



# 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

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August 3, 2016

3:00 PM

COUNCIL BOARD ROOM

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1. ROLL CALL
2. APPROVAL OF MINUTES – July 6, 2016
3. HEARING OF CASES
  - A. **VARIANCE REQUEST, BRIAN FARRELL, 984 BRIDGE PARK** – This property is a double front setback corner lot. As such it has required front setbacks from both Bridge Park and Crooks. The petitioner is requesting a variance to install a 6 foot high obscuring fence in the Crooks front setback, where City Fence Code limits fences to non-obscuring 30 inches high.

## CHAPTER 83

- B. **VARIANCE REQUEST, JOE GLASER FOR LOWE'S HOME IMPROVEMENT, 612 BARCLAY** – This property is a double front setback corner lot. As such it has required front setbacks from both Barclay and Cypress. The petitioner is requesting a variance to install a 6 foot high obscuring fence set back 25 feet along the Cypress property line. City Fence Code limits fences at this location to non-obscuring 48 inches high.

## CHAPTER 83

- C. **VARIANCE REQUEST, ROBERT MOORHOUSE FOR R. E. MOORHOUSE AND ASSOCIATES, INC., 900 TOWER** – A variance from the Sign Code to allow installation of two 335 square foot wall signs on a building that has two 206 square foot wall signs. The Sign Code allows one wall sign.

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

**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.

- D. **VARIANCE REQUEST, ED PHILLIPS FOR PHILLIPS SIGN & LIGHTING, 1819-1925 E BIG BEAVER and 3125 JOHN R** – Variances from the Sign Code to allow 1) the installation of two additional 85 square foot ground signs; and 2) enlargement of two existing ground signs to 248 square feet each. The Sign Code allows two ground signs on the property. Variances were previously granted to allow the three existing ground signs.

**Chapter 85.02.05 C (4) (B Zoning District)**

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

Chair Dziurman called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on July 6, 2016 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Members Present

Theodore Dziurman, Chair  
Gary Abitheira  
Amanda Anderson  
Andrew Schuster

Absent:

Brian Kischnick

Support Staff Present:

Mitch Grusnick, Building Official/Code Inspector  
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 June 1, 2016 Regular meeting as revised.

Yes: All present (4)  
Absent: Kischnick

**MOTION CARRIED**

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.

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

The applicant Blair Kissel 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: Anderson

**RESOLVED**, To grant the variance as submitted, for the following reason:

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

Yes: All present (4)  
Absent: Kischnick

**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 3:08 p.m.

Respectfully submitted,

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Theodore Dziurman, Chair

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Kathy L. Czarnecki, Recording Secretary

3. HEARING OF CASES

- A. VARIANCE REQUEST, BRIAN FARRELL, 984 BRIDGE PARK – This property is a double front setback corner lot. As such it has required front setbacks from both Bridge Park and Crooks. The petitioner is requesting a variance to install a 6 foot high obscuring fence in the Crooks front setback, where City Fence Code limits fences to non-obscuring 30 inches high.



Legend:

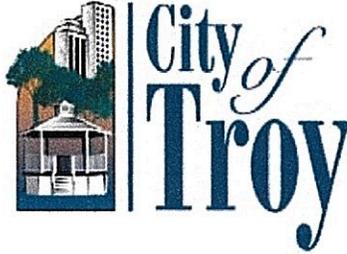
-  Tax Parcel
- Aerial
-  Red: Band\_1
-  Green: Band\_2
-  Blue: Band\_3

167 0 83 167 Feet

Scale 1: 1,000

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: 984 Bridge Park Dr, Troy, Mi 48098  
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-04-151-003
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:  
Fence 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 Brian Farrell  
COMPANY \_\_\_\_\_  
ADDRESS 984 Bridge Park Dr  
CITY Troy STATE MI ZIP 48098  
TELEPHONE (248) 761-4680  
E-MAIL brianfarrell900@gmail.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Brian Farrell  
COMPANY \_\_\_\_\_  
ADDRESS 984 Bridge Park Dr  
CITY Troy STATE MI ZIP 48098  
TELEPHONE (248) 761-4680  
E-MAIL brianfarrell900@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.

I, Brian Farrell (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 6-12-16  
PRINT NAME: Brian Farrell

SIGNATURE OF PROPERTY OWNER  DATE 6-12-16  
PRINT NAME: Brian Farrell

*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.*

Dear City of Troy Planning Department,

I am seeking a variance to have a fence installed on my property. I am seeking this variance primarily due to the fact that we have a daughter who is about to turn 3 years old and our house is the first house off of Crooks on Bridge Park Dr. Additionally, we have a detention pond directly behind our property (see Figures 2 and 4). Therefore, we would like to have a 6-foot vinyl privacy fence professionally installed to ensure that our daughter is able to play in our yard without being endangered by traffic from Crooks or the detention pond area. The style of the fence is shown in Figure 5. Our intention is to have the fence installed within the berm on our property that is several feet away from the sidewalk along Crooks (see Figure 1 and the red outline in Figures 2, 3, and 4). Because it would run through the middle of the berm there would also be many trees/plants between the sidewalk and the fence. As you can see in the picture below, the area is currently full of plant life taller than 6 feet (see Figure 3). Additionally, we are separated from our neighbors across Crooks by a boulevard and we are facing their backyards (see Figure 2). We are separated from our neighbors behind us by the detention pond (see Figure 4). Thank you for considering this request.

Best regards,  
 Brian Farrell  
 984 Bridge Park Dr  
 Troy, Mi 48098

Type, height, and lineal feet of material to be used: <i>vinyl</i>					
Type:	Wood	Wire	Metal	Masonry	Other
Symbols:	000000	xxxxx	///////	□□□□	-----
HEIGHT					<i>6'</i>
NO. OF FEET					<i>288'</i>
PERMIT FEE	<input checked="" type="checkbox"/> Under 300' \$15.00		<input type="checkbox"/> Over 300' \$25.00		

Interior Lot   
 Corner Lot   
 Building Department Approval \_\_\_\_\_

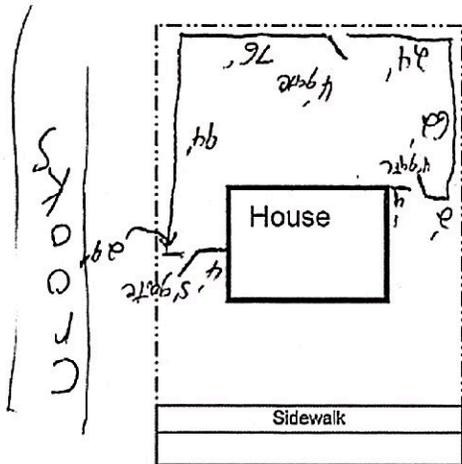


Figure 1

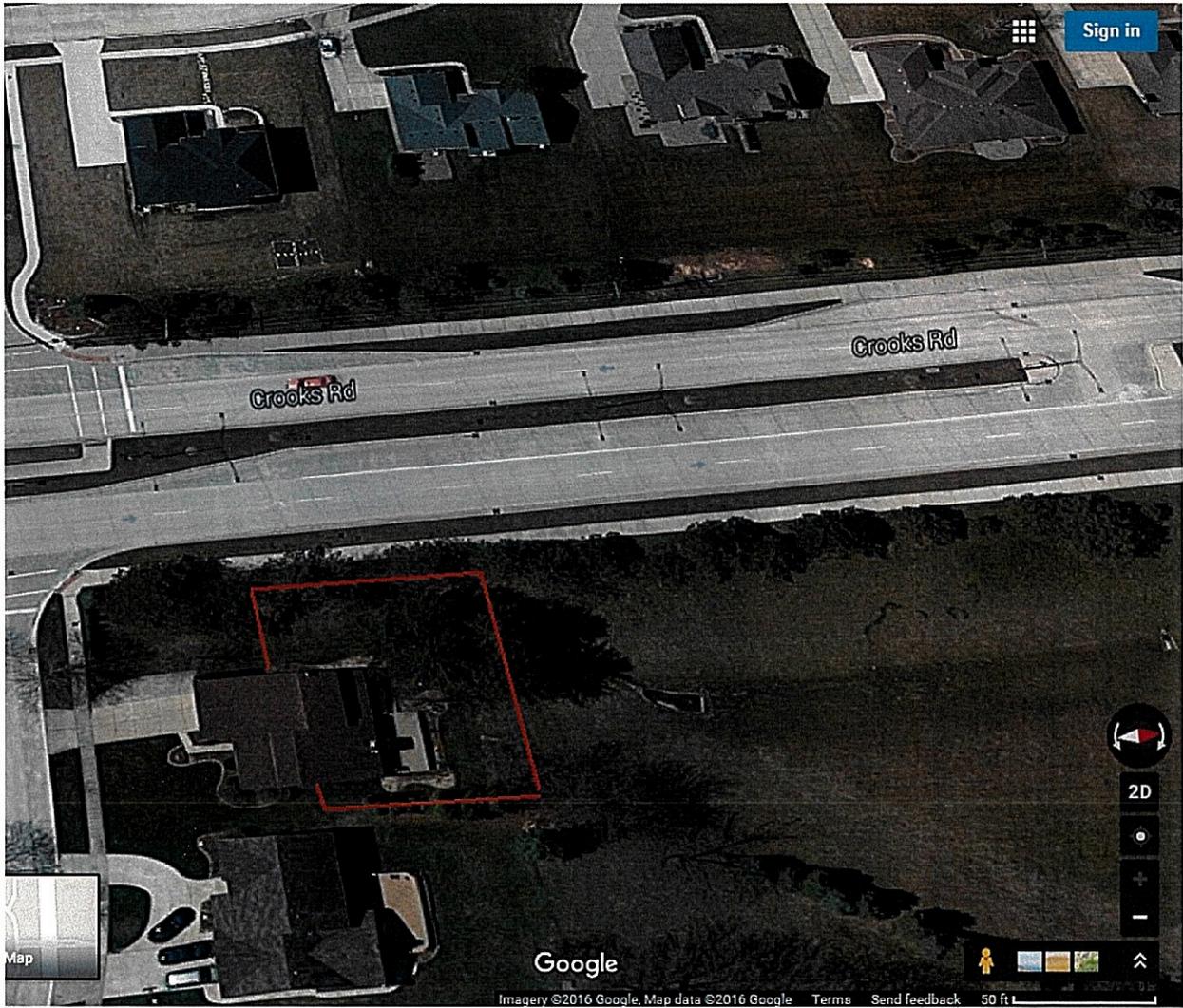


Figure 2

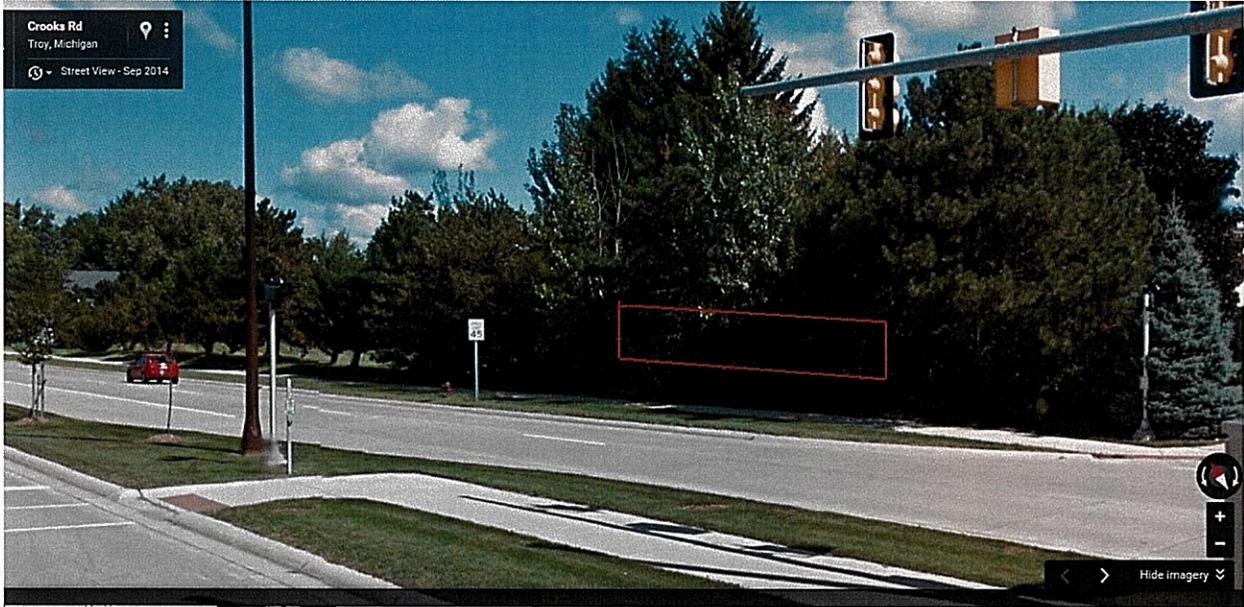


Figure 3

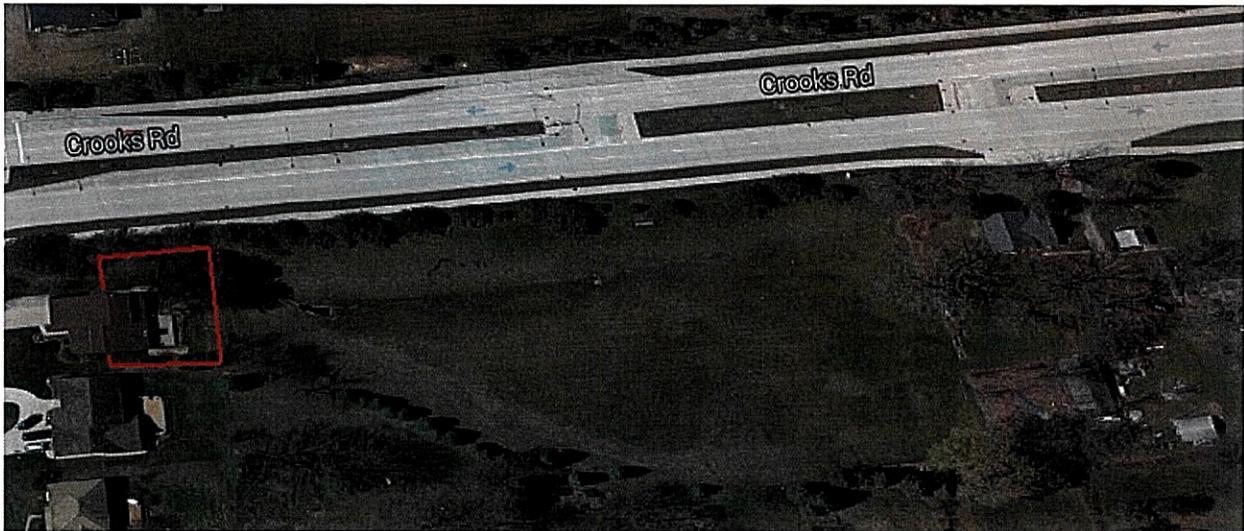


Figure 4



Figure 5

3. HEARING OF CASES

- B. VARIANCE REQUEST, JOE GLASER FOR LOWE'S HOME IMPROVEMENT, 612 BARCLAY – This property is a double front setback corner lot. As such it has required front setbacks from both Barclay and Cypress. The petitioner is requesting a variance to install a 6 foot high obscuring fence set back 25 feet along the Cypress property line. City Fence Code limits fences at this location to non-obscuring 48 inches high.



Legend:

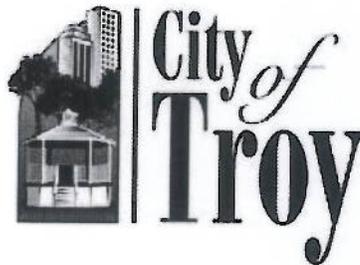
-  Tax Parcel
- Aerial
-  Red: Band\_1
-  Green: Band\_2
-  Blue: Band\_3

133                      0                      67                      133Feet

Scale 1: 800

**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)



**RECEIVED**  
FEE \$50  
JUL - 8 2016  
**PLANNING**

**NOTICE TO THE APPLICANT**

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

1. ADDRESS OF THE SUBJECT PROPERTY: 612 BARCLAY DR.  
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
  
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-15-404-001
  
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:  
FENCE 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 JOE GLASER  
COMPANY LOWE'S  
ADDRESS 2000 Metro Pkwy  
CITY STERLING HTS STATE MI. ZIP 48310  
TELEPHONE 586-291-6177  
E-MAIL JOSEPH.GLASER@STORE.LOWES.COM

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

8. OWNER OF SUBJECT PROPERTY:

NAME MARK & DARLA OYAMA  
COMPANY \_\_\_\_\_  
ADDRESS 612 Barclay Dr.  
CITY Troy STATE MI. ZIP 48065  
TELEPHONE 248-930-5640  
E-MAIL DARLA & ~~XXXXXXXXXXXXXXXXXXXX~~  
MODDOCONNECT.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, Darla Oyama (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 Joseph E. Glaser DATE 7-7-16

PRINT NAME: JOSEPH E. GLASER

SIGNATURE OF PROPERTY OWNER Darla Oyama DATE 7-7-16

PRINT NAME: Darla A. Oyama

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.

Friday, July 8, 2016

To Whom It May Concern,

The reason for our request of moving our fence 8 feet out from the house is to utilize our side walkway and to inclose our garage door for security purposes.

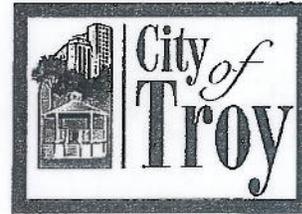
We still maintain a 25 foot set back from the sidewalk and a 45 foot setback from the front street.

Thank you for your consideration on this matter and we look forward to hearing from you.

Sincerely,  
Mark and Darla Oyama

500 W. Big Beaver  
Troy, MI 48084  
(248) 524-3300

The City of Tomorrow...



...Today

June 14, 2016

AIS Outlet Services  
6040 Wall Street  
Sterling Heights, MI 48312

RE: Fence Application, 612 Barclay Drive

This is to inform you that the fence application submitted for the above address has been denied. The maximum height of the side yard fence (on the corner side) is 4 feet.

If the homeowner is dissatisfied with this decision, he/she may file for a variance with the Planning and Zoning Department. Contact Planning and Zoning at 248-524-3364 for additional information and filing deadlines.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Featherston", is written over a light blue horizontal line.

PAUL FEATHERSTON  
Building Official  
City of Troy/SAFEbuilt, Inc.

/bh



# FENCE PERMIT APPLICATION

CITY OF TROY  
 DEPARTMENT OF BUILDING INSPECTIONS  
 500 W. BIG BEAVER ROAD  
 TROY, MICHIGAN 48084  
 Phone: 248-524-3344 Fax: 248-689-3120

Check # \_\_\_\_\_

FENCE

Date: 06/07/2016

Project Information	Job Address: <u>612 BARCLAY DRIVE</u> Suite # _____	
	Lot: _____ Subdivision: _____	
	Owner: <u>DARLA OYAMA</u> Phone: <u>249 930-5640</u>	
	Work to be Performed: <input checked="" type="checkbox"/> New <input type="checkbox"/> Move <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Res. <input type="checkbox"/> Comm. <input type="checkbox"/> Ind.	
Applicant Information	Name: <u>MICHAEL ANDERSON</u> <u>AIS OUTLET SERVICES</u> Phone: <u>586 482-8860</u> Fax: <u>586-274-4068</u>	
	Address: <u>6040 WALL ST.</u> City: <u>STERLING HEIGHTS</u> State: <u>MI</u> Zip: <u>48312</u>	
	Email: <u>LBISPAISOUTLETSERVICES.COM</u>	

Registration - \$10 (Due after 5/31 of each year)

Final lot grade shall be approved before a fence permit is issued.

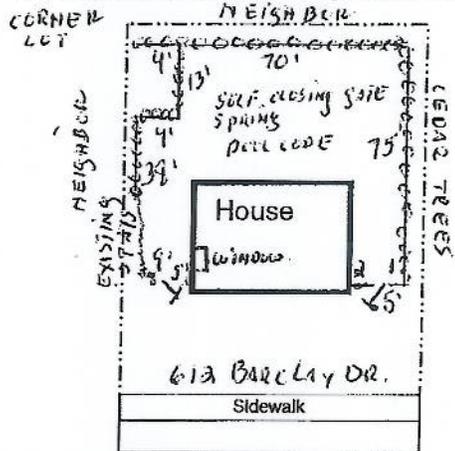
Please use the box below as if it were a drawing of your lot.

Draw in the proposed fencing using the symbols from the chart.

*REMOVE 182' EXISTING WOOD 6'*

Indicate the number of feet for each portion of fence.

Type, height, and lineal feet of material to be used:					
Type:	Wood	Wire	Metal	Masonry	Other
Symbols:	000000	xxxxx		□□□□	-----
HEIGHT	6 FT.				
NO. OF FEET	216 FT.				
PERMIT FEE	<input checked="" type="checkbox"/> Under 300' \$15.00		<input type="checkbox"/> Over 300' \$25.00		



Interior Lot

Corner Lot

Building Department Approval \_\_\_\_\_

Section 23a of the state construction code act of 1972, 1972PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

Ready for Inspection  Will Call

Applicant Signature \_\_\_\_\_

*Michael Anderson*  
 Homeowner's signature indicates compliance with homeowner's affidavit

**Homeowner Affidavit**

I hereby certify that the fencing described on this permit application shall be installed by myself in my own home in which I am living or about to occupy. All work shall be installed in accordance with the Chapter 83 of the Troy City Ordinance. I will cooperate with the Building Inspector and assume all responsibility to arrange for necessary inspections.

I CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT AND THAT I HAVE REVIEWED ALL DEED RESTRICTIONS WHICH MAY APPLY TO THIS CONSTRUCTION AND AM AWARE OF MY RESPONSIBILITY THEREUNDER.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ Notary Public, \_\_\_\_\_ County, Michigan

My commission expires \_\_\_\_\_



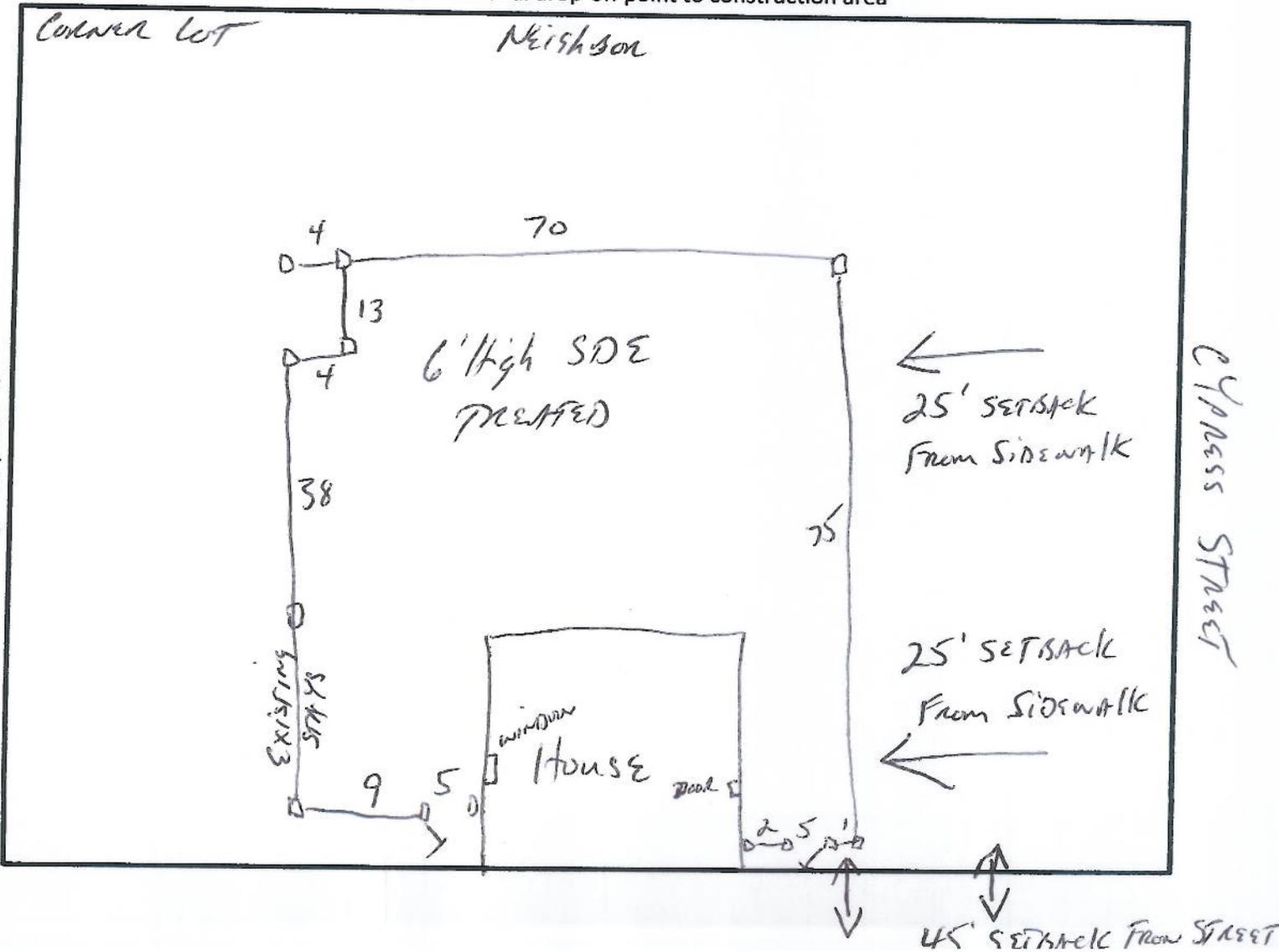


### PSE Drawing Worksheet - Fencing (Complete and Fax to Installer)

Customer: MARK & DARLA OYAMA Store: 1779  
Phone (home): 248-930-5640 Phone (cell): \_\_\_\_\_ Phone (other): \_\_\_\_\_  
Install Address: 612 Barclay Dr. Troy MI. 48085

**Directions:**

1. Walk the fence line after discussing property boundaries with the customer – indicate any obstructions as you measure
2. Imagine what the fence looks like from a "bird's eye" view
3. Sketch the fence with these details:
  - Mark where the fence abuts, attaches to or is built around any structure or obstacle
  - Mark where gates will be located as well as gate type (drive or walk gate)
  - Mark best access route from material drop-off point to construction area







3. HEARING OF CASES

- C. **VARIANCE REQUEST, ROBERT MOORHOUSE FOR R. E. MOORHOUSE AND ASSOCIATES, INC., 900 TOWER** – A variance from the Sign Code to allow installation of two 335 square foot wall signs on a building that has two 206 square foot wall signs. The Sign Code allows one wall sign.



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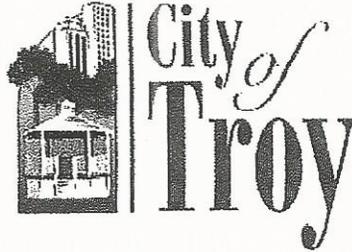
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-  Blue: Band\_3

333 0 167 333 Feet

Scale 1:2,000

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BUILDING CODE BOARD OF APPEALS APPLICATION

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FEE \$50

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1. ADDRESS OF THE SUBJECT PROPERTY: 900 TOWER DRIVE  
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): No. 20-09-301-003
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL: CHAPTER 85, SECTION 85.0205 - M-1 DISTRICTS, C. ONE WALL SIGN NOT TO EXCEED 10% OF THE AREA OF FRONT STRUCTURE, UP TO A MAXIMUM 100 SQ. FT.
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 ROBERT MOORHOUSE  
COMPANY R.E. MOORHOUSE AND ASSOCIATES, INC.  
ADDRESS 33 N. SQUIRREL ROAD  
CITY AUBURN HILLS STATE MI ZIP 48326  
TELEPHONE 248-852-5706  
E-MAIL ROBERT@REMORHOUSE.COM

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

8. OWNER OF SUBJECT PROPERTY:

NAME 900 TOWER DRIVE ASSOCIATES LLC  
COMPANY KOJAIAAN MANAGEMENT CORPORATION  
ADDRESS 39400 WOODWARD AVENUE, SUITE 250  
CITY BLOOMFIELD HILLS STATE MI ZIP 48304  
TELEPHONE 248-644-7600  
E-MAIL tantone@kojaian.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 Robert E Moorhouse DATE 6/29/16

PRINT NAME: ROBERT E. MOORHOUSE

900 TOWER DRIVE ASSOCIATES, L.L.C., a Michigan limited liability company  
By: \_\_\_\_\_  
Its: Regular Managing Member  
By: Anthony G. Antone  
Its: Member  
By: \_\_\_\_\_  
Its: Authorized Representative

DATE 7/8/16

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.

**R.E. Moorhouse & Associates, Inc.**  
**General Sign Contractor**  
**33 N. Squirrel Road**  
**Auburn Hills, MI 48326**  
**248.852.5706**  
**Fax: 248.844.5114**  
**E-Mail: robert@remoorhouse.com**

City of Troy  
Appeals Application  
Reasons Justifying Our Request

We are asking to erect two (2) sets of interior illuminated logos and letters for Central Michigan University. The letters would be located facing Crooks Road and a second elevation facing Tower Drive. The logo CMU is 91" high x 276" in length and CENTRAL MICHIGAN UNIVERSITY individual letters are 20" high which equals 311 square feet per set. The building is located at the corner of Crooks Road and Tower Drive in an M District which under the sign code allows one sign for each building, not to exceed 10% of the area of the front structure, to a maximum of 200 square feet. We are requesting two sets of letters having 311 square feet or both totaling 622 sq. ft.

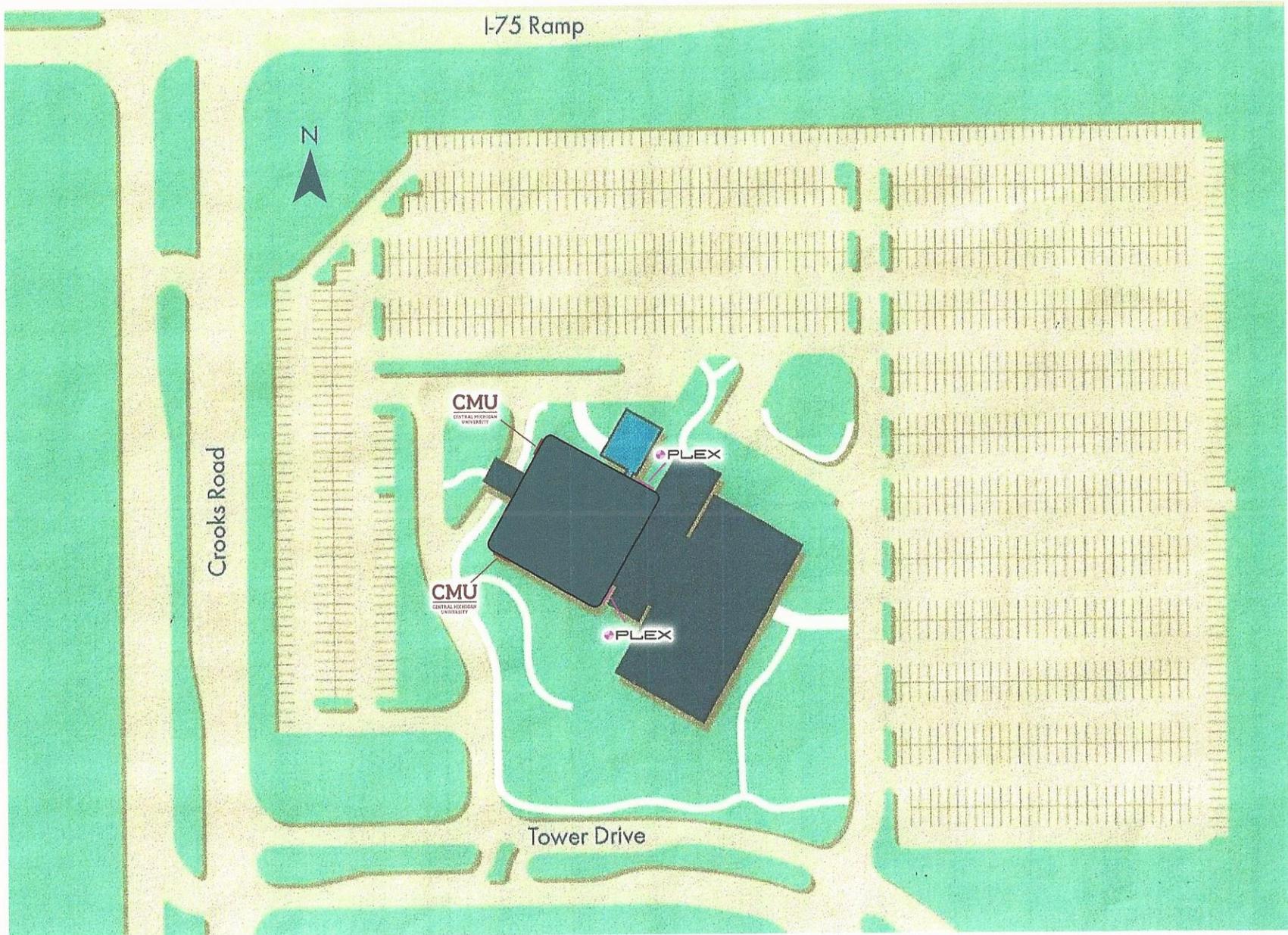
The building front is 258 feet high x 128' feet wide or 33,024 square feet. But in a M District we are allowed one sign 200 square feet maximum. Presently, PLEX has two (2) sets of letters on the N.E. and S.E. corners of the building. Each set of PLEX letters equal 200 sq. ft.

These signs will not attract people to come to the building for retail purposes. The logo and letters are just indicating Central Michigan University is part of the community. The variance does not adversely affect business or retail properties in the area. We believe the CMU brand will enhance the surrounding business. Central Michigan University's hardship is they need good representation in the community and these two sets of logos and letters will help identify their brand in Troy. If the building were in a B District we would be allowed 33,024 sq. ft (building fascia) x 10% or 3,302.4 sq. ft. of wall signs. We could have four (4) signs at 3,302 sq. ft. divided by 4 or 825 sq. ft. each installed on the building.

Also, because of the positioning of the four signs at their respected locations on the building no two logo sets could be viewed at the same time.

The surrounding area has large commercial building, hotels, restaurants and retail space. It is not near a visible residential neighborhood. This area is very similar to the properties along Big Beaver, such as the PNC Building which is a B area.

We hope you approve this request so Central Michigan University is viewed as a substantial identity in the City of Troy.



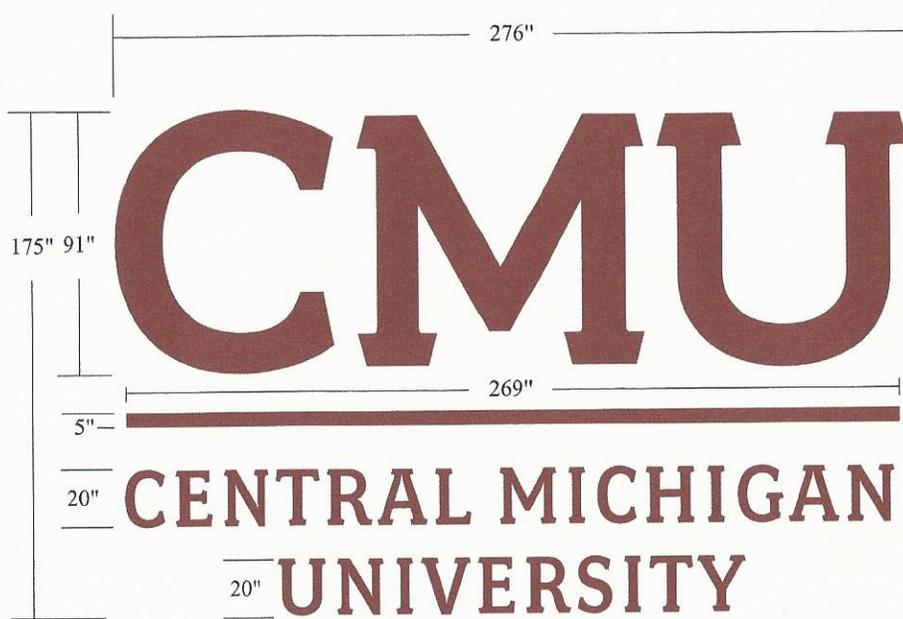
**SITE MAP**

R.E. MOORHOUSE & ASSOCIATES  
 725 S. ADAMS ROAD  
 BIRMINGHAM, MI 48009

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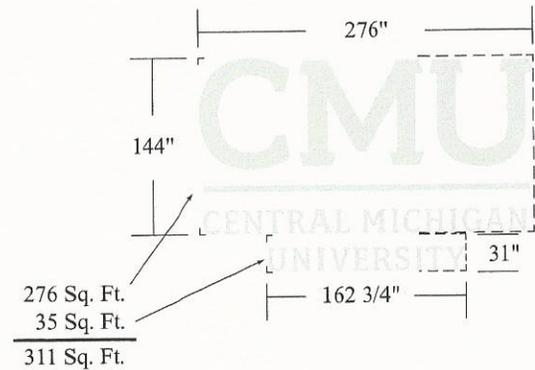
PROJECT:	DRAWING:	DATE:
CMU	19809	7.5.16



ELEVATION

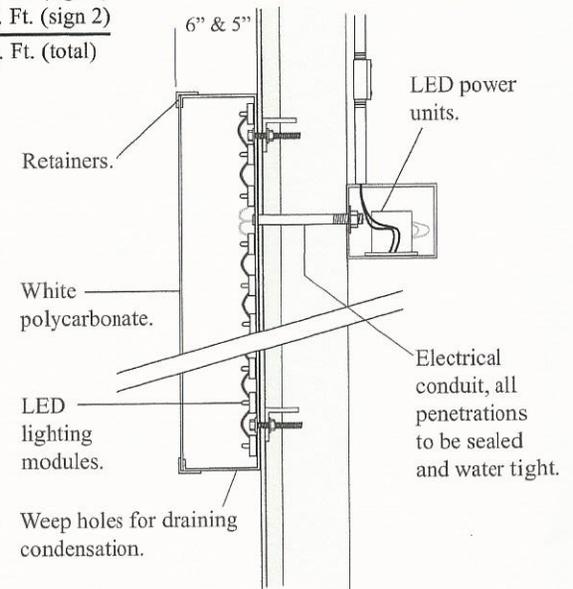


SIDE VIEW



276 Sq. Ft.  
35 Sq. Ft.  
311 Sq. Ft.

311 Sq. Ft. (sign 1)  
311 Sq. Ft. (sign 2)  
622 Sq. Ft. (total)



(A) DETAIL THRU SIGN

3M 3630-49 Burgundy      MAP to match 3M Burgundy

**LETTERS:**  
91" & 20" high aluminum channel logo and logo letters, .063" sidewalls and backs, 6" & 5" deep. Corporate letter typeface. Fabricated aluminum retainers, painted MAP Black. .150" flat polycarbonate faces with surface applied translucent vinyl.

**ILLUMINATION:**  
Letters to be internally illuminated with White LED's modules. LED transformers mounted in metal box behind wall. 120 volt. Disconnect switches installed.

**INSTALLATION:**  
Logo letters and rule line mounted to existing vertical building panels using 2" x 2" aluminum angle and through bolts (1/2" steel threaded rod).

Smaller "CENTRAL MICHIGAN UNIVERSITY" letters to be mechanically mounted with #12 self tapping fine threaded screws.

TWO (2) SETS, INTERNALLY ILLUMINATED LOGO AND LOGO LETTERS  
Scale: 3/16" = 1'-0"

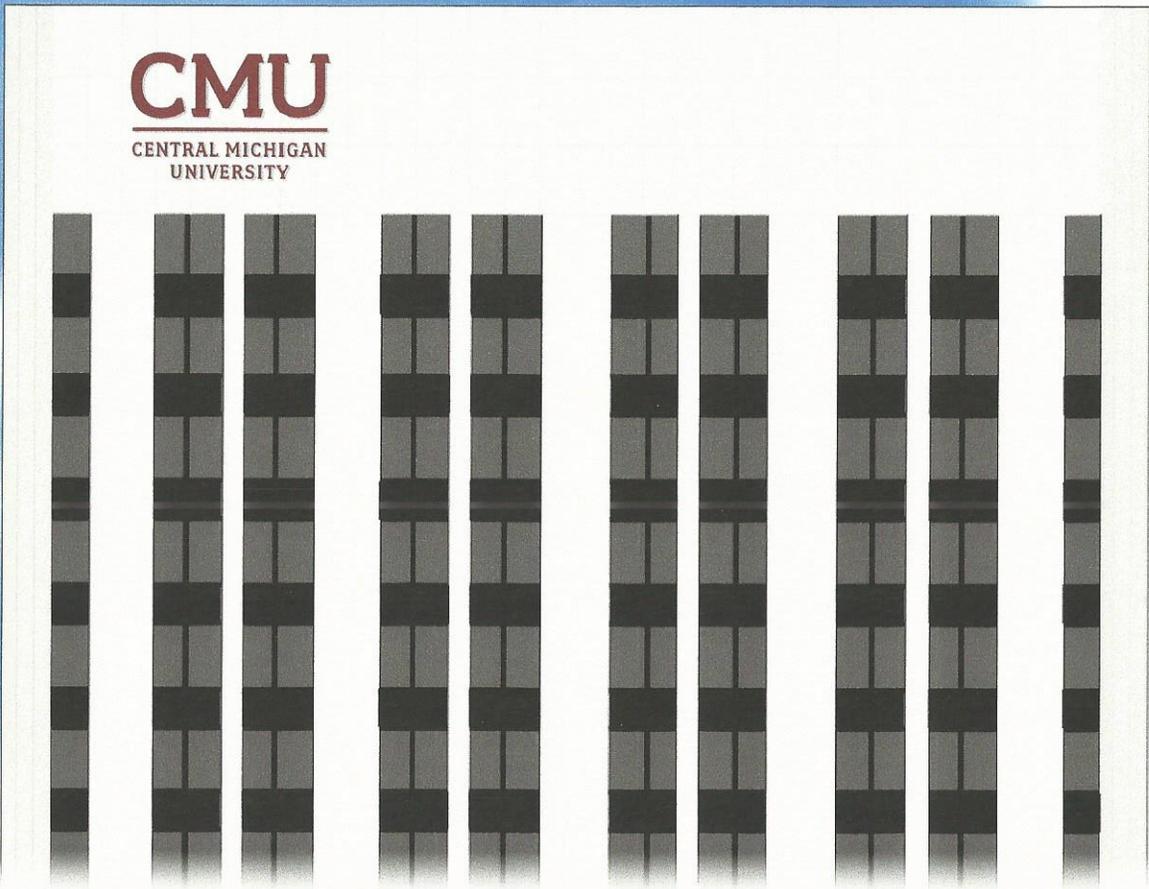
PAGE 2

R.E. MOORHOUSE & ASSOCIATES  
725 S. ADAMS ROAD  
BIRMINGHAM, MI 48009

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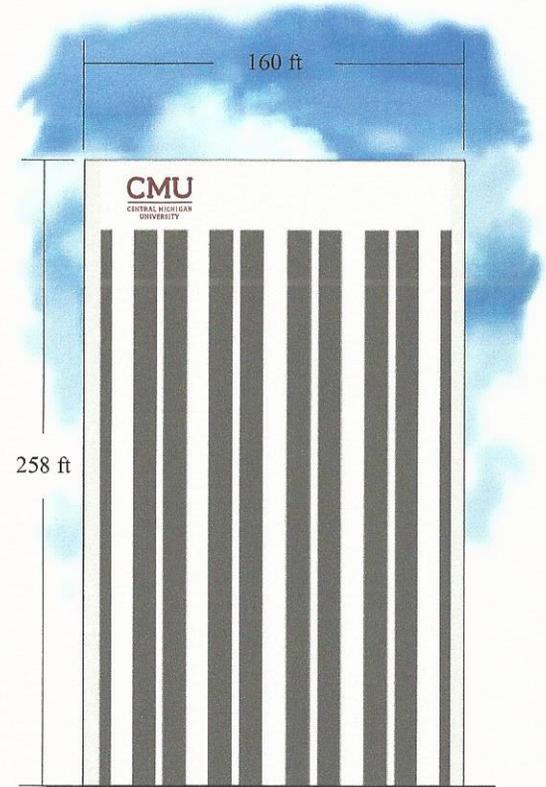
PROJECT:	DRAWING:	DATE:
CMU	19610	7.11.16, 6.5.16, 6.2.16, 4.21.16





Scale: 3/64" = 1'-0"

PARTIAL ELEVATION



Scale: 1/64" = 1'-0"

NORTH & EAST ELEVATIONS, INTERNALLY ILLUMINATED LOGO

Page 1

R.E. MOORHOUSE & ASSOCIATES  
 725 S. ADAMS ROAD  
 BIRMINGHAM, MI 48009

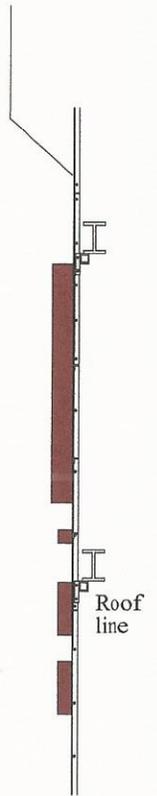
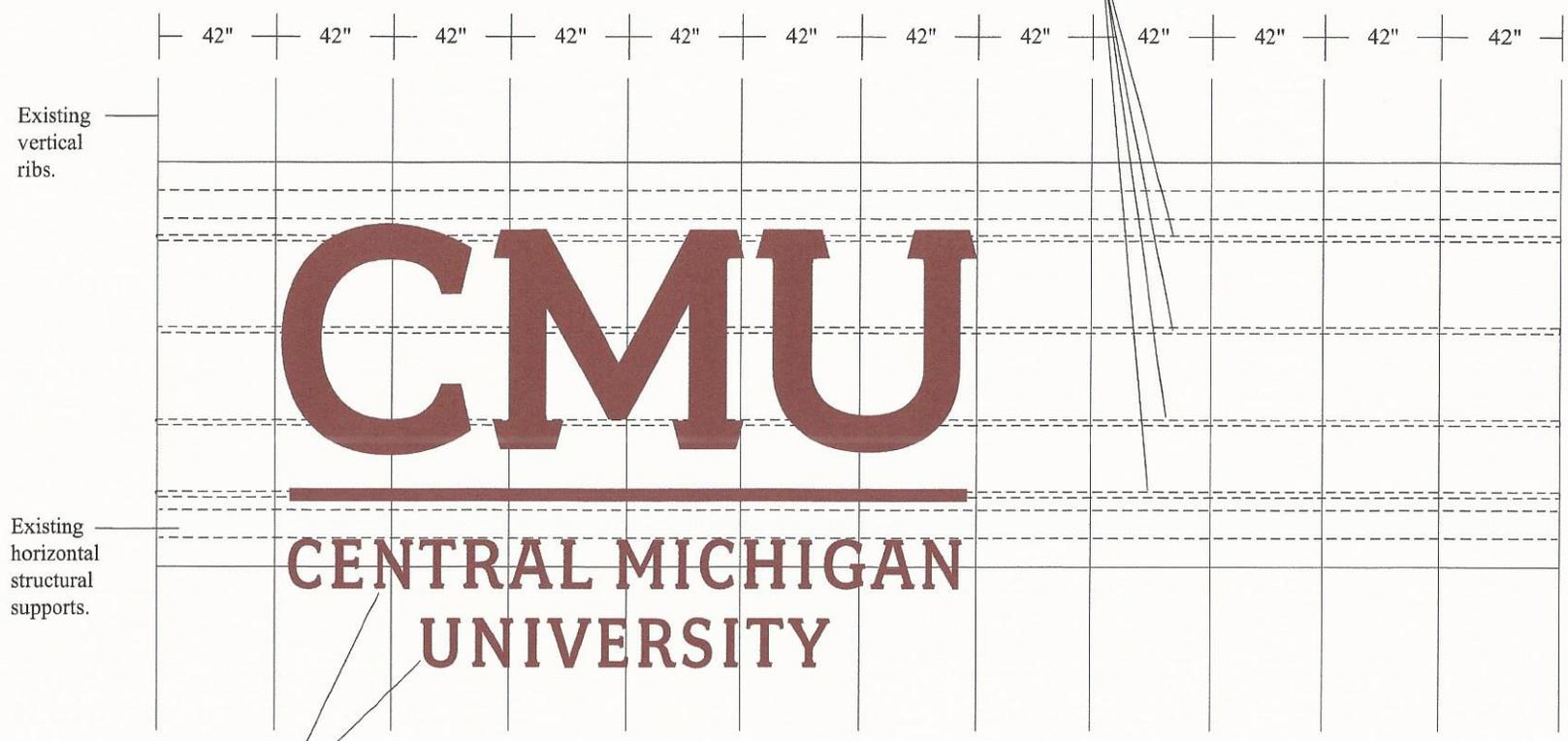
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PROJECT:	DRAWING:	DATE:
CMU	19610	6.5.16, 6.2.16, 4.21.16



Sign mounts, 2" x 2" aluminum angle, riv-nuted to back side of vertical building panels.

Building panels are break-formed with bolted together ribs.



ELEVATION

SIDE VIEW

Mounted with #12 self tapping fine threaded screws

Scale: 3/16" = 1'-0"

PAGE 3

R.E. MOORHOUSE & ASSOCIATES  
 725 S. ADAMS ROAD  
 BIRMINGHAM, MI 48009

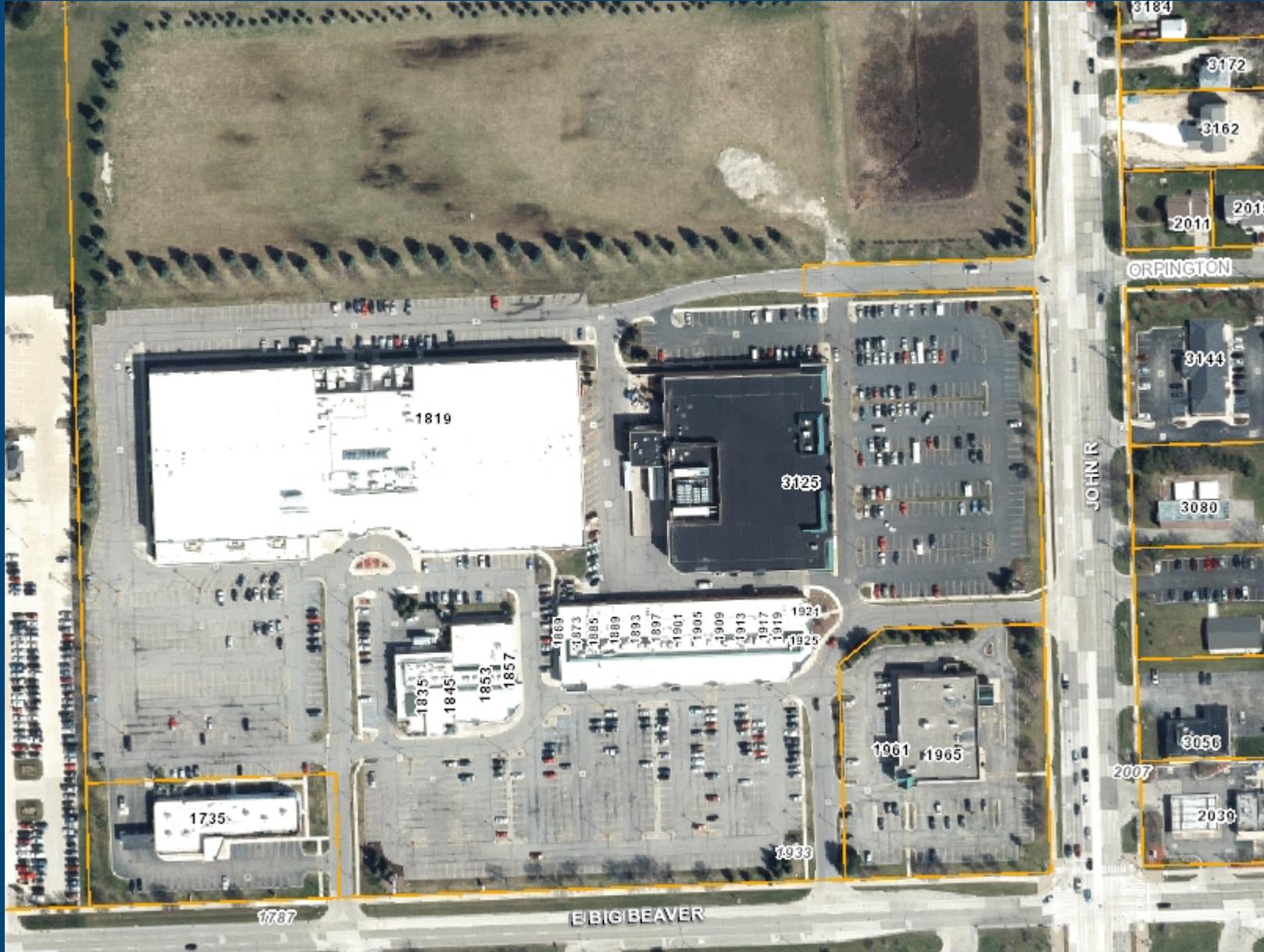


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PROJECT:	DRAWING:	DATE:
CMU	19610	6.7.16, 6.5.16, 6.2.16, 4.21.16

3. HEARING OF CASES

- D. **VARIANCE REQUEST, ED PHILLIPS FOR PHILLIPS SIGN & LIGHTING, 1819-1925 E BIG BEAVER and 3125 JOHN R** – Variances from the Sign Code to allow 1) the installation of two additional 85 square foot ground signs; and 2) enlargement of two existing ground signs to 248 square feet each. The Sign Code allows two ground signs on the property. Variances were previously granted to allow the three existing ground signs.



Legend:

- Tax Parcel
- Aerial
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

533                      0                      267                      533Feet

Scale 1: 3,200

**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: 1819 E BIG BEAVER

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

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-476-015

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

*Approved 1/9/98*

6. APPLICANT INFORMATION:

NAME \_\_\_\_\_  
COMPANY PHILLIPS SIGN & LIGHTING  
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/INSTALLER

8. OWNER OF SUBJECT PROPERTY:

NAME \_\_\_\_\_  
COMPANY TROY SPORTS CENTER  
ADDRESS 1819 E BIG BEAVER  
CITY TROY STATE MI ZIP 48083  
TELEPHONE 248 709 4499  
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, ED PHILLIPS FOR DENNIS BESTICK (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 Ed Phillips DATE 7-14-16

PRINT NAME: ED PHILLIPS

SIGNATURE OF PROPERTY OWNER Dennis Bestick DATE 7-14-16

PRINT NAME: DENNIS BESTICK

*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.**

We are requesting to add only 34.3 square feet to an existing tenant sign. In addition, we are requested two new monuments - Signs at 85.25 square feet each.

Our hardship is lack of signage due to overall size of property.

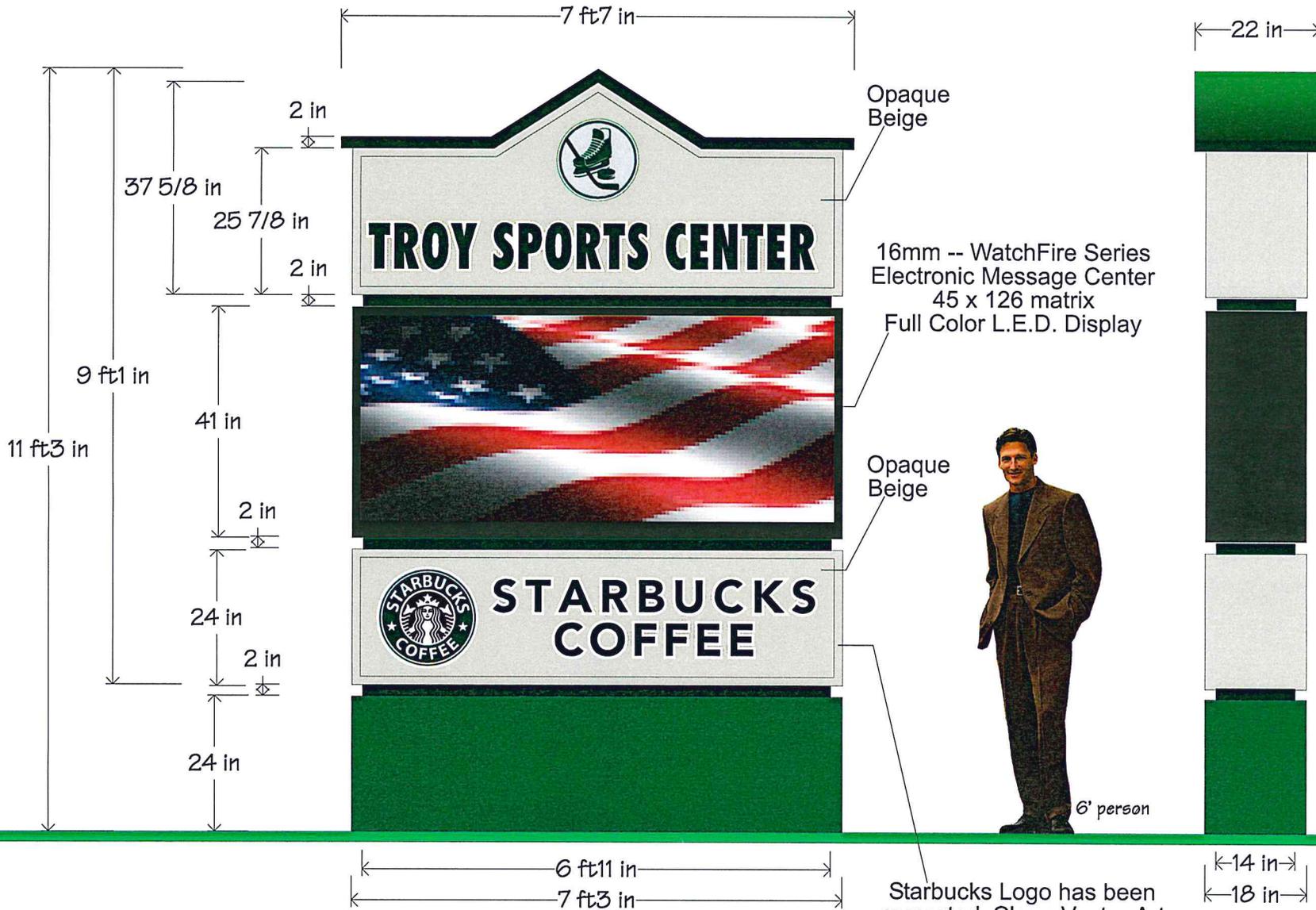
**PHILLIPS SIGN & LIGHTING**  
40920 EXECUTIVE DRIVE  
HARRISON TWP MI 48045-1363  
PHONE 586-468-7110  
FAX 586-468-7441  
www.phillipssign.com

**3 ground signs allowed**  
**5 total proposed**



Item #10: New Monument Sign - QTY 2

135" x 91" = 85.31sf



TOTAL SIGN AREA: 85.25 Sq. Ft.

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: \_\_\_\_\_

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PROJECT: Troy Sports Center

FILE: Troy Sports Center

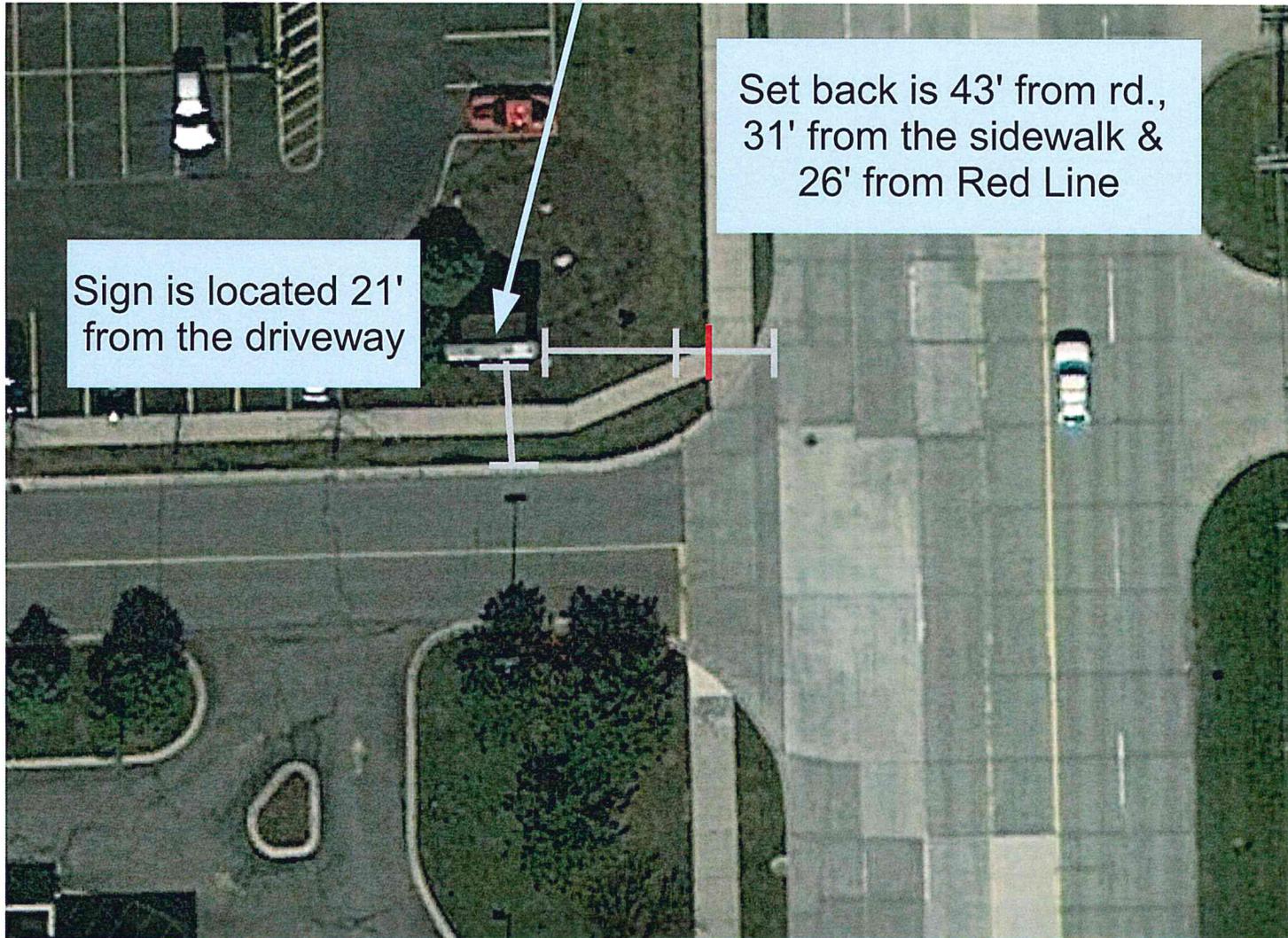
SITE ADDRESS: 1819 E. Big beaver Rd., Troy, MI

ARTIST: KP DATE: 6-1-16 REV: DM 7-5-16



www.phillipssign.com

John R Existing Sign



Sign is located 21'  
from the driveway

Set back is 43' from rd.,  
31' from the sidewalk &  
26' from Red Line

**PHILLIPS SIGN & LIGHTING**  
**40920 EXECUTIVE DRIVE**  
**HARRISON TWP MI 48045-1363**  
PHONE **386-468-7110**  
FAX **386-468-7441**  
[www.phillipsign.com](http://www.phillipsign.com)

Item #7: New Tenant Cabinet

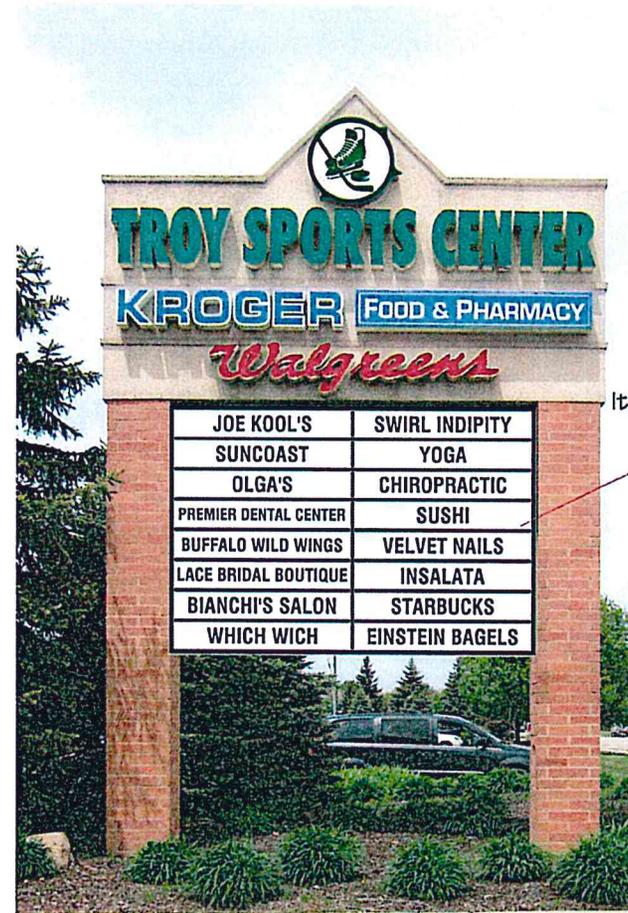
**248.3 sf total**

**85" x 192" = 113.33 sf**

**adding 45.9sf to each sign**

LOCATION: JOHN R. RD. -- NORTH SIDE  
 triangle peak = 9sf

LOCATION: JOHN R. RD. -- SOUTH SIDE



JOE KOOL'S	SWIRL INDIPITY
SUNCOAST	YOGA
OLGA'S	CHIROPRACTIC
PREMIER DENTAL CENTER	SUSHI
BUFFALO WILD WINGS	VELVET NAILS
LACE BRIDAL BOUTIQUE	INSALATA
BIANCHI'S SALON	STARBUCKS
WHICH WICH	EINSTEIN BAGELS

JOE KOOL'S	SWIRL INDIPITY
SUNCOAST	YOGA
OLGA'S	CHIROPRACTIC
PREMIER DENTAL CENTER	SUSHI
BUFFALO WILD WINGS	VELVET NAILS
LACE BRIDAL BOUTIQUE	INSALATA
BIANCHI'S SALON	STARBUCKS
WHICH WICH	EINSTEIN BAGELS

← 5 ft 7 3/4 in →  
 ← 11 ft 9 in →  
 TOTAL SIGN AREA: 94 Sq. Ft.

**189" x 96" = 126sf**

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: \_\_\_\_\_

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PROJECT: Troy Sports Center

FILE: Troy Sports Center

SITE ADDRESS: 1819 E. Big beaver Rd., Troy, MI

ARTIST: KP DATE: 6-1-16 REV: CG 6-2-16



www.phillipssign.com

Big Beaver Existing Sign

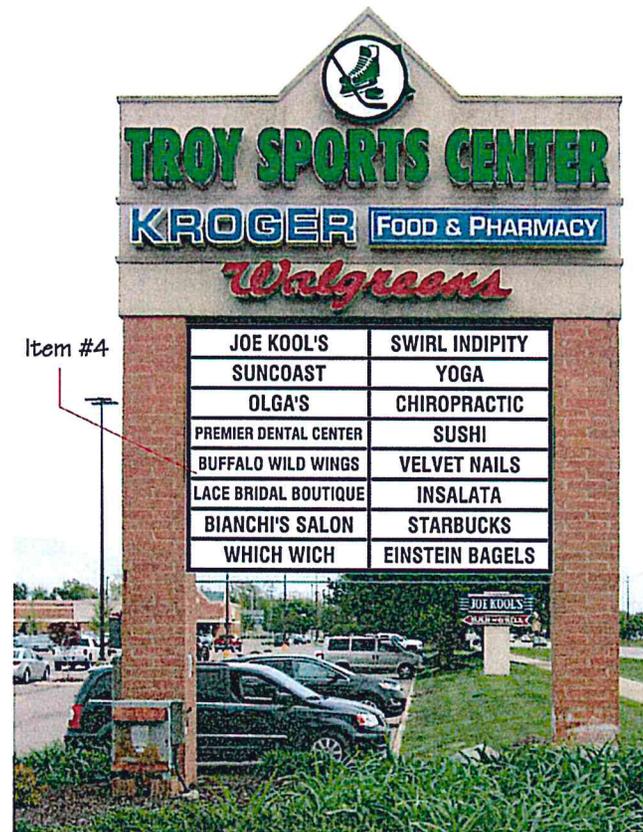


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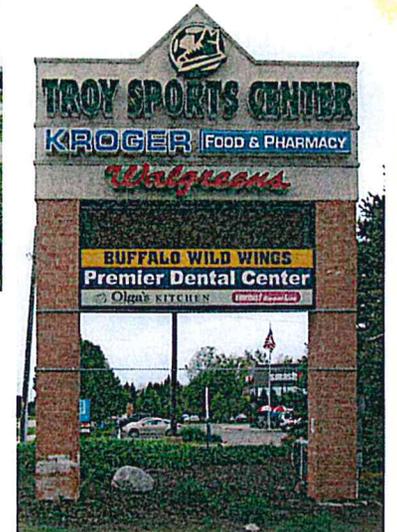
Item #4: New Tenant Cabinet

LOCATION: BIG BEAVER RD. -- EAST SIDE

LOCATION: BIG BEAVER RD. -- WEST SIDE



Existing @ Site



$\leftarrow 5 \text{ ft } 7 \frac{3}{4} \text{ in} \rightarrow$   
 $\leftarrow 11 \text{ ft } 9 \text{ in} \rightarrow$   
 TOTAL SIGN AREA: 94 Sq. Ft.

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: \_\_\_\_\_

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PROJECT: Troy Sports Center

FILE: Troy Sports Center

SITE ADDRESS: 1819 E. Big beaver Rd., Troy, MI

ARTIST: KP DATE: 6-1-16 REV: CG 6-21-16



www.phillipssign.com