



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

February 3, 2016

3:00 PM

COUNCIL BOARD ROOM

1. ROLL CALL
2. APPROVAL OF MINUTES – December 2, 2015
January 20, 2016
3. HEARING OF CASES
 - A. **VARIANCE REQUEST, PHILLIPS SIGN & LIGHTING INC., 44201 DEQUINDRE** –
A variance from the Sign Code to replace two wall signs measuring 91.32 and 100 square feet, respectively, with two 180 square foot wall signs. The site currently has numerous signs. The site is allowed a total of two signs.

CHAPTER 85.02.05 C (2) CF Zoning District
 - B. **VARIANCE REQUEST, MICHAEL STEPHENS OF SIGN-A-RAMA, 1977 E. WATTLES** – A variance from the Sign Code to replace a wall sign with a 32.2 square foot wall sign. The Sign Code allows a maximum 19.2 square foot wall sign.

CHAPTER 85.02.05 C (4) (d) NN-F 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.

Acting Chair Abitheira called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on December 2, 2015 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Members Present

Gary Abitheira
Michael Morris
Andrew Schuster

Members Absent

Theodore Dziurman, Chair
Brian Kischnick

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.

2. APPROVAL OF MINUTES

Moved by: Morris
Support by: Schuster

RESOLVED, To approve the minutes of the November 4, 2015 Regular meeting and November 18, 2015 Special meeting as submitted.

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

MOTION CARRIED

3. HEARING OF CASES

A. **VARIANCE REQUEST, ALHAJ-SALEH ABDALLAH, 5691 LIVERNOIS** – This property is a double front corner lot. As such it has a 40 foot minimum required setback along Blanche. The petitioner is requesting a variance to install a 6 foot high privacy fence set back 10 feet along the Blanche property line where City Code limits fences to 30 inches high and non-obscuring.

Mr. Grusnick reported the department received two written responses to the public hearing notices in support of the variance request.

The applicant was present.

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: Schuster

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 83.

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

MOTION CARRIED

- B. **VARIANCE REQUEST, LISA J. DAIEK, 3452 WOLVERINE** – This property is a double front corner lot. It has a 25 foot minimum required setback along both Wolverine and Winter. The petitioner is requesting a variance to install a 4 foot high non-obscuring fence along the Winter property line where City Code limits fences to 30 inches high.

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

The applicant was present.

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

Moved by: Schuster
Support by: Abitheira

RESOLVED, To grant the variance subject to (1) installing the fence 5 feet off the property line or 6 feet from the sidewalk, and (2) adding landscaping on the outside of the fence, for the following reason:

- 1. The variance would not be contrary to the public interest or general purpose and intent of Chapter 83.

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

MOTION CARRIED

4. COMMUNICATIONS

Mr. Grusnick gave an update on Chair Dziurman.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

A. 2016 MEETING DATES

It was the consensus of the Board to adopt the 2016 meeting dates as presented.

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:35 p.m.

Respectfully submitted,

Gary Abitheira, Acting Chair

Kathy L. Czarnecki, Recording Secretary

Acting Chair Kischnick called the Special meeting of the Building Code Board of Appeals to order at 3:00 p.m. on January 20, 2016 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
Chuck Riesterer, Assistant Fire Chief
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. HEARING OF CASE

- A. **VARIANCE REQUEST, STUCKY VITALE ARCHITECTS FOR YAREMA DIE AND ENGINEERING, 1855 STEPHENSON HIGHWAY** – A variance to construct a 14,686 square foot unsuppressed roof shelter addition to the existing 62,628 square foot fully suppressed building. Section 503.1, 506.3 and Table 503 of the 2012 Michigan Building Code requires fire suppression in the existing building and proposed roof shelter addition.

Present were:

- James Yarema, Yarema Die and Engineering
- John Vitale, Stucky Vitale Architects
- Michael Blaneck, Stucky Vitale Architects
- Gary Roncelli, Roncelli, Inc.
- Nick Contesti, Roncelli, Inc.
- Jim Tessmer, Roncelli, Inc.

Mr. Grusnick reviewed Sections of the Building Code relating to the variance request.

There was discussion on:

- Manufacturing process and product.
- Shelter would provide storage of non-combustible metal parts and storage containers and will improve manufacturing process.
- Existing masonry building is fully fire suppressed.
- No connection between existing building and proposed shelter.
- Shelter would be self-supported metal structure on the exterior.

Assistant Fire Chief Riesterer said the Fire Department has no objection to the variance request. He cited Fire Department standard procedure that would be conducted after construction of the shelter.

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, That the variance be approved as written.

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

MOTION CARRIED

3. ADJOURNMENT

The Special meeting of the Building Code Board of Appeals adjourned at 3:10 p.m.

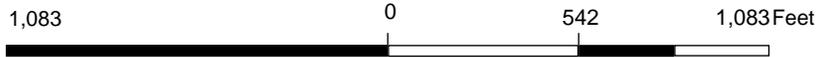
Respectfully submitted,

Brian Kischnick, Acting Chair

Kathy L. Czarnecki, Recording Secretary

3. HEARING OF CASES

- A. VARIANCE REQUEST, PHILLIPS SIGN & LIGHTING INC., 44201 DEQUINDRE – A variance from the Sign Code to replace two wall signs measuring 91.32 and 100 square feet, respectively, with two 180 square foot wall signs. The site currently has numerous signs. The site is allowed a total of two signs.



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 PLANNING DEPARTMENT
BUILDING CODE BOARD OF APPEALS APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3364
E-MAIL: planning@troymi.gov



FEE \$50

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-SEVEN (27) DAYS** BEFORE THE MEETING DATE.

COMPLETE APPLICATIONS ARE PLACED ON THE NEXT AVAILABLE AGENDA OF THE BUILDING CODE BOARD OF APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: 44201 DEQUINDRE ROAD

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

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-01-200-018

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.* See attached

5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? YES NO
None Known

6. APPLICANT INFORMATION:

NAME _____
COMPANY PHILLIPS SIGN & LIGHTING INC.
ADDRESS 40920 EXECUTIVE DRIVE
CITY HARRISON TOWNSHIP STATE MI ZIP 48045
TELEPHONE 586 468 7110
E-MAIL STEPHANIE@PHILLIPSSIGN.COM

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

8. OWNER OF SUBJECT PROPERTY:

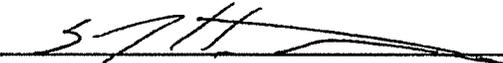
NAME SAMY HUSSEINI REPRESENTING BEAUMONT HOSPITAL
COMPANY BEAUMONT HOSPITAL
ADDRESS 44201 DEQUINDRE
CITY TROY STATE MI ZIP 48084
TELEPHONE _____
E-MAIL _____

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, SAMY HUSSEINI (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 12-15-15
PRINT NAME: ED PHILLIPS

SIGNATURE OF PROPERTY OWNER  DATE 12/15/15
PRINT NAME: SAMY HUSSEINI

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.

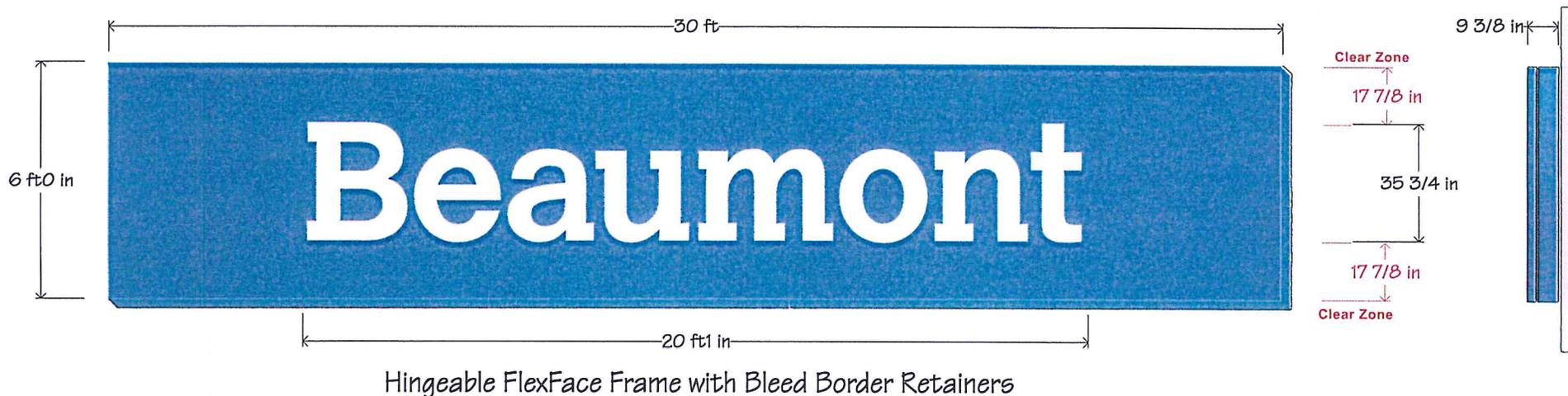
phillips **SIGN & LIGHTING** INC.

40920 Executive Drive, Harrison Township, MI 48045
Phone: 586.468.7110 Fax: 586.468.7441 www.phillipssign.com

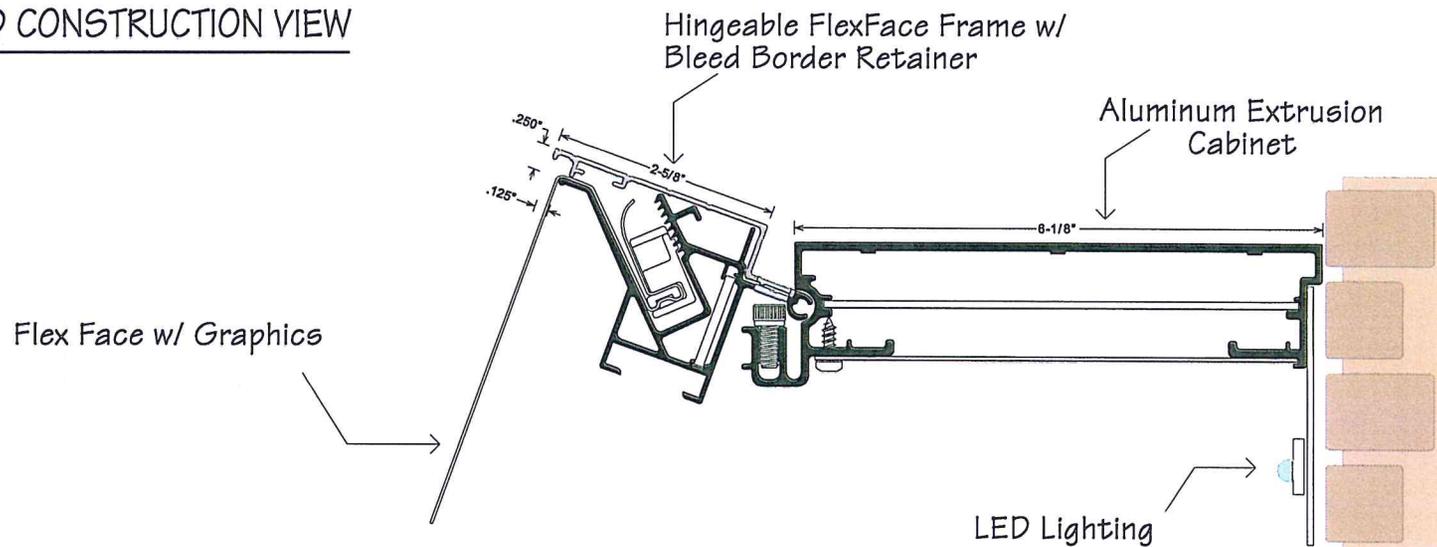
Our reason for appeal/variance is due to the design of our Beaumont logo, only one-third of the area is actual copy – BEAUMONT. The balance is the blue field behind. Our logo is mandated by corporate identity.

Item #1: Internally Illuminated Cabinet

Qty: (2) Elevations



ENLARGED CONSTRUCTION VIEW



TOTAL SIGN AREA: 180 Sq. Ft. (each)

Ph: 586.468.7110 Fx: 586.468.7441

Client Approval: _____

Date: _____

phillips SIGN & LIGHTING inc.

40920 Executive Drive
Harrison Twp., MI
48045-1363

JOB NO: _____

Designs, details and plans represented herein are the sole property of Phillips Sign & Lighting, Inc. All or any part of these designs(except registered trademarks) are protected. Attempts to duplicate designs without written consent may result in Legal Repercussions.

PROJECT: **Beaumont Hospital**
FILE: **Beaumont Hospital-Troy**
SITE ADDRESS: **44201 Dequindre, Troy, MI**
ARTIST: **KP** DATE: **12-4-15** REV: _____

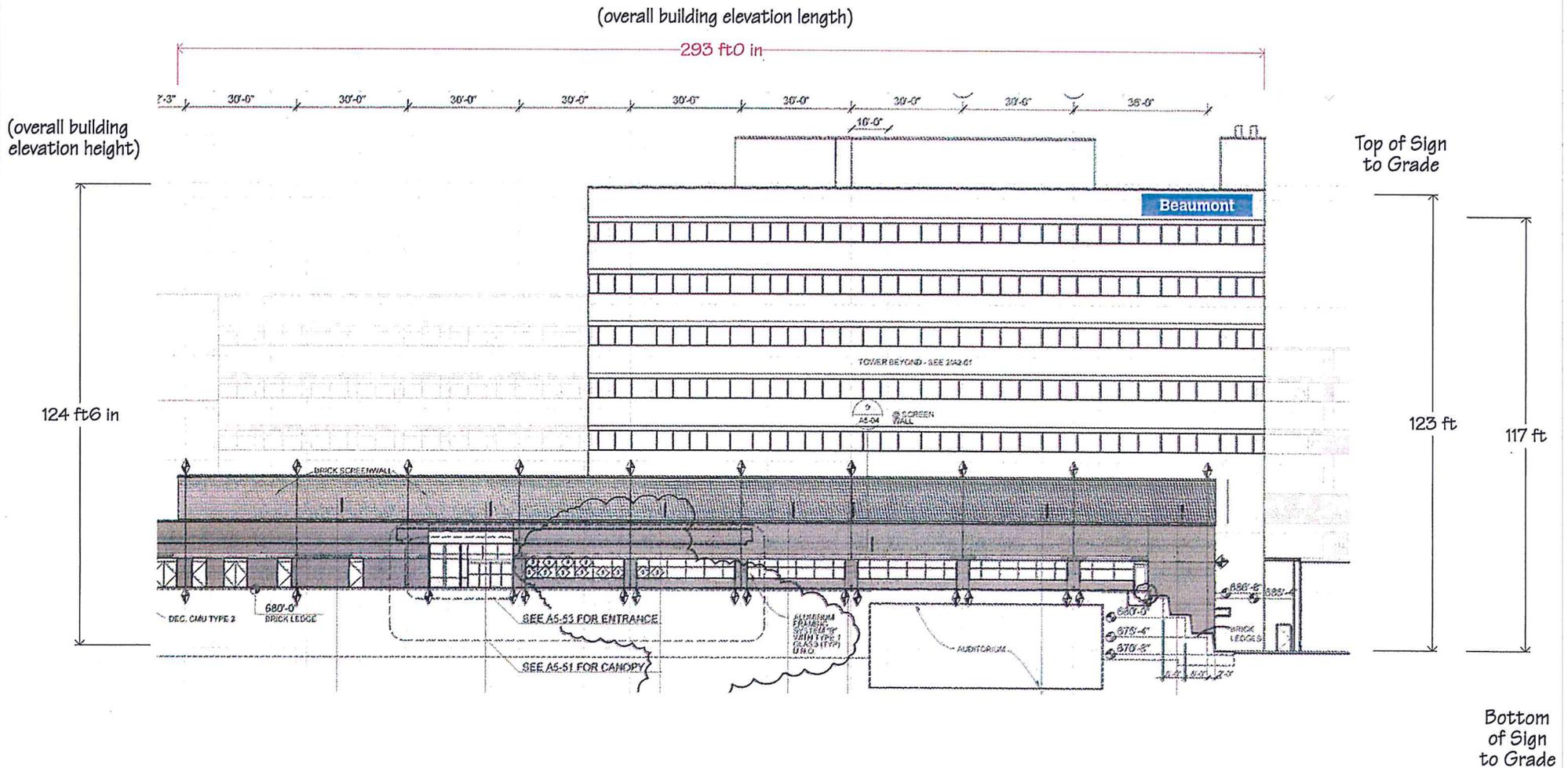


www.phillipssign.com

Item #1: Internally Illuminated Cabinet

Qty: (2) Elevations

NORTH ELEVATION



TOTAL SIGN AREA: 180 Sq. Ft. (each)

Ph: 586.468.7110 Fx: 586.468.7441

Client Approval: _____

Date: _____

phillips SIGN & LIGHTING inc.

40920 Executive Drive
Harrison Twp., MI
48045-1363

JOB NO: _____

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PROJECT: Beaumont Hospital
FILE: Beaumont Hospital-Troy
SITE ADDRESS: 44201 Dequindre, Troy, MI
ARTIST: KP DATE: 12-4-15 REV: _____

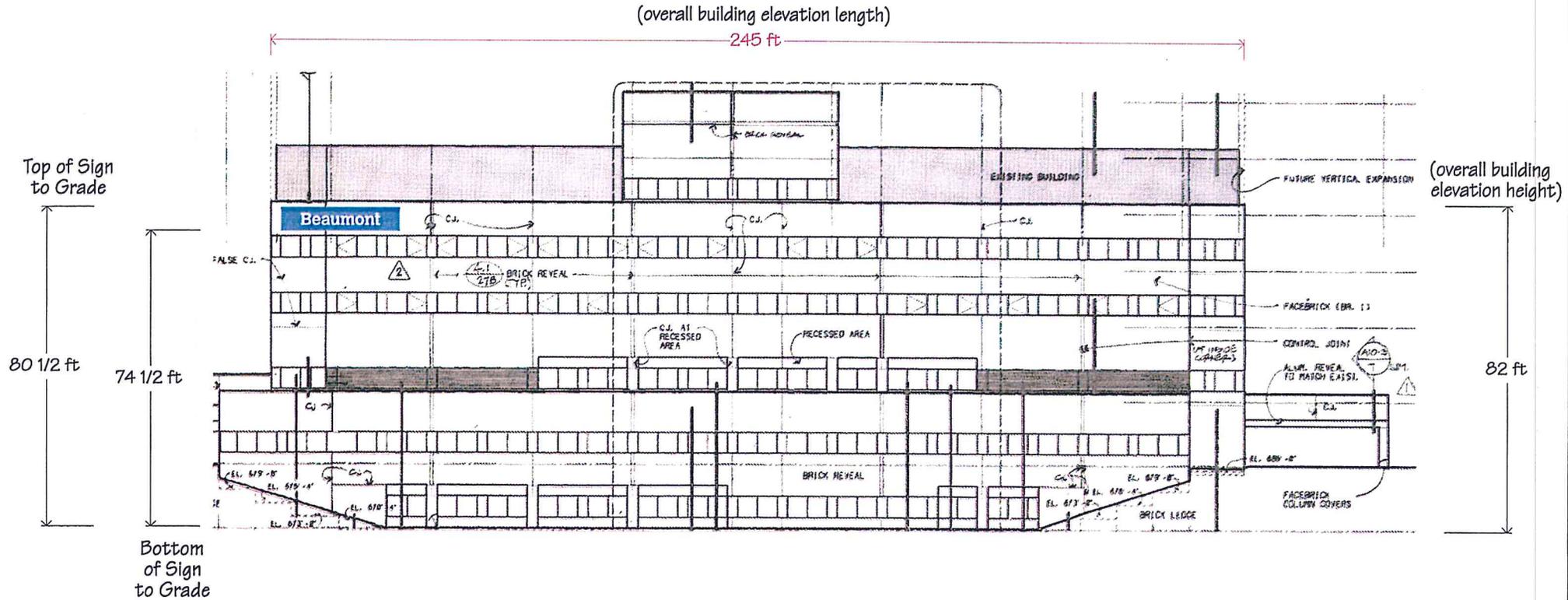


www.phillipssign.com

Item #1: Internally Illuminated Cabinet

Qty: (2) Elevations

EAST ELEVATION



Client Approval: _____

Date: _____

TOTAL SIGN AREA: 180 Sq. Ft. (each)

Ph: 586.468.7110 Fx: 586.468.7441

phillips SIGN & LIGHTING inc.

40920 Executive Drive
Harrison Twp., MI
48045-1363

JOB NO: _____

PROJECT: **Beaumont Hospital**

FILE: **Beaumont Hospital-Troy**

SITE ADDRESS: **44201 Dequindre, Troy, MI**

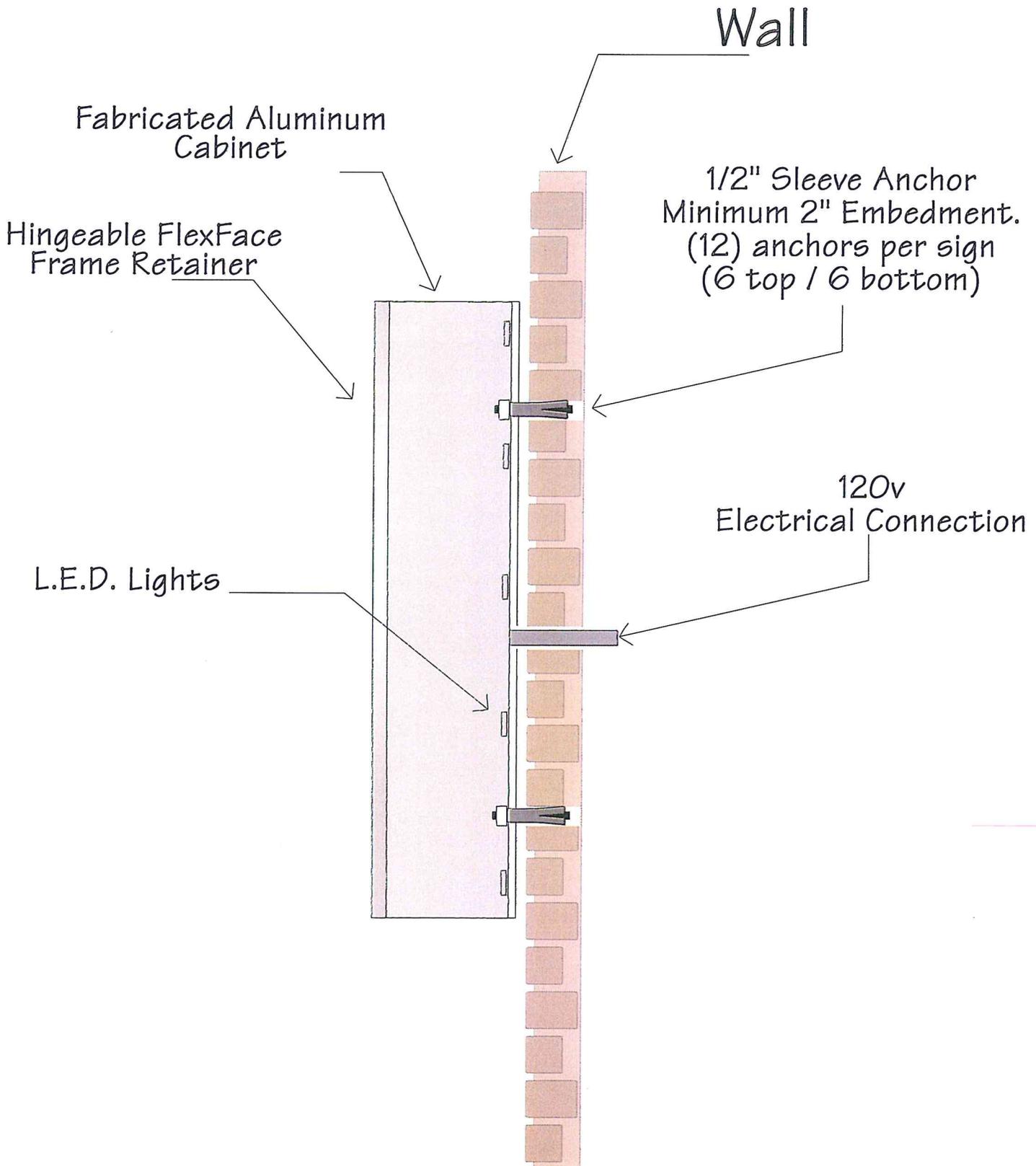
ARTIST: **KP** DATE: **12-8-15** REV: _____

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www.phillipssign.com

Item #1:



Client Approval: _____

Date: _____

Ph: 586.468.7110 Fx: 586.468.7441

phillips SIGN & LIGHTING inc.
 40920 Executive Drive
 Harrison Twp., MI
 48045-1363

JOB NO: _____ PROJECT: AA/SHOP/MOUNTING
 FILE: half inch Anchor Sleeve-Cabinet
 SITE ADDRESS: Various Locations
 DATE: 12-4-15 REV: _____

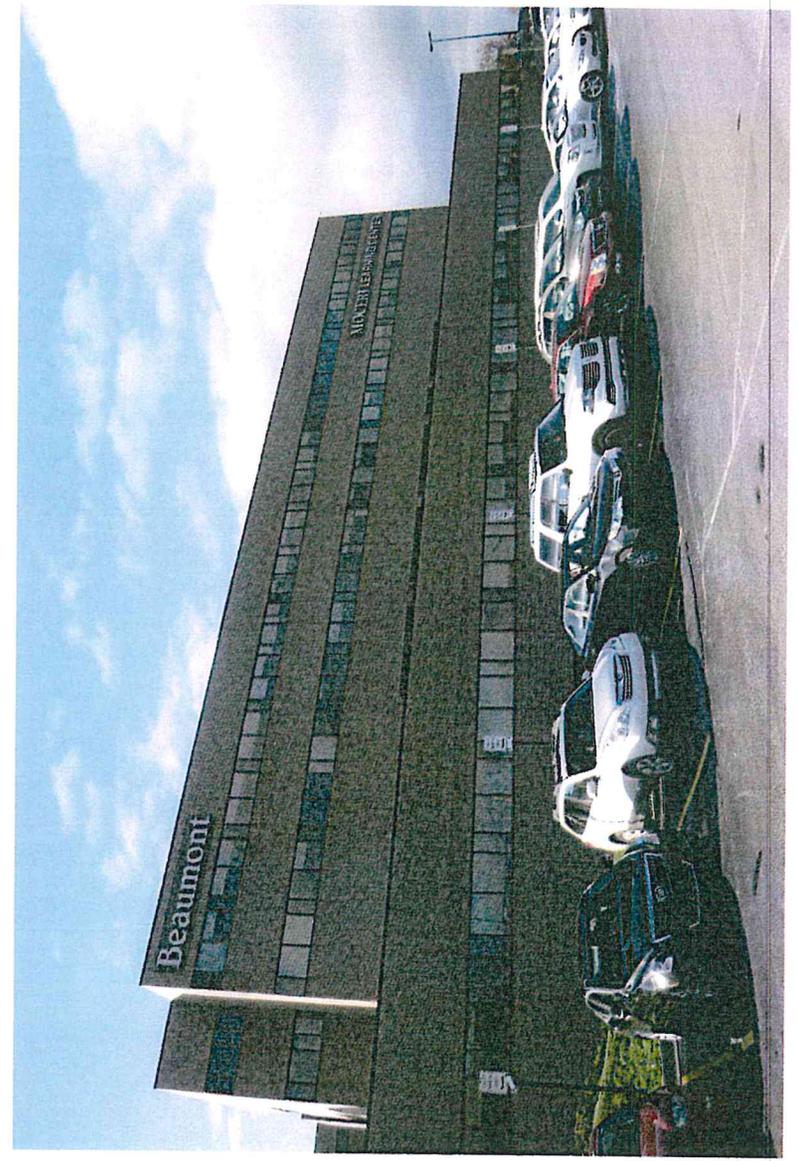
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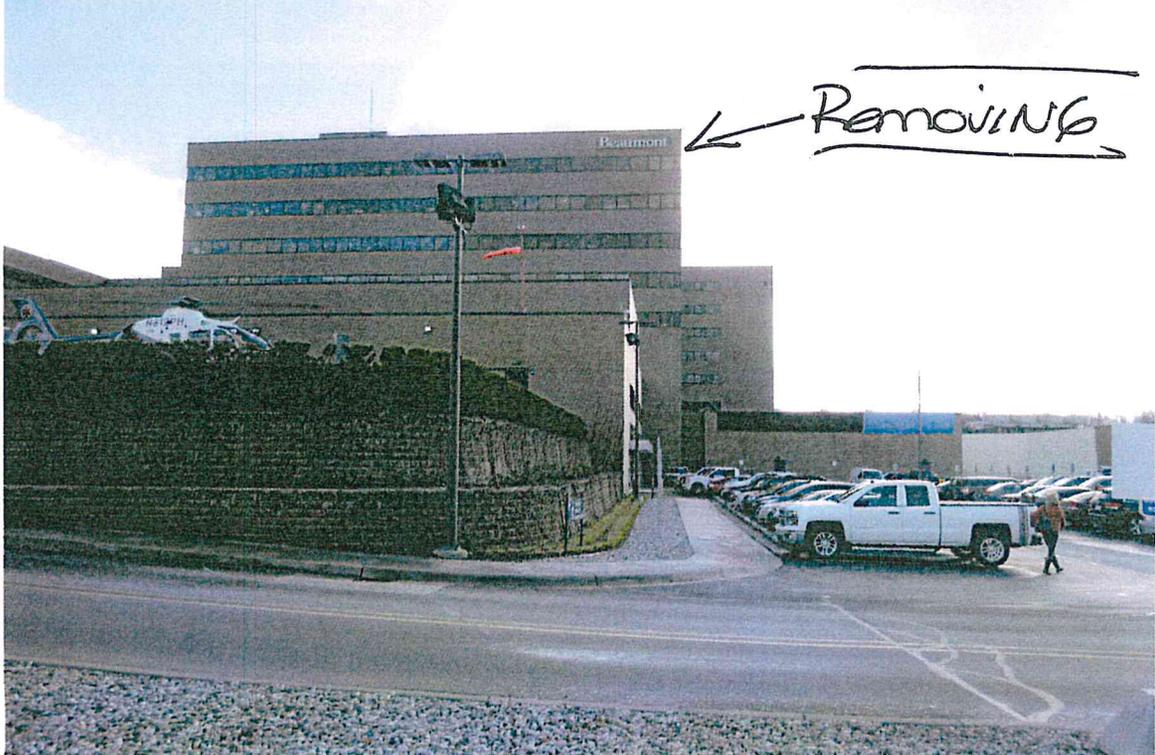
EAST TROY



- Removing -



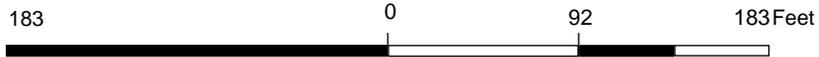
NORTH TROY



← Removing

3. HEARING OF CASES

- B. VARIANCE REQUEST, MICHAEL STEPHENS OF SIGN-A-RAMA, 1977 E. WATTLES – A variance from the Sign Code to replace a wall sign with a 32.2 square foot wall sign. The Sign Code allows a maximum 19.2 square foot wall sign.



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: 1977 E. Wattles - Suite F

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 Michael Stephens
COMPANY Sisa-A-Rama, Troy
ADDRESS 1017 Naughton
CITY Troy STATE MI ZIP 48083
TELEPHONE 248-585-6880
E-MAIL mike@michigansisnshops.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Renee Noomie
COMPANY Infinity Management Corp
ADDRESS _____
CITY _____ STATE _____ ZIP _____
TELEPHONE 248-524-9100
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, Renee Noomie (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 12-21-15

PRINT NAME: Michael Stephens

SIGNATURE OF PROPERTY OWNER [Signature] DATE 12-16-15

PRINT NAME: Renee Noomie

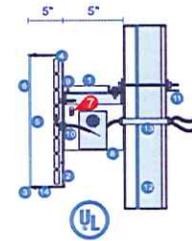
Failure of the applicant or his/her authorized representative to appear before the Board, as scheduled, shall be justifiable cause for denial or dismissal of the case with no refund of appeal fee(s). If the person appearing before the Board is not the applicant or property owner, signed permission must 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
 Illuminated with LEDs
 Letters mounted to 5" deep raceway

32 SF



1. Water tight access cover
2. .063 aluminum backer panel
3. 1" edgcap
4. LED units affixed insided on backer panel via 3M 2-sided tape
5. LED interior lighting
6. 3/16" acrylic faces
7. Disconnect switch / power shutoff
8. Standard 5" metal raceway w/ transformer
9. Galvanized #10 hex-head sheet metal screws
10. Porcelain bushing w/GTO in
11. GTO sleeving Metal angle at 4" on center
12. Wall
13. Non-corrosive metal conduit
14. 1/4" Drain holes in .040 Aluminum Returns

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



FRONT FACADE 12' X 16' = 192 SF
19.2 SF SIGN PERMITTED



CLIENT APPROVAL By signing this proof I approve the size, quantity, spelling, color(s) and overall design of my order.
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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

old sign 32 sf



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 _____

atellWorks



clips
SALON & SPA

TRO
S  **CCCE**



FAITH@WORK
CATHOLIC BOOKS
HANDMADE OILS
CANDLES

Hair Care
Waxing
Hair Extensions
Manicure
Pedicure
Skin Care

SECURITY
RESAYING

Reasons for Appeal/Variance Request

1. Existing sign is an old outdated neon sign which needs service yearly. Client looking to match existing sign and replace with new LED illuminated sign.
2. Client's existing frontage is only 16' x 12' which limits sign to only 19 SF max. Their existing sign on the building (32 SF) has been on their building for years.