



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

October 1, 2014

3:00 PM

LOWER LEVEL
CONFERENCE ROOM

1. ROLL CALL
2. APPROVAL OF MINUTES – September 3, 2014
3. HEARING OF CASES
 - A. VARIANCE REQUEST, DAXESHKUMAR PATEL, 4621 SUTHERLAND – This property is a double front corner lot. As such it has a required front setback along both Sutherland and John R. The petitioner is requesting a variance to install a 6 foot high privacy fence in the required front setback along John R where City Code limits fences to 30 inches high.

CHAPTER 83

- B. VARIANCE REQUEST, JOHN CARROLL FOR ARANEA INC., 5151 CORPORATE DRIVE – A variance to allow a second wall sign measuring 143.33 square feet where only one wall sign is allowed.

SECTION 85.02.05 C 3 “O” Zoning District

- C. VARIANCE REQUEST, PAUL DETERS FOR METRO DETROIT SIGNS, 880 W LONG LAKE – A variance to allow a second wall sign measuring 197 square feet, where only one wall sign is allowed.

SECTION 85.02.05 C 3 “RC” Zoning District

- D. VARIANCE REQUEST, MARK R. JOHNSON FOR MRJ SIGN COMPANY LLC, 6765 ROCHESTER – A variance to allow a replacement ground sign to be placed 25 feet into the future right of way. Ground signs must be set back 10 feet outside the future right of way line.

SECTION 85.02.05 “R” Zoning District

- E. **VARIANCE REQUEST, JONATHAN MICHALEK, FIRST BAPTIST CHURCH OF TROY, 2601 JOHN R** – A variance to allow 11 additional ground signs (banners) to be attached to parking lot light posts. Each proposed banner is 8 square feet in area. The Sign Code allows only one banner.

SECTION 85.02.05 (C) (4) “B” Zoning District

- F. **VARIANCE REQUEST, MARK GIBSON, MAJESTIC SIGN & DESIGN, 2170 E BIG BEAVER** – A variance to allow a ground sign that is 11 feet tall and 102 square feet in area, to be set back 8 feet from the front property line. The Sign Code requires this sign to be set back at least 20 feet from the front property line.

SECTION 85.02.05 “O” Zoning District

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 September 3, 2014 in the Lower Level Conference Room of the Troy City Hall.

1. ROLL CALL

Members Present:

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

Support Staff Present:

Mitch Grusnick, Building Official/Code Inspector
Allan Motzny, Assistant City Attorney
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

Moved by: Abitheira
Support by: Brooks

RESOLVED, To approve the minutes of the August 6, 2014 Regular meeting as submitted.

Yeas: All present (5)

MOTION CARRIED

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.

Mr. Grusnick reviewed the variance request. He reported the department received no responses to the public hearing notices.

Mr. Liska said the four foot high fence would provide better protection for their children from traffic and the drainage ditch. He said moving the fence closer to the street would allow more usable yard and play area. Mr. Liska said they were aware of the City code relating to fences on a double front corner lot prior to the purchase of their home and advised of the process to follow to request a variance.

There was discussion on:

- Sidewalks in the future, most unlikely because of existing drainage ditch.
- Neighborhood comments.
- Busy intersection.
- Type and location of the proposed fence.

Chair Dziurman opened the floor for public comment. Acknowledging there was no one present to speak, the floor was closed.

Moved by: Abitheira
Support by: Carolan

RESOLVED, To grant the variance as requested, based on the following reasons:

1. The variance does not adversely affect properties in the immediate vicinity of the proposed fence.
2. The petitioner has a hardship or practical difficulty resulting from the unusual characteristics of the property that precludes reasonable use of the property.

Yeas: All present (5)

MOTION CARRIED

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.

Mr. Grusnick reviewed the variance request. He reported the department received no responses to the public hearing notices.

Tom Gianni of Imageone Industries, present to represent Field & Stream, addressed the request as relates to:

- Store location deep in the northeast corner of Oakland Mall.
- Store size (55,000 square feet).
- Store identification and visibility from I-75 and three facades.
- National store logo.
- Sign illumination.
- Dynamics of the high-end outdoor sports marketplace.

Mr. Gianni circulated a color rendering of the Field & Stream store.

Board members discussed:

- Potential for additional signs.
- Store location.
- Window application.
- Variances, if any, associated with former tenant.

Chair Dziurman opened the floor for public comment. Acknowledging there was no one present to speak, the floor was closed.

Moved by: Abitheira

Support by: Carolan

RESOLVED, To grant the variance request, based on the following reasons:

1. The petitioner has a hardship or practical difficulty resulting from the unusual characteristics of the property that precludes reasonable use of the property.

Vote on the motion on the floor.

Yeas: All present (5)

MOTION CARRIED

- 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.
- D. **VARIANCE REQUEST, KEVIN DETERS FOR METRO DETROIT SIGNS, 50-200 KIRTS** – (a) 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. (b) 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.

At the request of the petitioner, the two items were discussed collectively with the understanding that the Board could vote on each item separately should it choose.

Mr. Grusnick reviewed the variance requests. He reported the department received no responses to the public hearing notices.

Paul Deters of Metro Detroit Signs was present to represent Chamberlain College of Nursing. Mr. Deters addressed the challenges for drivers to identify and find the building because of the property's unique location and surrounding mature foliage. He asked the Board's consideration to grant the variance requests for the wall sign on the south elevation over the main entrance and a third ground sign for directional purposes. Mr. Deters said the petitioner would ask the Board's consideration on the variance request for the 60 foot high ground sign at a later date.

Jamie Sinutko, Campus Dean at Chamberlain College of Nursing, shared information on the college; it's an accredited institution with a capacity of 400 nursing students offering different levels of nursing degrees. Ms. Sinutko said students would be on campus Monday through Saturday, 8 a.m. to 7 p.m.

George Adkins, Director of Campus Marketing, said the Troy campus would be the 15th location for Chamberlain. They anticipate thousands of inquiries on the Troy campus from prospective nursing students. Mr. Adkins said he was challenged himself as an out-of-towner to locate the college off of the I-75 expressway.

Mr. Deters addressed the ground sign as relates to signage for the building tenants and its location further from the entry drive. He said the property manager and property owner are receptive to relocating the mature trees in the front of the property to allow the ground sign to be more visible. Mr. Deters circulated a photograph of the mature trees.

Mr. Grusnick said removing, relocating and replanting trees on the property might require site plan approval. He advised the petitioner to contact the Planning Department for the procedure to follow.

Members discussed:

- Calculations relating to the proposed signage.
- Percentage of building capacity.
- Signage on the north façade.
- Wall signs would not be visible at the same time.
- Tenant signage.

Chair Dziurman opened the floor for public comment. No one spoke at this time.

Moved by: Kischnick
Support by: Carolan

RESOLVED, To approve the variance requests as presented for both the wall and ground signs except for the 1936 square foot, 60' high ground sign which is to be considered separately, with the condition the existing geometric sign be removed as promised, based on the following reasons:

1. The variance would not be contrary to the public interest or general purpose and intent of Chapter 85.
2. The variance does not adversely affect properties in the immediate vicinity of the proposed sign.
3. The petitioner has a hardship or practical difficulty resulting from the unusual characteristics of the property that precludes reasonable use of the property.

Discussion on the motion on the floor.

Bill Artzberger of Lean Learning Center, 200 Kirks Blvd, voiced opposition to granting the variance requests and removing the geometric sign that identifies the entrance to their facility.

Andy Gutman of Farbman Group, representative of the building landlord, and Mr. Artzberger, exited the meeting to discuss a resolution to the tenancy signage.

Messrs. Artzberger and Gutman returned to the meeting, at which time Mr. Artzberger stated the matter has been resolved and he has no further objection to the variances as requested.

Vote on the motion on the floor.

Yeas: All present (5)

MOTION CARRIED

A short discussion followed on the petitioner's remaining variance request for a 60 foot high ground sign that was not considered or approved in the foregoing resolution.

Mr. Deters stated the petitioner officially withdraws the request for a 60 foot high ground sign.

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 4:02 p.m.

Respectfully submitted,

Theodore Dziurman, Chair

Kathy L. Czarnecki, Recording Secretary

G:\Building Code Board of Appeals Minutes\2014\Draft\2014 09 02 Regular Meeting_Draft.doc

BUILDING CODE BOARD OF APPEALS SIGN-IN SHEET

September 3, 2014

NAME (PLEASE PRINT)	ADDRESS
Tom Gianni (Field + Stream)	677 Danks Ferry Rd, Bensalem, PA
Doug & Christina Liska	6881 Sheldrake Dr MI 48085
J. Bill Dufferen	200 Kirts Blvd, TROY
George Adkins	"
Jzime Sinutko	"
Paul Defers	23544 Hoover, Warren
Andy Gtman	2840 Norwinton Hwy, S. Farm
JEFF ADAMS	200 KIRTS BLVD
NAME (PLEASE PRINT)	ADDRESS

BUILDING CODE BOARD OF APPEALS MEETING SIGN-IN SHEET

September 3, 2014

3. HEARING OF CASES

- A. **VARIANCE REQUEST, DAXESHKUMAR PATEL, 4621 SUTHERLAND** –
This property is a double front corner lot. As such it has a required front setback along both Sutherland and John R. The petitioner is requesting a variance to install a 6 foot high privacy fence in the required front setback along John R where City Code limits fences to 30 inches high.

CHAPTER 83

**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: 4621 Sutherland Drive
ACREAGE PROPERTY: Attach legal description if this an acreage parcel
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-14229-001
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:
Fence 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

RECEIVED
AUG 15 2014
PLANNING

6. APPLICANT INFORMATION:

NAME Daxeshkumar V. Patel

COMPANY _____

ADDRESS 4621 Sutherland Drive

CITY Troy STATE Michigan ZIP 48085

TELEPHONE 248-825-1327

E-MAIL daxpatel@live.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Daxeshkumar V. Patel

COMPANY _____

ADDRESS 4621 Sutherland Drive

CITY Troy STATE Michigan ZIP 48085

TELEPHONE 248-825-1327

E-MAIL daxpatel@live.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, Daxeshkumar V. Patel (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 X [Signature] DATE 08/12/2014

PRINT NAME: X Daxeshkumar Patel

SIGNATURE OF PROPERTY OWNER [Signature] DATE 08/12/2014

PRINT NAME: Daxeshkumar Patel

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.

HIDDEN OAKS SUB
SHEET 350, PAGE 1A)

AREAS:
1975 SF LOT AREA (TO ROAD)
2413 SF BUILDING COVERAGE
973 SF DRIVEWAY
190 SF 3' HOME WALK
5358 SF ROW TO CURB AREA
281 SF DRIVEWAY APRON
602 SF 5' PUBLIC WALK

120

59

86

37' w/ 4' gap

30' w/ 4' gap

LOT 1
WELLINGTON 2884
ELE V B B4S
20120402

LOT 2
(VACANT)

#4621 SUTHERLAND DRIVE
PAV'T WITH 4" CURB & GUTTER (50' R.O.W.)

NOTE
THIS DRAWING IS FOR PLOT PLAN
AND/OR AS-BUILT PURPOSES ONLY.
IF THIS NOTE DOES NOT APPEAR IN
IT IS NOT AN AUTHORIZED COPY.

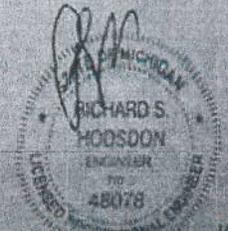
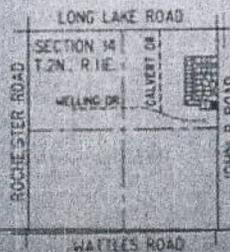
→ = DRAINAGE DIRECTION
[XXX XX] = PROPOSED
[XXXX] = AS-BUILT/EXISTING

LOT 1
HIDDEN-PARC SUBDIVISION
SEC. 14, T.2N., R.1E., CITY OF TROY,
OAKLAND COUNTY, MI
PARCEL ID. #20-14-229-001

DATE: 07/13/12 PLOT PLAN, 07/17/12 UTIL. BOX

PREPARED FOR
LOMBARDI HOMES
3023 DANVIEW TECHNOLOGY CT

PH: (888) 761-7900 OFFICE
PH: (248) 723-2072 CRAIG MCKAY



RECEIVED

AUG 06 2012

PROPOSAL

ACTION FENCE of Michigan Inc.
4248 Delemere Court • Royal Oak, MI 48073

Phone: (248) 542-3900
Fax: (248) 542-6903

PROPOSAL SUBMITTED TO: DAX & Priti PATEL PHONE: 835-3179 DATE: 5-26-14
 STREET: 4221 Sutherland JOB NAME:
 CITY, STATE AND ZIP: Troy JOB LOCATION: W. off John R. S. Long Lake
 ESTIMATOR: Terry 248-710-3474 REFERRED BY: 4280 JOB PHONE:

Landscaping involved? **We hereby submit specifications and estimates for:**

<input checked="" type="checkbox"/> Install Fence <input checked="" type="checkbox"/> Level <input type="checkbox"/> Follow Grade Obstruction in Fence Line Above Ground <input checked="" type="checkbox"/> Owner's responsibility to leave clear access <input type="checkbox"/> Contractor's responsibility <input type="checkbox"/> No obstructions Wood Fence Nice Side Faces <u>N/A</u> <input type="checkbox"/> In <input type="checkbox"/> Out <input type="checkbox"/> Remove Fence <u>NO</u> <input checked="" type="checkbox"/> Installer shall call Miss Dig for location of underground utilities. Customer is responsible for locating all other lines. <input checked="" type="checkbox"/> Additional charges will be made for abnormal digging conditions or removal of dirt off property <input type="checkbox"/> Where does excavated dirt go on property? <u>Spread House</u>		Total Footage <u>350'919</u> <u>2 gates</u> Type of Fence <u>6' Khaki Solid PVC</u> Post Specs. <u>New England CAP</u> Extra Features or Special Tools Needed <u>Your Price 335.72 Ft. regular 399.99</u>
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Customer to pull permit if required

I, customer, hereby agree to stake the fence(s) depicted above. By this, each end, corner or gate post shall have a stake at that point. Failure to do so will result in a \$150 return trip charge. Payable upon completion of job. ACTION FENCE WILL NOT IN ANY WAY BE HELD LIABLE FOR INCORRECTLY STAKED LINES. ACTION FENCE HOLDS NO RESPONSIBILITY FOR DAMAGE TO SPRINKLER LINES, GAS BAR-B-QUE LINES, OR ANY OTHER SUCH LINES. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO MARK WHERE SUCH LINES ARE.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Fence materials remain property of Action Fence till paid in full.

Final Payment Due Upon Completion

For the Sum of \$	<u>14,000</u>
Haul-Away \$	<u>NO</u>
Building Permit \$	<u>INC.</u>
Sales Tax \$	<u>INC.</u>
Total \$	<u>14,000</u>
Down Payment \$	<u>6,000</u>
Balance Due \$	<u>8,000-1107.32 less Tax</u>

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

6.9.14

Date of Acceptance

Customer Signature

08/12/2014

To: City of Troy Building Inspection Department (Board of Appeals)

Re: Fence code appeals for property 4621 Sutherland Drive, Troy MI 48085

As a home owner I would like to construct a 6-foot privacy fence on the above mentioned premises. The property is adjacent to John R Rd., which is a very busy road. I have two young children, who are 3 years and 2 years old that play outside. I would like to be able to allow my children to enjoy our backyard without constantly being fearful of them straying into the street.

In the past, there has been at least one accident where a vehicle has jumped the curb and ended up in the back yard of another homeowner in the same subdivision. This accident destroyed his trees and sod, and this is obviously a safety matter.

Besides the major safety issues, I would also like to protect my family's privacy as the house is on a corner lot adjacent to John R Rd. meaning it and the backyard are on full display to anyone driving or walking by.

I understand that the orientation of the house on the lot ordinarily would make building this fence against code. I am hoping that as there is no impact on the neighbors' or the city's property, that you will allow me to build this fence which will protect my family's safety and privacy.

Thank you,

A handwritten signature in black ink, appearing to read "Daxeshkumar Patel", with a long horizontal line extending to the right.

Daxeshkumar Patel, PharmD

3. HEARING OF CASES

- B. VARIANCE REQUEST, JOHN CARROLL FOR ARANEA INC., 5151 CORPORATE DRIVE – A variance to allow a second wall sign measuring 143.33 square feet where only one wall sign is allowed.

SECTION 85.02.05 C 3 “O” Zoning District

Kathy Czarnecki

From: Paul M Evans
Sent: Monday, September 22, 2014 9:40 AM
To: Mary Costakes
Cc: Mitchell E Grusnick; Kathy Czarnecki
Subject: RE: Flagstar Bank sign 5151 Corporate October BBA

Mary:

Thanks for the information. We will put this matter on the November meeting.

For the Red Wings sign, could you provide a revised drawing outlining the letters/images within a single imaginary rectangle?

Also, the size of the Red Wings attachments were close to real life size. Could you reduce the size to something that might easily be viewed on a typical computer monitor?

Thanks.

Paul Evans | Zoning & Compliance Specialist

City of Troy | 500 W. Big Beaver, Troy, MI 48084 | Office: 248.524.3359 | Cell: 248.885.1841 | troymi.gov



“We believe a strong community embraces diversity, promotes innovation, and encourages collaboration. We strive to lead by example within the region. We do this because we want everyone to choose Troy as their community for life. We believe in doing government the best.”

From: Mary Costakes [mailto:mcostakes@araneaegroup.com]

Sent: Monday, September 22, 2014 9:03 AM

To: Paul M Evans

Subject: Flagstar Bank sign

Hi Paul,

Flagstar Bank has decided to apply for both signs so they would like to be added to the November meeting. The Red Wing sign is a cling type sign with no fasteners. See attached drawings.

The existing Flagstar sign 6'6" x 22'6" = 146.25 sf.

Is there any other information that you need? Please let me know.

Thank you

Mary

Mary Costakes

Administrative Assistant

Araneae, Inc.

248-344-8840



3. HEARING OF CASES

- C. VARIANCE REQUEST, PAUL DETERS FOR METRO DETROIT SIGNS, 880 W LONG LAKE – A variance to allow a second wall sign measuring 197 square feet, where only one wall sign is allowed.

SECTION 85.02.05 C 3 “RC” Zoning District

**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
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CONSTRUCTION OR FENCE CODE APPEALS

FEE: \$50

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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: 880 W. Long Lake Rd.

ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-09-302-003

3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:

SIGN CODE (only 1 wall sign is allowed, and this sign would be our 2nd)

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 Molina Healthcare, Inc.
COMPANY Molina Healthcare, Inc.
ADDRESS 200 Oceangate, Suite 100
CITY Long Beach STATE CA ZIP 90802-4317
TELEPHONE _____
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, _____ (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 Paul B. Deters DATE 9/9/14

PRINT NAME: Paul 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.



23544 Hoover Road, Warren MI 48089
T: 586-759-2700 F: 586-759-2703
kdeters@metrodetroit signs.com

DATE: 9/9/14
TO: Troy Building Code Board of Appeals
FROM: Kevin Deters
Metro Detroit Signs
RE: Molina Healthcare – 880 W. Long Lake Rd
196.8 sq. foot wall sign on the east elevation

Explanation of Variance Request

We are applying for a variance for a 196.8 sq. foot wall sign on the east elevation. This building is only allowed one wall sign up to 200 sq. feet, and they already have a 196.8 sq. foot wall sign on the south elevation, facing Long Lake Rd.

This 196.8 sq. foot wall sign on the east elevation is being proposed for a few reasons. We feel that it is not excessive since Molina has frontages facing three major roads (Long Lake, Crooks, and I-75). This sign is being proposed in order to increase visibility for traffic on the east side of the property (particularly I-75 and Tower Drive). The reason the proposed wall sign is so large is that it would not be visible from I-75 if it were any smaller. As you can see from the photos of the existing south elevation wall sign, our proposed wall sign (which is identical) does not look disproportionately large due to the size of the building.

Feel free to call me at (586)759-2700 if anything else is needed. Thank you for your assistance.

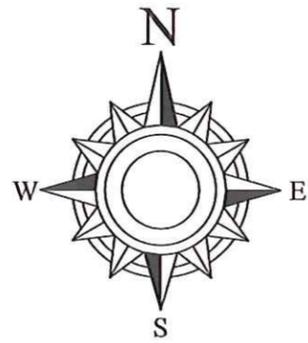
Existing South elevation
wall sign - 196.8 ϕ

- Same sign as our proposed
east elevation wall sign that
needs a variance

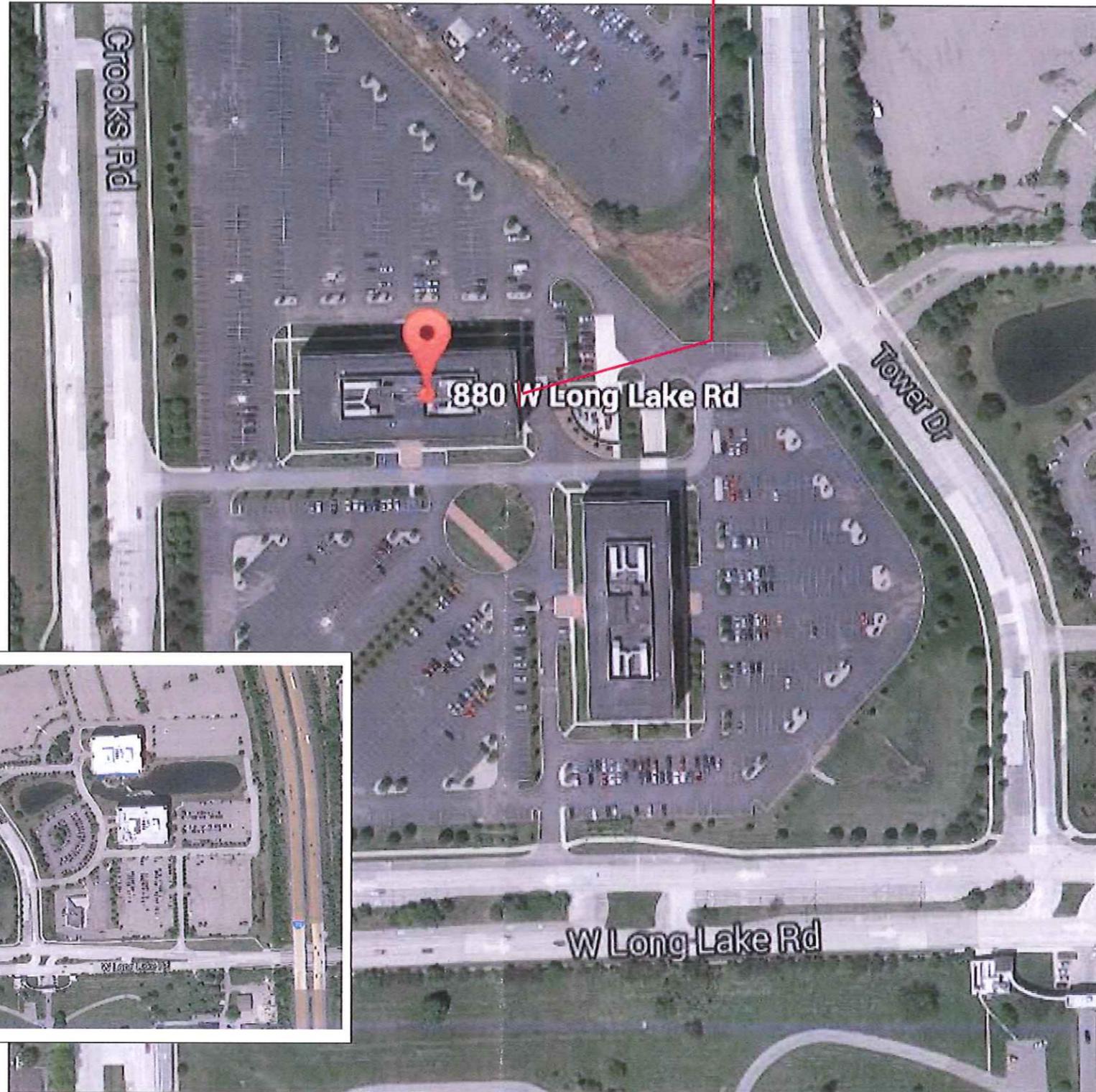


09/05/2014 05:08

AERIAL VIEW



ZONED R-C
 PER CODE WE ARE ALLOWED
 10% OF AREA OF FRONT STRUCTURE
 200.00 Sq Ft MAX.
 (77' x 273' x 10% = 2102.10 Sq Ft)
 (200.00 Sq Ft MAX.)
 ONLY (1) BUILDING SIGN ALLOWED
196.8 Sq Ft TOTAL



THIS DESIGN AND ENGINEERING IS SUBMITTED AS OUR PROPOSAL, AND THE RIGHT TO USE OR EXHIBIT IN ANY FORM, IS NOT AUTHORIZED WITHOUT WRITTEN PERMISSION BY US SIGNS.



**Houston
Dallas**

Houston Corporate Office
 5225 Katy Freeway
 Suite 350
 Houston, TX 77007
 713-977-7900
 Fax 713-977-7903

Dallas Regional Office
 2220 San Jacinto Blvd.
 Suite 365
 Denton, Texas 76205
 940-380-9153
 FAX: 940-380-9395



**SIGN ELEVATION
EXHIBIT**

Address: 880 W LONG LAKE RD.

City: TROY

State: MI, 48098

Account Rep: D. LUTHER

Sales Rep: J. GRAFF

APPROVALS

CLIENT _____

DESIGN _____

PROD. _____

Designer: _____ EIT

Design No. 73911

DATE 09-05-14

Rev. Date: _____



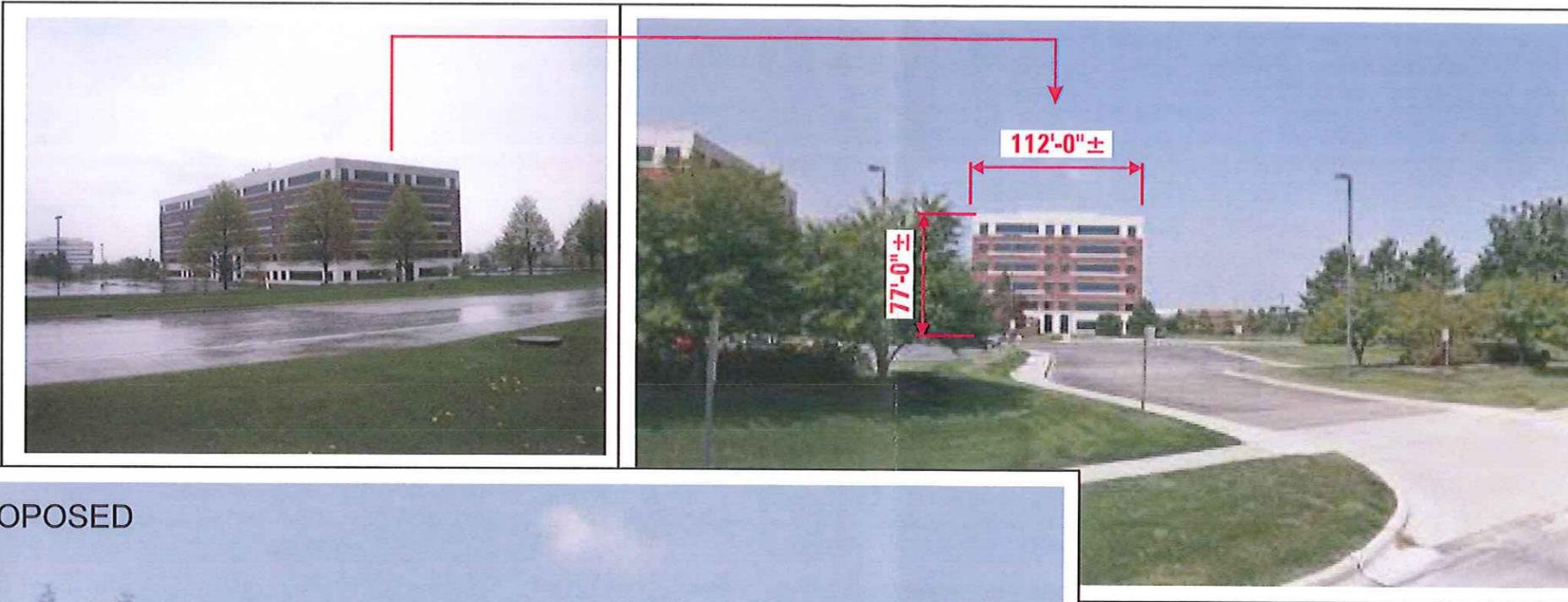
2:4

The purchaser agrees to hold the seller harmless against any cause for action for damage which may occur as a result of drilling for piers and foundations, including but not limited to sewer, gas lines or any underground obstacles which the purchaser or others may deem valuable.

PHOTOS

SIGN 1

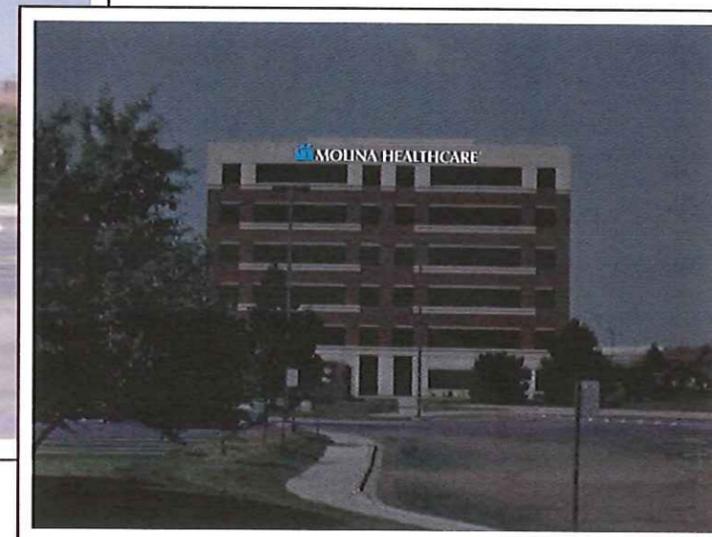
EXISTING



PROPOSED



NIGHT VIEW



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5225 Katy Freeway
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940-380-9153
FAX: 940-380-9395



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DATE 09-05-14

Rev. Date: _____



3:4

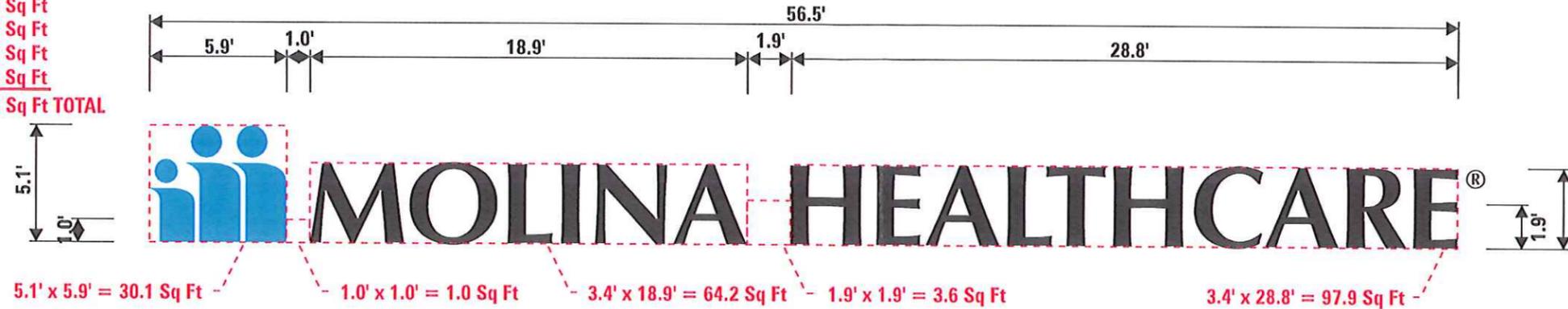
The purchaser agrees to hold the seller harmless against any cause for action for damage which may occur as a result of drilling for piers and foundations, including but not limited to sewer, gas lines or any underground obstacles which the purchaser or others may deem valuable.

CHANNEL LETTER SET

SCALE 1/8"=1' | 196.8 SQ/FT

SIGN 1

30.1 Sq Ft
1.0 Sq Ft
64.2 Sq Ft
3.6 Sq Ft
97.9 Sq Ft
196.8 Sq Ft TOTAL



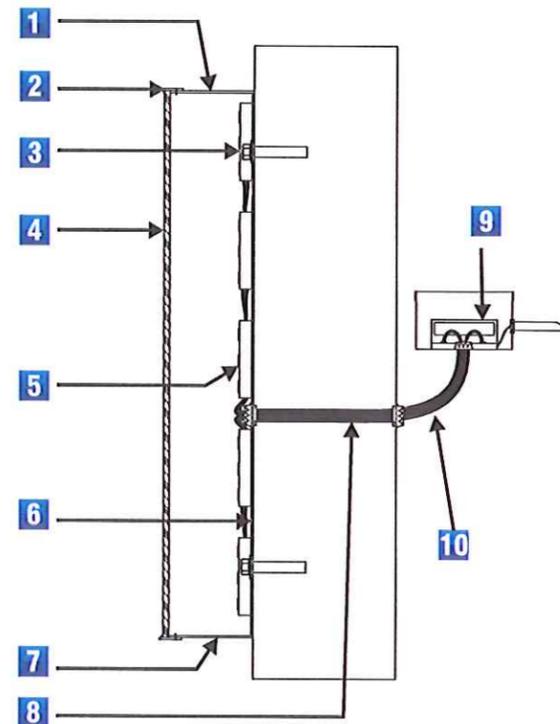
EXPLODED VIEW



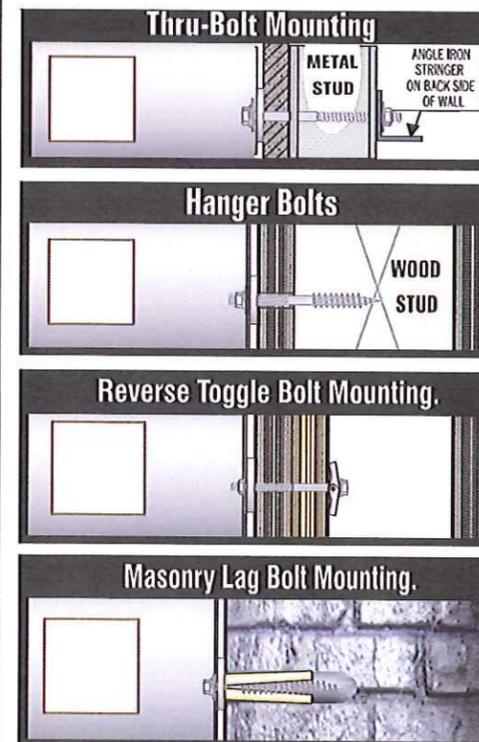
SPECIFICATIONS

- 1 5" FABRICATED ALUMINUM LETTER RETURNS PAINTED PMS #320 PAINT INTERIOR WITH LIGHT ENHANCING PAINT
- 2 1" TRIM CAP RETAINER TO MATCH PMS #320
- 3 NON-CORROSIVE INSTALLATION HARDWARE: SEE DETAIL
- 4 3/16" THICK PLEX/POLYCARBONATE FACE WHITE WITH 1ST SURFACE TO MATCH PMS #320 (LOGO) & PERFORATED BLACK DAY/NIGHT VINYL (LETTERS)
- 5 USLED DIODE MODULE WHITE
- 6 FLAT ALUMINUM BACK WELDED TO RETURNS
- 7 1/4" WEEP HOLES (2) TWO PER LETTER
- 8 GROUNDED WALL PASS-THRU SEALED WATER TIGHT
- 9 LOW VOLTAGE ELECTRONIC TRANSFORMER LOCATED IN INTERIOR WALL AREA INSIDE A PROTECTIVE CASE BOX
- 10 WATERPROOF FLEXIBLE CONDUIT FOR WIRING

SIDE SECTION VIEW



MOUNTING DETAIL



COLOR SCHEDULE

 PMS # 320
 BLACK PERFORATED DAY/NIGHT VINYL

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APPROVALS

CLIENT _____

DESIGN _____

PROD. _____

Designer: EIT

Design No. 73911

DATE 09-05-14

Rev. Date:



4:4

The purchaser agrees to hold the seller harmless against any cause for action for damage which may occur as a result of drilling for piers and foundations, including but not limited to sewer, gas lines or any underground obstacles which the purchaser or others may deem valuable.

3. HEARING OF CASES

- D. VARIANCE REQUEST, MARK R. JOHNSON FOR MRJ SIGN COMPANY LLC, 6765 ROCHESTER – A variance to allow a replacement ground sign to be placed 25 feet into the future right of way. Ground signs must be set back 10 feet outside the future right of way line.

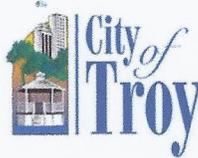
SECTION 85.02.05 “R” Zoning District

**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: 6765 ROCHESTER ROAD
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-03-226-018

3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:
SIGN CODE: TABLE 85.02.05 MINIMUM SETBACK 10' FROM STREET*

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 MARK R. JOHNSON - MANAGING DIRECTOR
COMPANY MRJ SIGN COMPANY LLC
ADDRESS 256 NARRIN STREET
CITY ORTONVILLE STATE MICHIGAN ZIP 48462
TELEPHONE OFFICE # (248) 793-3391 MARK'S CELL # (248) 521-2431
E-MAIL MARK@MRJSIGN.COM

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: SIGN CONTRACTOR

8. OWNER OF SUBJECT PROPERTY:

NAME MICHAEL SMILER - PRESIDENT / RESIDENT AGENT
COMPANY MBARS LLC
ADDRESS 6765 ROCHESTER ROAD
CITY TROY STATE MICHIGAN ZIP 48085
TELEPHONE OFFICE # (248) 879-0940 MICHAEL'S CELL # (248) 219-3038
E-MAIL MICHAELSMILER@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, MICHAEL SMILER (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 09/09/2014
PRINT NAME: MARK R. JOHNSON - MANAGING DIRECTOR

SIGNATURE OF PROPERTY OWNER  DATE 09/09/2014
PRINT NAME: MICHAEL SMILER - OWNER

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.

SIGN CODE APPEALS CRITERIA – CHAPTER 85.01.08 SIGN CODE

The Board of Appeals has the power to grant specific variances from the requirements of this Chapter, upon a showing of each of the following:

- a) The variance would not be contrary to the public interest or general purpose and intent of this Chapter.

The proposed ground sign is 42 square feet in area per side where 100 square feet in area per side is allowed and has an overall height of 8' 4" from the top of the sign to grade whereas 12' from the top of a ground sign to grade is allowed. Therefore the proposed sign meets two out of three main requirements for a ground sign utilizing well less than what is allowed by code.

The required 10' setback from the existing street right-of-way or planned right-of-way as per the Master Thoroughfare Plan, whichever is greater, would place the sign in this case 85' from the centerline of Rochester Road. As shown on a submitted drawing this would place the proposed sign half-way into the existing building, which is setback only 90' from the centerline of Rochester Road.

Obviously placing the proposed ground sign at a conforming setback is not feasible or for that matter even outside of the planned right-of-way given the front porch / landscaping in front of the building.

As well the placement of the proposed ground sign allows for the completion of the bike path between the parcel to the North and South as shown on a submitted drawing. In fact the proposed ground sign would still be located 5' behind the private edge of the bike path if and when it was completed.

- b) The variance does not adversely affect properties in the immediate vicinity of the proposed sign.

Approval of the requested variance will place an otherwise conforming ground sign at a 50' setback from the centerline of Rochester Road, instead of the 85' setback required.

However the proposed ground sign will be replacing an existing ground sign that has been there for many years that is setback now at 45' from the centerline of Rochester Road or 5' closer to the Rochester Road than the proposed replacement sign.

As well since the existing building was built many years ago, Rexpointe Kennels, Inc. has been in existence at this location for over 50 years and three generations, the appearance is not unlike what the ordinance strives for in that the buildings to both the North and South are setback at approximately 135' and 165' respectively from the centerline of Rochester Road. So a ground sign placement on either of these properties at the required 85' setback would result in a ground sign being located approximately 50' and 80' in front of the buildings on these parcels. Whereas the proposed Rexpointe Kennels, Inc. ground sign as proposed is located only 40' in front of the Rexpointe Kennels, Inc. building.

- c) The petitioner has a hardship or practical difficulty resulting from the unusual characteristics of the property that precludes reasonable use of the property.

While the proposed ground sign meets two other main requirements for a ground sign, square feet in area per side and overall height from the top of sign to grade, the existing building placement prevents it from meeting the 85' setback requirement.

Please keep in mind that when this existing building was constructed Rochester Road was most likely a two lane dirt road and as Rochester Road was paved and expanded to what it is now, a five lane thoroughfare, the curb line came closer and closer to the already existing building.

As well since the existing ground sign being replaced is actually closer to Rochester Road and therefore the existing non-conformity is being lessened by the proposed location on the property of the replacement ground sign.

NORTH



FUTURE RIGHT-OF-WAY LINE IS SETBACK 75' FROM THE CENTERLINE OF ROCHESTER RD.

THE FRONT OR LEADING EDGE OF THE NEW, PROPOSED, FREE-STANDING SIGN IS TO BE LOCATED 25' INTO THE FUTURE RIGHT-OF-WAY.

FRONT EDGE NEW PROPOSED SIGN IS SETBACK 50' FROM CENTERLINE

NEW PROPOSED FREESTANDING SIGN

CENTERLINE OF ROCHESTER RD.

Rochester Rd N

MRJ SIGN COMPANY LLC

WWW.MRJSIGN.COM

WE DON'T JUST BUILD SIGNS...WE BUILD BUSINESS!
OFFICE # 248-793-3391 FAX # 248-793-3396
256 NARRIN STREET, ORTONVILLE, MICHIGAN 48462
THIS SHOP DRAWING IS SUBMITTED FOR APPROVAL & REMAINS THE EXCLUSIVE PROPERTY OF MRJ SIGN COMPANY, LLC UNTIL THE DESIGN & SIGN PROJECT ARE PURCHASED BY THE CUSTOMER.

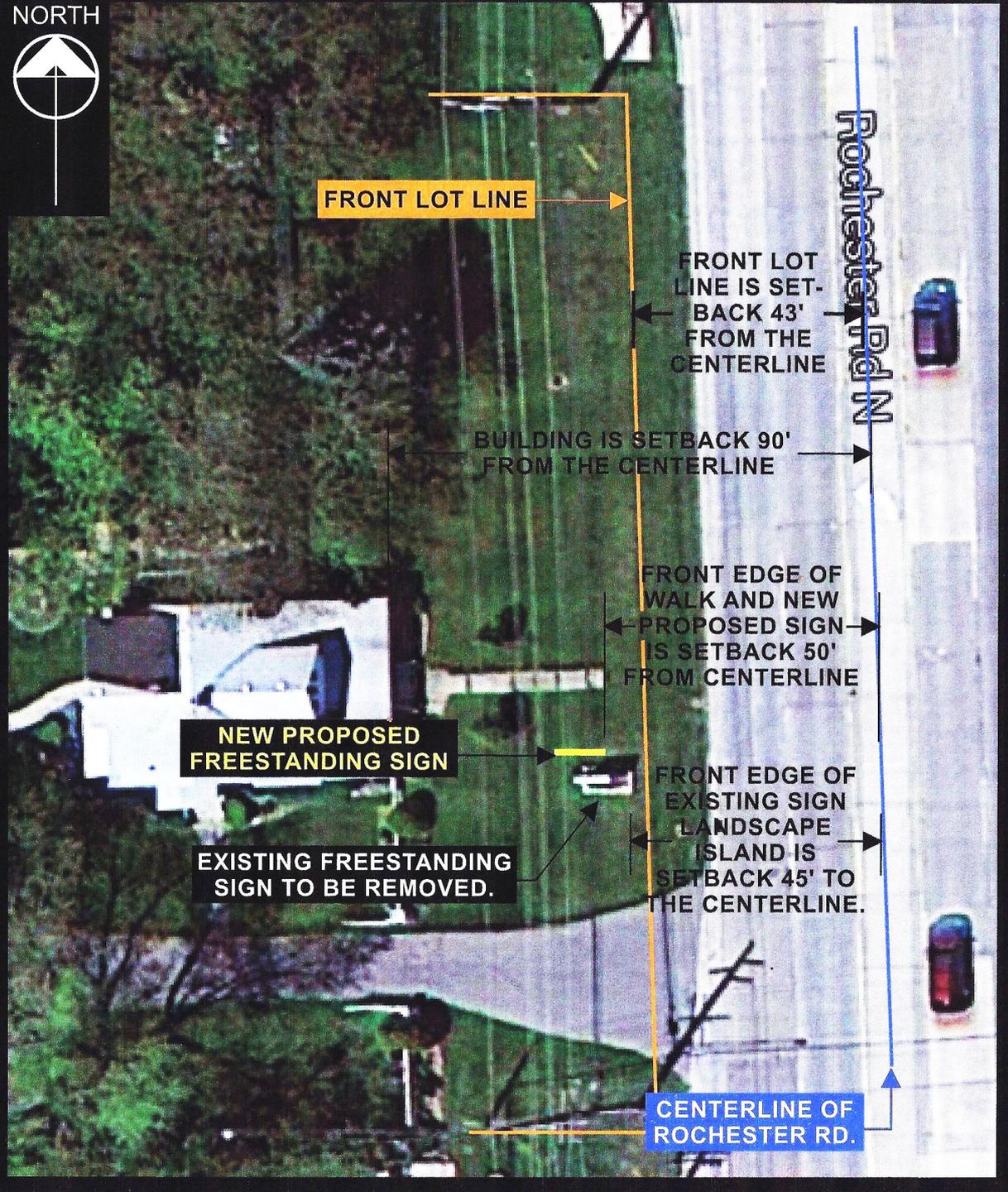
Scale 1/2" = 1'

REXPOINTE KENNELS, INC.
Mr. Michael Smiler - Owner
Cell # (248) 219-3038
email address:
michaelsmiler@hotmail.com
Office # (248) 879-0940
Fax # (248) 879-0310
Kennel Address:
6765 Rochester Road
Troy, Michigan 48085

FUTURE RIGHT-OF-WAY IN RELATION TO THE NEW PROPOSED SIGN

NOTE: ALL MEASUREMENTS WERE FIELD VERIFIED.

NORTH



FRONT LOT LINE

FRONT LOT LINE IS SET-BACK 43' FROM THE CENTERLINE

BUILDING IS SETBACK 90' FROM THE CENTERLINE

FRONT EDGE OF WALK AND NEW PROPOSED SIGN IS SETBACK 50' FROM CENTERLINE

NEW PROPOSED FREESTANDING SIGN

EXISTING FREESTANDING SIGN TO BE REMOVED.

FRONT EDGE OF EXISTING SIGN LANDSCAPE ISLAND IS SETBACK 45' TO THE CENTERLINE.

CENTERLINE OF ROCHESTER RD.

MRJ SIGN
COMPANY LLC

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Scale 1/2" = 1'

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Kennel Address:
6765 Rochester Road
Troy, Michigan 48085

**REXPOINTE KENNELS, INC.
PARCEL CLOSE UP & SIGN
SETBACK AERIAL VIEW**

NOTE: ALL MEASUREMENTS WERE FIELD VERIFIED.



MRJ SIGN COMPANY LLC

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 Mr. Michael Smiler - Owner
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 email address:
 michaelssmiler@hotmail.com
 Office # (248) 879-0940
 Fax # (248) 879-0310
 Kennel Address:
 6765 Rochester Road
 Troy, Michigan 48085

**REXPOINTE KENNELS, INC.
 CLOSE UP OF PARCEL
 INCLUDING PARCELS TO
 THE NORTH AND SOUTH**

**NOTE: ALL MEASUREMENTS
 WERE FIELD VERIFIED.**



MRJ SIGN
COMPANY LLC

WWW.MRJSIGN.COM

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Scale 1/2" = 1'

REXPOINTE KENNELS, INC.

Mr. Michael Smiler - Owner

Cell # (248) 219-3038

email address:

michaelsmiler@hotmail.com

Office # (248) 879-0940

Fax # (248) 879-0310

Kennel Address:

6765 Rochester Road

Troy, Michigan 48085

AERIAL DRAWING SHOWING COMPLETION OF THE BIKE PATH ACROSS REXPOINTE KENNELS PARCEL AND ITS RELATIONSHIP TO THE NEW PROPOSED FREESTANDING SIGN

NOTE: ALL MEASUREMENTS WERE FIELD VERIFIED.



EXISTING SIGN IS 5' 10" TALL OVERALL X 6' LONG OVERALL OR 35 SQUARE FEET. SIGN IS 8' 8" FROM TOP OF SIGN TO GRADE.



PROPOSED SIGN IS 5' 3" TALL OVERALL X 8' LONG OVERALL OR 42 SQUARE FEET. SIGN IS 8' 4" FROM TOP OF SIGN TO GRADE.

EXISTING SIGN & PROPOSED SIGN COMPARISON.

MRJ SIGN
COMPANY LLC
www.mrjsign.com

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email address:
michaelsmiler@hotmail.com
Office # (248) 879-0940
Fax # (248) 879-0310
Kennel Address:
6765 Rochester Road
Troy, Michigan 48085

Scale 1/2" = 1'

CODE INFORMATION: ZONED RESIDENTIAL; For special approved uses (which this use is grandfathered), one sign is allowed not to exceed 100 square feet in area. No sign may exceed a height of more than 12' from top of sign to grade. Sign must be setback at least 10' from the existing or future right-of-way, whichever is greater.

PROPOSED SIGN: Sign is 5' 3" tall overall x 8' long overall or 42 square feet. Sign is 8' 4" tall from top of sign to grade.

NOTE: A setback variance is required to allow the sign to be setback 50' from the front or leading edge of sign to the centerline of Rochester Road or 25' into the 75' future right-of-way as per City of Troy master thoroughfare plan and/or setback 7' from the existing front lot line. See attached drawings.



MRJ SIGN
COMPANY LLC

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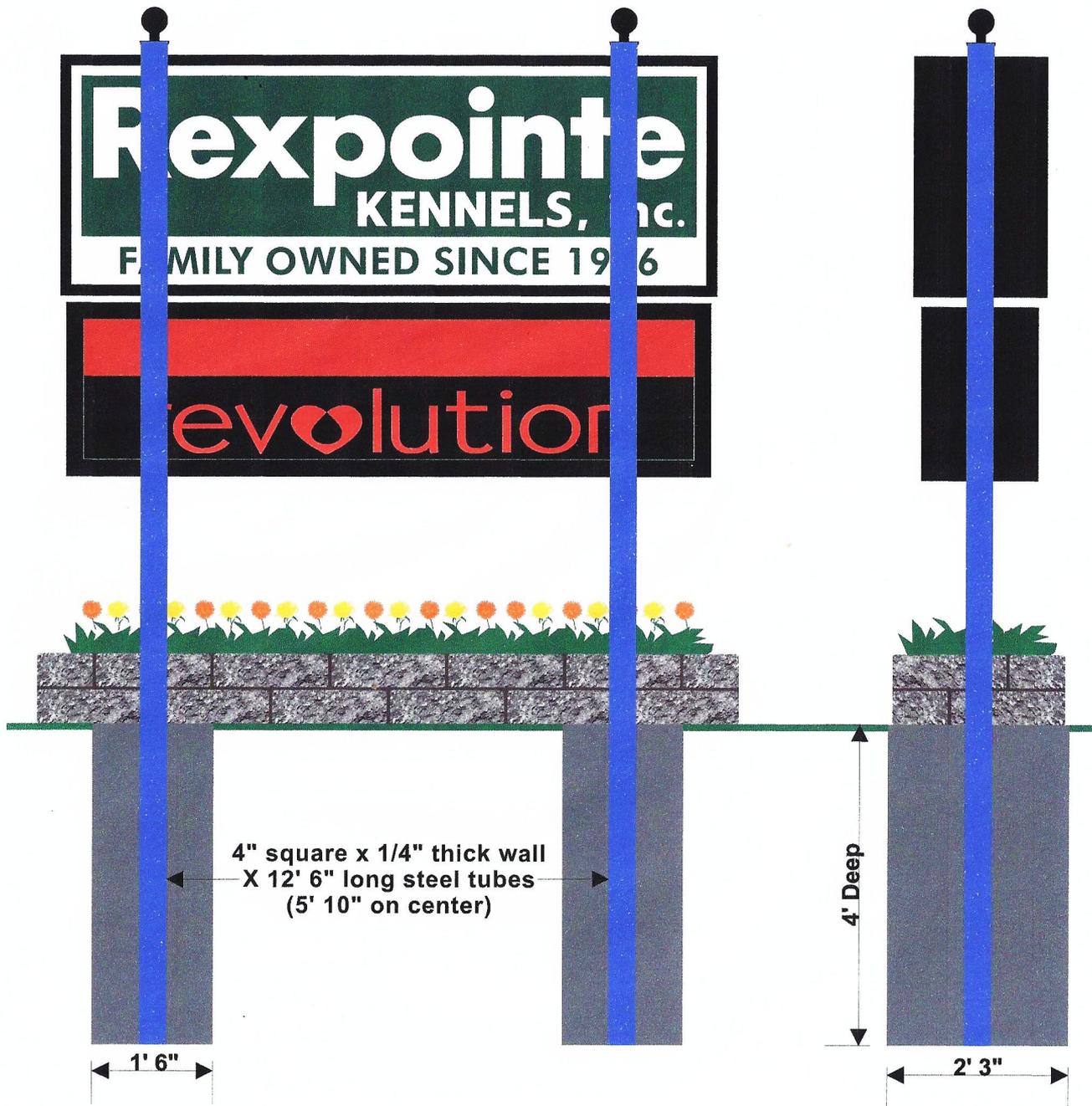
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FABRICATION NOTES: FREESTANDING SIGN WITH LED MESSAGE CENTER

- 1 - EXTRUSION - To be two SignComp single face body standard extrusion systems, with 1 5/8" slide style retainers. Each sign cabinet to be 8" deep.
- 2 - FACES - In 3/16" thick White Lexan solar grade polycarbonate plastic.
- 3 - VINYL - Faces to have computer cut Oracal 8500 series translucent vinyl # 060 Dark Green applied to the first surface.
- 4 - PAINTING - Sign cabinets, retainers, and steel tubes to be primed and painted a Black Grip Gard acrylic polyurethane enamel. Exact finish to be determined.
- 5 - LIGHTING - Each sign cabinet illuminated by three 96" T12 DHO Fluorescent lamps and a # 496 AT Allanson ballast.
- 6 - ELECTRICAL -
- 7 - STEEL - Two 4" square x 1/4" thick wall X 12' 6" long (5' 10" on center) steel tubes that will be set in the foundations when poured.
- 8 - FOUNDATION - Each foundation to be 1' 6" wide x 2' 3" long x 4' deep solid concrete. 1 cu yd total.

ELECTRONIC MESSAGE CENTER: To be an Electro-Matic Hyperion 16 MM monochrome LED message center. Each cabinet to be 2' 2" tall X 8' long X 6 3/4" deep with a viewing area of 1' 9" tall X 7' 7" long. The LED matrix is 32 vertical X 144 horizontal resulting in 4,608 LEDs per side. Display to have 16,384 shades of greyscale with an adjustable maximum brightness of 5,000 NITS. Display to allow for five lines of 3" tall and larger characters. VisionsPlay graphic software and setup included. WiFi wireless ethernet communication. Temp sensor Included. Software training also included.

NOTE: Flashing or intermittent illumination is prohibited. The message change cycle of a changeable message sign shall not be less than one minute per message, except in a combined time and temp sign, where the change cycle shall not be less than 30 seconds.



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EXCLUSIVE PROPERTY OF MRJ SIGN
COMPANY, LLC UNTIL THE DESIGN &
SIGN PROJECT ARE PURCHASED
BY THE CUSTOMER.

Scale 1/2" = 1'

REXPOINTE KENNELS, INC.

Mr. Michael Smiler - Owner

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email address:

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256 NARRIN STREET
ORTONVILLE, MI 48462

OFFICE (248) 793-3391
FAX (248) 793-3396

September 9, 2014

City of Troy – Planning Department
Mr. Paul Evans – Zoning & Compliance Specialist
500 West Big Beaver
Troy, Michigan 48084

Regarding: MBARS LLC / Rexpointe Kennels Inc.
6765 Rochester Road
Troy, Michigan 48085

Mr. Evans,

Enclosed please find a completed Building Code Board of Appeals Application signed by myself as the Applicant / Sign Contractor and Mr. Michael Smiler as President / Resident Agent of MBARS LLC the owner of the subject property. Attached to the Appeals Application is a written explanation of the reasons that justify this request.

Also enclosed is a set of color shop drawings that consists of the following. An existing & proposed sign comparison drawing with code information detail, aerial drawing showing the existing and proposed sign in relation to the centerline of Rochester road with the front lot line of the property shown too, aerial drawing showing the proposed sign past the front of the building if it was setback at the required 10' from the 75' future right-of-way line, sign detail drawing with the City of Troy LED display operational requirements highlighted in Red, foundation detail drawing, and an aerial drawing showing a hypothetical completion of the bike path in relation to the proposed sign location.

The enclosed check in the sum of \$50.00, our # 2410, is to cover the Building Code Board of Appeals Application fee.

This entire submission packet is also being emailed to you so that you will have a digital copy of the submission to forward to the board members.

By submitting this packet today I believe we should be able to be placed on the next Building Code Board of Appeals meeting of Wednesday October 1st, 2014 @ 3:00 P.M. at City Hall.

If you have any questions on the above or enclosed please feel free to call and if I am away from the office feel free to try me on my cell number, (248) 521-2431.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark R. Johnson', with a long horizontal flourish extending to the right.

Mark R. Johnson – Managing Director
MRJ Sign Company LLC

We don't just build signs... We build business!

3. HEARING OF CASES

- E. VARIANCE REQUEST, JONATHAN MICHALEK, FIRST BAPTIST CHURCH OF TROY, 2601 JOHN R – A variance to allow 11 additional ground signs (banners) to be attached to parking lot light posts. Each proposed banner is 8 square feet in area. The Sign Code allows only one banner.

SECTION 85.02.05 (C) (4) “B” Zoning District

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: 2601 John R Troy, MI 48083

ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 38-1722360

3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:

Sign code- add banners to light poles

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 JONATHAN MICHALEK, Agent
COMPANY FIRST BAPTIST CHURCH OF TROY
ADDRESS 2601 John R
CITY Troy STATE MI ZIP 48083
TELEPHONE 248.689.4555
E-MAIL JMICHALEK@FBCTROY.ORG

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Assistant Business Manager

8. OWNER OF SUBJECT PROPERTY:

NAME See Above
COMPANY _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
TELEPHONE _____
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, Jonathan Michalek (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 Jonathan Michalek, Agent DATE 9/2/14

PRINT NAME: Jonathan Michalek, Agent

SIGNATURE OF PROPERTY OWNER Jonathan Michalek, Agent DATE 9/2/14

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.

DONE RIGHT ENTERPRISES

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

EXISTING SIGNAGE ON PROPERTY:

First Baptist Church of Troy has two signs on their property. One is a LED Monument sign nearest John R Road. The other is their name debossed into the Surface of the exterior wall. Both signs are located at the east side of the property (as shown in the photos below).



FIRST BAPTIST OF TROY JOHN R STREET VIEW



LED MONUMENT ROAD SIGN



DEBOSSD SIGNAGE ON BUILDING WALL

DONE RIGHT ENTERPRISES

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

First Page – Item No. 4.) REASONS FOR APPEAL/VARIANCE:

First Baptist Church of Troy would like to add to the beautification of the new Parking Lot by adding two colorful 2-sided 13oz. vinyl Pole Pocket Banners to each of the 6 existing light poles. The Banners would also identify the presence of both First Baptist Church of Troy and Bethany Christian School.



EXISTING



PROPOSED

DONE RIGHT ENTERPRISES

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

LOCATION ON THE LOT CONCERNING THE APPEAL/VARIANCE REQUEST:

First Baptist Church of Troy has six light pole locations spanning their parking lot (as shown with orange dots in aerial photo below). The two light poles nearest the road are the only pole banners that will be easily seen by passing motorists. The distance from these two light poles to the sidewalk edge, nearest the parking lot, is 23'9" (as shown in photo below).



AERIAL VIEW OF PARKING LOT SHOWING ORANGE DOTS FOR THE LIGHT POLE LOCATIONS

DONE RIGHT ENTERPRISES

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

DETAILED PLANS SHOWING CONSTRUCTION MATERIALS AND METHODS:

First Baptist Church of Troy desires to install two 48"high x 24"wide x 13oz. 2-sides digitally printed vinyl pocket pole banners on each of their six parking lot light poles (as shown in photo below). These banners will fit unto two, top & bottom, 356T6 Heat-Treated Cast Aluminum BannerFlexIII® Brackets with a 25" exposed .8125" round Fiberglass Rods that will band around the 4" x 4" x .1875" thick square pole with .75" aluminum buckles (as shown in photo below). The distance from the bottom of the Banner to the ground surface will be 8'0".



PROPOSED BANNERS ON LIGHT POLE

BannerFlexIII®

The original BannerFlex III design has endured the seasons to become the industry standard in banner mounting hardware for utility poles and light poles. After years of refinement, BannerFlexIII now offers its highest level of durability and performance with the following features.

Bannerflex Hardware is protected by U.S. Patent 4,880,195.



BANNERFLEXIII HARDWARE AND ROD

DONE RIGHT ENTERPRISES

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

SIGN CODE APPEALS CRITERIA – CHAPTER 85.01.08 SIGN CODE:

We believe that the First Baptist Church of Troy request for variance would not be Contrary to the public interest because the banners would not obstruct or interfere with the public's panoramic view of the general area. In fact, we believe the banners would beautify a stark look the existing light poles presently represent.

We believe that the First Baptist Church of Troy request for variance would not adversely affect the properties in the immediate vicinity because, excluding the facility itself, the community surrounding the perimeter of the parking lot is, Bethany Villa, a quiet residential community of elderly persons. A community that the Church at one time owned and currently have a voting presence on it's Governing Board of Directors.



EXISTING



PROPOSED

3. HEARING OF CASES

- F. VARIANCE REQUEST, MARK GIBSON, MAJESTIC SIGN & DESIGN, 2170 E BIG BEAVER – A variance to allow a ground sign that is 11 feet tall and 102 square feet in area, to be set back 8 feet from the front property line. The Sign Code requires this sign to be set back at least 20 feet from the front property line.

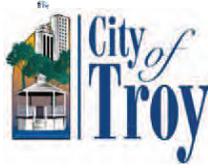
SECTION 85.02.05 “O” Zoning District

**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
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CONSTRUCTION OR FENCE CODE APPEALS

FEE: \$50

CITY OF TROY BUILDING DEPARTMENT
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1. ADDRESS OF THE SUBJECT PROPERTY: 2170 East Big Beaver
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*

2. PROPERTY TAX IDENTIFICATION NUMBER(S): ??????? {Paul do you have a method for identifying this number}

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 Mark Gibson
COMPANY Majestic Sign & Design
ADDRESS 17080 Masonic Ste #229
CITY Fraser STATE MI ZIP 48026
TELEPHONE 586.413.0213
E-MAIL MGibson@MajesticSignMI.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME _____
COMPANY Towne Mortgage Company
ADDRESS 2170 East Big Beaver
CITY Troy STATE MI ZIP 48084
TELEPHONE 248.247.1800
E-MAIL Richard.Walkowski@TowneMortgage.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, Don Calcaterra (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.

Digitally signed by Mark W. Gibson
DN: cn=Mark W. Gibson, o, ou, email=mwggwm@yahoo.com, c=US
Date: 2014.09.09 22:45:09 -04'00'
SIGNATURE OF APPLICANT _____ DATE 9/9/14

PRINT NAME: Mark Gibson

Digitally signed by Don Calcaterra
DN: cn=Don Calcaterra, o=Towne Mortgage, ou, email=Dcakc@townemortgage.com, c=US
Date: 2014.09.09 23:15:13 -04'00'
SIGNATURE OF PROPERTY OWNER _____ DATE 9/9/14

PRINT NAME: Don Calcaterra

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.

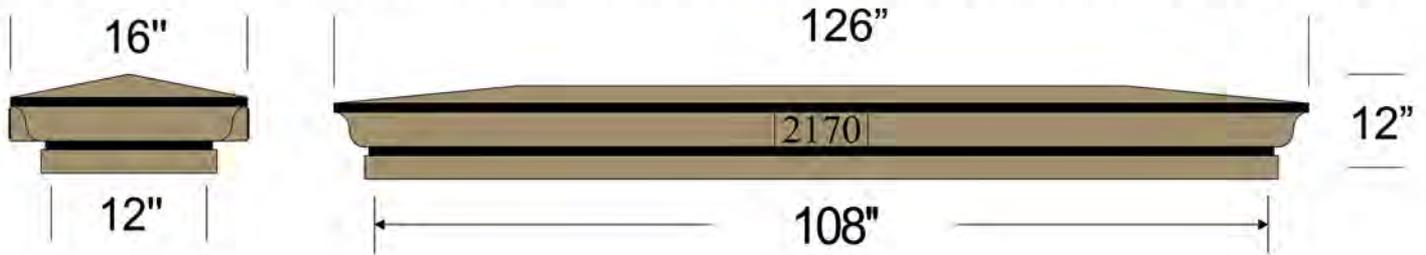
The applicant will be notified of the time and date of the hearing by electronic mail.

Towne Mortgage Company would really like to comply with the current city ordinance, relative to setback but believes their building is closer to the road than many other businesses in the "O" zoning district-particularly those along Big Beaver Road making compliance more of a challenge than other businesses. The appellant believes that by having the foresight to construct their building so that the less than appealing view of a parking lot being in front of the building is rather in the rear of the building unjustifiably penalizes the owner from having a sign located close enough to big beaver to be effective.

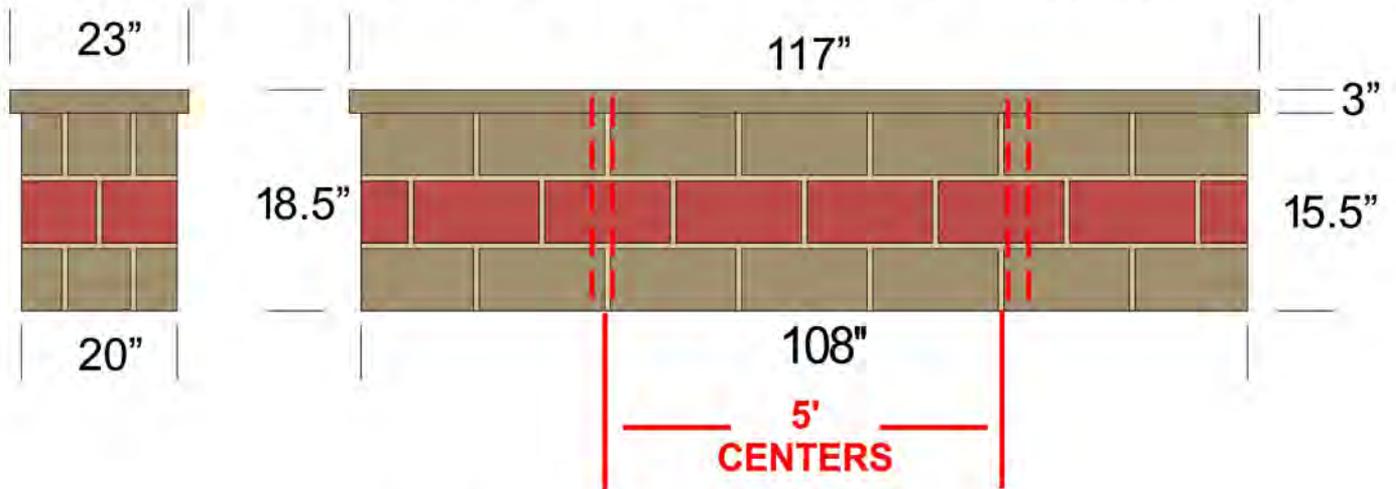
Appellant believes that by being forced to go smaller in overall sign square footage than the desired 100 s.f. places an onerous impediment to having an effective sign for the size of the frontage of the property. In addition, the owner believes that by pushing a 100 s.f. sign 20' south of the existing street "right-of-way" (sidewalk) or 49' from the road is also to onerous a hurdle to deliver an effective sign. . Owner believes that by placing the sign in this position so close to the building that it wouldn't look in spatial harmony with the rest of the building and severely diminish the effectiveness of the sign in alerting potential customers driving down big beaver of their services, their renters services or the planned community events they will advertise on the planned digital reader board..

ATTACHMENT "A"

SYNTHETIC STUCCO MONUMENT CAP 12" x 126" x 20"(wide) WITH STUCCO SPRAYED FINISH



SYNTHETIC STUCCO MONUMENT BASE 18.5" x 114" x 20"(wide) WITH STUCCO SPRAYED FINISH



-  Benjamin Moore / Sherwin Williams Black
-  Benjamin Moore / Sherwin Williams ????? #???
-  Benjamin Moore / Sherwin Williams ????? #???
-  Benjamin Moore / Sherwin Williams ????? #???

ATTACHMENT "B"

(2) SIGN CABINETS

- DOUBLE FACE SIGN CABINET WITH FLAT FACES & STANDARD ORACAL VINYL & SHELL WITH FCO LETTERS
- U/L LISTED

SIDE VIEW

28" x 52"

TOWNE
MORTGAGE COMPANY

Ameri[★]CU
MORTGAGE

28" x 52"

20"

28"



26" x 108"

20"

26"

saddle plates
top and bottom

Frame Only



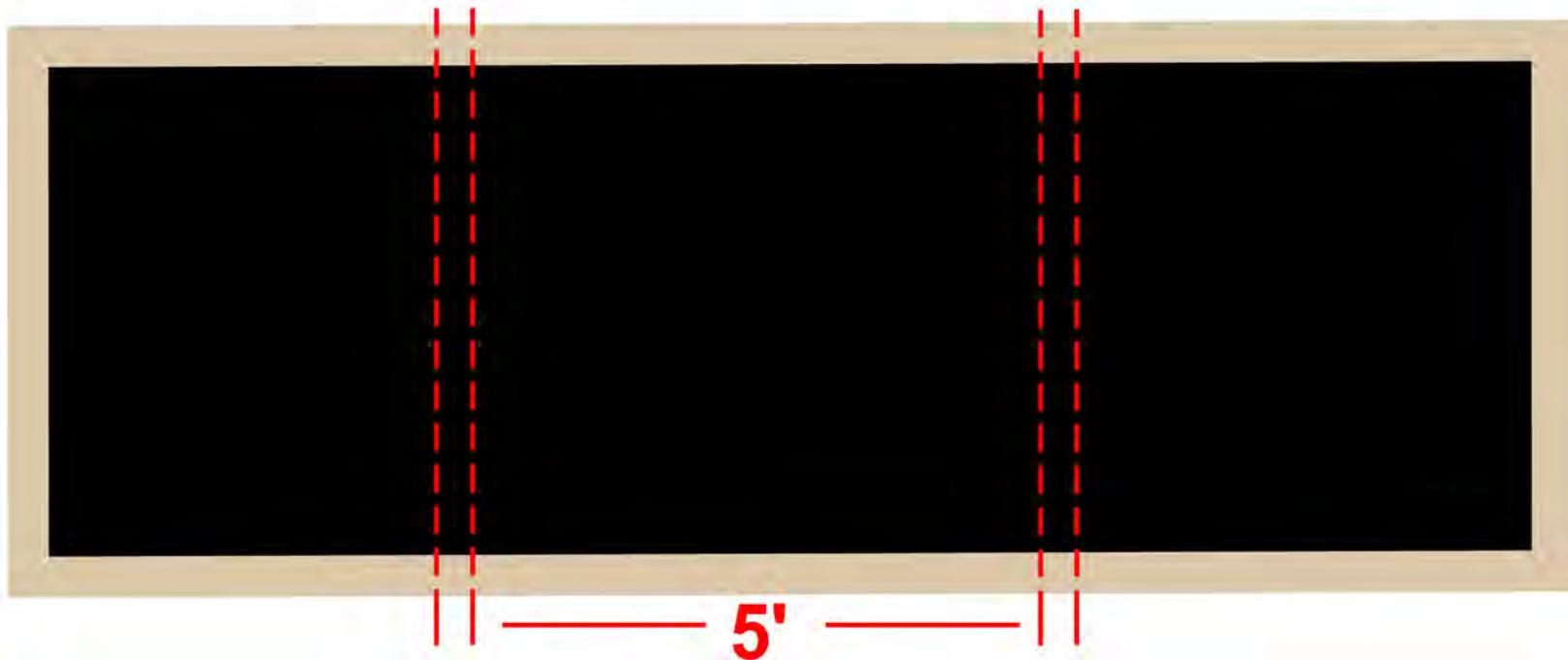
5'



ATTACHMENT "C"

HYPERION READER BOARD

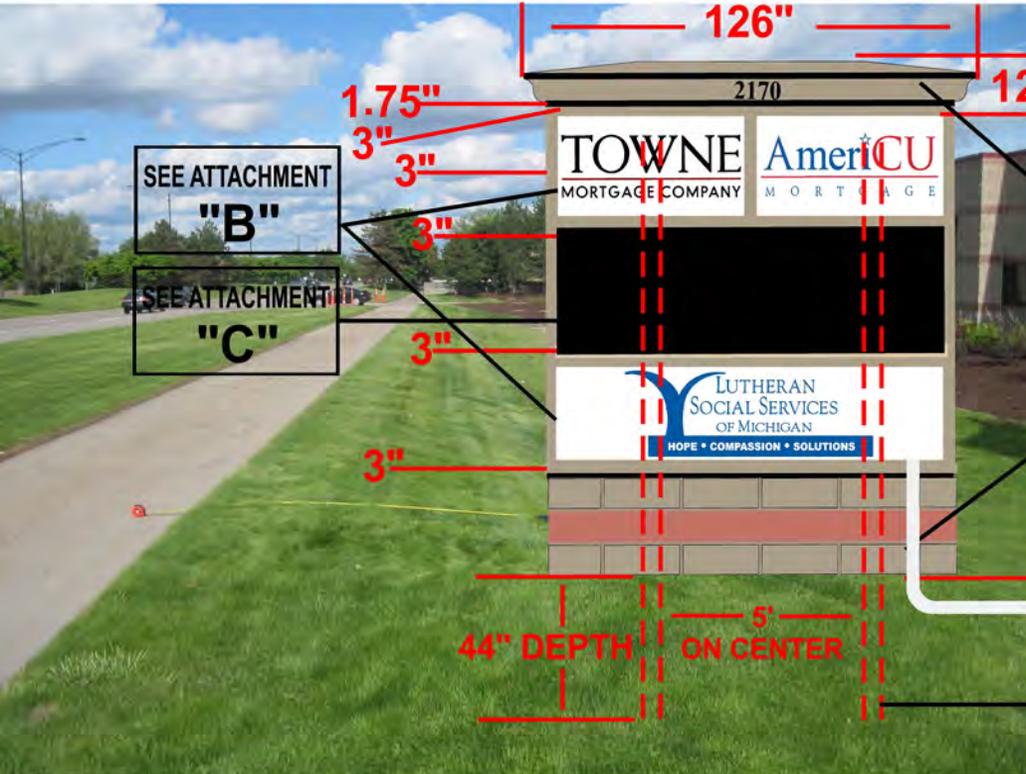
- CABINET SIZE: 2' 5"H x 8' 8"W x 7.95" D
- CABINET SQ.FT.: 21.5
- TOTAL WEIGHT: 706 POUNDS (THIS IS THE TOTAL WEIGHT OF BOTH CABINETS)
- VOLTAGE: 110 NORMAL VOLTAGE WITH 90 - 130 VAC VOLTAGE RANGE



OVERALL DESIGN

~~108" x 133" = 99.75sq.ft~~

102 square feet



SEE ATTACHMENT
"B"

SEE ATTACHMENT
"C"

SEE ATTACHMENT
"A"

2" DIAMETER PVC CONDUIT
FOR POWER SUPPLY FROM
THE BUILDING

SQUARE TUBING
17'L x 4"W x 4"D x .25"

44" DEPTH ON CENTER

TOWNE MORTGAGE TROY, MI
MONUMENT SIGN - 99.75sq.ft
8-5-14
OVERALL DESIGN FOR CITY



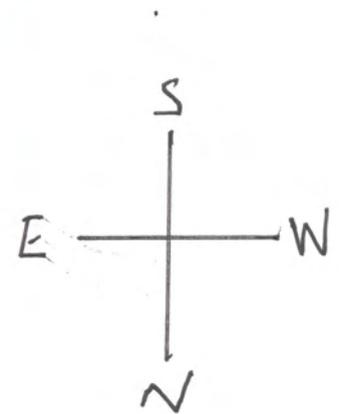
Attachment 'D'



Address **E Big Beaver Rd**

Address is approximate

EXISTING SIGNAGE



Photos taken facing south

|--- per 8/5/14 design-----|

HEIGHT OF Component in inches	width in inches	total square inches	total square feet
--------------------------------------	------------------------	----------------------------	--------------------------

12 ← 126 1,512 10.5

from DR attachment "A" 8/11/19 @14:19

from DR attachment "A" 8/11/19 @14:19 or is it DR's? 28.5? x 108?

← from DR attachment "A" 8/11/19 @14:19 or is it DR's?

15.5 from DR attachment "C" 4 11.6 7.75 54 0.143519

30 104 +2'5" H x 8'8" w

29 104 3,016 21

total sq. feet

from DR attachment "B"

Towne/Americu

28 108 3,024 21

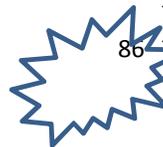
Lutheran Social Srvc

26 108 2,808 20

size we can permitted increase by S.F.

total sq. feet

100 (14)



Supplier	Attachment #	Component	HEIGHT OF Component in inches	width of component in inches	total square inches	total square feet/component (total sq. inches/144" (12"x12"))	Depth in inches	DR verify
PTCFC	"A"	Cap cap Syn. Foam	9	126	1,134	7.88	16	
PTCFC	"A"	Cap base Syn. Foam	3	108	324	2.25	12	
PTCFC	"A"	Base cap Syn. Foam	3	117	351	2.44	23	
PTCFC	"A"	Base base Syn. Foam	15.5	108	1,674	11.63	20	
SSUSA	"B"	2 qu. 2 sided sign cabinets (positioned <i>side-by side</i>)	28	108	3,024	21.00	20	
SSUSA	"B"	1 qu. 2 sided sign cabinets (positioned <i>side-by side</i>)	26	108	2,808	19.50	20	
Electromatic	"C"	1 qu. 2 sided "digital reader board"	29	104	3,016	20.94	19.9 from street	

hgt in portion of inches of sign over 1 full foot 10'

MAX. AREA total sq. ft permitted if 20-30 ft 19.9 from street

total hgt	total sq. ft.	85.63	100
total height in inches	113.5	9.46	
inches/foot	12		

DR Dbl Chk

MAX. HGT permitted if 20-30 ft from street

over/(UNDER) -10.54

Attachment #	Component	HEIGHT OF Component in inches	width of component in inches	total square inches	total square feet/component (total sq. inches/144" (12"x12"))	Depth in inches
"A"	Cap cap Syn. Foam	9	126	1,134	7.88	16
"A"	Cap base Syn. Foam	3	108	324	2.25	12
"A"	Base cap Syn. Foam	3	117	351	2.44	23
"A"	Base base Syn. Foam	15.5	108	1,674	11.63	20
"B"	2 qu. 2 sided sign cabinets (positioned <i>side-by side</i>)	28	108	3,024	21.00	20
"B"	1 qu. 2 sided sign cabinets (positioned <i>side-by side</i>)	26	108	2,808	19.50	20
"C"	1 qu. 2 sided "digital reader board"	29	104	3,016	20.94	19.90
total hgt				total sq. ft. AREA	85.63	

Dblchk did

over/(UN DER)

MAX. AREA total sq. ft permitted if 0-20 ft from sidewalk

50

over/(UN DER)

-14.37

total height in inches 113.5
 inches/foot 12

MAX. HGT permitted if 0-20 ft from street
 10
 over/(UN DER)

-0.54

SSUSA quote this depth?

35.63