

NOTES:

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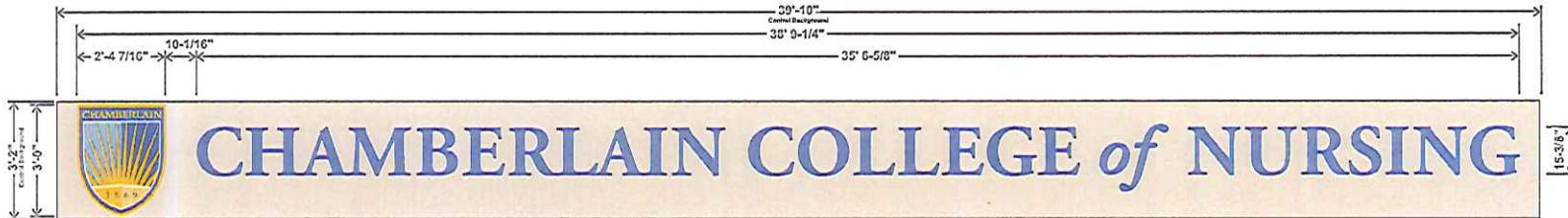
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**OPTION #2**

Existing Signage: (1) F.C.O. Letters mounted to wall left of doorway



Front View

**CHM-RMT-BW-36-H Illum. Facelit Letterset - Remote Wired, Blue Face, White Returns**

Sign #1 Sign Square Footage: 126.13  
Qty: (1) Letterset mounted to controlled background. Scale N.T.S.  
Standard face lit illuminated letterset will consist of fabricated aluminum channels, returns and backs, with plastic faces and face retainers. Paint interior of letter and logo returns Spraylit Star-Brite White EF. Paint exterior of letters/logo to match Spraylit Star-Brite White EF. Face retainers painted to match returns. Clear plastic letter faces and 7328 white plastic logo face to be decorated first surface with assorted colors as noted. Illumination will be provided by LED's. The tagline letters are routed 1/4" thick aluminum and painted Spraylit Star-Brite White EF. The letterset will typically be mounted flush to a aluminum framed control background (15'-3"w x 3'-2"h x 4" deep). Control background to be painted to match existing building color (exact color TBD).

**NOTE: New electrical would require an Approx. 220'-0" run to nearest electric source.**

Logo Color Specifications



Signs 1.1b

DATE/REVISIONS	02/14/14 PMF
02/24/14 PMF	03/11/14 PMF 03/12/14 PMF
03/28/14 RM	04/10/14 RM 04/22/14 RM
04/24/14 RM	

Sign Recommendation

South elevation is  
17' high x 92' wide

92 feet



3. HEARING OF CASES

- D. **VARIANCE REQUEST, KEVIN DETERS FOR METRO DETROIT SIGNS, 50-200 KIRTS** – A variance to allow 3 additional ground signs measuring 1936, 17.25 and 12 square feet, respectively. The Sign Code allows 2 ground signs per development. There are 2 ground signs currently located at the development.

A variance to allow a 60 foot high, 1936 square foot ground sign set back 10 feet from the right-of-way. The Sign Code limits signs set back less than 20 feet to 50 square feet and 10 feet in height.

**SECTION 85.02.05 (C) (4) and 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  
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**CONSTRUCTION OR FENCE CODE APPEALS**

FEE: \$50

CITY OF TROY BUILDING DEPARTMENT  
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SIGNATURE OF APPLICANT Kevin Deters DATE 7/16/14

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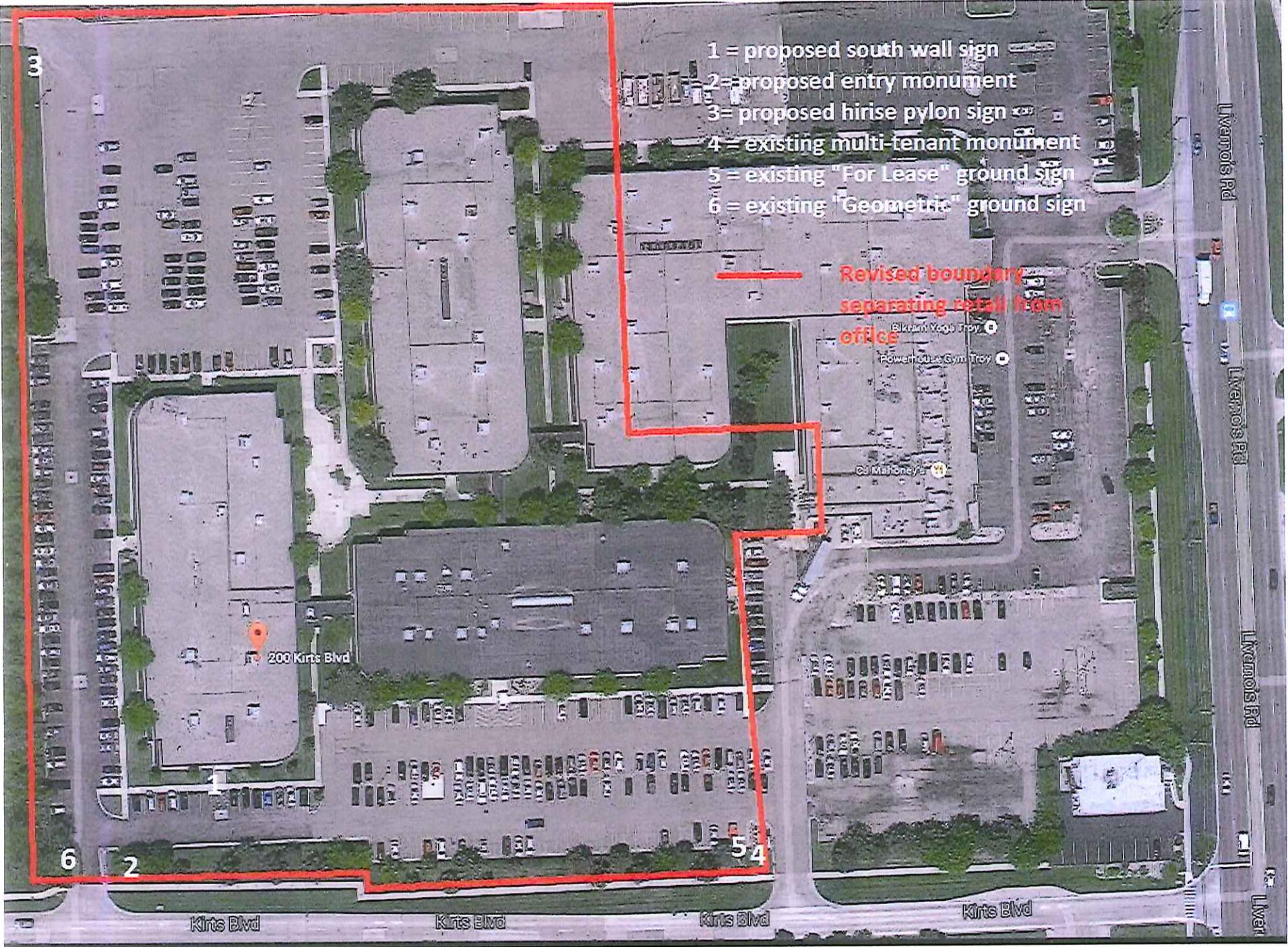
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# Site Plan

R

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- 3 = proposed hirise pylon sign
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Revised boundary  
separating retail from  
office



6

2

5

4

Kirts Blvd

Kirts Blvd

Kirts Blvd

Kirts Blvd

Livernois Rd

Livernois Rd

Livernois Rd

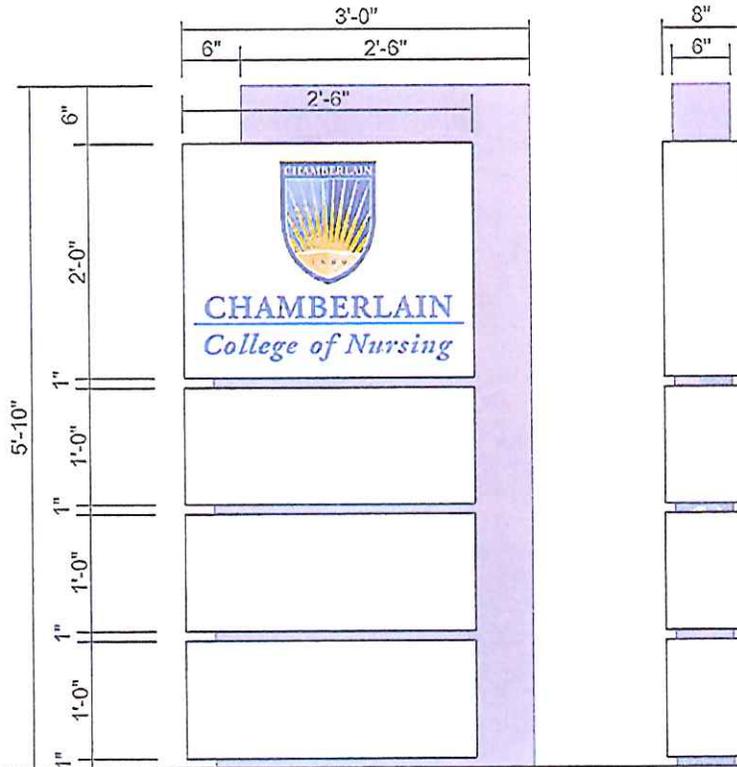
Liver

**D/F Non-Illuminated Multi-Tenant Sign**

Sign Square Footage: 17.5

New D/F Non-Illuminated Multi-Tenant Sign. Aluminum constructed sign with vinyl tenant copy applied to first surface of each panel (as shown).

Sign #2



**CHAMBERLAIN**  
College of Nursing

Sales Person: Paul Delers

Drawn By: Connie Fotiu

Date: 6/12/14

Work Order#: 4652

File Name:  
Chamberlain.cdr

Revision:

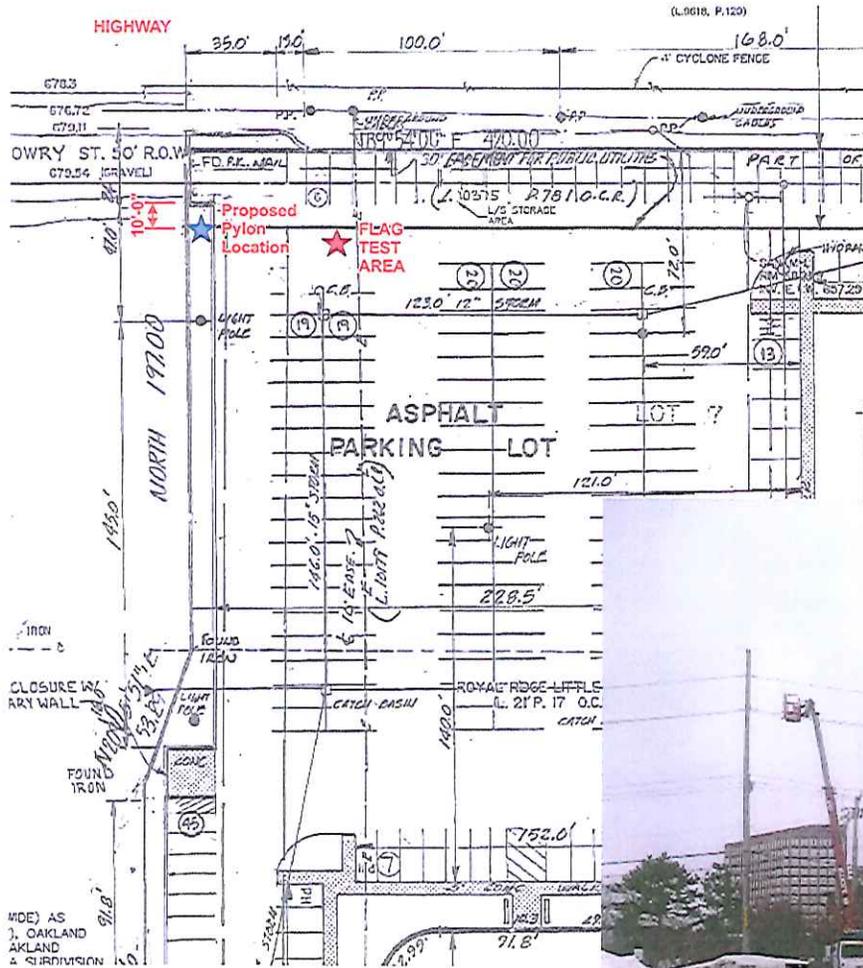
23544 Hoover Rd  
Warren MI 48089  
T: 586-750-2700  
F: 586-750-2703



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# Sign # 3 - Pylon sign along I-75

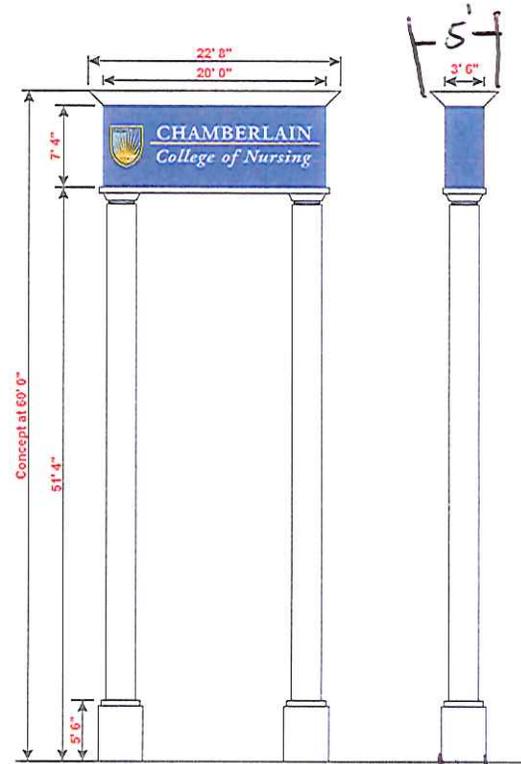
- Sign will be UL listed



North Parking Lot of Property Site Plan (Flag Test Area)



North Parking Lot (Truck in Flag Test Area)



Square Footage:  
Main Sign - 146.6 Sq Ft

- D/F Illuminated High-Rise Pylon Sign -**
- Scale 3/32" = 1'-0"  
Qty Required: (1) Sign
- Specifications:**
- Sign Cabinet: Aluminum
  - Face Panels: Flexible sign faces with Translucent film first surface -
  - Access: Side panel access to service inside of sign
  - Wind Load: Maximum wind load 40 psf - TBD

Fabricated decorative pole covers, bases, and cabinet topper  
Engineering drawings are available upon request.



200 Kirts Boulevard  
Troy, MI 48064

Sign Type:	Location Drawing
Job Number #:	7007123
Drawing Name:	7007123_Chamberlain C of N_Troy MI.cdr

NOTES:

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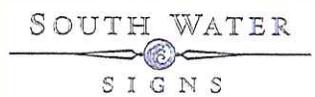


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## Signs 1.4a

DATE/REVISIONS	02/14/14 PMF
02/24/14 PMF	03/11/14 PMF 03/12/14 PMF
03/28/14 RM	04/22/14 RM 04/24/14 RM

## SIGN LAYOUTS

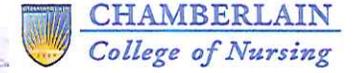


804 N. Church Rd., Elmhurst, IL 60120



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ALL DESIGNS ARE THE SOLE PROPERTY OF SOUTH WATER, LLC.  
AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM SOUTH WATER SIGNS, LLC.

SIGN #4



200 Kirts Boulevard  
Troy, MI 48084

Sign Type: Location Drawing  
 Job Number #: 7007123  
 Drawing Name:  
 7007123\_Chamberlain C of N\_ Troy MI.cdr

NOTES:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_

Signs 1.4b

DATE/REVISIONS 02/14/14 PMF  
 02/24/14 PMF 03/11/14 PMF 03/12/14 PMF  
 03/28/14 RM 04/22/14 RM 04/24/14 RM

**SIGN CONCEPT**

**SOUTH WATER**  
  
**SIGNS**

004 N. Church Rd., Elmhurst, IL 60126



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 ALL DESIGNS AT THE SOLE PROPERTY OF SOUTH WATER, LLC.  
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 WRITTEN PERMISSION FROM SOUTH WATER SIGNS, LLC.

**Southbound View From Highway Concept Sign at O.A.H 60'-0" (Close-Up View)**

Scale: N.T.S.  
 Concept view shown from flag test location.

SIGN #4



200 Kirts Boulevard  
Troy, MI 48084

Sign Type:	Location Drawing
Job Number #:	7007123
Drawing Name:	7007123_Chamberlain C of N_Troy MI.cdr

NOTES:

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Signs 1.4c

DATE/REVISIONS	02/14/14 PMF
02/24/14 PMF	03/11/14 PMF 03/12/14 PMF
03/28/14 RM	04/22/14 RM 04/24/14 RM

**SIGN CONCEPT**

**SOUTH WATER**  
SIGNS

534 N. Church Rd., Elmhurst, IL 60120



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**Southbound View From Highway Concept Sign at O.A.H 60'-0" (Distant View)**

Scale: N.T.S.  
Concept view shown from flag test location.

## Sign #4



Existing pylon at the south entrance  
to the lot

500' east of the Chamberlain building

9'6" wide x 13' OAH = 123.5  $\psi$

Setback 50' from Keres and 20'  
from the sidewalk



Sign #5 — 6' H x 8' W @ 8' overall ht  
6' SETBACK

## Sign #6



Existing Directional at the  
SW entrance to the lot on Kirtz  
4' 2" overall height

"Geometric" panel is 2' x 4' = 8  $\phi$

"Lean Learning Center" panel is 6" x 4' = 2  $\phi$

Setback 27' from Kirtz.