



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

October 7, 2015

3:00 PM

COUNCIL BOARD ROOM

1. ROLL CALL

2. APPROVAL OF MINUTES – August 5, 2015

3. HEARING OF CASES

- A. **VARIANCE REQUEST, ROB MILLER/EDIE VICTOR for GARDNER SIGNS INC, 769 CHICAGO** – A variance from the Sign Code to allow installation of an 83 square foot wall sign on a building that currently has a 140 square foot wall sign. The Sign Code allows one wall sign not exceeding 200 square feet.

CHAPTER 85.02.05 C (3) (a) RC Zoning District

- B. **VARIANCE REQUEST, KEVIN TUCHOWSKI for WAYNE STATE UNIVERSITY PHYSICIAN GROUP, 1560 E. MAPLE** – A variance from the Sign Code to allow installation of three 62 square foot wall signs and a 198 square foot wall banner. The Sign Code allows one wall sign not exceeding 200 square feet.

CHAPTER 85.02.05 C (3) (a) OM Zoning District

- C. **VARIANCE REQUEST, JAKE MEADOWS for JONES LaSALLE at BEAUMONT HEALTH, 44201 DEQUINDRE** – A variance from the Sign Code to allow the installation of a 211 square foot wall sign on a site that currently has numerous signs. The sign code limits the hospital campus to two signs.

CHAPTER 85.02.05 C (2) CF Zoning District

- D. **VARIANCE REQUEST, MICHELLE WILSON, 3685 HISTORIC** – This property is a double front corner lot. As such it has a 25 foot required front setback along both Historic and Bellows. The petitioner is requesting a variance to install a 4 foot high decorative non-obscuring fence, set back 10 feet along the Bellows property line where City Fence Code limits fences to 30 inches high.

CHAPTER 83 (2) (a)

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.

- E. **VARIANCE REQUEST, WILL JOHNSON for JOHNSON SIGN COMPANY, 100 E. BIG BEAVER** – A variance from the Sign Code to allow replacement of an existing ground sign set back 2 feet from the front property line. The proposed 174 square foot sign is shown to be set back 6 feet from the front property line. The Sign Code requires a 30 foot minimum front setback for this sign.

CHAPTER 85.02.05 C (4) BB Zoning District

- F. **VARIANCE REQUEST, CHARLIE MOORE for CHUCK MOORE'S COMMERCIAL SIGN SERVICE LLC, 5505 CORPORATE** – A variance from the Sign Code to allow installation of a 96 square foot ground sign on a site that currently has two ground signs measuring 195 and 50 square feet. The Sign Code allows one ground sign at this location.

CHAPTER 85.02.05 C (3) (a) RC Zoning District

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

The Regular meeting of the Building Code Board of Appeals was called to order at 3:00 p.m. on August 5, 2015 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Members Present

Brian Kischnick
Michael Morris
Andrew Schuster

Members Absent

Theodore Dziurman, Chair
Gary Abitheira

Support Staff Present:

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

Also Present:

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

Moved by: Schuster
Support by: Morris

RESOLVED, That Brian Kischnick conduct the meeting in the absence of the Chair and Vice Chair.

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

MOTION CARRIED

2. APPROVAL OF MINUTES

Moved by: Morris
Support by: Schuster

RESOLVED, To approve the minutes of the July 1, 2015 Regular meeting as submitted.

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

MOTION CARRIED

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.

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

Terrance Ulch of Aver Sign Company and Dan Leming of New World Systems were present.

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

Moved by: Morris
Support by: Schuster

RESOLVED, To grant the variance as requested with a condition that there be no additional signage for tenants on the building in the future, for the following reason:

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

Discussion on motion on the floor.

Mr. Kischnick disclosed the City has contracted with New World Systems for its services. Mr. Kischnick asked the record to reflect that he has no personal interest in New World Systems with the exception that in the capacity of City Manager to possibly make a recommendation to City Council. Mr. Kischnick said in light of the absence of two Board members, he would not abstain and vote on the matter so it can go forward.

Vote on the motion on the floor.

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

MOTION CARRIED

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.

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

Michael Stephens of Signarama and Leon LaBrecque and Anne Whipple of LJPR LLC were present.

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

Moved by: Schuster
Support by: Morris

RESOLVED, To grant the variance as requested, for the following reason:

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

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

MOTION CARRIED

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

None.

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:30 p.m.

Respectfully submitted,

Brian Kischnick, Acting Chair

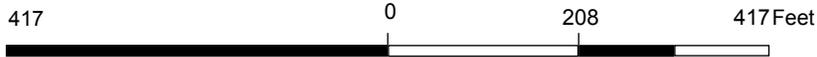
Kathy L. Czarnecki, Recording Secretary

G:\Building Code Board of Appeals Minutes\2015\Draft\2015 08 05 Regular Meeting_Draft.doc

3. HEARING OF CASES

- A. **VARIANCE REQUEST, ROB MILLER/EDIE VICTOR for GARDNER SIGNS INC, 769 CHICAGO** – A variance from the Sign Code to allow installation of an 83 square foot wall sign on a building that currently has a 140 square foot wall sign. The Sign Code allows one wall sign not exceeding 200 square feet.

CHAPTER 85.02.05 C (3) (a) RC Zoning District



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.

RECEIVED

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

AUG 25 2015

PLANNING

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.

- ADDRESS OF THE SUBJECT PROPERTY: 769 CHICAGO RD.
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
- PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-35-201-066
- CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:
SIGN CODE: CHAPTER 85 - 85.02.05, C-3a
- REASONS FOR APPEAL/VARIANCE: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist.*
- HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? YES NO

6. APPLICANT INFORMATION:

NAME ROB MILLER / EDIE VICTOR
COMPANY GARDNER SIGNS INC.
ADDRESS 1087 NAUGHTON RD.
CITY TROY STATE MI ZIP 48083
TELEPHONE 248-689-9100 X100 OR 104
E-MAIL RMILLER@GARDNERSIGNS.COM
EVICTOR@GARDNERSIGNS.COM

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

8. OWNER OF SUBJECT PROPERTY:

NAME RON BOSTICK
COMPANY JOHN R. SPRING CO. INC.
ADDRESS 32900 DEQUINDRE
CITY WARREN STATE MI ZIP 48092
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, Ron Bostick (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 Edie Victor DATE 8-21-15

PRINT NAME: EDIE VICTOR

SIGNATURE OF PROPERTY OWNER Ron Bostick DATE 8.21.15

PRINT NAME: RON BOSTICK

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.



1087 Naughton Drive-Troy, MI 48083
(248) 689-9100 / fax (248) 689-9101

3800 Airport Hwy.-Toledo, OH 43615
(419) 385-6669 / fax (419) 385-7046

August 21, 2015

REASONS FOR APPEAL/VARIANCE:

For building identification, this complex has three different buildings all with different addresses and is not visible from I-75 northbound. When entering the complex from Chicago Rd. you view the first two buildings and Kapnick Insurance Group is the building on the right.

This building address of 769 Chicago Rd. is a multi-tenant building, the other two buildings are not. The current sign on the building "UPI Universal Piping Industries" is a total of 139.6 s/f .

We are asking for a wall sign that measures 100s/f, for a total of 239.6 s/f of total signage on the 769 Chicago Rd.

Our variance request is for an additional 39.6 s/f of sign above the 200s/f sign code allowance.

Thank You,

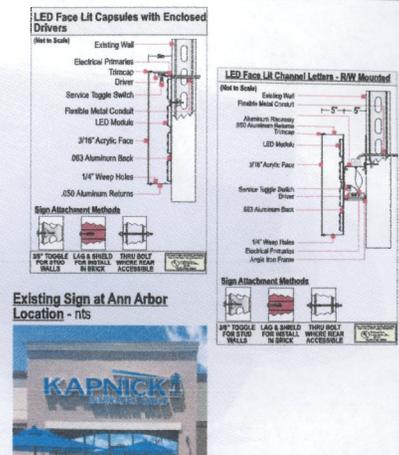
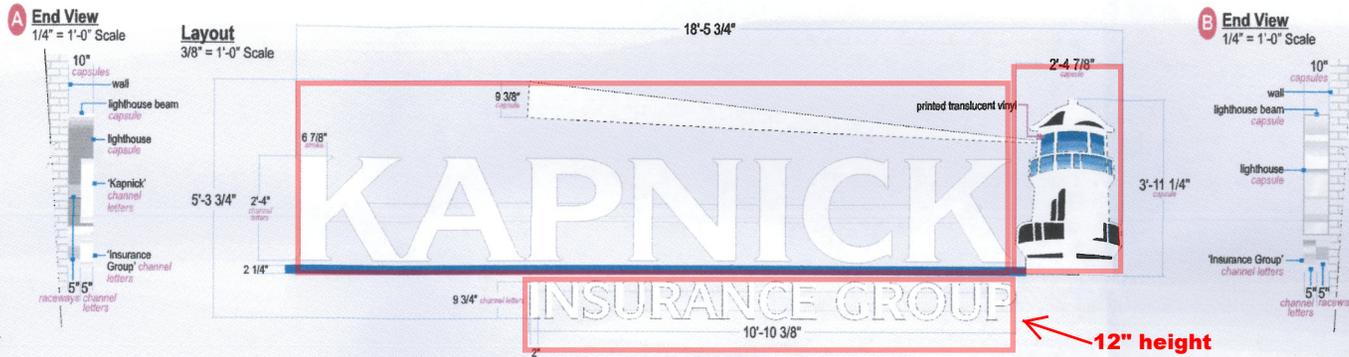
Rob Miller
Edie Victor

PROPOSED SIGN

Illuminated Channel Letters and Capsules - Kapnick Insurance - 769 Chicago - Troy, MI

- 100 SqFt
Qty: 1 set
- Letters:**
Aluminum Channel Letter Construction
White Trim Cap
Translucent White Acrylic Faces
Internal White LED Illumination
- Capsules:**
Aluminum Channel Letter Construction
White Trim Cap
Translucent White Acrylic Faces with
Translucent 1st Surface Vinyl
Internal White LED Illumination
- Flush Mount Capsules**
Mount all Letters to Aluminum Raceways
Field Survey Elevation Wall for FMS
Color Match for Raceway Paint

- Color Key**
- PMS 301C Med Blue
 - 3M Translucent Bright Blue 3630-167
 - White



Elevation #2 - 769 Chicago - Troy, MI - 1/16" = 1'-0" Scale



Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and /or other applicable local codes. This includes proper grounding and bonding of the sign.

Gardner signs

1087 Naughton Dr. Troy, MI 48063
(248) 689-9100 T
(248) 689-9101 F
www.gardnersigns.com

3800 Airport Hwy. Toledo, OH 43615
(419) 385-6669 T
(419) 385-7046 F

CLIENT:	Kapnick Insurance
PROJECT:	Illuminated Channel Letters
LOCATION:	769 Chicago Rd. Troy, MI
SALESPERSON:	Rob Miller
DESIGNER:	dmf
DATE:	07/06/2015
DESIGN #:	4265-1
REVISIONS:	07/15/2015 08/05/2015 08/17/2015 08/19/2015
SCALE:	Noted
FILE:	Kapnick Insurance\Kapnick Insurance REV 7-15-2015

SALES AUTHORIZATION	
SIGNED BY:	
DATE:	

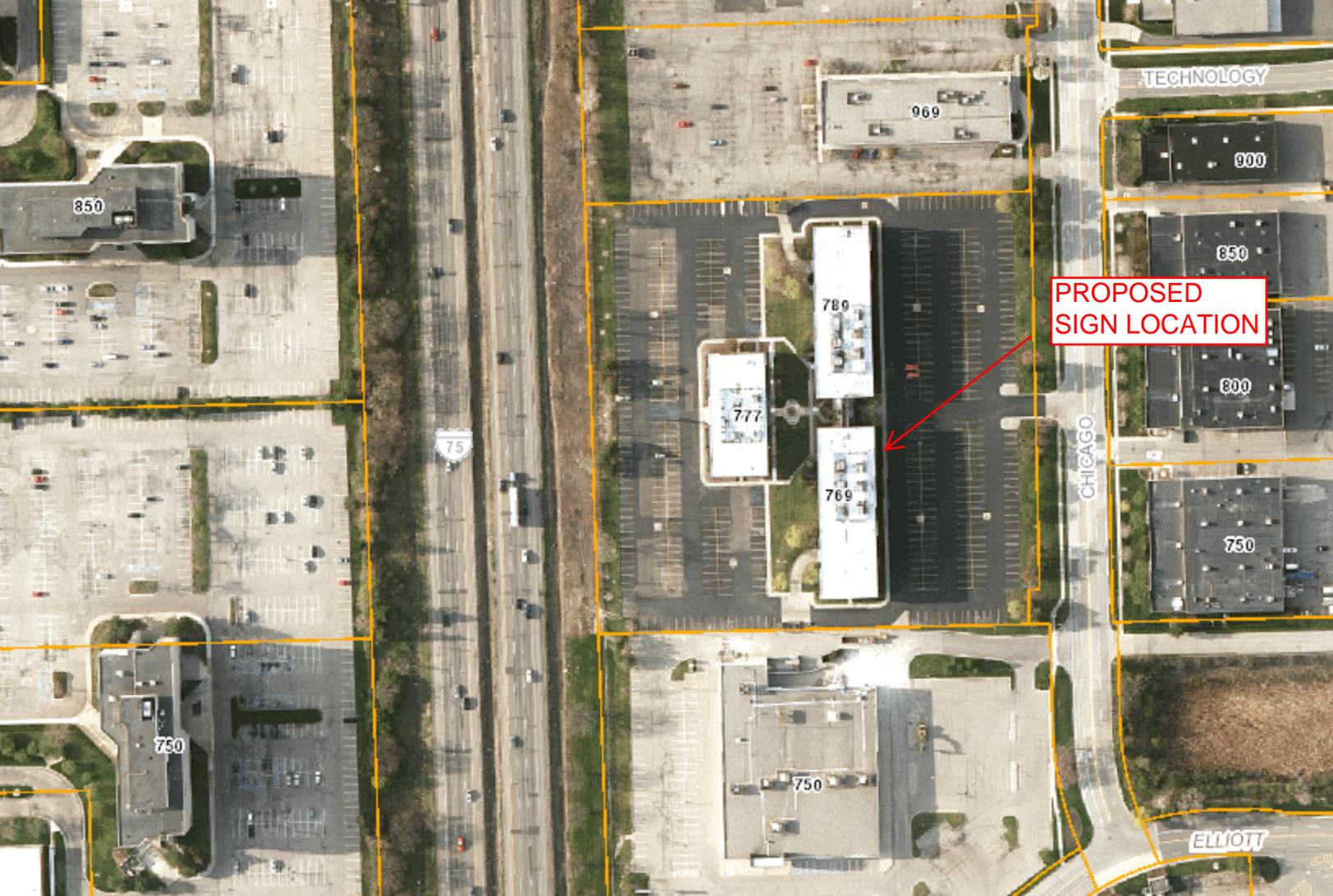
DESIGN AUTHORIZATION	
SIGNED BY:	
DATE:	

PRODUCTION AUTHORIZATION	
CLIENT APPROVAL:	
DATE:	

PRODUCTION APPROVAL:	
DATE:	

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COLORS CONTAINED WITHIN THIS RENDERING MAY VARY SLIGHTLY FROM THE ACTUAL FINISHED PRODUCT DUE TO COMPUTER AND PRINTER OUTPUT LIMITATIONS.



TECHNOLOGY

850

750

75

969

777

789

769

750

900

850

800

750

CHICAGO

PROPOSED
SIGN LOCATION

ELLIOTT

Front View - 36" Letters

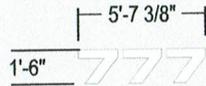


Illuminated Channel Company I.D. Letters

339.85 SqFt
200 SqFt Allowed by City
1/8" = 1'-0" Scale

Qty: 1
Aluminum Construction
Paint Returns and Trim Cap Black
Translucent White Plex Faces
Internal White LED Illumination
Flush Mounted with Remote Drivers

Halo Lit Reverse Channel Address Numerals



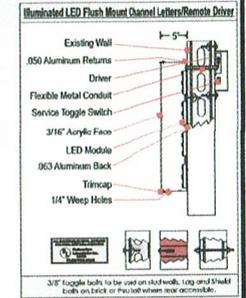
Qty: 1
Aluminum Construction
White Returns and Faces
Internal White LED Illumination
Stood Off Mounted with Remote Drivers

Proposed Elevation - 3/32" = 1'-0" Scale

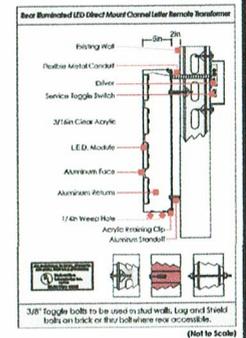
93'-0" (+/-)



Illuminated Channel Letters "Gallagher-Kaiser Corp."



Halo Illuminated Reverse Channel Address Numerals "777"



1095 Naughton Dr. Troy, MI 48083 (248) 689-9100 T (248) 689-9101 F
3800 Airport Hwy. Toledo, OH 43615 (419) 385-6669 T (419) 385-7046 F

www.gardnersigns.com

CLIENT:	Gallagher - Kaiser
PROJECT:	Illuminated Building Letters
LOCATION:	777 Chicago Troy, MI
SALESPERSON:	Rob Miller
DESIGNER:	dmf
DATE:	4/16/13
DESIGN #:	
REVISIONS:	4/23/13 05/03/13 4/25/13 05/06/13
SCALE:	Noted
FILE:	Gallagher-Kaiser\Master

SALES AUTHORIZATION
SIGNED BY:
DATE:

DESIGN AUTHORIZATION
SIGNED BY:
DATE:

PRODUCTION AUTHORIZATION
CLIENT APPROVAL:
DATE:
PRODUCTION APPROVAL:
DATE:

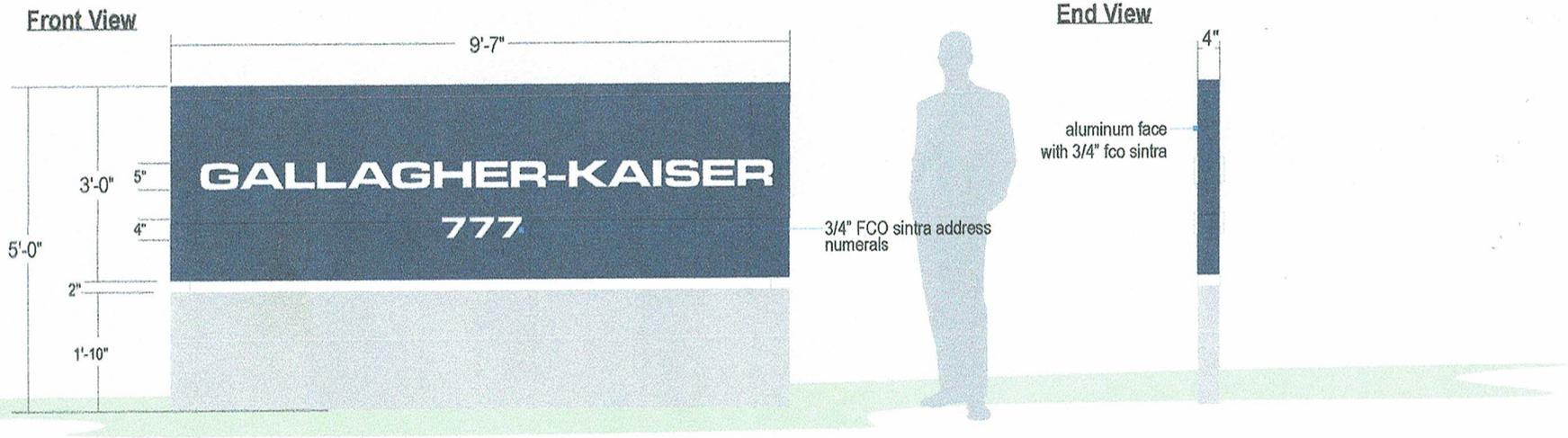
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COLORS CONTAINED WITHIN THIS RENDERING MAY VARY SLIGHTLY FROM THE ACTUAL FINISHED PRODUCT DUE TO COMPUTER AND PRINTER OUTPUT LIMITATIONS.

D/S Aluminum Ground Sign - Gallagher-Kaiser

48 SqFt
1/2" = 1'-0" Scale

EXISTING SIGN 48 SQUARE FEET



Qty: 1

**Double Sided Aluminum Ground Sign
and Aluminum Shroud**

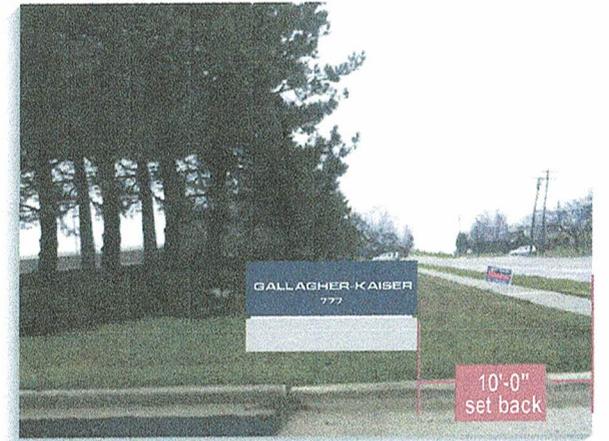
Non-Illuminated -

- Aluminum Cabinet Construction
Paint to Match PMS 294C Blue
- Apply White FCO 3/4" Sintra Letters and Address Numerals to each Side of Cabinet Face
- Aluminum Shroud (Pole Cover) Construction
Paint to Match PMS Cool Grey 4C

Existing Elevation -3/32" = 1'-0" Scale



Proposed Elevation -3/32" = 1'-0" Scale



1095 Naughton Dr. Troy, MI 48083
3800 Airport Hwy. Toledo, OH 43615

CLIENT:	Gallagher - Kaiser
PROJECT:	Aluminum Ground Sign
LOCATION:	777 Chicago Troy, MI
SALESPERSON:	Rob Miller
DESIGNER:	dmf
DATE:	4/16/13
DESIGN #:	
REVISIONS:	

SALES AUTHORIZATION	
SIGNED BY:	
DATE:	

DESIGN AUTHORIZATION	
SIGNED BY:	

PRODUCTION AUTHORIZATION	
CLIENT APPROVAL:	
DATE:	
PRODUCTION APPROVAL:	

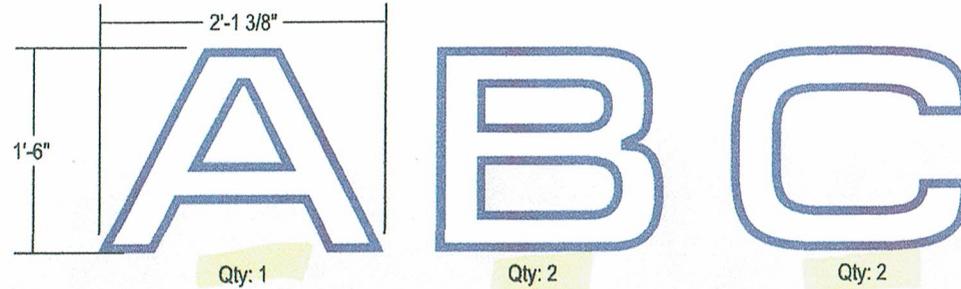
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COLORS CONTAINED WITHIN THIS RENDERING MAY VARY SLIGHTLY FROM THE ACTUAL FINISHED

3/4" = 1'-0" Scale

Illuminated Channel Letters

- Aluminum Construction
- Paint Returns and Trim Cap Black
- Translucent White Plex Faces with
- Oracal 8500-07 Dark Blue Vinyl Outlines
- Internal White LED Illumination
- Flush Mounted with Remote Drivers



EXISTING BUILDING LETTERING

Proposed Elevations - nts



Proposed Elevations - nts



**Gardner
signs**

1095 Naughton Dr. Troy, MI 48083
 3800 Airport Hwy. Toledo, OH 43615
 (248) 689-9100 T (419) 385-6669 T
 (248) 689-9101 F (419) 385-7046 F

www.gardnersigns.com

CLIENT:	Gallagher - Kaiser
PROJECT:	Non-Illuminated Building Indicators
LOCATION:	789 Chicago Troy, MI
SALESPERSON:	Rob Miller
DESIGNER:	dmf
DATE:	04/02/14
DESIGN #:	4047-1
REVISIONS:	04/03/14 04/09/14 04/24/14
SCALE:	Noted 04/29/14 05/01/14
FILE:	Gallagher-Kaiser\2014\42in Gallagher-Kaiser Channel Letters - 2014

SALES AUTHORIZATION
SIGNED BY:
DATE:

DESIGN AUTHORIZATION
SIGNED BY:
DATE:

PRODUCTION AUTHORIZATION
CLIENT APPROVAL:
DATE:
PRODUCTION APPROVAL:
DATE:

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COLORS CONTAINED WITHIN THIS RENDERING MAY VARY SLIGHTLY FROM THE ACTUAL FINISHED PRODUCT DUE TO COMPUTER AND PRINTER OUTPUT LIMITATIONS.

Illuminated Channel Letters - Universal Piping - 769 Chicago Road - Troy, MI

Qty: 1 139.6 SqFt

- Illuminated Channel Letters
- Aluminum Channel Letter Construction
- Paint Returns & Trim Cap to Match Faces
- Translucent White Acrylic Faces with
- 1st Surface Translucent Vinyl
- Internal White LED Illumination

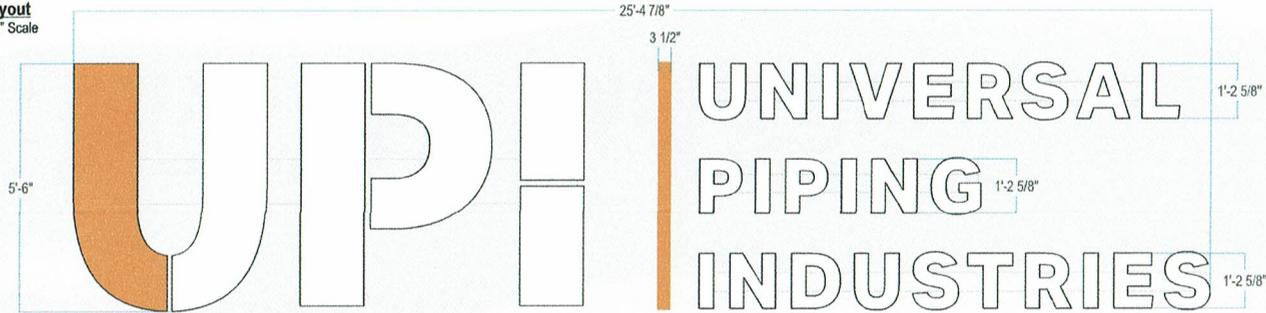
Mount all Letters to Aluminum Raceways
Field Survey Elevation Wall for PMS
Color Match for Raceway Paint

Color Key:

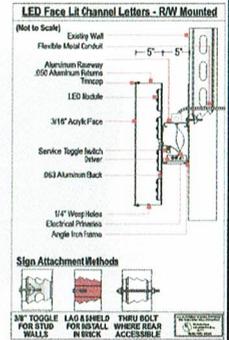
- PMS 1585C Orange
(Perfect Match - Oracal 8800-351
Municipal Orange)
- Translucent White

Sign Layout

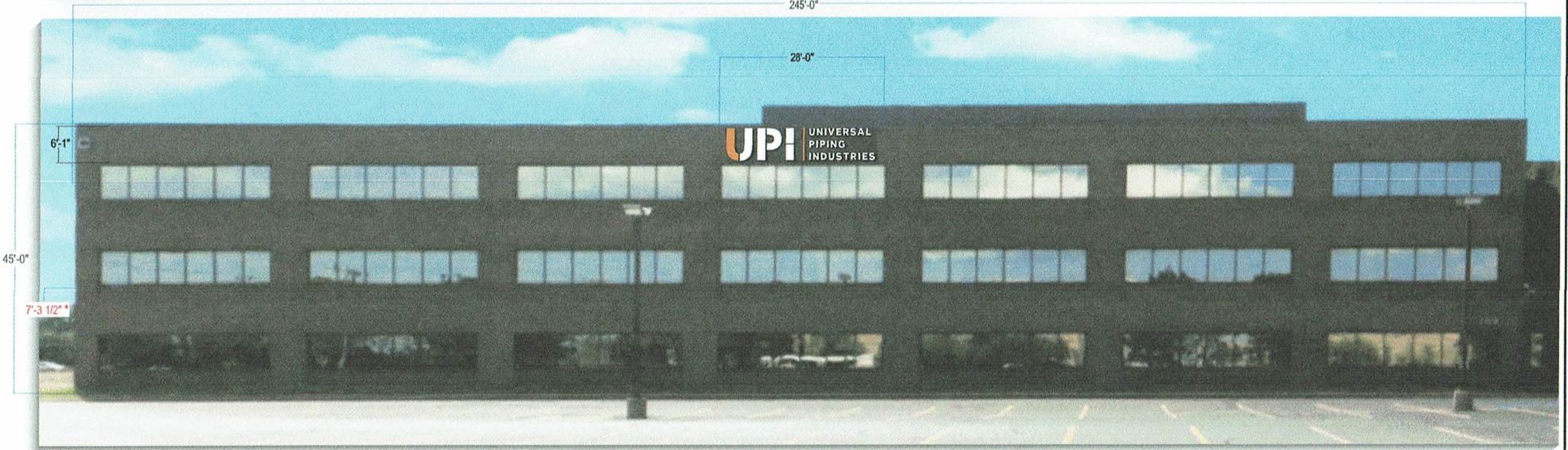
3/8" = 1'-0" Scale



Side View Detail: Typical



Elevation - 1/16" = 1'-0" Scale



Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and for other applicable local codes. This includes proper grounding and bonding of the sign.



CLIENT:	Universal Piping
PROJECT:	Illuminated Wall Sign
LOCATION:	769 Chicago Rd Troy, MI 48063
SALESPERSON:	Rob Miller
DESIGNER:	dmf
DATE:	04/14/2015
DESIGN #:	4219-1
REVISIONS:	04/23/2015 04/27/2015 05/01/2015
SCALE:	Noted
FILE:	Gallagher - Universal Piping

SALES AUTHORIZATION	
SIGNED BY:	
DATE:	

PRODUCTION AUTHORIZATION	
CLIENT APPROVAL:	
DATE:	

DESIGN AUTHORIZATION	
SIGNED BY:	
DATE:	

PRODUCTION APPROVAL	
PRODUCTION APPROVAL:	
DATE:	

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1095 Naughton Dr. Troy, MI 48063
(248) 689-9100 T
(248) 689-9101 F

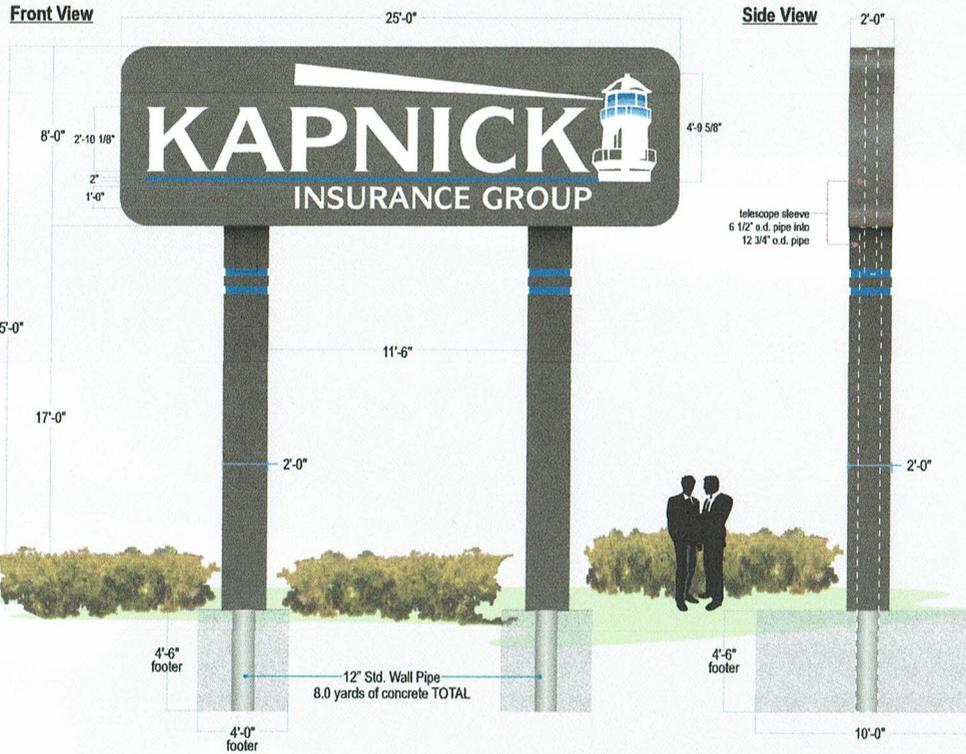
3800 Airport Hwy. Toledo, OH 43615
(419) 385-6669 T
(419) 385-7046 F

www.gardnersigns.com

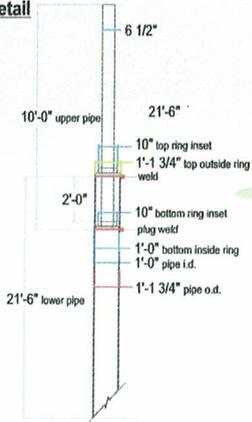
Illuminated Double Sided Pylon Sign - Kapnick Insurance - 769 Chicago - Troy, MI

80 SqFt
 Illuminated Ground Sign - 3/16" = 1'-0" Scale
 Qty: 1
 Aluminum Constructed Pylon Sign
 Aluminum Cabinet with Routed Aluminum Face
 Paint Cabinet Duranodic Bronze
 Routed Areas are Backed with White Lexan
 and Areas with 1st Surface Vinyl Application
 Fluorescent Lamp or High Output White LED Internal Illumination
 Aluminum Shroud Pole Covers with Reveals - Paint Duranodic Bronze
 Paint Reveals to Match 301C Medium Blue
 Telescope Mount 6 1/2" Top Pole Sleeved into Bottom 12" Pole
 Heights of Poles TBD

Existing Sign at Ann Arbor Location - nts



Pipe Sleeve Detail



Proposed Elevation - 3/32" = 1'-0" Scale



Proposed Elevation - 3/32" = 1'-0" Scale



Color Key

- Duranodic Bronze
- PMS 301C Med Blue Printed Translucent Vinyl
- PMS 301C Med Blue Oracal Opaque 751-052 Azure Blue Stripping
- White

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and for other applicable local codes. This includes proper grounding and bonding of the sign.



1087 Naughton Dr. Troy, MI 48083 (248) 689-9100 T (248) 689-9101 F
 3800 Airport Hwy. Toledo, OH 43615 (419) 385-6669 T (419) 385-7046 F

www.gardnersigns.com

CLIENT:	Kapnick Insurance
PROJECT:	Illuminated Channel Letters
LOCATION:	769 Chicago Rd. Troy, MI
SALESPERSON:	Rob Miller
DESIGNER:	dml
DATE:	07/06/2015
DESIGN #:	4265-1
REVISIONS:	07/15/2015 08/05/2015 08/17/2015 08/19/2015
SCALE:	Noted 08/20/2015 08/24/2015
FILE:	Kapnick Insurance\Kapnick Insurance REV 7-15-2015

SALES AUTHORIZATION	
SIGNED BY:	
DATE:	

PRODUCTION AUTHORIZATION	
CLIENT APPROVAL:	
DATE:	

DESIGN AUTHORIZATION	
SIGNED BY:	
DATE:	

PRODUCTION APPROVAL:	
DATE:	

DESIGN AND COLOR RENDERING COPYRIGHT © 2015 BY GARDNER SIGNS, INC. SUBMITTED FOR YOUR USE WITH DESIGN PROJECT 4265-1. IT IS NOT TO BE TRANSMITTED, USED, COPIED, ALTERED OR EXHIBITED IN ANY FASHION WHATSOEVER. ALL OR ANY PART OF THIS DESIGN (EXCEPT REGISTERED TRADEMARKS) REMAINS THE EXCLUSIVE PROPERTY OF GARDNER SIGNS, INC.

COLORS CONTAINED WITHIN THIS RENDERING MAY VARY SLIGHTLY FROM THE ACTUAL FINISHED PRODUCT DUE TO COMPUTER AND PRINTER OUTPUT LIMITATIONS.

3. HEARING OF CASES

- B. VARIANCE REQUEST, KEVIN TUCHOWSKI for WAYNE STATE UNIVERSITY PHYSICIAN GROUP, 1560 E. MAPLE – A variance from the Sign Code to allow installation of three 62 square foot wall signs and a 198 square foot wall banner. The Sign Code allows one wall sign not exceeding 200 square feet.

CHAPTER 85.02.05 C (3) (a) OM Zoning District



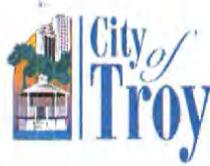
Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

**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: 1560 E. Maple
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-35-126-026

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 KEVIN TUCHOWSKI
COMPANY WAYNE STATE UNIVERSITY PHYSICIAN GROUP
ADDRESS 1560 E. MAPLE
CITY TROY STATE MI ZIP 48083
TELEPHONE 248-591-5941
E-MAIL KTUCHOWS@MED.WAYNE.EDU

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: - DIRECTOR OF FACILITIES FOR WSUPG
WSUPG IS MASTER TENANT

8. OWNER OF SUBJECT PROPERTY:

NAME DOC - WSUPG TROY MOB, LLC
COMPANY PHYSICIANS REALTY L.P.
ADDRESS 309 N. WATER STREET
CITY MILWAUKEE STATE WI ZIP 53202
TELEPHONE (414) 367-5617
E-MAIL ats@docreit.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, _____ (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] Allison Emerson DATE 9.14.15
PRINT NAME: KEVIN TUCHOWSKI Allison Emerson (ASI Signage)

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.



Building Code Board of Appeals
City of Troy Planning Department
500 W. Big Beaver
Troy, Michigan 48064

Date: September 11th, 2015

Subject: Sign Variance / Appeal

Parcel Identification Number: 20-35-126-026

The sign variance / appeal requested by Wayne State University Physician Group is directly related to the challenge of properly identifying the building based upon several factors: The size of the building, shape of the building as well as the current location being surrounded by three major thoroughfares; Stephenson Highway, Maple Road and I-75. As a medical / surgical facility, the patient / provider traffic pattern is diverse and is generated from all areas of Metro Detroit via the all three previously stated roadways.

For reference, the current 1560 E. Maple building (formally 1420 & 1450 Stephenson) currently sits on 11.355 acres and has 581.336' of Stephenson frontage, 1027.24' of Maple frontage and 496.09' of I-75 frontage.

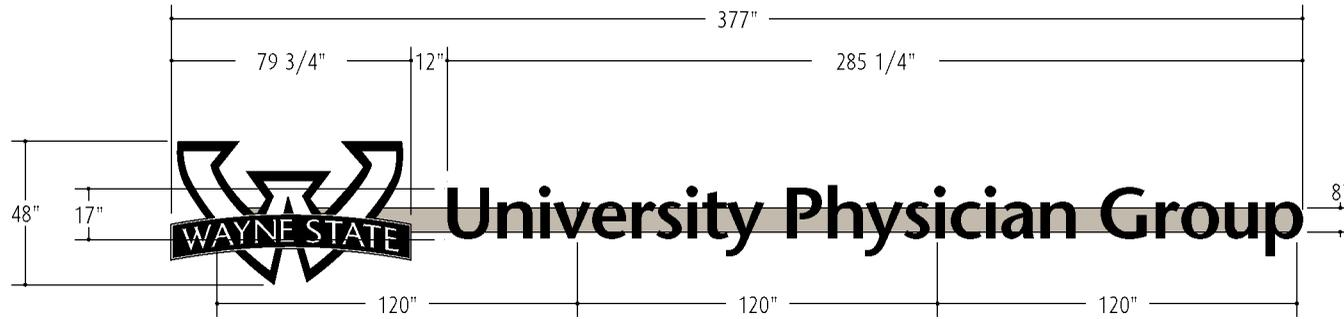
WSUPG is requesting the installation of three wall signs in addition to the existing announcement banner. It is our understanding the banner requires permanent sign approval / variance. The banner is a temporary advertisement of the Family Medicine Clinic and shall be removed in the near future. If this fourth sign (banner) is approved by the board it will be used as future signage on the East tower (Maple Road side). Based upon the size, location of the building and the previous variances granted for surrounding properties, we trust that the board will understand the position of WSUPG and grant the variance as requested.

Respectfully Submitted,

Kevin J. Tuchowski, AIA
Director of Facilities
Wayne State University Physician Group

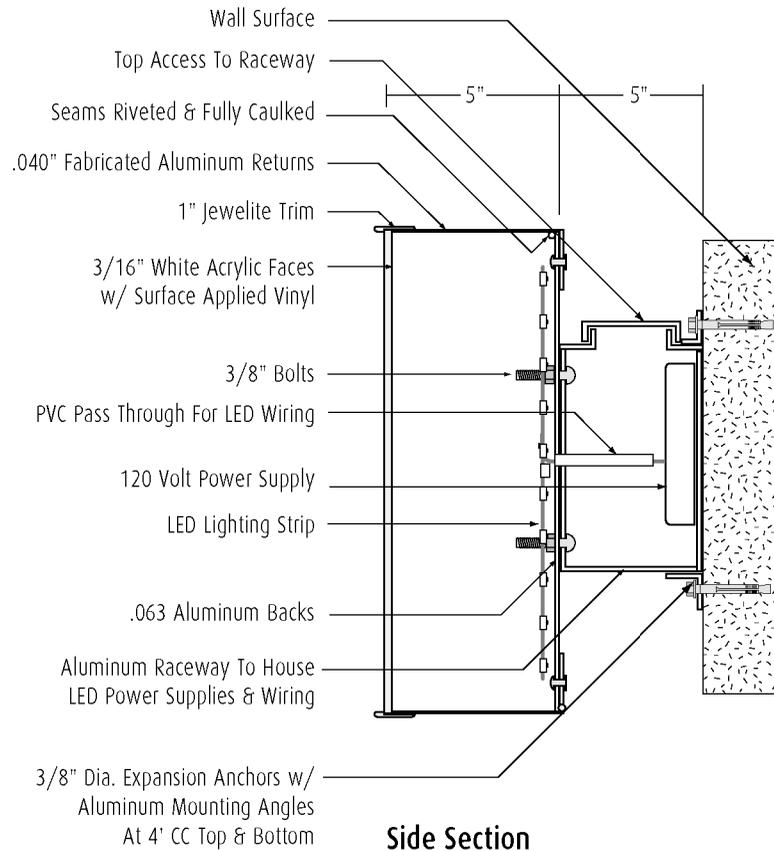
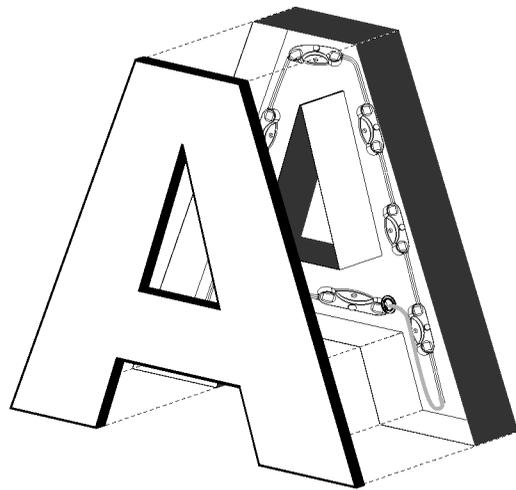
LEGAL DESCRIPTION

LOTS 12 & 13 OF "ROBBINS EXECUTIVE PARK WEST NO. 4", PART OF THE N. $\frac{1}{2}$ OF SECTION 35, T. 2N., R. 11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 177 OF PLATS, PAGES 14-16 OF THE OAKLAND COUNTY RECORDS. CONTAINS GROSS LAND AREA 494,618 SF OR 11.355 ACRES AND NET USABLE AREA OF 352,048 SF OR 8.082 ACRES.



Actual Copy: (Qty. 3 Sets As Illustrated)
63 Square Feet Per Set

62 sq ft dept. calculation



FWO No.: 104300 **Date:** 8/3/15

Client: Wayne State University

Project: 1560 E. Maple

Sign Type: 12.2

Description: Dimensional Lettering

Product Code: LF (5" Depth) **Size:** 48" Logo w/ 17" Text

Quantity: 3 Sets

Graphics Process: Fabricated Channel Letters/Surface LTV

Typography: 48" Overall Height Logo (w/ LTV)
17" ITC Stone Sans Semibold, Inc.

Graphics Color:

Logo - Surface Applied Matte Black Vinyl
Letters - Surface Applied Black Day/White Night Vinyl

Frames & Fixtures:

Provide (3) 8"x120" Sections Standard Raceway Extrusion, To Include Mounting Angles, Painted PMS Warm Grey 1C.

Background Color: Faces - N/A (Translucent White Acrylic w/ Vinyl Per Graphic Notes Above)
Returns & Trim - SC-905 Black
Raceway - PMS Warm Grey 1C

Installation Method:

Mechanically Fastened Via Raceway

Production Notes:

Internally Illuminated Via White LED Modules, Template, Fasteners, Power Supplies & Connecting Wiring, (1) Strand LED Per Character.
12VDC; 5 Amps Max, UL Listed



1119 Wheaton
Troy, MI 48083
ph 248.680.8970
fx 248.680.9061

Drawings Shown In Proportion But Not To Scale

Dwg: AD **Page** **of** **Proofed:**

Locations Of Proposed
New Wall Signs

Temporary Banner

~180'

~515'

~180'

~1,020'

E-Maple Rd

Stephenson Hwy

~175'

~545'

~860'



1560 E. Maple
Troy, MI 48083
No Scale



ASI Signage Innovations
1119 Wheaton
Troy, MI 48083

248.680.8970 Tel
248.680.9061 Fax

FWO# 104300

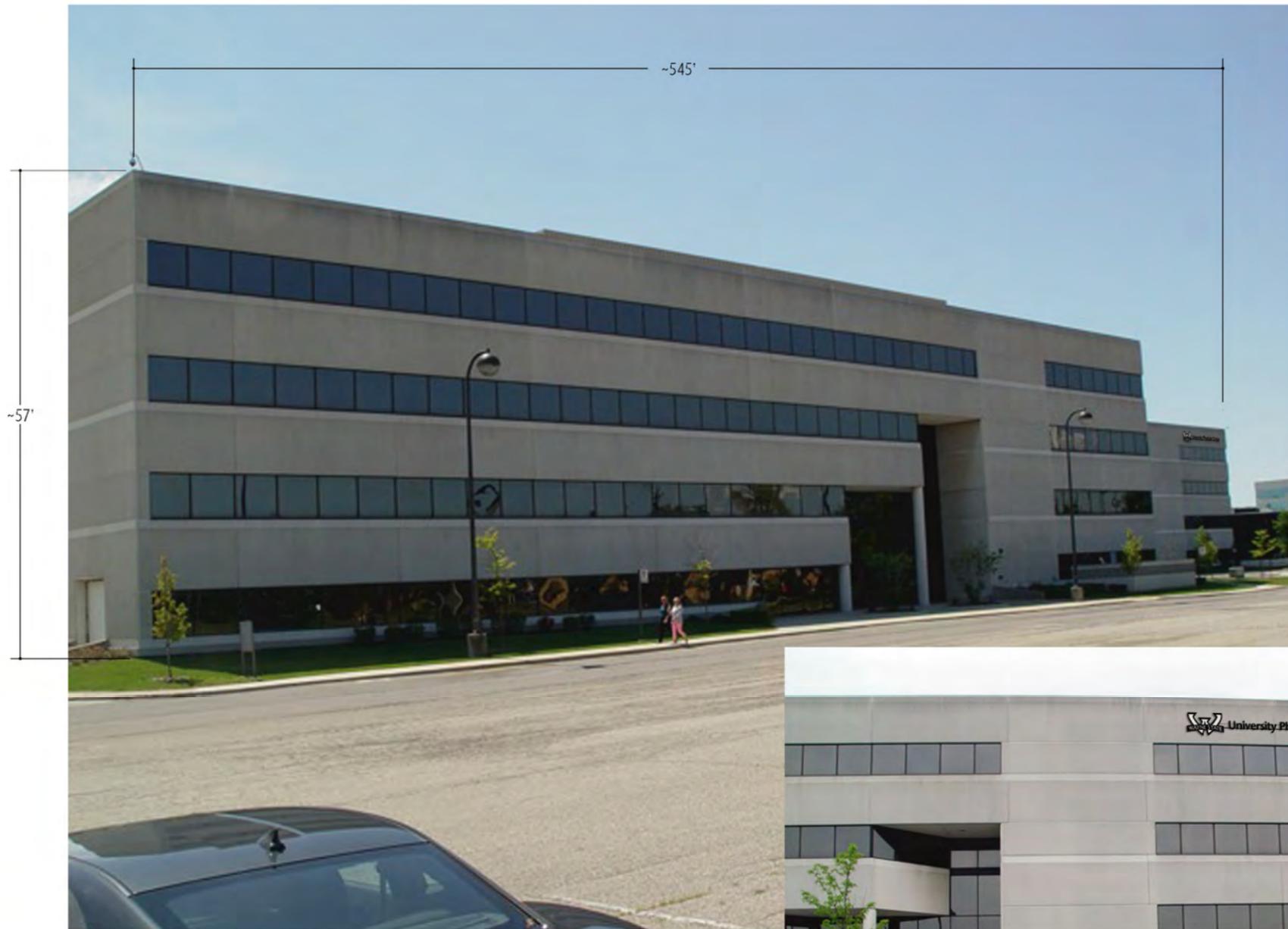
(Qty. 1)



← 528" →

54"





North Elevation



North Elevation Detail



East Elevation



West Elevation

1560 E. Maple
 Troy, MI 48083
 No Scale



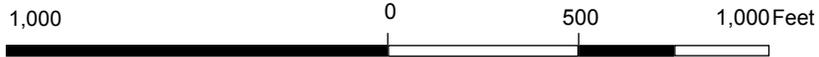
ASI Signage Innovations
 1119 Wheaton
 Troy, MI 48083

248.680.8970 Tel
 248.680.9061 Fax

3. HEARING OF CASES

- C. **VARIANCE REQUEST, JAKE MEADOWS for JONES LaSALLE at BEAUMONT HEALTH, 44201 DEQUINDRE** – A variance from the Sign Code to allow the installation of a 211 square foot wall sign on a site that currently has numerous signs. The sign code limits the hospital campus to two signs.

CHAPTER 85.02.05 C (2) CF Zoning District



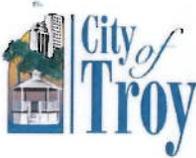
Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

**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/>

RECEIVED
SEP 16 2015
PLANNING

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: Beaumont, Troy - 44201 Dequindre Rd. Troy, MI 48085
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 80-20-01-200-018

3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:
Sign Code - Square footage exception on Exterior Signage

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 Jake Meadows
COMPANY Jones Lang LaSalle at Beaumont, Health
ADDRESS 44201 Dequindre Rd.
CITY Troy STATE MI ZIP 48085
TELEPHONE 248-964-9929 - Office, 586-747-7467 - Mobile
E-MAIL jake.meadows@beaumont.org

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Owners Representative for Capital Improvements

8. OWNER OF SUBJECT PROPERTY:

NAME Nancy Susick
COMPANY William Beaumont Hospital
ADDRESS 44201 Dequindre Rd.
CITY Troy STATE MI ZIP 48085
TELEPHONE 248-964-5000
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, Nancy Susick (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 Jake Meadows DATE 09-16-15

PRINT NAME: Jake Meadows

SIGNATURE OF PROPERTY OWNER Nancy Susick DATE 9-16-15

PRINT NAME: Nancy Susick

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

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

Date: 09-16-15

City Of Troy
Code Enforcement
500 West Big beaver Rd
Troy, MI 48084.
Mr. Paul Evans
Zoning & Compliance Specialist

Dear Mr. Evans,

I am writing this letter to request a signage square footage variance for the East elevation of the Beaumont, Troy Hospital. The hospital recently received a generous donation from the Mocerri family that will allow us to build out a 20,000sf Learning Center along with a 15,000sf, 12 bed Critical Care nursing unit. This donation will allow us to better serve the community in many ways including a state of the art educational center and a medical intensive care unit to help care for our most critical patients.

As with many of our donations, signage is installed at various locations on campus in recognition of the donation. Typically this is interior signage however in this case exterior signage has been identified for the recognition. Please see the square footage summary below summarizing the existing exterior signage square footage and the proposed addition.

The current square footage of the exterior signage on the Beaumont, Troy campus is 1,307.37sf
The current square footage of the exterior signage visible from the road is 794.44sf
The total square footage for the new Mocerri east elevation sign is 210.67sf
The revised total square footage for the exterior signage visible from the road is 1,005.11sf

We are requesting an additional 210.67sf of exterior signage with this variance request to accommodate the Mocerri recognition signage on our East Tower. Attached in the following documents you will find a recent signage survey completed along with the images of the Mocerri recognition sign planned for the East Elevation.

The installation of the new exterior sign will have minimal impacts to our neighbors as they have limited visibility of the hospital. The property immediately to the North is owned by the City of Detroit Water Department while the property to the East (directly across Dequindre) is owned by the hospital itself. Our closest residential neighbors are to the South however visibility is somewhat limited due to trees, vegetation and the overall distance. Directly West of the hospital is Sanctuary Lake Golf Course.

We feel this variance is not contrary to public interest. As a result of the donation the hospital will gain critical space that will help to serve the community further. The 12 bed medical intensive care unit will allow us to expand our critical care services and provide better care for the community. The Learning Center will offer not only a space for our clinical staff to expand their knowledge and skills but also offers a space for community events, large group meetings and/or presentations.



JONES LANG
LASALLE®

at Beaumont Health System

Date: 09-16-15

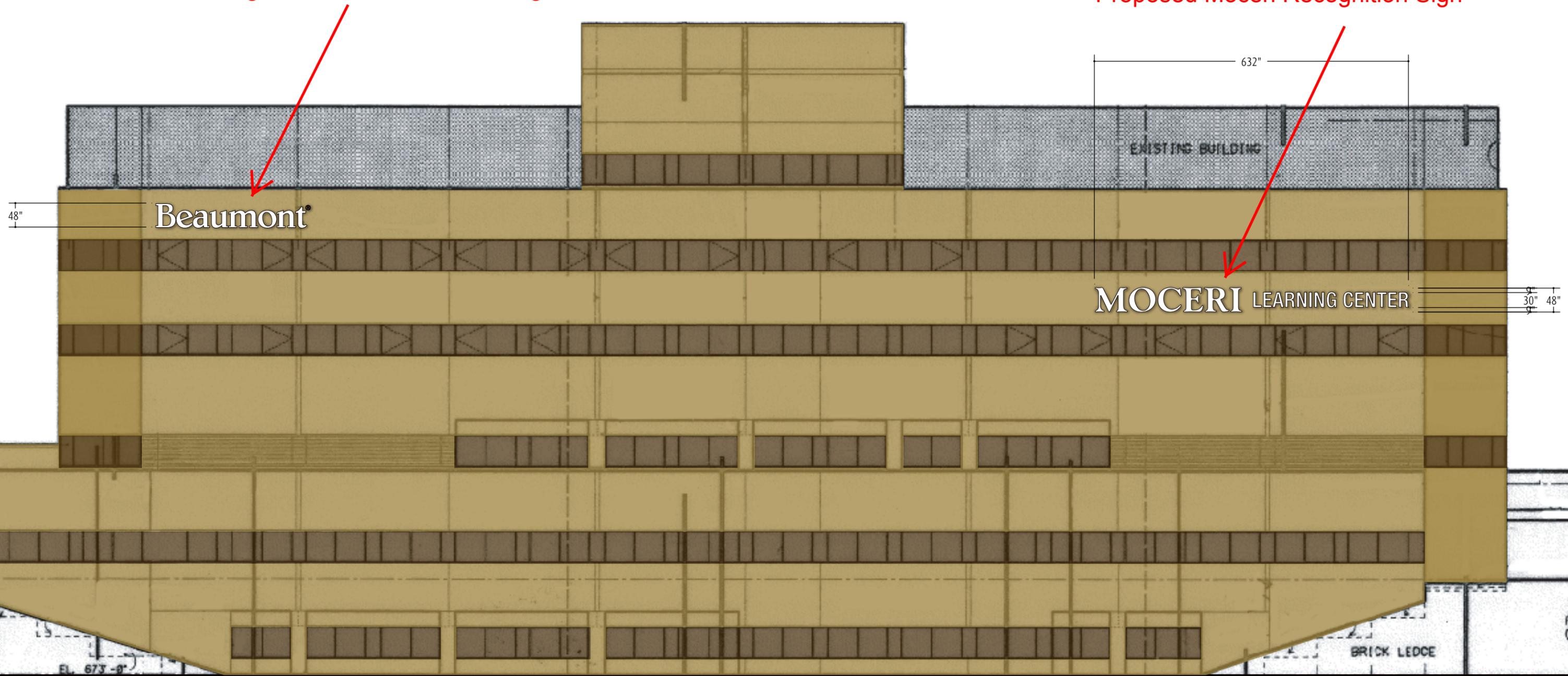
We hope the above and attached provides the information needed to consider the variance request. We do anticipate additional exterior signage changes in the future outside of this request. These changes however will either be modifications to our existing ground/directional signs or installation of signage that is not visible from the road. In either case we will bring these requests forward once we have all of the anticipated changes identified. Thank you for your time and review of the enclosed documentation.

Sincerely,

Jake Meadows
Program Leader
Jones Lang LaSalle at Beaumont Health System

Existing Beaumont East Tower Sign

Proposed Moceri Recognition Sign



East Elevation

Scale 1/16" = 1'

Specifications:

5" Depth Fabricated Channel Lettering, Helvetica Neue 67 Medium Condensed, Translucent White Faces, Returns Painted 313 Dark Bronze, White LED Illumination w/ Remote Mounted Power Supplies, Stud Mounting.

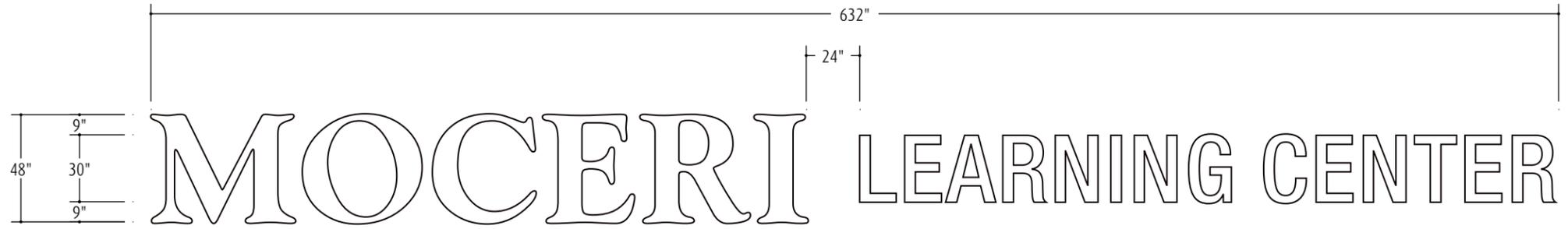
12.2E

Dimensional
Lettering

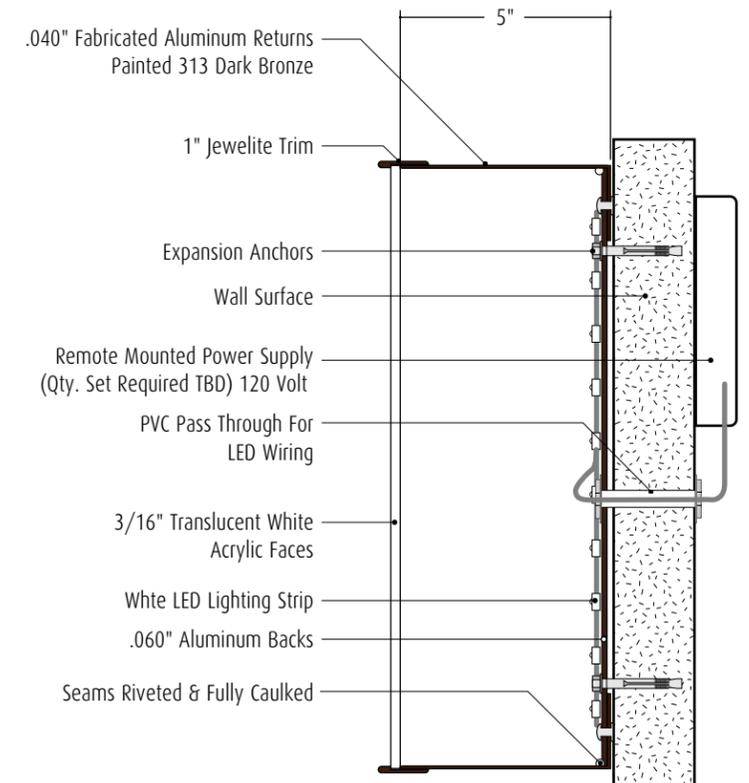
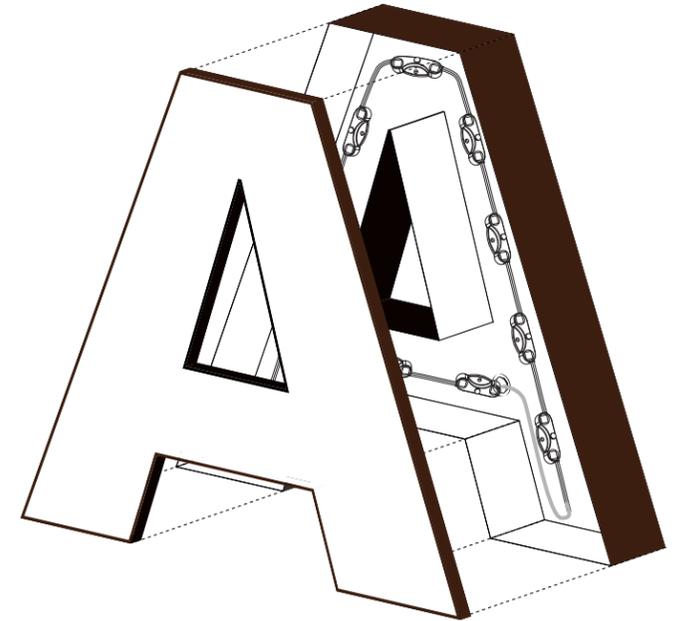


Specifications:

5" Depth Fabricated Channel Lettering, Helvetica Neue 67 Medium Condensed, Translucent White Faces, Returns Painted 313 Dark Bronze, White LED Illumination w/ Remote Mounted Power Supplies, Stud Mounting.



Option E - Front View
 Approx. 210.66 Square Feet



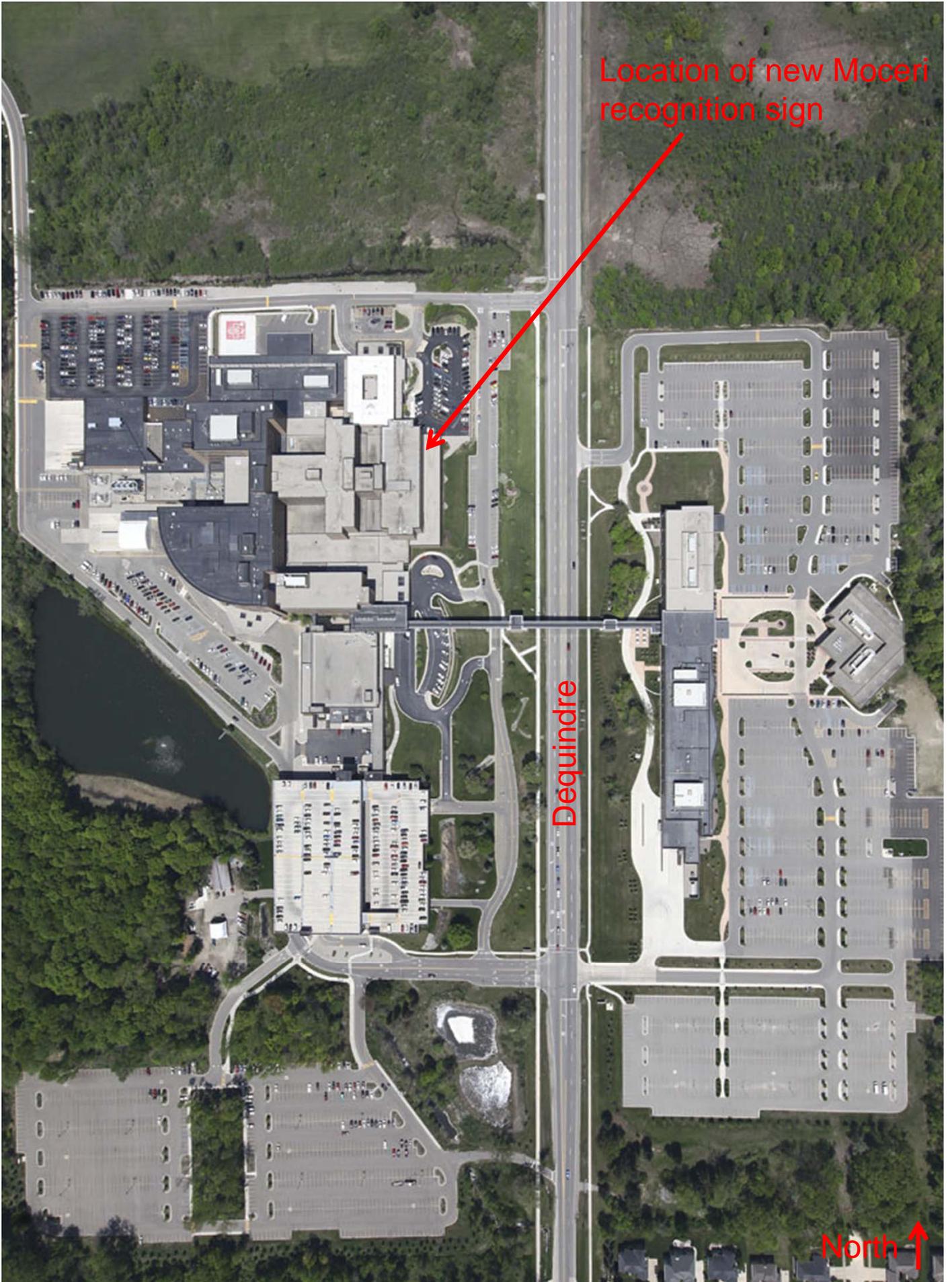
Side Section

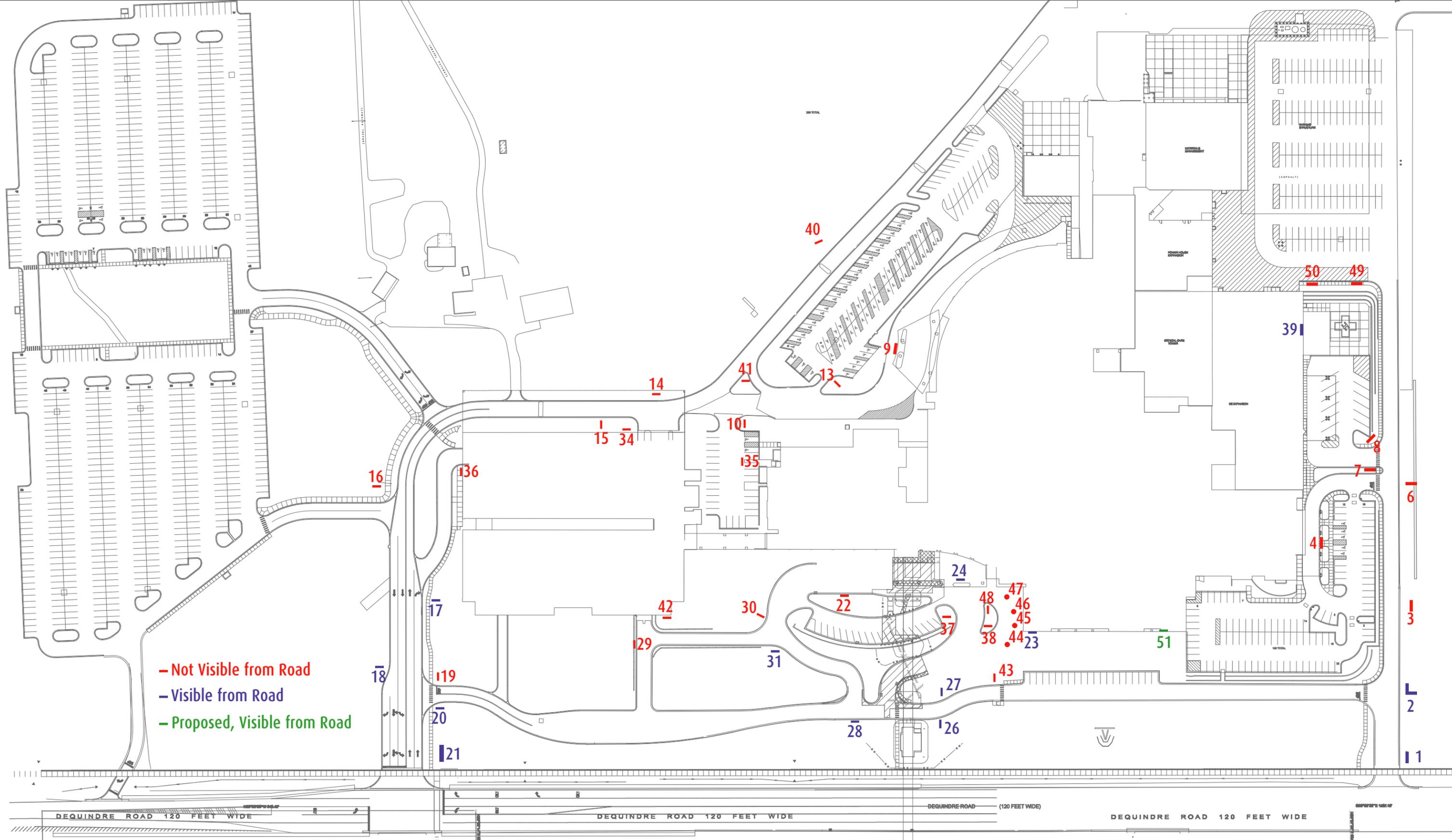
Specifications:
 5" Depth Fabricated Channel Lettering, Goudy Extra Bold & Helvetica Neue 67 Medium Condensed, Translucent White Faces, Returns Painted 313 Dark Bronze, White LED Illumination w/ Remote Mounted Power Supplies, Stud Mounting.

Location of new Mocerri recognition sign

Dequindre

North ↑





- Not Visible from Road
- Visible from Road
- Proposed, Visible from Road



1119 Wheaton
Troy, MI 48083
248.680.8970
www.asisignage.com

Project:	Exterior Signage Survey	
Location:	Beaumont Hospital - Troy	
Date:	8/31/2015	
Scale:	No Scale	Drawn By: AD

Revisions	Initials	Date
Square Footage Update	AD	9/11/15

Initials	Date
AD	9/11/15

This drawing is the property of ASI. This drawing is submitted under a confidential relationship for a specified purpose and the recipient, by accepting this document, assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except to meet the purpose for which it was delivered without express written permission from ASI.

Existing Sign Locations

Beaumont Hospital - Troy

Exterior Sign Audit

Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
1	Sign To Remain As Is	Yes	Double Faced	68"	x 201"	94.92					

Notes

Sign is visible from the road.



2	Sign To Remain As Is	Yes	Double Faced	78"	x 126"	68.25					
---	----------------------	-----	--------------	-----	--------	-------	--	--	--	--	--

Notes

"L" shaped sign, visible from the road.



Beaumont Hospital - Troy

Exterior Sign Audit

Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
3	Sign To Remain As Is	No	Single Faced	74"	x 60"	30.83					

Notes

Per City Ordinance: Sign Permits shall not be required for signs that are not visible from any adjacent right-of-way which do not exceed thirty-six square feet.

Sign is not visible from the road.



4	Sign To Remain As Is	Yes	Single Faced	60"	x 288"	120					
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Notes

Sign is not visible from the road.



Beaumont Hospital - Troy

Exterior Sign Audit

Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
6	Sign To Remain As Is	Yes	Double Faced	82"	x 58"	33.03					

Notes
Per City Ordinance: Sign Permits shall not be required for signs that are not visible from any adjacent right-of-way which do not exceed thirty-six square feet.
Sign is not visible from the road.




7	Sign To Remain As Is	Yes	Double Faced	78"	x 60"	32.5					
----------	----------------------	-----	--------------	-----	-------	------	--	--	--	--	--

Notes
Per City Ordinance: Sign Permits shall not be required for signs that are not visible from any adjacent right-of-way which do not exceed thirty-six square feet.
Sign is not visible from the road.




Beaumont Hospital - Troy

Exterior Sign Audit

Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
8	Sign To Remain As Is	No	Single Faced	18"	x 60"	7.5					

Notes

Per City Ordinance: Sign Permits shall not be required for signs that are not visible from any adjacent right-of-way which do not exceed thirty-six square feet.

Sign is not visible from the road.



9	Sign To Remain As Is	Yes	Single Faced	24"	x 186"	31					
---	----------------------	-----	--------------	-----	--------	----	--	--	--	--	--

Notes

Per City Ordinance: Sign Permits shall not be required for signs that are not visible from any adjacent right-of-way which do not exceed thirty-six square feet.

Sign is not visible from the road.



Beaumont Hospital - Troy

Exterior Sign Audit

Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
10	Sign To Remain As Is	No	Double Faced	32.5"	x 33.75"	7.62					

Notes
Per City Ordinance: Sign Permits shall not be required for signs that are not visible from any adjacent right-of-way which do not exceed thirty-six square feet.
Sign is not visible from the road.




13	Sign To Remain As Is	No	Single Faced	32.5"	x 33.75"	7.62					
-----------	----------------------	----	--------------	-------	----------	------	--	--	--	--	--

Notes
Per City Ordinance: Sign Permits shall not be required for signs that are not visible from any adjacent right-of-way which do not exceed thirty-six square feet.
Sign is not visible from the road.




Beaumont Hospital - Troy

Exterior Sign Audit

Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
14	Sign To Remain As Is	Yes	Single Faced	82"	x 58"	33.03					

Notes

Sign is not visible from the road.



15	Sign To Remain As Is	No	Double Faced	72"	x 54"	27					
-----------	----------------------	----	--------------	-----	-------	----	--	--	--	--	--

Notes

Per City Ordinance: Sign Permits shall not be required for signs that are not visible from any adjacent right-of-way which do not exceed thirty-six square feet.

Sign is not visible from the road.



Beaumont Hospital - Troy

Exterior Sign Audit

Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
16	Sign To Remain As Is	No	Single Faced	83.5"	x 33.75"	19.57					

Notes

Per City Ordinance: Sign Permits shall not be required for signs that are not visible from any adjacent right-of-way which do not exceed thirty-six square feet.

Sign is not visible from the road.



17	Sign To Remain As Is	Yes	Single Faced	72"	x 54"	27					
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Notes

Per City Ordinance: Sign Permits shall not be required for signs that are not visible from any adjacent right-of-way which do not exceed thirty-six square feet.

Sign is visible from the road.



Beaumont Hospital - Troy

Exterior Sign Audit

Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
18	Sign To Remain As Is	Yes	Double Faced	72"	x 54"	27					

Notes

Per City Ordinance: Sign Permits shall not be required for signs that are not visible from any adjacent right-of-way which do not exceed thirty-six square feet.

Sign is visible from the road.



19	Sign To Remain As Is	No	Single Faced	32.5"	x 33.75"	7.62					
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Notes

Per City Ordinance: Sign Permits shall not be required for signs that are not visible from any adjacent right-of-way which do not exceed thirty-six square feet.

Sign is not visible from the road.



Beaumont Hospital - Troy

Exterior Sign Audit

Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.

20	Sign To Remain As Is	Yes	Single Faced	78"	x 72"	39					
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Notes

Sign is visible from the road.



21	Sign To Remain As Is	Yes	Double Faced	108"	x 132"	99					
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Notes

Replacement sign was permitted under previous variance (Permit No. PSG2008-0341)

Sign is visible from the road.



Beaumont Hospital - Troy

Exterior Sign Audit

Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
22	Sign To Remain As Is	Yes	Single Faced	29"	x 240"	48.33					

Notes

Sign is visible from the road.



23	Sign To Remain As Is	Yes	Single Faced	48"	x 300"	100					
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Notes

Sign is visible from the road.



Beaumont Hospital - Troy
Exterior Sign Audit

Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
24	Sign To Remain As Is	No	Single Faced	54"	x 180"	67.5					

Notes

Sign is visible from the road.



26	Sign To Remain As Is	No	Single Faced	82'	x 58"	33.03					
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Notes

Sign is visible from the road.



Beaumont Hospital - Troy
Exterior Sign Audit

Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
27	Sign To Remain As Is	No	Single Faced	82"	x 58"	33.03					

Notes

Sign is visible from the road.



28	Sign To Remain As Is	No	Double Faced	82"	x 58"	33.03					
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Notes

Sign is visible from the road.



Beaumont Hospital - Troy

Exterior Sign Audit

Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
29	Sign To Remain As Is	No	Single Faced	18"	x 52"	6.5					

Notes

Per City Ordinance: Sign Permits shall not be required for signs that are not visible from any adjacent right-of-way which do not exceed thirty-six square feet.

Sign is not visible from the road.



30	Sign To Remain As Is	No	Single Faced	65"	x 33.75"	15.23					
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Notes

Per City Ordinance: Sign Permits shall not be required for signs that are not visible from any adjacent right-of-way which do not exceed thirty-six square feet.

Sign is not visible from the road.



Beaumont Hospital - Troy

Exterior Sign Audit

Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
31	Sign To Remain As Is	Yes	Single Faced	82'	x 58"	33.03					

Notes

Per City Ordinance: Sign Permits shall not be required for signs that are not visible from any adjacent right-of-way which do not exceed thirty-six square feet.

Sign is visible from the road.

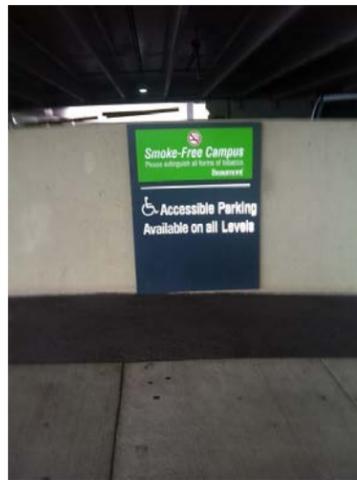


34	Sign To Remain As Is	No	Single Faced	63"	x 48"	21					
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Notes

Per City Ordinance: Sign Permits shall not be required for signs that are not visible from any adjacent right-of-way which do not exceed thirty-six square feet.

This sign is not visible from the road.



Beaumont Hospital - Troy

Exterior Sign Audit

Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
35	Sign To Remain As Is	No	Single Faced	26"	x 48"	8.67					

Notes

Awning sign. Per City Ordinance: Sign Permits shall not be required for signs that are not visible from any adjacent right-of-way which do not exceed thirty-six square feet.

This sign is not visible from the road.

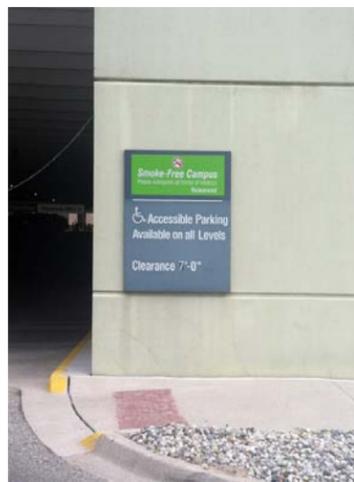


36	Sign To Remain As Is	No	Single Faced	63"	x 48"	21					
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Notes

Per City Ordinance: Sign Permits shall not be required for signs that are not visible from any adjacent right-of-way which do not exceed thirty-six square feet.

This sign is not visible from the road.



Beaumont Hospital - Troy
Exterior Sign Audit

Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
37	Sign To Remain As Is	No	Single Faced	65"	x 33.75"	15.23					

Notes
Per City Ordinance: Sign Permits shall not be required for signs that are not visible from any adjacent right-of-way which do not exceed thirty-six square feet.
This sign is not visible from the road.




38	Sign To Remain As Is	No	Single Faced	65"	x 33.75"	15.23					
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Notes
Per City Ordinance: Sign Permits shall not be required for signs that are not visible from any adjacent right-of-way which do not exceed thirty-six square feet.
This sign is not visible from the road.




Beaumont Hospital - Troy

Exterior Sign Audit

Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
39	Sign To Remain As Is	Yes	Single Faced	45.5"	x 289"	91.32					

Notes

Sgin is visible from the road.



40	Sign To Remain As Is	No	Single Faced	18'	x 60"	7.5					
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Notes

Sign is not visible from the road.



Beaumont Hospital - Troy

Exterior Sign Audit

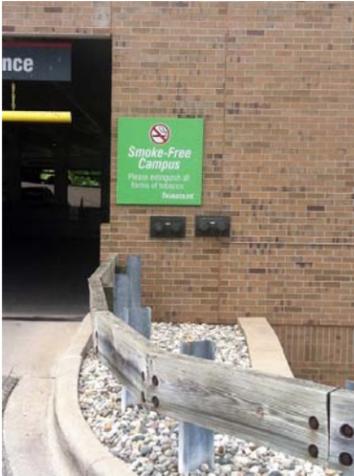
Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
41	Sign To Remain As Is	No	Single Faced	18"	x 18"	2.25					

Notes
Sgin is not visible from the road.



42	Sign To Remain As Is	No	Single Faced	36"	x 36"	9					
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Notes
Sign is not visible from the road.



Beaumont Hospital - Troy

Exterior Sign Audit

Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
43	Sign To Remain As Is	No	Single Faced	30"	x 24"	5					

Notes

This sign is not visible from the road.



44	Sign To Remain As Is	No	Single Faced	18"	x 18"	2.25					
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Notes

This sign is not visible from the road.



Beaumont Hospital - Troy

Exterior Sign Audit

Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
45	Sign To Remain As Is	No	Single Faced	18"	x 18"	2.25					

Notes

This sign is not visible from the road.



46	Sign To Remain As Is	No	Single Faced	18"	x 18"	2.25					
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Notes

This sign is not visible from the road.



Beaumont Hospital - Troy

Exterior Sign Audit

Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
47	Sign To Remain As Is	No	Single Faced	18"	x 18"	2.25					

Notes

This sign is not visible from the road.



48	Sign To Remain As Is	No	Single Faced	30"	x 24"	5					
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Notes

This sign is not visible from the road.



Beaumont Hospital - Troy
Exterior Sign Audit

Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
49	Sign To Remain As Is	No	Single Faced	18"	x 60"	7.5					

Notes

This sign is not visible from the road.



50	Sign To Remain As Is	No	Single Faced	18"	x 60"	7.5					
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Notes

This sign is not visible from the road.



Beaumont Hospital - Troy
Exterior Sign Audit

Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
51	New Sign						Yes	Single Faced	48"	x 632"	210.67

Notes

This proposed sign is visible from the road.



Total Existing Square Footage	1,307.37	Footage Granted Per Prior Variance	574.85
Square Footage Of Visible Signs	794.44		
Square Footage of New & Replacement Signs	210.67		
New Total Square Footage	1,518.04		

3. HEARING OF CASES

- D. **VARIANCE REQUEST, MICHELLE WILSON, 3685 HISTORIC** – This property is a double front corner lot. As such it has a 25 foot required front setback along both Historic and Bellows. The petitioner is requesting a variance to install a 4 foot high decorative non-obscuring fence, set back 10 feet along the Bellows property line where City Fence Code limits fences to 30 inches high.

CHAPTER 83 (2) (a)



167 0 83 167 Feet



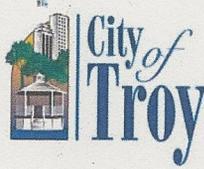
Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

**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.

- 3685 Historic Drive, Troy, MI 48083
1. ADDRESS OF THE SUBJECT PROPERTY: _____
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:
FENCES

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 MICHELLE WILSON
COMPANY _____
ADDRESS 3685 HISTORIC DRIVE
CITY TROY STATE MI ZIP 48083
TELEPHONE 248-404-7983
E-MAIL MICHELLEWILSON82@GMAIL.COM

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

8. OWNER OF SUBJECT PROPERTY:

NAME MAURICE AND MICHELLE WILSON
COMPANY _____
ADDRESS 3685 HISTORIC DRIVE
CITY TROY STATE MI ZIP 48083
TELEPHONE 248-404-7983
E-MAIL MICHELLEWILSON82@GMAIL.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.

MICHELLE WILSON

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 *Michelle Wilson* DATE 9-15-15
PRINT NAME: MICHELLE WILSON

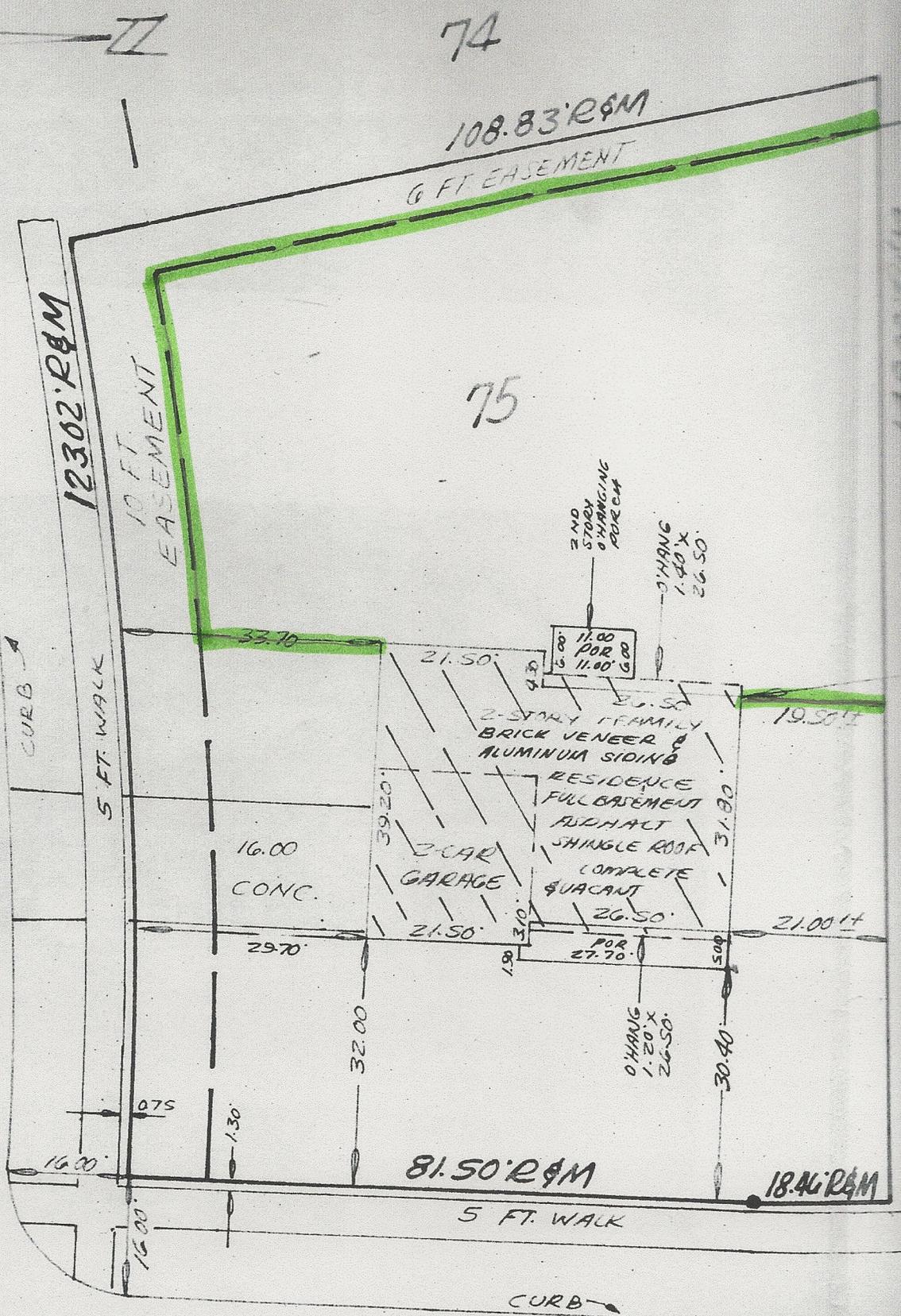
SIGNATURE OF PROPERTY OWNER *MW Wilson* DATE 9-15-15
PRINT NAME: MICHELLE AND MAURICE WILSON

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.

4 foot black ornamental aluminum fence, professionally installed

BELLOWS DRIVE 60 FT. WD.



3685 HISTORIC DRIVE 60 FT. WD.

Lot 75 "Olde Forge Sub." part of the N. W. 1/4 of Section 24, T.2N., R.11E., City of Troy, Michigan. L.120, P.21, 22, 23, O.C.P.

MICHELLE AND MAURICE WILSON
3685 HISTORIC DRIVE
TROY, MI 48083

RE: REQUEST TO INSTALL 4' ALUMINUM FENCE ON CORNER LOT

IMPACT OF REQUEST ON AREA

The impact of a 4' ornamental aluminum fence on our corner lot will be minimal. The fence is decorative and has better appearance than a chain-link fence. We will plant bushes and shrubbery to allow fence to blend in.

REASONS JUSTIFYING THE REQUEST

The reason for the request is due to safety of our small children while playing (ages 3.5 years old and 15 months old) and to fully utilize the large size of our backyard.

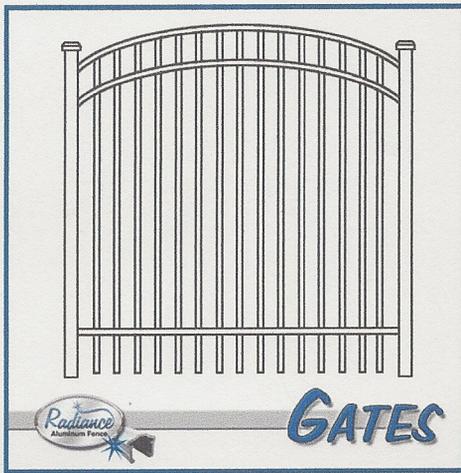


Home "Radiance Difference" Fence Styles Gates Accessories Specs.PDF's

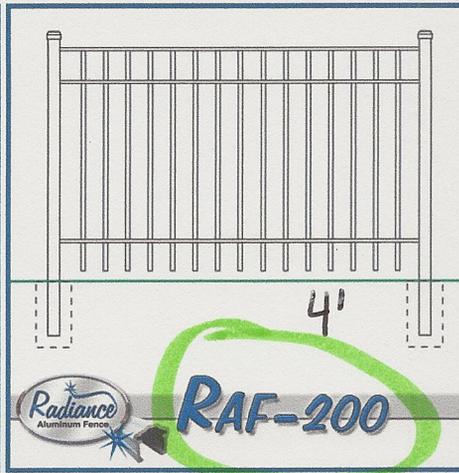
RADIANCE REVOLUTIONARY RAIL™ **CONTACT US FOR A QUOTE**

Radiance Aluminum Fence Styles

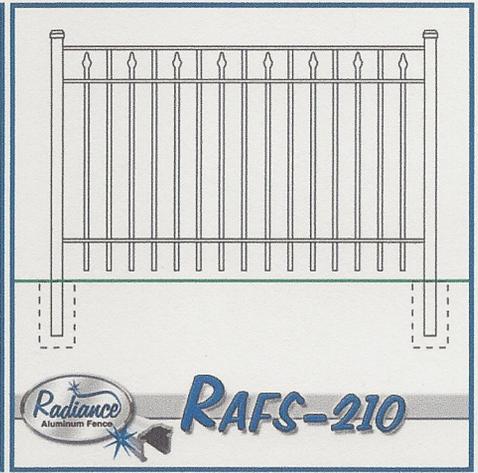
CLICK THUMBNAIL TO VIEW SLIDESHOW



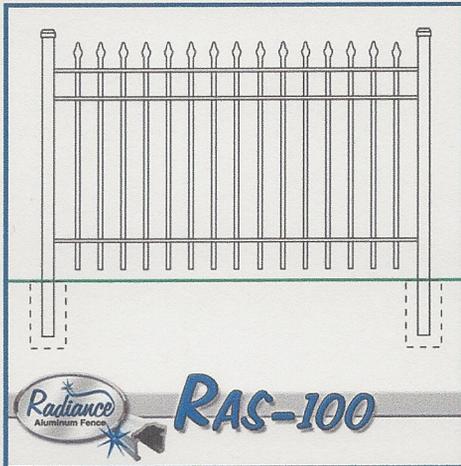
GATES



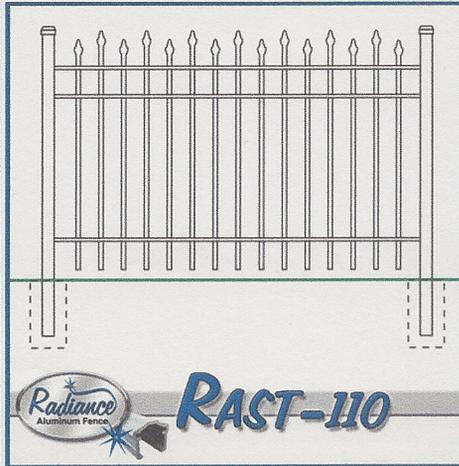
RAF-200



RAFS-210



RAS-100



RAST-110



RAB-200

Content on this page requires a newer version of Adobe Flash Player.



BACK

RAF-200



2634



Where Strength & Beauty Unite™

RADIANCE REVOLUTIONARY RAIL™

(866) 972-8672 • Fax: (866) 972-8726
10131 Radiance Dr. • Ira Twp., MI 48023
rafence.com

CUSTOMER INFORMATION:

Name: Michelle Wilson
Address: 3685 Historic Dr.
City, State, Zip: Troy MI

NOTES:

PD \$1,500
Footage: 152 X \$ 20 = \$ 3040
Gates: \$ 190
Extras: \$ 0
Permit: \$ 25
TOTAL: \$ 3255
Date: 8/10/15 (\$1,755)

Fence Grade: RES Footage: 152 FB.
Style: RAF-200 Height: 4' Std Bottom
Color: Black Special:
Gates: 1 @ 5'
Customer: *Maura M*
Radiance: *In Number*

Footage: 152 X \$ 20 = \$ 3040
Gates: \$ 190
Extras: \$ 0
Permit: \$ 25
TOTAL: \$ 3255

Terms: 50% Deposit, Balance due day of completion. *Price adjusted to final footage.

Installation of Alum. Fence

Fence Post 2x2x7 (.080) X

Gate Post 2x2x7 (.125) X

All Post wet Cemented in ground X

5/8" x 5/8" Picket w/ 3/8" Spacing X

Radiance Pull Permit/miss Dig X X X X X X

Add Arch - \$80

~~Dirt Removal - \$100~~

19' x 34' Gate

Put Dirt By Side OF HOUSE

52'

CUSTOMER RESPONSIBILITIES:

- Locating property lines and all private underground lines.
- All utility lines marked by Miss Dig.
- Permit unless otherwise noted.
- Clearing of new fence line.
- Repair of all underground lines.
- Confirming associations, deeds, and restrictions.
- Establishing grade prior to install.
- Responsible for landscaping/new sod repairs.
- Cracks in concrete that may occur.
- Design and layout.
- Dirt stays on site.
- Payment in full.

Radiance Aluminum Fence agrees to furnish material and/or labor for the above and the buyer agrees to accept and pay in full for the above. Any failure of the buyer to these terms will result in the repossession for any or all of the materials used at the project site. Customer has read, understands and agrees to these terms.

3. HEARING OF CASES

- E. **VARIANCE REQUEST, WILL JOHNSON for JOHNSON SIGN COMPANY, 100 E. BIG BEAVER** – A variance from the Sign Code to allow replacement of an existing ground sign set back 2 feet from the front property line. The proposed 174 square foot sign is shown to be set back 6 feet from the front property line. The Sign Code requires a 30 foot minimum front setback for this sign.

CHAPTER 85.02.05 C (4) BB Zoning District



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.

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

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

1. ADDRESS OF THE SUBJECT PROPERTY: 100 E. Big Beaver

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

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 8-20-27-101-060

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 Will Johnson
COMPANY Johnson Sign Co.
ADDRESS 2240 Lansing Ave.
CITY Jackson STATE MI ZIP 49202
TELEPHONE 517-784-3720
E-MAIL will@johnsonsign.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME _____
COMPANY Mamta Holdings, LLC
ADDRESS 100 E. Big Beaver Road, Suite 100
CITY Troy STATE MI ZIP 48083
TELEPHONE (248) 530-2535
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 i.w55c.net 2015.08.05 11:30:17 -04'00'  DATE 8/5/15

PRINT NAME: Will Johnson

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.



Location of existing and proposed sign

Legend

- Road Centerline Major General
 - INTERSTATE
 - MAJOR ROAD
- 2014
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- Recreation Facility 1
 - Parking
 - Picnic Shelter
 - Play Structure
 - Restroom
 - Swings
 - Volleyball
- Parking Striping 1
- Parking Lot 1
- Recreation Play Area 1
 - <all other values>
 - BASEBALL MOUND
 - BASEBALL INFIELD
 - BASEBALL OUTFIELD
 - BLEACHER
 - PLAYGROUND
 - SOCCER
 - TENNIS BOUNDS
 - TENNIS SERVICE AREA
 - VOLLEYBALL
- Parks Trees 1
- Wetlands 1
- Recreation Facility 2
 - Parking

1: 1,128



Notes

188.0 0 94.00 188.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Legend

- Tax Parcel
- Form Based Zoning 2**
- (PUD) Planned Unit Development
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road
- (MR) Maple Road
- (NN) Neighborhood Nodes (A-U)
- (CB) Community Business
- (GB) General Business
- (IB) Integrated Industrial Business District
- (O) Office Building District
- (OM) Office Mixed Use
- (P) Vehicular Parking District
- (R-1A) One Family Residential District
- (R-1B) One Family Residential District
- (R-1C) One Family Residential District
- (R-1D) One Family Residential District
- (R-1E) One Family Residential District
- (RT) One Family Attached Residential
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales
- Municipal Boundary 1
- Municipal Boundary 2
- Municipal Boundary 3
- Municipal Boundary 4
- Municipal Boundary 5
- Municipal Boundary 6
- Road Centerline 5**
- Interstate
- Major
- Aerial**
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1: 564



94.0 0 47.00 94.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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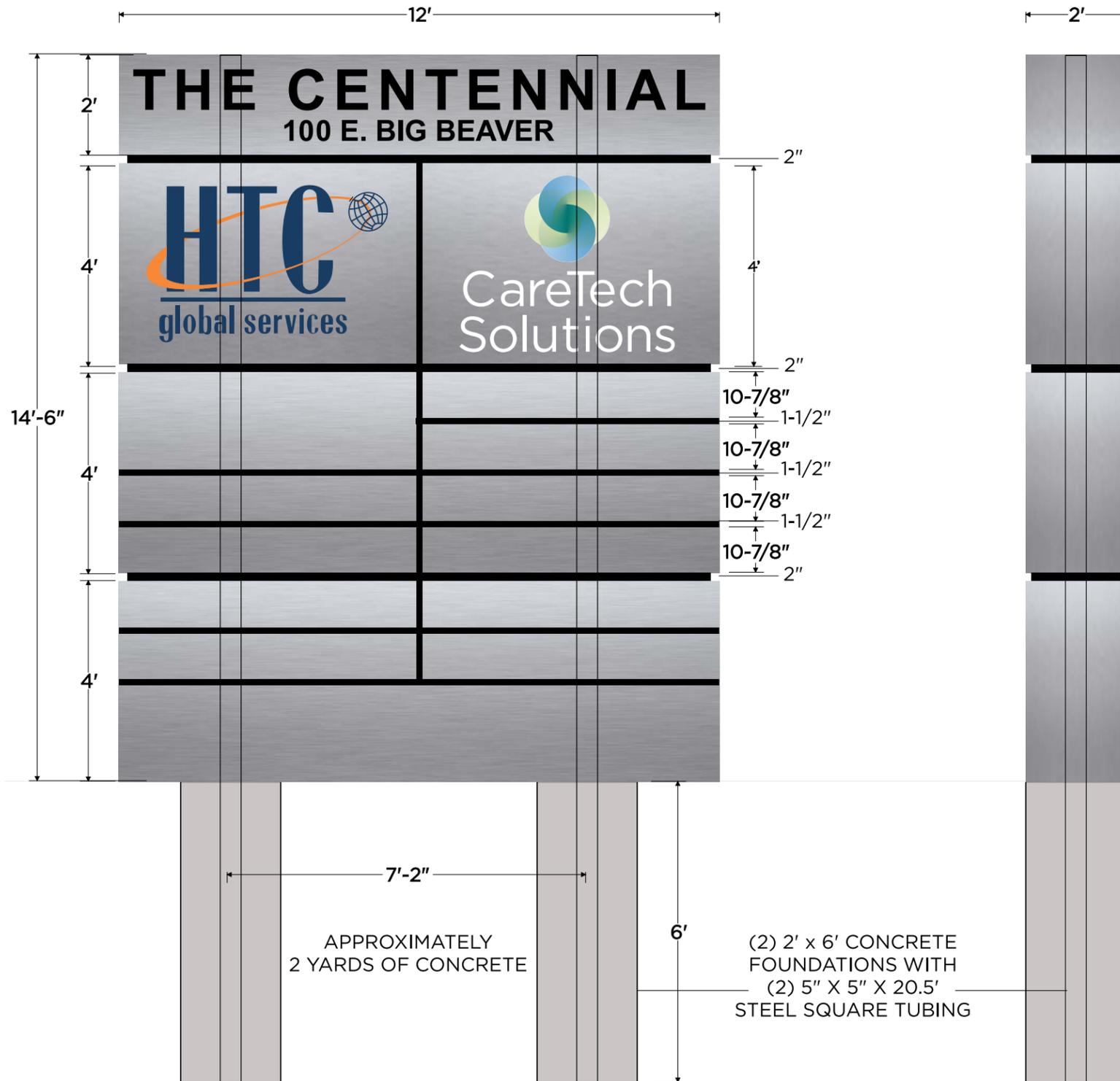
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

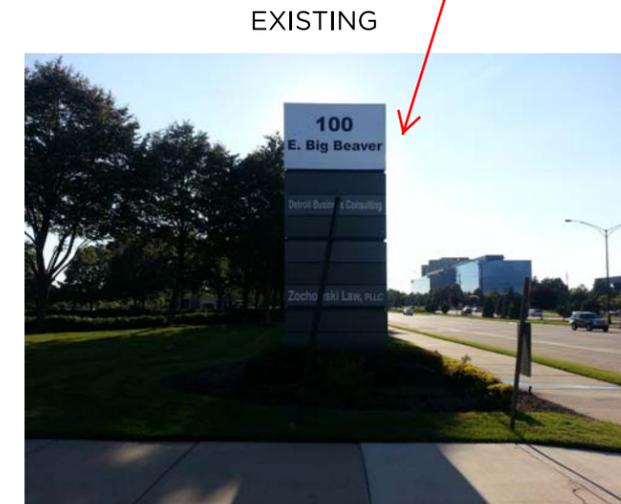
Enter Map Description

(1) 14'-6" X 4' D/F PYLON SIGN WITH ALUMINUM FACES
 TOP (2) SECTIONS ARE INTERNALLY ILLUMINATED WITH ROUTED OUT COPY.
 (8) TENANT SECTIONS NON-ILLUMINATED
 BLACK REVEALS AND 1-1/2" BLACK VINYL DIVIDER BARS

174 sf



approx 208"H x 75"W = 108.33sf



JOB NAME:

HTC GLOBAL

SERVICES

LOCATION:

TROY, MI

ACCOUNT REP: WJ

DESIGNER: WJ

REVISION:

NOTES:

CONSTRUCTION

DRAWING

FILE NAME:

HTC-PS-081115-WJ

SCALE:

3/8"=1'

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Google E Big Beaver Rd



Troy, Michigan

Street View - Sep 2014

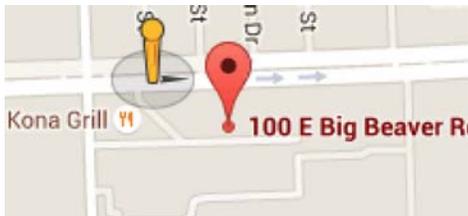


Image capture: Sep 2014 © 2015 Google

SIGN CODE VARIANCE APPEAL FOR 'THE CENTENNIAL' BUILDING

LOCATED AT

100 E. BIG BEAVER RD., TROY, MI

CRITERIA:

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

RESPONSE:

The proposed sign would not impinge on the ROW (right of way), nor would it obstruct motorist's or pedestrian's field of vision. The proposed sign is tastefully designed and well-constructed to meet or exceed all code requirements. In addition, a deceleration lane is present at this location.

CRITERIA:

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

RESPONSE:

The proposed sign is located at a distance from any neighboring property so as not to interfere with their use in any adverse manner. The improved aesthetics of the proposed sign will have a positive impact on the public perception of the building and surrounding properties.

CRITERIA:

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

RESPONSE:

This building has been a landmark in the Troy area since 80's. There are 15 stories in the building and each has a floor plate of 22,000 sq ft. As they try to regain full occupancy (currently at less than 3%) the ownership group is making huge improvements to the inside and out of the building. One of the key areas that they identified was improving their exterior sign. They need to be able to have ample room for their new large tenants to advertise their businesses names. The space that is available will give most of the larger tenants properly sized names and logos so it can be seen from the street. This is also the only means of communication/identification to the public of which businesses are located in the Centennial.

The location of the building and surrounding mature vegetation make it necessary to use the location of the existing sign for the proposed sign. Potential clients would have difficulty locating the property if the

sign were smaller or set back farther from the current location, resulting in the possible loss of customers and business. Also, potential tenants would be much less likely to consider the property for the location of the business, resulting in loss of income for the property owners



Google 100 E Big Beaver Rd



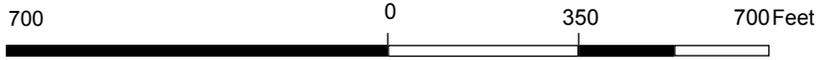
Measure distance
Total distance: 16.28 ft (4.96 m)

Map data ©2015 Google 20 ft

3. HEARING OF CASES

- F. **VARIANCE REQUEST, CHARLIE MOORE for CHUCK MOORE'S COMMERCIAL SIGN SERVICE LLC, 5505 CORPORATE** – A variance from the Sign Code to allow installation of a 96 square foot ground sign on a site that currently has two ground signs measuring 195 and 50 square feet. The Sign Code allows one ground sign at this location.

CHAPTER 85.02.05 C (3) (a) RC Zoning District



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.

**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: CrusnickME@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: 5505 Corporate Drive

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

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-08-467-011

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 Charlie Moore
COMPANY Chuck Moore's Commercial Sign Service LLC
ADDRESS 28010 Greesbeck Hwy
CITY Roseville STATE Michigan ZIP 48066
TELEPHONE (586) 771-0200
E-MAIL signs@cmooress.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME DAVID FRIEDMAN
COMPANY FRIEDMAN INTEGRATED REAL ESTATE SOLUTIONS
ADDRESS 34975 W. TWELVE MILE RD
CITY FARMINGTON HILLS STATE Mi ZIP 48331
TELEPHONE (248) 324-2000
E-MAIL DAVID.FRIEDMAN@FREQ.COM

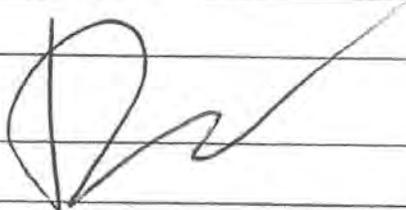
The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

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

SIGNATURE OF APPLICANT _____ DATE _____

PRINT NAME: _____



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.



**28010 Groesbeck Highway
Roseville, Michigan 48066
Tel: (586) 771-0200
Fax: (586) 771-0203
www.cmoorecss.com**

Commercial Sign Service LLC

September 1, 2015

The City of Troy Building Inspection Department
500 W. Big Beaver Road
Troy, Michigan 48084

Building Code Board of Appeals Application
5505 Corporate Drive

To Whom it May Concern,

Enclosed, please find the application for a code variance for 5505 Corporate Drive in Troy, Michigan. We are requesting permission to install an additional ground real estate sign on the property.

This property sits on the corner of New King Drive and Corporate Drive, just off of Crooks Road. The building has high visibility from Crooks Road. We now have a banner installed on the lower portion of the building. We are unable to install this banner higher on the building due to further installation complications.

The building has a monuments sign sitting on the corner in front of the building. Our hope was to install a larger 'V-Shaped' sign right behind this existing monument sign. This will not block any vision from drivers exiting off of New King Drive and the size and the will give great exposure to travelers along Crooks Road. This sign would be well over 1,000 feet from any neighboring property which will not adversely affect anything.

Thank you for your time,
Charlie Moore
Chuck Moore's Commercial Sign Service LLC (Friedman Real Estate Solutions)



Legend

 Tax Parcel

Notes

Enter Map Description

377.7 0 188.83 377.7 Feet

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Legend

 Tax Parcel

Notes

Enter Map Description

93.8 0 46.92 93.8 Feet

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V SHAPED

Chuck Moore's Commercial Sign Service
Layout For Approval

Corporate Drive
Troy, MI

3/08" Exterior Grade MDO Plywood.
w/ applied vinyl graphics

8'

FRIEDMAN
FRIEDMANREALESTATE.COM

**FOR SALE
OR LEASE**

CONTACT ROBERT GAGNIUK

248.324.2000 ecode
000

6'

4" x 4" x 12' Posts
Sealed and painted

Grade

12" x 36" Cement Foundation

Please sign and fax back drawing for approval
or email approval with drawing job number reference.

Approved By: _____ Date: _____



Chuck Moore's Commercial Sign Service
28010 Groesbeck Highway, Roseville, MI 48066
Ph: (586) 771-0200 Fax: (586) 771-0203
email: dan@cmoorecss.com

JOB NAME: Friedman Real Estate
JOB NUMBER: Sketch 1A

DATE: 6/19/15

DESCRIPTION: Layout for Approval



• All building facos



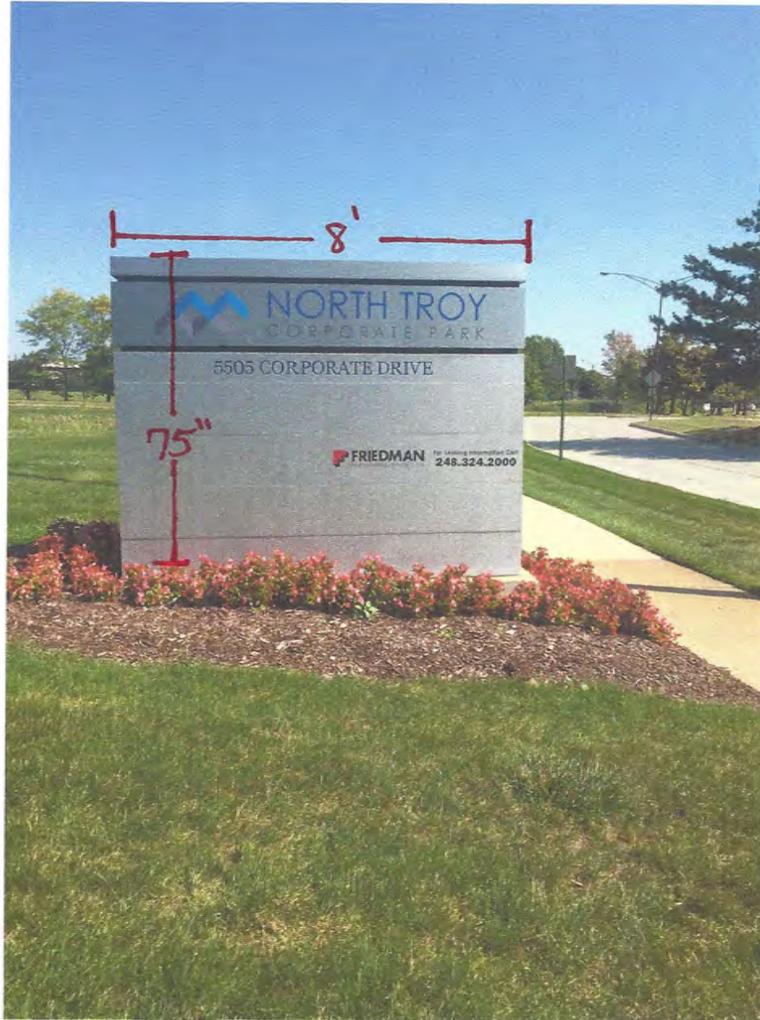
- This banner is installed on the east face of the building. Screwed into the mullions of the window
- Banner is 11' (H) x 18' (W)
198 Sq. Ft.
- Banner is permitted.



• Sign to be installed directly behind monument.



- This monument sign is V-shaped
- Top of sign is approx. 56" from grade
- Panels are $44'' \times 14'$
(H) (L)
- Located at the corner of Corporate Drive & New King Drive.



- This monument sign is double faced.
- Panels are 75" (H) x 8' (W)
- Located along Corporate Dr. (south entrance to building)