

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, Brian Kischnick, Andrew Schuster

March 4, 2015

3:00 PM

COUNCIL BOARD ROOM

1. ROLL CALL
2. APPROVAL OF MINUTES – February 4, 2015
3. HEARING OF CASES
 - A. VARIANCE REQUEST, LISA RUDOLPH FOR PREMIUM ELECTRIC COMPANY INC., 1237 E. FOURTEEN MILE – A variance to allow the existing 84 square foot ground sign to be increased to a total of 148 square feet while maintaining the existing 11 foot setback from the front property line. The Sign Code would require the enlarged sign to be set back 25 feet from the front property line.

CHAPTER 85.02.05 “B” Zoning District
 - B. VARIANCE REQUEST, CHERYL BELBOT OF KIRCO MANAGEMENT SERVICES, 101-201 W. BIG BEAVER – The existing signage including 9 ground signs on the property commonly known as the Columbia Center Campus was originally approved by this Board in April of 2000. Again in October of 2011 this Board approved a variance to allow the installation of an additional ground sign. There are currently 10 regulated ground signs on the property. The petitioner is requesting a variance to allow an additional 24 square foot ground sign.

CHAPTER 85.02.05 (C) (4) (a & b)
4. COMMUNICATIONS
5. PUBLIC COMMENT
6. MISCELLANEOUS BUSINESS
7. ADJOURNMENT

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

Mr. Abitheira called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on February 4, 2015 in the Lower Level Conference Room of the Troy City Hall.

1. ROLL CALL

Members Present:

Gary Abitheira
Teresa Brooks
Andrew Schuster

Absent:

Theodore Dziurman, Chair
Brian Kischnick

Support Staff Present:

Mitch Grusnick, Building Official/Code Inspector
Kathy L. Czarnecki, Recording Secretary
David Roberts, Assistant Fire Chief/Fire Prevention
Eric Caloia, Fire Lieutenant

Also Present:

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

Mr. Grusnick advised the applicants the Board would entertain a request to postpone an item until a full Board is present.

2. APPROVAL OF MINUTES

Moved by: Brooks
Support by: Schuster

RESOLVED, To approve the minutes of the January 7, 2015 Regular meeting as submitted.

Yes: All present (3)
Absent: Dziurman, Kischnick

MOTION CARRIED

3. HEARING OF CASES

A. **VARIANCE REQUEST, JAMES R. GIRLING, 3959 NASH** – This property is a double front corner lot. As such it has a required front setback along both Nash and Ogden. An inspection of this property on November 11, 2014 revealed the existing 30” high wood fence in the front setback along Ogden has been modified to a 44” high non-obscuring split rail wood fence. The petitioner is requesting a variance from the Board to allow the altered 44” high fence in the Ogden front setback.

Mr. Grusnick reviewed the new variance request application and refreshed the Board members of the discussion and action taken on the previous submittal in January for the same property. He reported the department received one response to the public hearing notices in support of the variance request.

Mr. Grusnick showed a photograph of the fence that demonstrated the difference of proposed construction materials and color uniformity from the previous application to the application before the Board today.

Mr. Girling brought in material samples. He addressed the painting and split rail construction materials that would blend together the end product in color and uniformity.

Mr. Abitheira opened the floor for public comment. He acknowledged there was no one present to speak and closed the floor.

Moved by: Brooks
Support by: Schuster

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

1. The applicant has a hardship and practical difficulty.
2. The applicant has made an effort to construct the fence as seamless as possible without dismantling the entire fence.
3. The fence is non-obscuring.

Yes: All present (3)
Absent: Dziurman, Kischnick

MOTION CARRIED

B. **VARIANCE REQUEST, BEAUMONT HOSPITAL, 44201 DEQUINDRE** – For the continued relief of Chapter 7, Section 717.5.5 of the 2012 Michigan Building Code to omit smoke dampers in ductwork penetrating smoke barriers throughout William Beaumont Hospital Troy campus.

Mr. Grusnick reviewed the variance request and requirements of the Michigan Building Code.

Jake Meadows of Jones Lang LaSalle, real estate and development group for Beaumont Health System, summarized the documentation provided with the application and asked the Board’s approval to use quick response sprinkler heads within the facility as an alternative to meet the NFPA (National Fire Protection Association) Life Safety Code and 2012 Michigan Building Code requirement for smoke dampers. Mr. Meadows said the variance request is consistent with two previous requests in 2005 and 2009.

Mr. Schuster disclosed one attorney in his law firm represents Troy Beaumont Hospital but he himself has no personal involvement with the hospital and sees no reason to recuse himself from acting on the matter.

Assistant Fire Chief Roberts and Fire Lieutenant Caloia stated no objections to the variance request.

Mr. Abitheira acknowledged there was no one present from the public to speak on the item.

Moved by: Brooks
Support by: Schuster

RESOLVED, To grant the variance request, for the following reason:

1. The variance would not be contrary to the public interest or general purpose and intent.

Yes: All present (3)
Absent: Dziurman, Kischnick

MOTION CARRIED

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

7. ADJOURNMENT

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

Respectfully submitted,

Gary Abitheira, Acting Chair

Kathy L. Czarnecki, Recording Secretary

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3. HEARING OF CASES

- A. VARIANCE REQUEST, LISA RUDOLPH FOR PREMIUM ELECTRIC COMPANY INC., 1237 E. FOURTEEN MILE – A variance to allow the existing 84 square foot ground sign to be increased to a total of 148 square feet while maintaining the existing 11 foot setback from the front property line. The Sign Code would require the enlarged sign to be set back 25 feet from the front property line.

RECEIVED

JAN 20 2015

PLANNING

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: 1237 East 14 Mile

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

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-36-451-019

3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:
Sign Code 85.02.05

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 Rudolph
COMPANY Premium Electric Company Inc
ADDRESS 2550 Hilton
CITY Ferndale STATE MI ZIP 48220
TELEPHONE 248 543-9609
E-MAIL info@premiumelec.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Nancy Elezaj
COMPANY Expert Collision Inc
ADDRESS 1237 E 14 Mile
CITY Troy STATE MI ZIP 48083
TELEPHONE 248 585-8670
E-MAIL ExpertCollTroy@aol.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, Nancy Elezaj (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 Lisa Rudolph DATE 12/15/14

PRINT NAME: Lisa Rudolph

SIGNATURE OF PROPERTY OWNER Nancy Elezaj DATE 12/15/14

PRINT NAME: Nancy Elezaj

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.



Premium Electric Company, Inc.
2550 Hilton Road
Ferndale, MI 48220-1544
Voice: (248) 543-9609
Fax: (248) 543-0404
www.premiumelec.com
info@premiumelec.com

Electrical Contractor • Industrial • Commercial • Residential
Contractor License #6108528 Master License #6211129

12/15/2014

City of Troy
Planning Department
500 W Big Beaver
Troy MI 48084
Office 248 524-3344
Fax 248 689-3210
evanspm@troymi.gov

4. REASONS FOR APPEAL/VARIANCE

Our customer, Nancy Elezaj, is requesting an appeal as follows:

Our business has been in Troy at the same location for over 27 years.

We even service body work for the City of Troy fleet vehicles.

Our building has a very unique and attractive design and is unlike any other body shop.

We want our sign to represent the quality of work, which we provide to the public.

We need to stay competitive to the competition. According to a recent study, digital signs rank second in audience recall as compared to other advertising.

In fact, 62% of customers in this study specifically remember seeing these particular signs. Other businesses in the area are also utilizing this technology. Based on the speed and volume of motorists travelling east and west on 14 Mile Road, our sign needs to be distinct enough to get their attention.

We are hoping to get a slight variance for the size of our sign. Our current sign has a unique shape. Each specific area had to be measured separately and then added to the dimensions. The size of the digital portion is merely being attached to the outside of what already exists.

Thank you for your time and consideration in this matter.

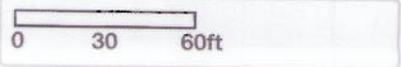
Search...

Search Results: 1237 E. 14

No results to display



No results to display



1237 W. 14 MILE	Height inches	Width inches	Total sq inches	Total sq ft
1	15	68	1020	7.08
2	42.5	89.5	3803.75	26.41
3	38	88.375	3358.25	23.32
3	38	88.375	3358.25	23.32
4	27	42.75	1154.25	8.02
4	27	42.75	1154.25	8.02
5	38	52.875	2009.25	13.95
5	38	52.875	2009.25	13.95
6	27	63	1701	11.81
6	27	63	1701	11.81
TOTAL				147.70

faces 3,4, 5, & 6 included twice as their faces are over 24 inches from each other

EXISTING SIGN

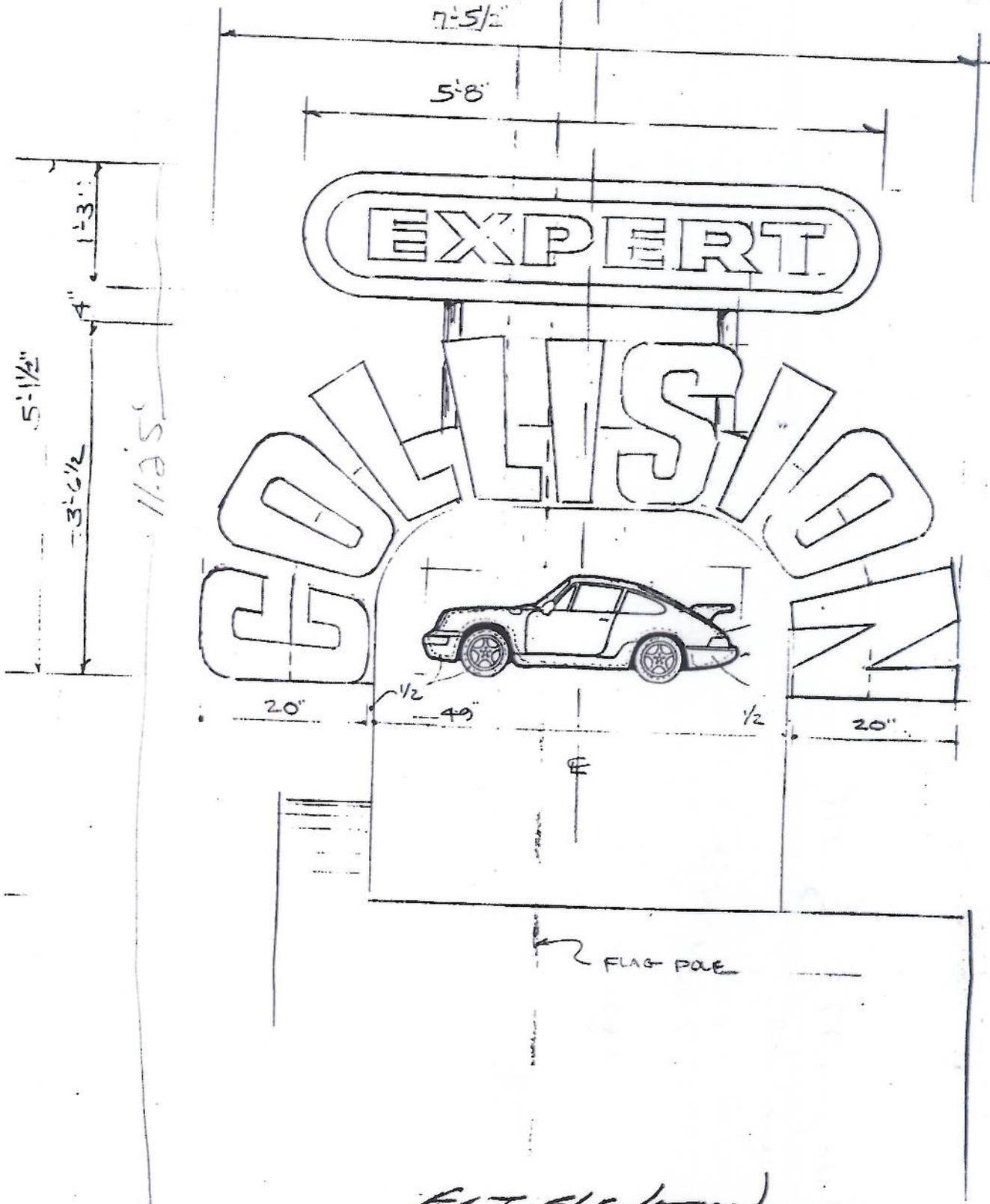


PROPOSED



EXISTING FROM CITY SIGN FILE

7.96



1/2

FLAG POLE

EAST ELEVATION

Scale 1" = 10"

3. HEARING OF CASES

- B. **VARIANCE REQUEST, CHERYL BELBOT OF KIRCO MANAGEMENT SERVICES, 101-201 W. BIG BEAVER** – The existing signage including 9 ground signs on the property commonly known as the Columbia Center Campus was originally approved by this Board in April of 2000. Again in October of 2011 this Board approved a variance to allow the installation of an additional ground sign. There are currently 10 regulated ground signs on the property. The petitioner is requesting a variance to allow an additional 24 square foot ground sign.



201 W. Big Beaver Road
Suite 170
Troy, Michigan 48084-4169
(248) 524-1885 Fax (248) 524-0421

January 30, 2015

City of Troy
Building Code Board of Appeals
500 W. Big Beaver Road
Troy, MI 48084

RE: Sign Code Variance-201 W. Big Beaver Road, Troy, MI

Dear Sir:

Please let this letter serve as our request for a temporary sign code variance for a ground sign at 201 W. Big Beaver Road, Troy, MI. Our request is to install a 4' x 6' ground sign which reads Columbia Center For Lease 248-353-5400 within the property line as outlined in attached aerial property view.

By granting of our requested sign variance, this will allow notice to motorists and pedestrians as to the availability of space for lease within Columbia Center and a contact phone number. This signage would not obstruct nor create a traffic hazard nor would it have any adverse affect to the property within the immediate vicinity of the sign.

This proposed sign would be consistent in color and size as to other signage currently located within our campus/property. (Please see attached notes for details).

I kindly request your approval for this sign variance.

Respectfully

A handwritten signature in cursive script that reads "Cheryl Belbot".

Cheryl Belbot

Kirco Management Services

**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
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3344
FAX: 248-689-3210
E-MAIL: GrusnickME@troymi.gov
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1. ADDRESS OF THE SUBJECT PROPERTY: 201 W. BIG BEAVER - TROY, MI
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-28-226-033
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 Cheryl Belbot
COMPANY KIRCO Management Services
ADDRESS 201 W. BIG BEAVER STE #170
CITY TROY STATE MI ZIP 48084
TELEPHONE 248-524-1885
E-MAIL cherylbelbot@kirco.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME CC TROY ASSOCIATES I
COMPANY CC TROY ASSOCIATES I
ADDRESS 101 W. BIG BEAVER STE #200
CITY TROY STATE MI ZIP 48084
TELEPHONE 248-524-1885
E-MAIL cherylbelbot@kirco.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, Cheryl Belbot (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 Cheryl Belbot DATE 1/5/2015
PRINT NAME: Cheryl Belbot

SIGNATURE OF PROPERTY OWNER David Hayes DATE 1/27/2015
AGENT FOR LANDLORD
PRINT NAME: DAVID HAYES

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.

SUBMITTAL CHECKLIST FOR SIGNS

WALL SIGNS

REQUIRED PROVIDED

- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | COMPLETED APPLICATION. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 COPY OF SIGN CONSTRUCTION DETAIL SHOWING SIZE, MATERIALS, DIMENSIONS, PROJECTION FROM THE WALL AND METHOD OF ATTACHMENT TO THE WALL. AT THE DISCRETION OF THE PLANNING DEPARTMENT, SIGNS WITH SIGNIFICANT STRUCTURAL COMPLEXITY WILL REQUIRE SEALED ENGINEERING DRAWINGS. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 COPY OF A WRITTEN EXPLANATION OF THE REASONS JUSTIFYING THE REQUEST. EXPLANATION MUST ADDRESS SIGN CODE APPEALS CRITERIA, SEE PAGE 5. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 COPY OF THE FRONT ELEVATION SHOWING SQUARE FOOT AREA OF BUILDING OR TENANT AREA. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | IF THE SIGN IS ELECTRIFIED, PLANS MUST SPECIFY THE SIGN WILL BE UL (OR EQUIVALENT) LISTED. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | MINIMUM SIZE OF ALL DOCUMENTS 8.5" X 11". |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | A DIGITAL VERSION OF ALL APPLICATION DOUCUMENTS. E MAILING THEM TO THE DEPARTMENT IS PREFERRED. |

GROUND SIGNS

REQUIRED PROVIDED

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | COMPLETED APPLICATION. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 1 COPY OF SITE PLAN SHOWING RIGHT OF WAY LINES, AND LOCATION OF EXISTING AND PROPOSED GROUND SIGNS. LABEL THE DISTANCE FROM RIGHT OF WAY LINE TO LEADING EDGE OF EXISTING AND PROPOSED SIGNS. DOWNLOAD AERIAL MAPS HERE . OTHER ONLINE MAP SERVICES ACCEPTED. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 1 COPY OF SIGN CONSTRUCTION DETAILS SHOWING DIMENSIONS AND THICKNESS OF SIGN, MATERIALS AND FOOTING DEPTH. AT THE DISCRETION OF THE PLANNING DEPARTMENT, SIGNS WITH SIGNIFICANT STRUCTURAL COMPLEXITY WILL REQUIRE SEALED ENGINEERING DRAWINGS. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 1 COPY A WRITTEN EXPLANATION OF THE REASONS JUSTIFYING THE REQUEST. EXPLANATION MUST ADDRESS SIGN CODE APPEALS CRITERIA, SEE PAGE 5. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | MINIMUM SIZE OF ALL DOCUMENTS 8.5" X 11". |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | A DIGITAL VERSION OF ALL APPLICATION DOUCUMENTS. E MAILING THEM TO THE DEPARTMENT IS PREFERRED. |



- 45' to curb
- 12' to sidewalk
- 1 - 18'x10' D/S monument
- 2 - 6'x8' D/S monument
- 3 - 42"x192" D/S monument
- - Real Estate sign placement

Signage Detail

24°

4'

6'

42"

201 W Big Beaver Rd.
Job Address

Real Estate Sign Specs.

- 4x6 Sign
- Multiple Colors
- Black 4" x 4" Posts
- Buried min. 42" below grade
- 24.00 Sq. Ft.
- 8' from grade

SIGN★A★RAMA

OFFICE 248-585-6880 FAX 248-585-6848

1017 NAUGHTON, TROY, MI 48063

Signage Detail

201 W Big Beaver Rd.

Job Address

1017 NAUGHTON, TROY, MI 48063



Real Estate Sign Specs.

- 4x6 Sign
- Multiple Colors
- Black 4" x 4" Posts
- Buried min. 42" below grade
- 24.00 Sq. Ft.
- 8' from grade

Material: Wood
Dimension: 4'x6'
Thickness: 1/2"
Footing Depth: 42"

SIGN★A★RAMA

OFFICE 248-585-6880 FAX 248-585-6848

I want to...

Aerial Base Map

W BIG BEAVER

43.91 ft

Total: 43.91 ft

Total: 11.16 ft

Sign Location Setbacks:
- 44' from Curb
- 11 feet from sidewalk

5 10m

43.19 ft

Total: 43.19 ft

20.88 ft

Total: 20.88 ft

Total: 12.96 ft



Proposed Sign Location
It is approximately 20' from the ROW, with setbacks being approximately 43' from the curb and 13' from the sidewalk



COLUMBIA C E N T E R

101 & 201 WEST BIG BEAVER RD

MORGAN STANLEY
BODMAN PLC
CAMBRIDGE CONSULTING GROUP
AMERIPRISE FINANCIAL
THE BOSTON CONSULTING GROUP
REGUS BUSINESS CENTRES
ALEXANDER BONGIORNO CREATIVE JEWELERS
SCHENDEN'S SPA IN TROY
AXA ADVISORS, LLC
HALL RENDER KILLIAN HEATH & LYMAN
GIARMARCO, MULLINS & HORTON, P.C.

KIRCO



COLUMBIA C E N T E R

For Lease
248.353.5400

CBRE
www.cbre.com

Developed and Managed by **KIRCO**



existing
ground
signs

unregulated
signs

Columbia Center

Catermole St

Linda St

Catermole St

Spencer St

Spencer St



Sign #1

8'x6' Dimensions

13.5" from Spencer Street ROW to sign

13.5" from Big Beaver ROW to sign



Sign #2

36 square feet Sign Dimensions

10' 10" from Big Beaver ROW to sign

2843 Cattermole St

Troy, Michigan

Street View - Aug 2012

COLUMBIA
CENTER
100 WEST BAY BLVD
COMMERCIAL BUILDING & HOUSING, INC.

Sign #3

8'x6' Sign Dimensions

13.5' from Spencer Street ROW to sign

13.5' from Big Beaver ROW to sign



Back to Map

Google



Sign #4

5'x5' Dimensions

8' from Spencer Street ROW to sign



Sign #5

5'x5' Dimensions

9' from Spencer Street ROW to sign



Sign #6

5'x5' Dimensions

2'5" from Catamole ROW to sign



Sign #7

3.5'x16.5' Dimensions

16' from Linda Street ROW to sign

11'6" from Livernois sidewalk to sign



Sign #8

36 Square feet Sign Dimension

4' ROW parking lot to sign

4'8" from sign to cement walk

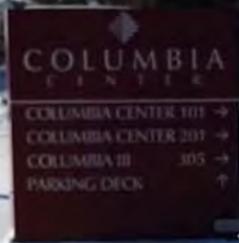
19'6" from sign to Livernois sidewalk



Sign #9

3.5'x14' Sign Dimensions

10' from Spencer Street ROW to sign



Sign #10
5'x5' Dimensions
20' from Spencer ROW



Sign #11
3'x6' Dimensions



Sign #12

3'x6' Dimensions



COLUMBIA

C E N T E R

101 WEST BIG BEAVER ROAD

KIRCO

Sign #13
3'x4' Dimensions



Sign #14
3'x4' Dimensions



Sign #15
5'x5'
Dimensions