



# BUILDING CODE BOARD OF APPEALS REGULAR MEETING AGENDA

500 W. Big Beaver  
Troy, MI 48084  
(248) 524-3344  
[www.troymi.gov](http://www.troymi.gov)  
[planning@troymi.gov](mailto:planning@troymi.gov)

Theodore Dziurman, Chair; Gary Abitheira  
Amanda Anderson, Brian Kischnick, Andrew Schuster

---

July 6, 2016

3:00 PM

COUNCIL BOARD ROOM

---

1. ROLL CALL
2. APPROVAL OF MINUTES – June 1, 2016
3. HEARING OF CASE
  - A. **VARIANCE REQUEST, BLAIR KISSEL for SRG GLOBAL, 800 STEPHENSON** –  
A variance from the Sign Code to allow installation of two 26 square foot wall signs.  
The Sign Code allows one wall sign.

**CHAPTER 85.02.05 C (3) (a) R-C 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](mailto: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.

Chair Dziurman called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on June 1, 2016 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Members Present

Theodore Dziurman, Chair  
Gary Abitheira  
Amanda Anderson  
Brian Kischnick  
Andrew Schuster

Support Staff Present:

Mitch Grusnick, Building Official/Code Inspector  
Richard Kessler, Deputy Building Official/Plan Examiner, SAFEbuilt, Inc.  
Joe Blair, Planning Department NEXT Assistant  
Kathy L. Czarnecki, Recording Secretary

Also Present:

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

2. APPROVAL OF MINUTES

Moved by: Abitheira  
Support by: Schuster

**RESOLVED**, To approve the minutes of the May 4, 2016 Regular meeting as submitted.

Yes: All present (5)

**MOTION CARRIED**

3. HEARING OF CASES

A. **VARIANCE REQUEST, LYNN PUNG AND JOHN TAYLOR, 6660 JOHN R** – This property is a double front setback corner lot. As such it has required front setbacks from both John R and Stirling. The petitioner is requesting a variance to install a 6 foot high obscuring fence in the Stirling front setback, where City Fence Code limits fences to non-obscuring 30 inches high.

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

The applicants Lynn Pung and John Taylor were present.

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

Moved by: Abitheira  
Support by: Schuster

**RESOLVED**, To grant a variance to install a 6 foot high obscuring fence 10 feet off the Stirling property line and provide a 25 foot corner clearance requirement off the northeast corner of the property line, for the following reason:

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

Yes: All present (5)

**MOTION CARRIED**

- B. **VARIANCE REQUEST, JOHN AND CYNTHIA CIAMPA, 2506 TOWNHILL** – This property is a double front setback corner lot. As such it has required front setbacks from both Townhill and Beach. The petitioner is requesting a variance to maintain a 6 foot high obscuring fence in the Beach front setback, where City Fence Code limits fences to non-obscuring 48 inches high. This fence was issued a permit by the City in error and the fence has been installed.

Mr. Grusnick reported the department received one response in support of the requested variance from the property owner directly behind the subject property.

Richard Kessler of SAFEbuilt Inc. was present to represent the property owner.

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

Moved by: Kischnick  
Support by: Abitheira

**RESOLVED**, To grant the variance as requested, based on the testimony and the hardship it would create given the fact the house is a legal non-conforming use.

Yes: All present (5)

**MOTION CARRIED**

- C. **VARIANCE REQUEST, JAIME RODRIGUEZ, 2013 ALFRED** – This property is a double front setback corner lot. As such it has required front setbacks from both Alfred and John R. The petitioner is requesting a variance to install a 5 foot high non-obscuring fence in the John R front setback, where City Fence Code limits fences to 48 inches high.

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

The applicant Jaime Rodriquez was present.

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

Moved by: Schuster  
Support by: Anderson

**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 (5)

**MOTION CARRIED**

- D. **VARIANCE REQUEST, REBECCA TURNER, 4809 HUBBARD** – This property is a double front setback corner lot. As such it has required front setbacks from both Hubbard and Welling. The petitioner is requesting a variance to install a 6 foot high obscuring fence in the Welling front setback, where City Fence Code limits fences to non-obscuring 48 inches high.

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

The applicant Rebecca Turner was present.

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

Moved by: Abitheira  
Support by: Schuster

**RESOLVED**, To grant the variance to install a 6 foot high obscuring fence at a minimum distance of 5 feet from the Welling property line, 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 (5)

**MOTION CARRIED**

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

Mr. Kischnick suggested it might be time to consider a change in Chapter 83 of the City Code and Charter as relates to corner lots and asked the Building Official to follow up with a report.

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:50 p.m.

Respectfully submitted,

---

Theodore Dziurman, Chair

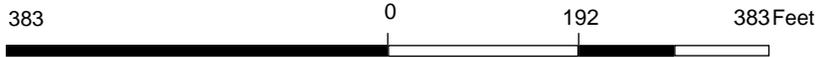
---

Kathy L. Czarnecki, Recording Secretary

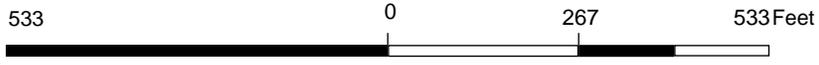
G:\Building Code Board of Appeals Minutes\2016\Draft\2016 06 01 Regular Meeting\_Draft.doc

3. HEARING OF CASE

- A. VARIANCE REQUEST, BLAIR KISSEL for SRG GLOBAL, 800 STEPHENSON – A variance from the Sign Code to allow installation of two 26 square foot wall signs. The Sign Code allows one wall sign.



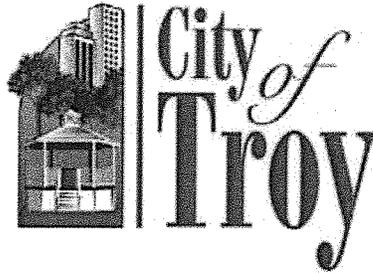
Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



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](mailto: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: 800 Stephenson Hwy.  
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-35-126-006 and 88-20-35-327-022
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 Blair Kissel  
COMPANY SRG Global  
ADDRESS 23751 Amber Ave.  
CITY Warren STATE MI ZIP 48089  
TELEPHONE 586 427 1248  
E-MAIL bkissel@srgglobal.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Dave Prater  
COMPANY SRG Global  
ADDRESS 23751 Amber Ave.  
CITY Warren STATE MI ZIP 48089  
TELEPHONE 586 757 7800  
E-MAIL dprater@srgglobal.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, Dave Prater (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 06/08/2016  
PRINT NAME: Blair Kissel

SIGNATURE OF PROPERTY OWNER  DATE 06/08/2016  
PRINT NAME: David Prater



*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.*

## Paul M Evans

---

**From:** Blair Kissel <bkissel@srgglobal.com>  
**Sent:** 09 June, 2016 4:02 PM  
**To:** Planning  
**Cc:** Paul M Evans  
**Subject:** Building code appeals request  
**Attachments:** East Facade 3.pdf; West Facade 3.pdf; Exterior Sign Specifications.pdf; Appeals Application.pdf

To whom it may concern,

Please find attached our request for a variance to add a second sign to our building at 800 Stephenson Hwy. The reason for the request is to add visibility to the west or Stephenson hwy. side of the building. Currently we are planning to have signage on the east or I75 side where we are currently constructing a new main lobby. We do not believe the additional signage would be contrary to the public interest or adversely affect other properties in the immediate vicinity. Due to the layout of the building on the property the only option to add the new lobby was on the east side. The variance would allow visibility from both sides.

Please let me know if there are any further details needed to review this request.

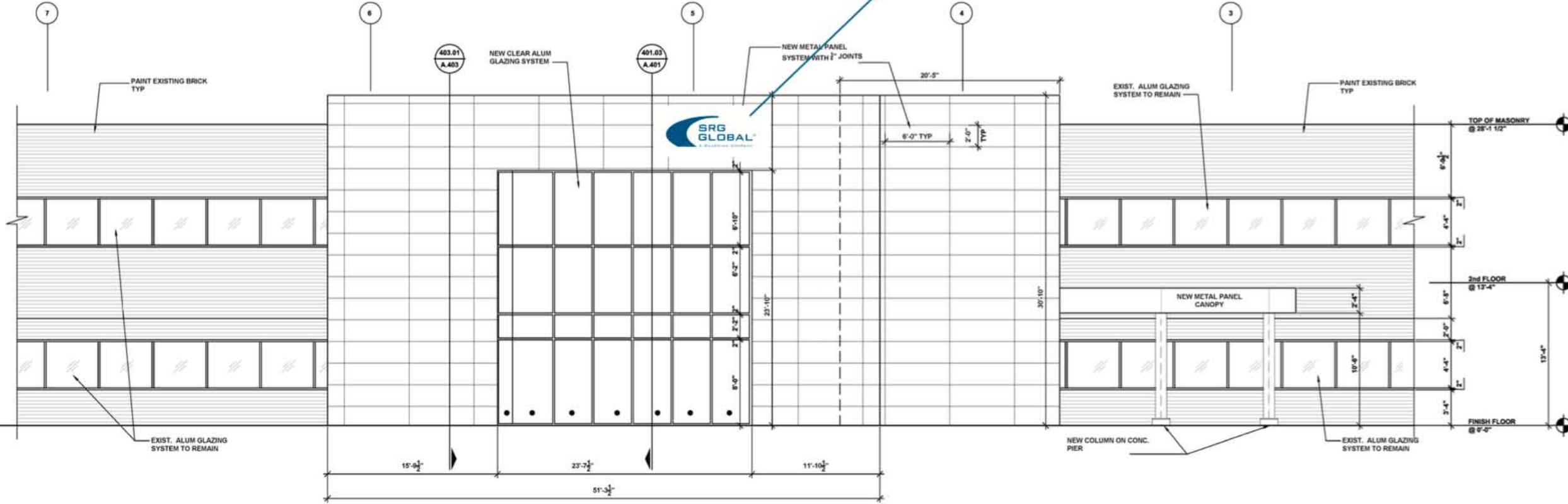
Attachments:  
Appeals Application.pdf  
East Façade 3.pdf  
West Façade 3.pdf  
Exterior Sign Specifications.pdf

Thank you,

**BLAIR KISSEL**  
Infrastructure Manager

**SRG Global**  
World Headquarters | 23751 Amber Avenue, Warren, Michigan 48089 U.S.A.  
T : +1 586.427.1248 | C : +1 810.813.1013  
[bkissel@srgglobal.com](mailto:bkissel@srgglobal.com) | [www.srgglobal.com](http://www.srgglobal.com)

Brandmark 3'x8.665'



201.01 EAST ELEVATION  
A.101 SCALE: 3/16"=1'-0"

Issued c	
BIDS AND PERMITS	01.11.16
SIGN OFF	01.29.16
CITY RESUBMITTAL	
OWNER SIGN OFF - BIDS	02.25.16

Sheet  
EXTERIOR ELEVATIONS



Project  
1932-15

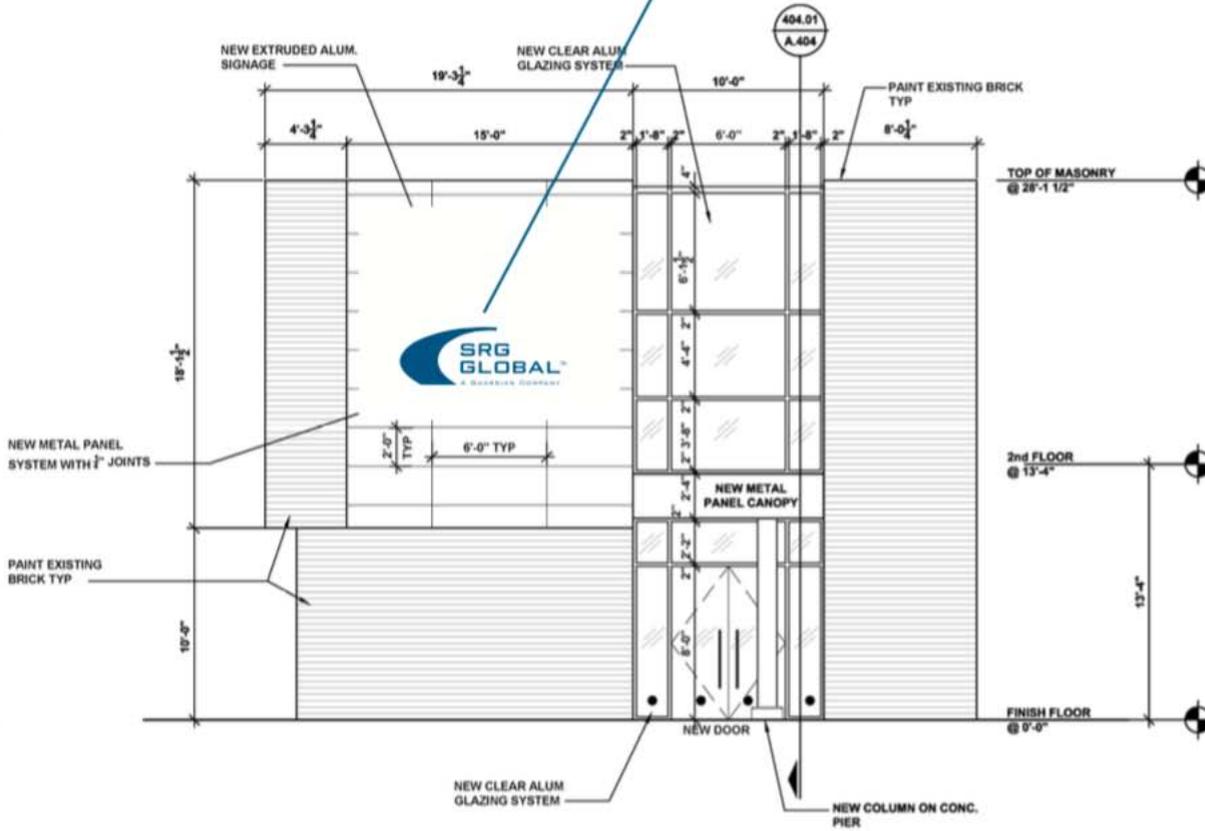
Sheet  
A.201

# Brandmark 3'x8.665'

biddison |  
architecture + desi

320 Martin St. Suite 10  
Birmingham, MI 48009  
t:248.554.9500

Consult



201.02 WEST ELEVATION  
A.101 SCALE: 3/16"=1'-0"

Project

PROPOSED BUILDING FOR:  
**SRG GLOBAL**

800 STEPHENSON HIGHWAY  
TROY, MICHIGAN

Stephenson Hwy

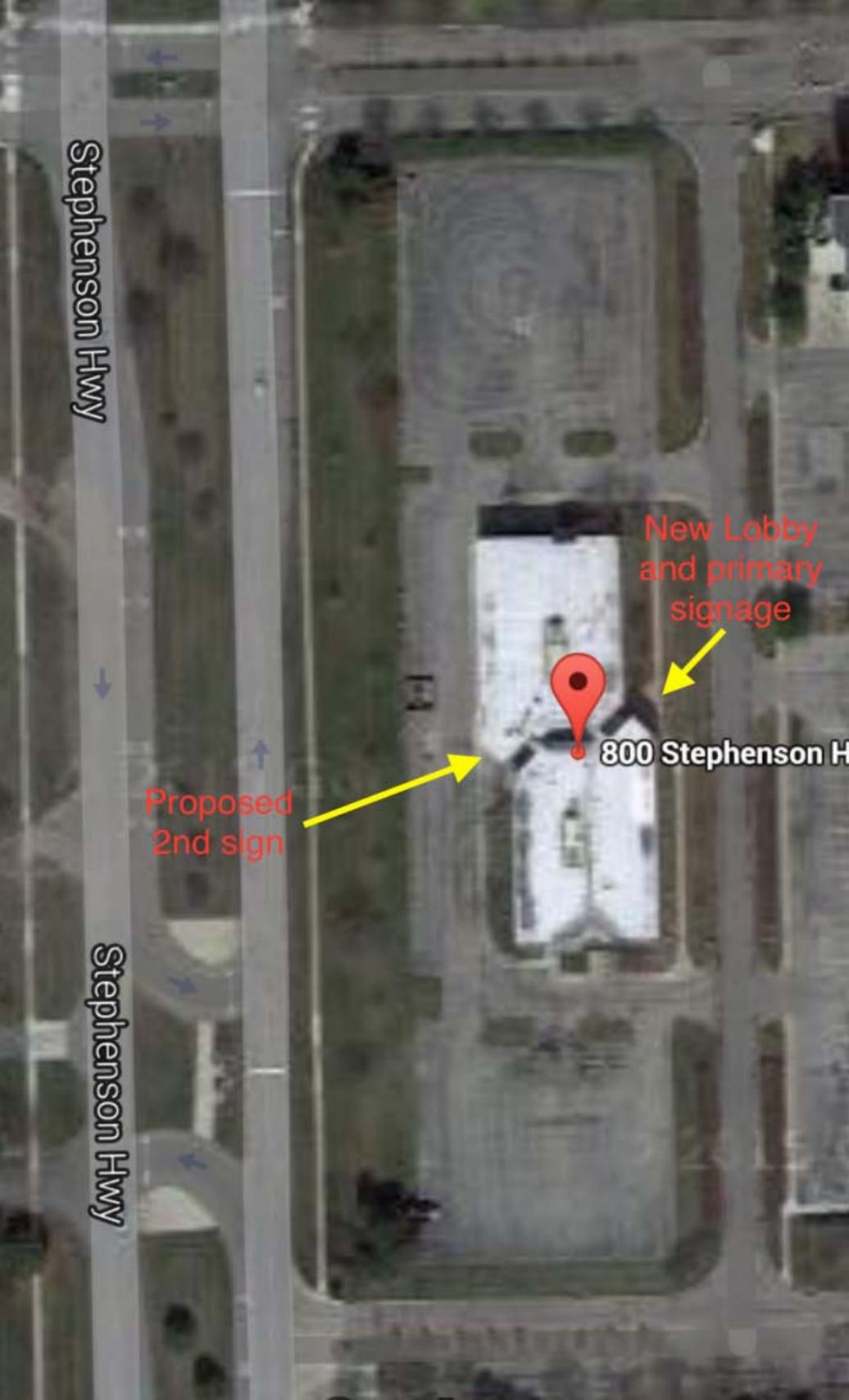
New Lobby  
and primary  
signage



800 Stephenson H

Proposed  
2nd sign

Stephenson Hwy





**Signs & More**

1371 Souter Drive  
 Troy, MI 48083  
 Ph: (248) 852-0683  
 FAX: (248) 852-0804  
 Email: signsandmore@gmail.com  
 Web: http://signsandmoremi.com

**Estimate #: 21745**

<b>Created Date:</b> 6/7/2016 4:51:01PM	<b>Prepared For:</b> SRG Global
<b>Salesperson:</b> _ Signs & More	<b>Contact:</b> Clara Giles, Graphics Designer
<b>Email:</b> signsandmore@gmail.com	<b>Office Phone:</b> (248) 509-1124
<b>Office Phone:</b> (248) 852-0683	<b>Email:</b> cgiles1@srgglobal.com
<b>Office Fax:</b> (248) 852-0804	<b>Address:</b> 800 Stephenson Hwy
<b>Entered by:</b> Jennifer Kientz	Troy, MI 48083

**Description: Headquarter's Exterior Illuminated Signage**

		Quantity	Unit Price	Subtotal
<b>1</b>	<b>Product:</b> Miscellaneous <b>Description:</b> 8" SRG GLOBAL, LED BACKLIT reverse fabricated letters .063 Returns, .125 alum face, painted Pantone 286, UL LISTED  61"x36" LED BACK LIT Logo, UL LISTED  2" A GUARDIAN COMPANY (non-Illuminated) Flat Cut Aluminum, Painted, Stud Mounted with spacers  <b>Quantity:</b> 2 <b>Side(s):</b> Single Sided <b>Product Code:</b> SMS-MISC. <b>Height:</b> 8 in <b>Width:</b> 8 in <b>Background Color:</b> Back Lit White <b>Foreground Color:</b> Pantone 286 <b>Text:</b> SRG Global (logo) A Guardian Company	2	\$4,600.00	\$9,200.00
<b>2</b>	<b>Product:</b> Installation <b>Description:</b> Installation of the above Halo Lit Signage to Exterior Facade of building: 800 Stephenson Hwy Troy, MI  NOTE: Cost of installation is based on electrical already run to site of installation and ready for hook up. Cost is also based on there be a support structure behind the metal panels in order to support mounting.  <b>Quantity:</b> 2 <b>Side(s):</b> Single Sided <b>Product Code:</b> SMS-Install. <b>Height:</b> 0 in <b>Width:</b> 0 in <b>Background Color:</b> Not Assigned <b>Foreground Color:</b> Not Assigned <b>Font:</b> Not Assigned	2	\$1,850.00	\$3,700.00
<b>3</b>	<b>Product:</b> SMS - Permits <b>Description:</b> Estimated Permit & Acquisition Fees, per sign  <b>Quantity:</b> 2 <b>Side(s):</b> Single Sided <b>Product Code:</b> SMS - Permits <b>Height:</b> 0 in <b>Width:</b> 0 in <b>Background Color:</b> Not Assigned <b>Foreground Color:</b> Not Assigned <b>Font:</b> Not Assigned	2	\$250.00	\$500.00



**Signs & More**

1371 Souter Drive  
Troy, MI 48083  
Ph: (248) 852-0683  
FAX: (248) 852-0804  
Email: signsandmore@gmail.com  
Web: <http://signsandmoremi.com>

**Estimate #: 21745**

<b>Estimate Total:</b>	\$13,400.00
<b>Subtotal:</b>	\$13,400.00
<b>Taxes:</b>	\$552.00
<b>Total:</b>	\$13,952.00
<b>Deposit Required:</b>	\$6,976.00

**Payment Terms:** 50% deposit at time of order. Balance due upon completion of job.

---

**Client Reply Request**

Estimate Accepted "As Is". Please proceed with Order.

Other: \_\_\_\_\_

Changes required, please contact me.

SIGN: \_\_\_\_\_ Date: / /

---

Print Date: 6/9/2016 10:13:44AM

C:\Users\Design\AppData\Local\Temp\Control\Reports\

**Committed To Quality and Service!**