



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
Brian Kischnick, Michael Morris, Andrew Schuster

August 5, 2015

3:00 PM

COUNCIL BOARD ROOM

1. ROLL CALL
2. APPROVAL OF MINUTES – July 1, 2015
3. HEARING OF CASES
 - A. **VARIANCE REQUEST, TERRANCE ULCH II FOR AVER SIGN COMPANY, 840 W. LONG LAKE** – A variance to the Sign Code to allow installation of three wall signs with a combined total size of 658 square feet. The Sign Code allows one wall sign not to exceed 200 square feet in area on the building.

CHAPTER 85.02.05 (C) (3) RC Zoning District
 - B. **VARIANCE REQUEST, LEON LaBRECQUE OF LJPR LLC, 5480 CORPORATE** – A variance to the Sign Code to allow installation of a second wall sign that is 42 square feet in area. The Sign Code allows one wall sign not to exceed 200 square feet in area on the building. There is currently a 64 square foot wall sign on the building.

CHAPTER 85.02.05 (C) (3) OM Zoning District
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 June 3, 2015 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Members Present:

Gary Abitheira
Brian Kischnick
Michael Morris
Andrew Schuster

Absent:

Theodore Dziurman, Chair

Support Staff Present:

Mitch Grusnick, Building Official/Code Inspector
Maggie Hughes, Management Assistant
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: Morris
Support by: Schuster

RESOLVED, To approve the minutes of the June 3, 2015 Regular meeting as submitted.

Yes: All present (4)
Absent: Dziurman

MOTION CARRIED

3. HEARING OF CASES

A. **VARIANCE REQUEST, FARQAD KHALIL, 643 E LONG LAKE** – A variance to install a non-obscuring masonry and metal fence and gate ranging in height from 4 to 6 feet across the front property line adjacent to Long Lake Road. The Fence Code limits the height of fences in front yards to 30 inches.

Mr. Grusnick reported the department received four written responses to the public hearing notices; two in support, two in opposition.

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

Moved by: Kischnick

Support by: Schuster

RESOLVED, To approve the variance request to install a non-obscuring masonry and metal fence and gate ranging in height from 4 to 6 feet set back 4 feet from the Long Lake property line, and to landscape significantly between the sidewalk and the fence as not to interfere today and 15 years from now with traffic on the sidewalk, for the following reason:

- 1. The petitioner has a hardship resulting from the physical nature of the layout of the lot.

Yes: All present (4)

Absent: Dziurman

MOTION CARRIED

- B. **VARIANCE REQUEST, MATTHEW JAMES KIDWELL, 3938 GATE** – This property is a double front corner lot. As such it has a 30 foot required front setback along both Gate and Genick. The petitioner is requesting a variance to install a 6 foot high privacy fence along the Genick property line where City Code limits fences to non-obscuring and 30 inches high.

Mr. Grusnick reported the department received nine written responses to the public hearing notices; all in opposition.

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

Moved by: Abitheira

Support by: Schuster

RESOLVED, To approve the variance request to install a 6 foot high privacy fence along the Genick property line to be set back 24 feet from the Genick property line all the way across, for the following reason:

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

Yes: All present (4)

Absent: Dziurman

MOTION CARRIED

C. **VARIANCE REQUEST, JOE GLASER OF LOWES, 2914 ENGLISH** – This property is a double front corner lot. As such it has a 30 foot required front setback along both English and Windmill. The petitioner is requesting a variance to install a 6 foot high privacy fence along the Windmill property line where City Code limits fences to non-obscuring and 30 inches high.

Mr. Grusnick reported the department received no written responses to the public hearing notices.

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

Moved by: Morris
Support by: Kischnick

RESOLVED, To approve the variance request to install a 6 foot high privacy fence set back 5 feet from the Windmill property line, and to landscape between the sidewalk and fence, for the following reason:

1. The petitioner has a hardship resulting from the unusual characteristics of the property and the presence of an existing pool.

Yes: All present (4)
Absent: Dziurman

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 4:03 p.m.

Respectfully submitted,

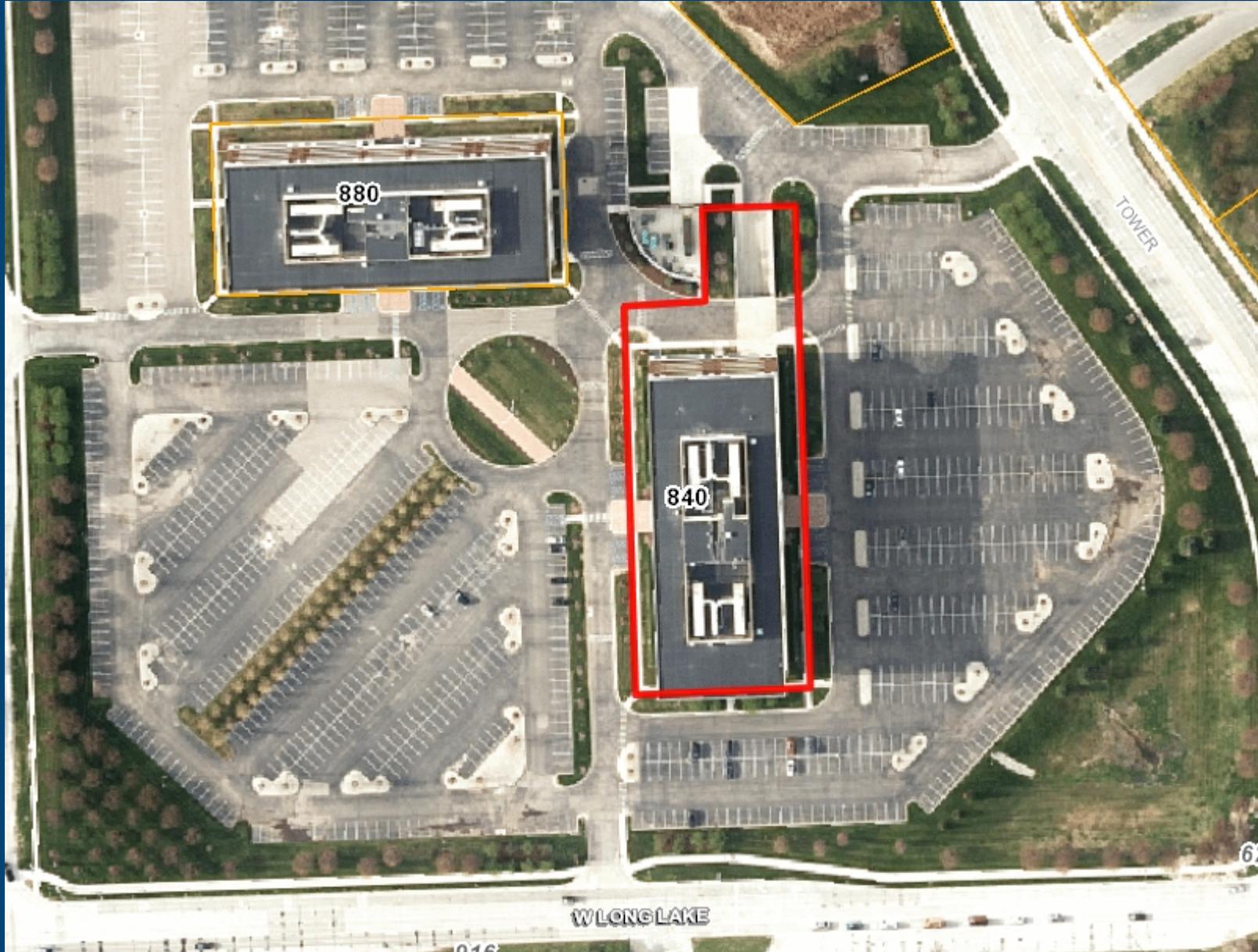
Gary Abitheira, Acting Chair

Kathy L. Czarnecki, Recording Secretary

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3. HEARING OF CASES

- A. VARIANCE REQUEST, TERRANCE ULCH II FOR AVER SIGN COMPANY, 840 W. LONG LAKE – A variance to the Sign Code to allow installation of three wall signs with a combined total size of 658 square feet. The Sign Code allows one wall sign not to exceed 200 square feet in area on the building.



Legend:

Aerial

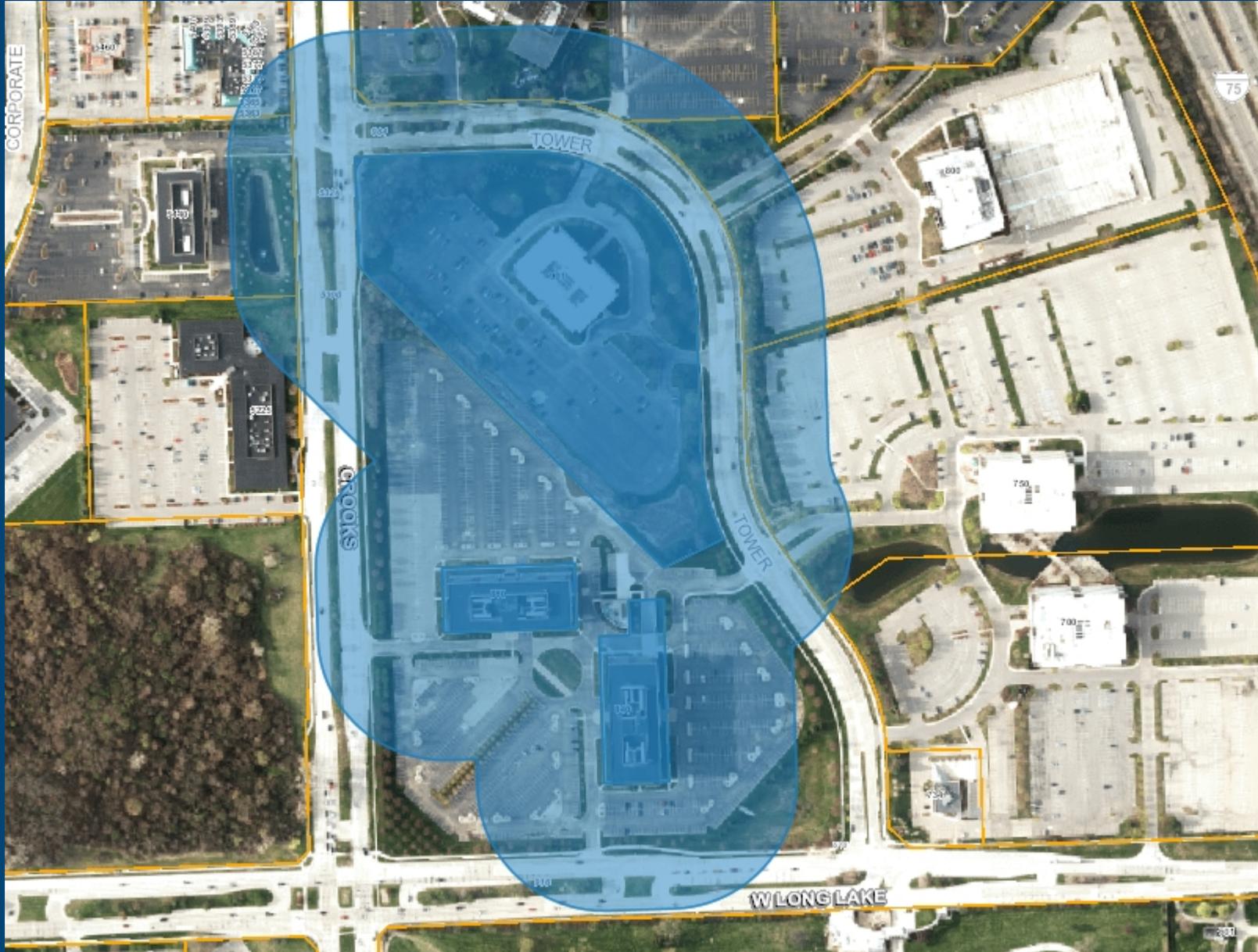
- Red: Band_1
- Green: Band_2
- Blue: Band_3

367 0 183 367 Feet

Scale 1: 2,200

840 W Long Lake 300 Radius Expanded

City of Troy Planning Department



Legend:

Aerial

- Red: Band_1
- Green: Band_2
- Blue: Band_3

967 0 483 967 Feet

Scale 1: 5,800

Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

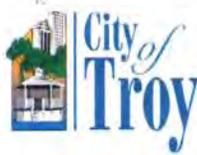
Printed: 7/20/2015

**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: 840 W. Long Lake
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:
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 Terrance Ulrich II
COMPANY Aver Sign Company
ADDRESS 359 Livernois
CITY Ferndale STATE MI ZIP 48220
TELEPHONE 248-542-0678
E-MAIL terryjr@aversign.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME New World Systems
COMPANY " " "
ADDRESS 840 W. Long Lake
CITY Troy STATE MI ZIP 48084
TELEPHONE 248-269-1000
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 [Signature] DATE 7/14/15

PRINT NAME: Terrance E. Ulrich II

SIGNATURE OF PROPERTY OWNER [Signature], VP DATE 7/14/15

PRINT NAME: Bryan Proctor

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.

New World Systems Variance Request Explanations

- A. The variance would not be contrary to the public interest or general purpose and intent of this Chapter for the following reasons.

The proposed signage is in scale with the building.

The proposed signage is under the ten percent total square footage allowed for wall signs.

The site is located in a RC District but is similar in appearance to the Big Beaver Business District which would allow the proposed sign package.

- B. The variance does not adversely affect properties in the immediate vicinity of the proposed sign for the following reasons.

The signs are mounted directly to the building and pose no visual obstruction to properties in the immediate vicinity.

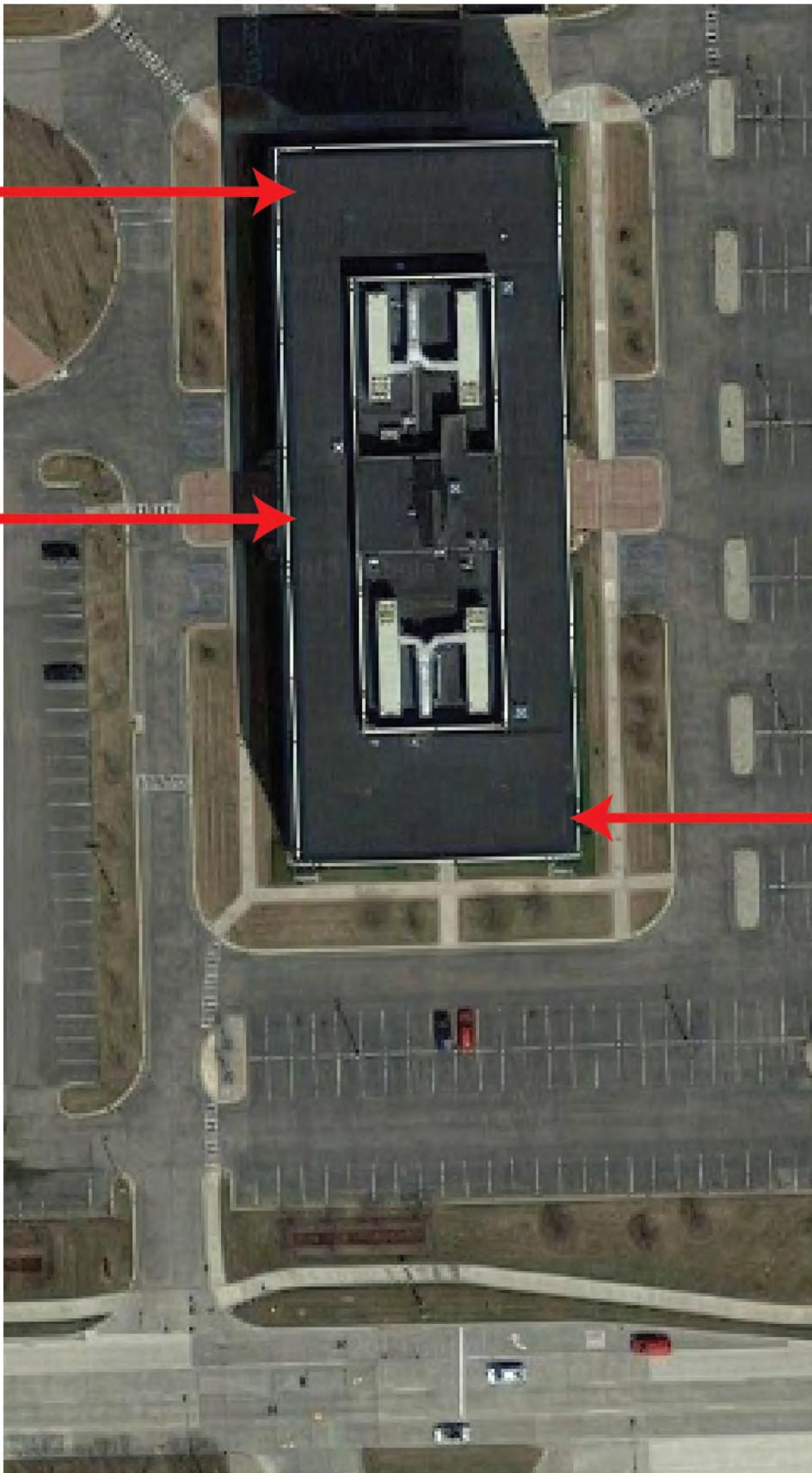
The signs are designed to clearly identify the “New World Systems” building helping to better control traffic movement in the area.

- C. The petitioner has a hardship or practical difficulty resulting from the unusual characteristics of the property that precludes reasonable use of the property for the following reasons.

The site is located on essentially two corners the first being the N.E. Corner of Long Lake and Crooks the second is the N.W. Corner of Long Lake and Tower Drive. Installing a sign on the front elevation facing Long Lake will limit the buildings visual identity to traffic directly in front of the building. The proposed signage allows for visibility from Crooks, Long Lake East bound, Long Lake West bound, Tower Drive and I-75 giving the property clear visual identity.

New World System Letters
~~(265.91sqft total)~~
184 sq ft

Logo Only
(269.33sqft total)



New World System with logo
~~(282.68sqft total)~~
205 sq ft total

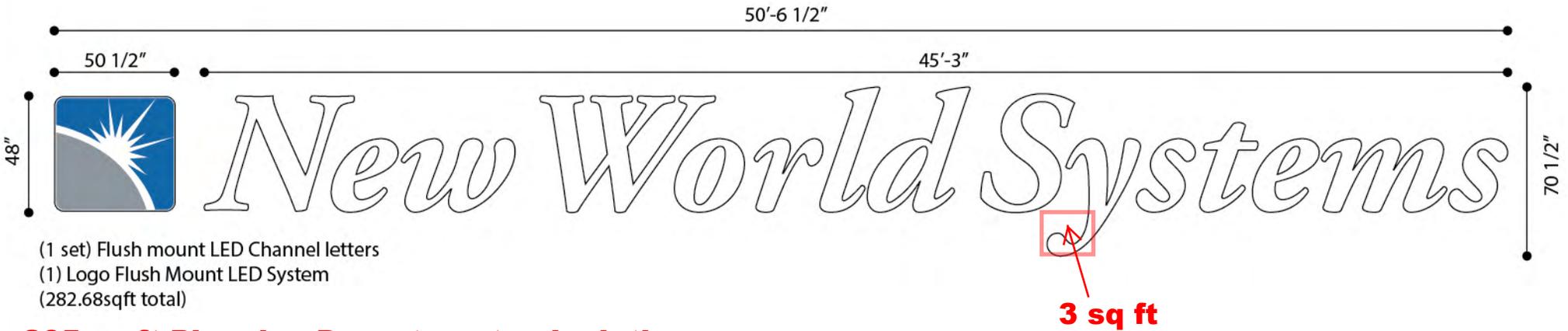


Building Fascia South Elevation (75' x 115')
Main Front (8625sqft total) = 862.5sqft Signage
817.85sqft Requested Signage

<p>Aver Sign Company</p> <p>359 Livernois Farmdale MI. 48220 tel:248-542-0678 fax:248-542-2023</p>	<p>Kroger 840 West Long Lake Rd. Troy MI. 48098</p>	<p>Rendering is conceptual, discrepancy in appearance and color can occur in real life. Images and layouts are property of Aver Sign Co. Sales or Copying of the images are not permitted without written consent of Aver Sign Co.</p>	<p>Rev# Date: 00/00/00</p>
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Building Fascia East Elevation (75' x 289')



- (1 set) Flush mount LED Channel letters
- (1) Logo Flush Mount LED System
- (282.68sqft total)

205 sq ft Planning Department calculation



Building Fascia West Elevation (75' x 289')

16'-10"



45'-3"

New World Systems

70'12"

(1 set) Flush mount LED Channel letters self contained LED System (265.84sqft total)

(1) Single Flex Face wall mount sign
LED Illumination. (269.33sqft total)

Aver
Sign Company

359 Livernois
Farmdale MI. 48220
tel:248-542-0678
fax:248-542-2023

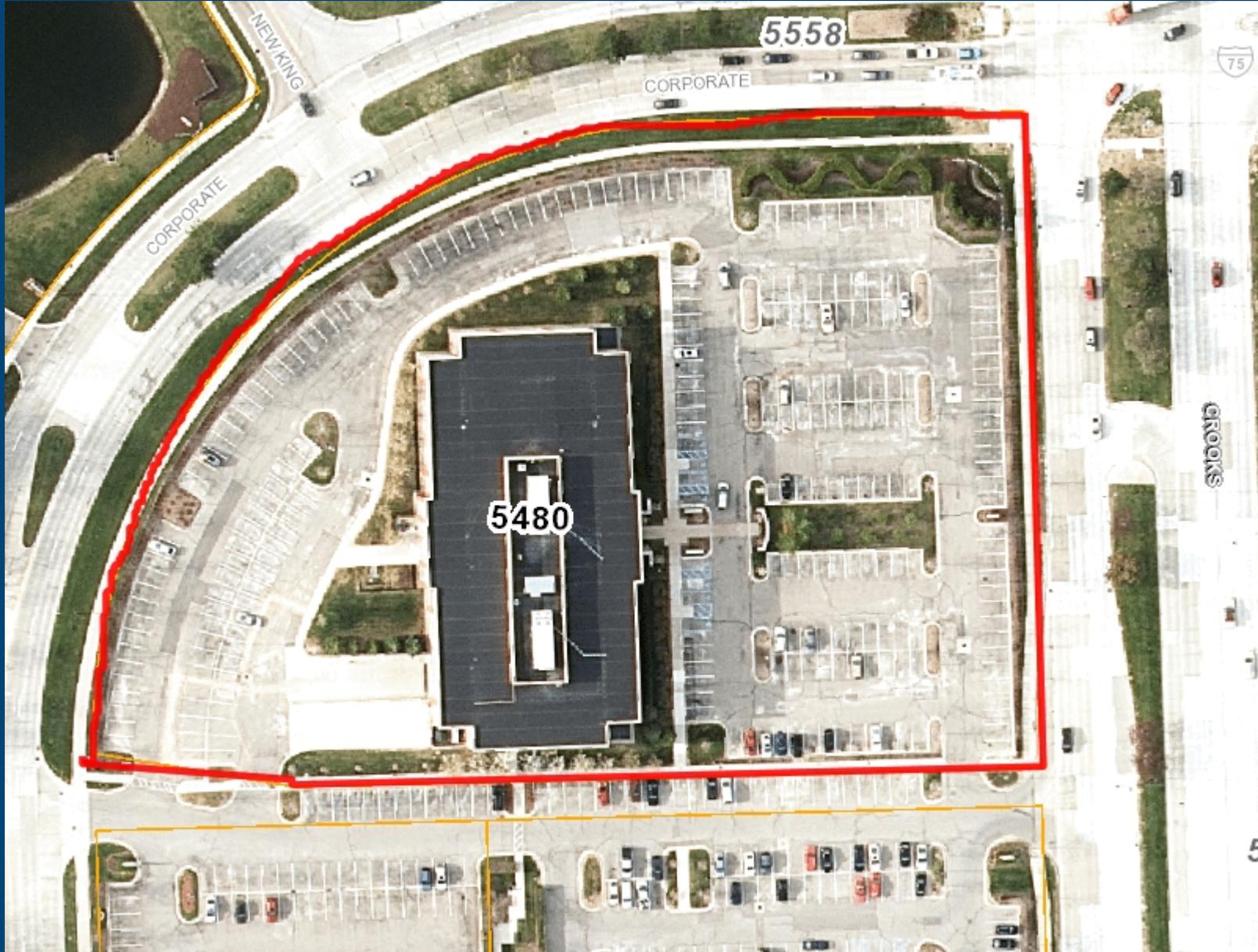
Kroger
840 West Long Lake Rd.
Troy MI. 48098

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Rev#
Date: 00/00/00

3. HEARING OF CASES

- B. VARIANCE REQUEST, LEON LaBRECQUE OF LJPR LLC, 5480 CORPORATE – A variance to the Sign Code to allow installation of a second wall sign that is 42 square feet in area. The Sign Code allows one wall sign not to exceed 200 square feet in area on the building. There is currently a 64 square foot wall sign on the building.



Legend:

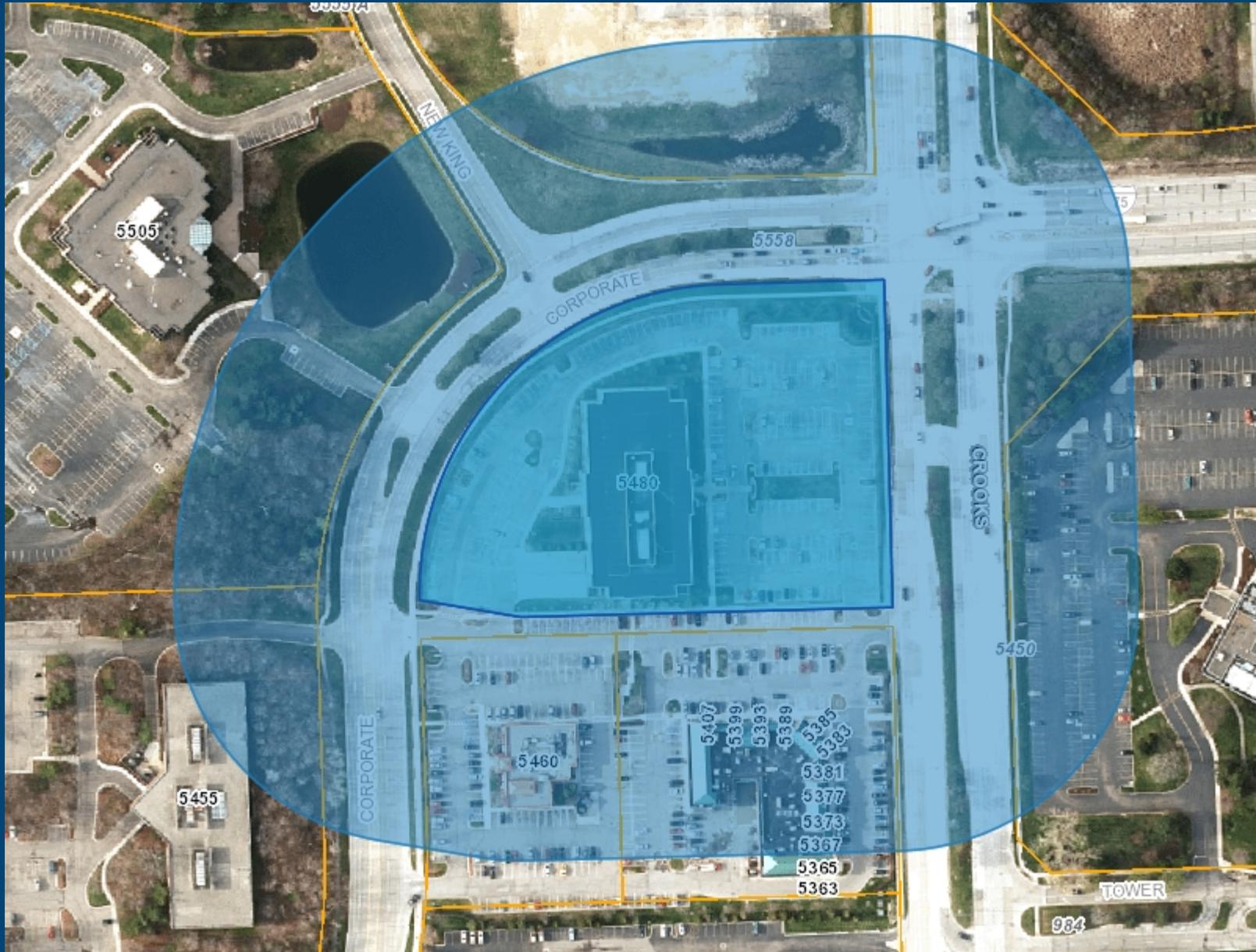
- Aerial
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

250 0 125 250 Feet

Scale 1: 1,500

5480 Corporate 300 foot radius

City of Troy Planning Department



Legend:

- Aerial
- Red: Band_1
- Green: Band_2
- Blue: Band_3

500 0 250 500 Feet

Scale 1: 3,000

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Printed: 7/20/2015

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FEE \$50

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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: 5480 Corporate Dr, Suite 100, Troy, 48098
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-08-476-017
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 Leon LaBrecque
COMPANY LJPR LLC
ADDRESS 4555 Investment Dr, Suite 304
CITY Troy STATE MI ZIP 48098
TELEPHONE 248-641-7400
E-MAIL leon.labrecque@ljpr.com

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

8. OWNER OF SUBJECT PROPERTY:

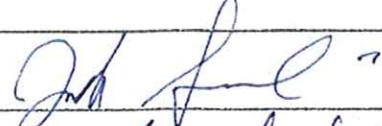
NAME JOSH SUARDINI
COMPANY NORTHFIELD POINT OFFICE LLC
ADDRESS 200 Franklin Center, 29100 Northwestern Hwy.
CITY Southfield STATE MI ZIP 48034
TELEPHONE 248-358-0800
E-MAIL _____

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.

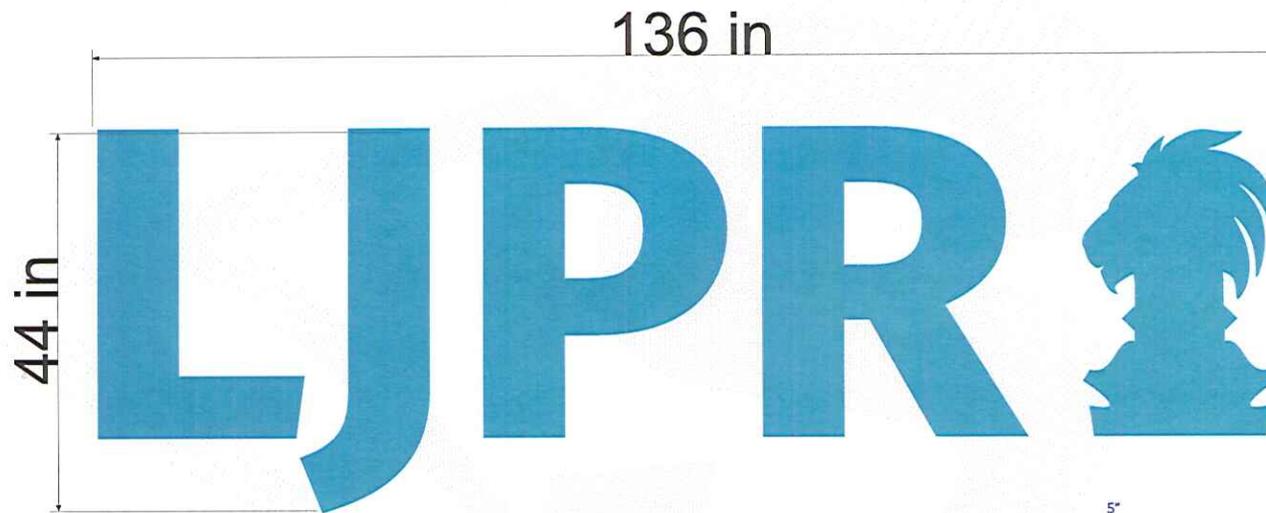
I, _____ (PROPERTY OWNER), HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT  DATE 5/26/2015
PRINT NAME: Leon LaBrecque

SIGNATURE OF PROPERTY OWNER  DATE 7/13/15
PRINT NAME: Josh Suardini (Agent of owner)

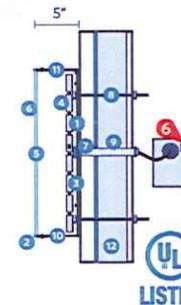
Failure of the applicant or his/her authorized representative to appear before the Board, as scheduled, shall be justifiable cause for denial or dismissal of the case with no refund of appeal fee(s). If the person appearing before the Board is not the applicant or property owner, signed permission must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

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



5" Deep Lit Channel Letters

42 SF



1. 0.63 Aluminum Backer Panel
2. 1" Edgcap
3. LED units affixed inside on backer panel via 3M 2-sided tape
4. LED interior lighting
5. 3/16" Acrylic Faces
6. Disconnect Switch / U.L. Power Shutoff Switch
7. Porcelain Bushing w/GTO in GTO Sleeving
8. Toggle Screws
9. Non-Corrosive Metal Conduit
10. 1/4" Weep Holes in .040
11. Aluminum Returns
12. Wall



CLIENT APPROVAL By signing this proof I approve the size, quantity, spelling, color(s) and overall design of my order.
 I understand that I am 100% responsible for any additional changes made to my order after the date indicated on my approval.

USE OF THIS PROOF The designs, details and plans represented herein are the property of Sign-A-Rama; specifically developed for your personal use in connection with the project being planned for you by Sign-A-Rama. It is not to be shown to anyone outside of your organization, nor are they to be used, reproduced, exhibited or copied in any fashion whatsoever. All or any part of this design (excepting registered trademarks) remains the property of Sign-A-Rama.

CLIENT APPROVAL SIGNATURE _____

CLIENT PRINTED NAME _____

DATE _____



Troy / Metro Detroit
Signarama
The way to grow your business.

1017 Naughton Dr.
Troy, MI 48083
(248) 585-6880 OFFICE michigansignshops.com



SF Frontage = 11,250 (45' x 250')

CLIENT APPROVAL By signing this proof I approve the size, quantity, spelling, color(s) and overall design of my order.
I understand that I am 100% responsible for any additional changes made to my order after the date indicated on my approval.

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CLIENT APPROVAL SIGNATURE

CLIENT PRINTED NAME

DATE

Reasons for Appeal/Variance Request

1. Provide additional as well as maximum identification for clients that will be visiting firm.
2. Existing multi-tenant monument sign onsite does not provide adequate visibility for business due to overall size and setback restrictions.