



# 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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**November 2, 2016**

**3:00 PM**

**COUNCIL BOARD ROOM**

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1. ROLL CALL
2. APPROVAL OF MINUTES – October 5, 2016
3. HEARING OF CASES
  - A. VARIANCE REQUEST, MALLIK GUDI FOR BIRCHWOOD ESTATES HOMEOWNERS ASSOCIATION, RETENTION POND NEXT TO 2804 BIRCHDALE (Parcel 88-20-24-229-010) – The petitioner is requesting a variance to install a 4 foot high aluminum fence 5 feet into the required front yard. The Fence Code limits the height of front yard fences at this location to 30 inches.  
  
**CHAPTER 83**
  - B. VARIANCE REQUEST, JAKE MEADOWS FOR WILLIAM BEAUMONT HOSPITAL, 44201 DEQUINDRE – A variance from the Sign Code to replace an 89 square foot ground sign with a 148 square foot ground sign. The site currently has numerous signs. The hospital campus site is allowed a total of two signs.  
  
**CHAPTER 85.02.05 C (2) CF 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 October 5, 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

Members Absent

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: Abitheira  
Support by: Anderson

**RESOLVED**, To approve the minutes of the September 7, 2016 Regular meeting as submitted.

Yes: All present (4)  
Absent: Kischnick

**MOTION CARRIED**

3. HEARING OF CASE

A. **VARIANCE REQUEST, CHRISTIAN E. TAZZIA FOR CONTROLLED POWER COMPANY, 1955 STEPHENSON** – A variance to install a stairway chairlift resulting in a 33.75 inch stairway width and a handrail on only one side of the stairway. Section 1009.4 requires a 44 inch minimum width and Section 1009.15 requires handrails on both sides. - **2012 MICHIGAN BUILDING CODE**

Mr. Grusnick clarified for the record the required stairway width for a 50 or less occupancy load is 36 inches; therefore the variance request before the Board is for a 2.25 inch reduction in the width of the stairway.

Present from Controlled Power Company were Christian Tazzia, President, and Jeffrey J. Stumpf, Controller.

There was discussion on:

- Number of stairwells in building (3).
- Chairlift to be installed on north stairwell.
  - Least used stairwell.
  - Exits to factory floor.
- Emergency exit.
  - Center stairway.

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: Abitheira

**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 the Building Code.

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 3:09 p.m.

Respectfully submitted,

\_\_\_\_\_  
Theodore Dziurman, Chair

\_\_\_\_\_  
Kathy L. Czarnecki, Recording Secretary

# BUILDING CODE BOARD OF APPEALS SIGN-IN SHEET

October 5, 2016

NAME (PLEASE PRINT)	ADDRESS
Jeffrey J. Stumpf	1955 Stephenson Hwy, Troy, MI 48083
CHRIS TAZZIA	1955 STEPHENSON HWY, TROY, MI, 48068
NAME (PLEASE PRINT)	ADDRESS

# BUILDING CODE BOARD OF APPEALS MEETING SIGN-IN SHEET

October 5, 2016

3. HEARING OF CASES

- A. **VARIANCE REQUEST, MALLIK GUDI FOR BIRCHWOOD ESTATES HOMEOWNERS ASSOCIATION, RETENTION POND NEXT TO 2804 BIRCHDALE (Parcel 88-20-24-229-010)** – The petitioner is requesting a variance to install a 4 foot high aluminum fence 5 feet into the required front yard. The Fence Code limits the height of front yard fences at this location to 30 inches.

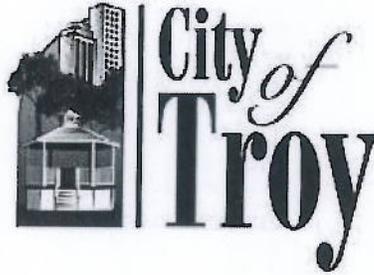
**CHAPTER 83**



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: Rainwater Retention Pond next to 2804,  
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel* Birchdale dr, Troy-48083
2. PROPERTY TAX IDENTIFICATION NUMBER(S): \_\_\_\_\_
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 MALLIK GUDI,  
COMPANY Birchwood Estates Home Owners Association  
ADDRESS 2804 Birchdale dr,  
CITY TROY STATE MI ZIP 48063  
TELEPHONE 248-225-4774  
E-MAIL GUDI-MALLIK@HOTMAIL.COM

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Vice President, Home Owners Association

8. OWNER OF SUBJECT PROPERTY:

NAME Birchwood Estates Home Owners Association  
COMPANY \_\_\_\_\_  
ADDRESS 2804 Birchdale dr  
CITY TROY STATE MI ZIP 48063  
TELEPHONE 248-225-4774  
E-MAIL GUDI-MALLIK@HOTMAIL.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, MALLIK GUDI, VP, Birchwood Estates HOA (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 Mallik Gudi DATE 9/30/2016  
PRINT NAME: MALLIK GUDI

SIGNATURE OF PROPERTY OWNER Mallik Gudi, Vishva Dantuluri DATE 9/30/2016  
PRINT NAME: MALLIK GUDI, VP, Vishva Dantuluri

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.

9/30/16

Dear Birchwood Estates neighbors,

We are submitting a request to the City of Troy, for a permit to install a 4' Black colored Aluminum fence around the rain water retention pond in our neighborhood.

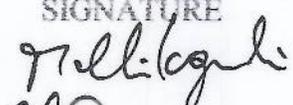
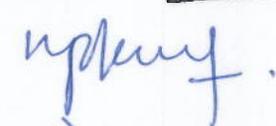
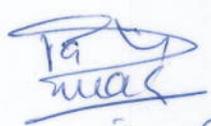
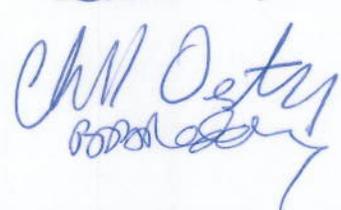
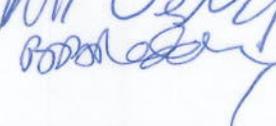
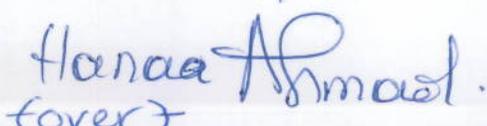
We request you to write your name, address and sign below, to show that you have no objection to install the fence and you support this decision.

Your signatures may expedite the City's approval process.

Thank you  
Birchwood Estates Home Owners Association

Viswa Dantuluri  
President  
2804 Birchdale dr, Lot#10  
Troy, MI 48083  
(248) 817-6929

Mallik Gudi  
Vice President  
2820 Birchdale dr, Lot#9  
Troy, MI 48083  
(248) 528-6665

NAME	ADDRESS	SIGNATURE
MALLIK GUDI	2820 Birchdale Dr	
Viswa Dantuluri	2804 Birchdale Dr	
Nagesh Kulkarni Sindhu Navr	2799 Birchdale Dr.	
Nagarajam Eswara	2815 Birchdale Dr.	
Vijay Nanaware	2847 " "	
Rameesh Ramiah	2852 Birchdale Dr	
Balakrishna Chiata	2831 Birchdale Dr	
Christopher Oesterling	3928 Wardlow Ct.	
RAJESH BYREDDY	3912 Wardlow Ct	
Hanana Ahmad	3944 Wardlow	

Bharat Gupta

2863 Birchdale Dr.

#44

MURSHED ALAM

2783 Birchdale Dr.

*[Signature]*

Syed<sup>M</sup> Hussain, 2767 Birchdale Dr.

SL

We request you to write your name, address and sign below, to show that you have no objection to recall the track and you support this decision.

Your signature may expedite the City's approval process.

Thank you

Homeowners Association

Maille Gail  
Vice President  
2850 Birchdale Dr. Lobby  
Troy, MI 48063  
(313) 528-0962

Vincent Lombardi  
President  
2804 Birchdale Dr. Lobby  
Troy, MI 48063  
(313) 817-8939

SIGNATURE

ADDRESS

NAME

*[Signature]*

2863 Birchdale Dr.

Maille Gail

*[Signature]*

2783 Birchdale Dr.

*[Signature]*

2767 Birchdale Dr.

*[Signature]*

2850 Birchdale Dr.

*[Signature]*

2804 Birchdale Dr.

*[Signature]*

2804 Birchdale Dr.

*[Signature]*

2850 Birchdale Dr.

*[Signature]*

2804 Birchdale Dr.

*[Signature]*

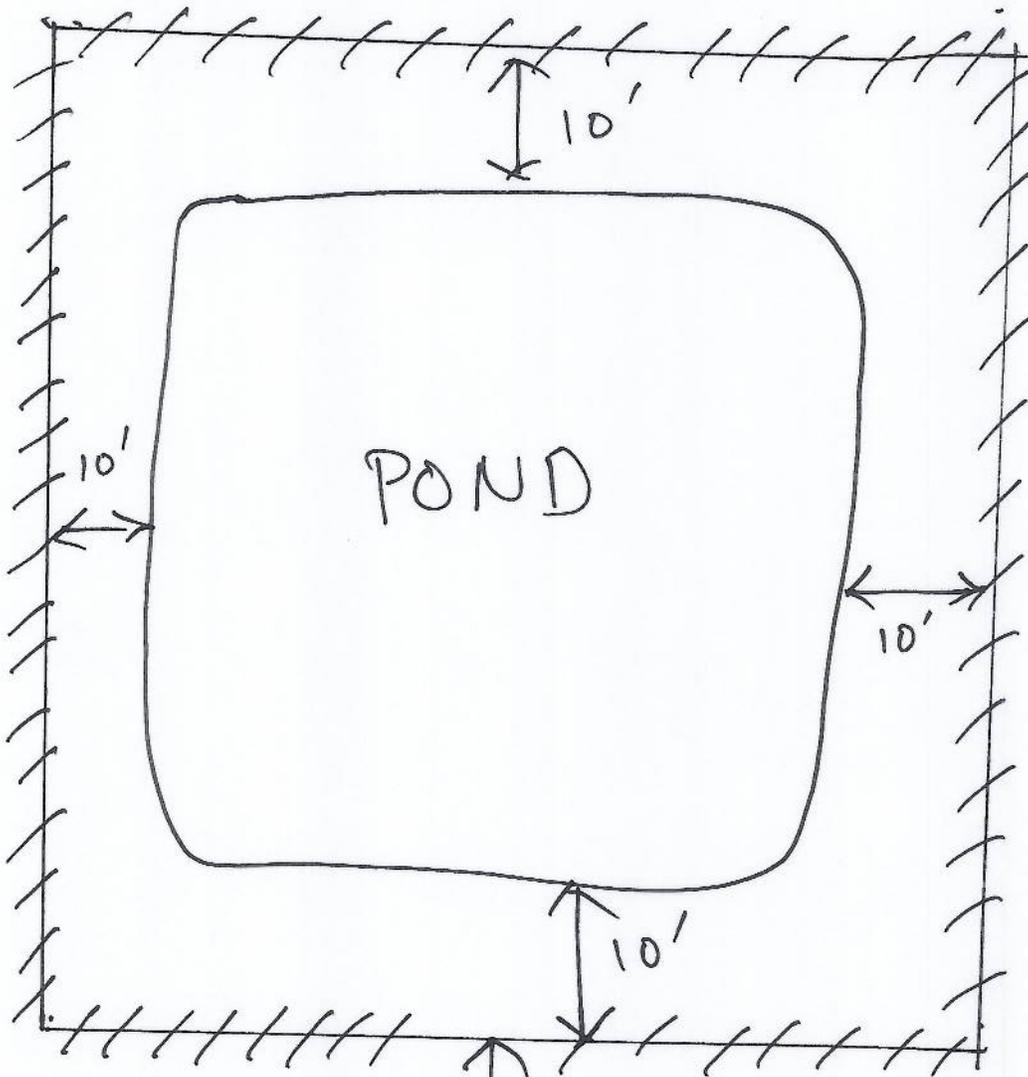
2804 Birchdale Dr.

*[Signature]*

2804 Birchdale Dr.

COVER 2

4' Aluminium Black Fence



25'

← Side Walk →

← Birchdale dr →

The city code requires having at least 30' easement from the edge of the sidewalk to the fence. But we only have total 35' from the sidewalk to the edge of the storm water retention pond.

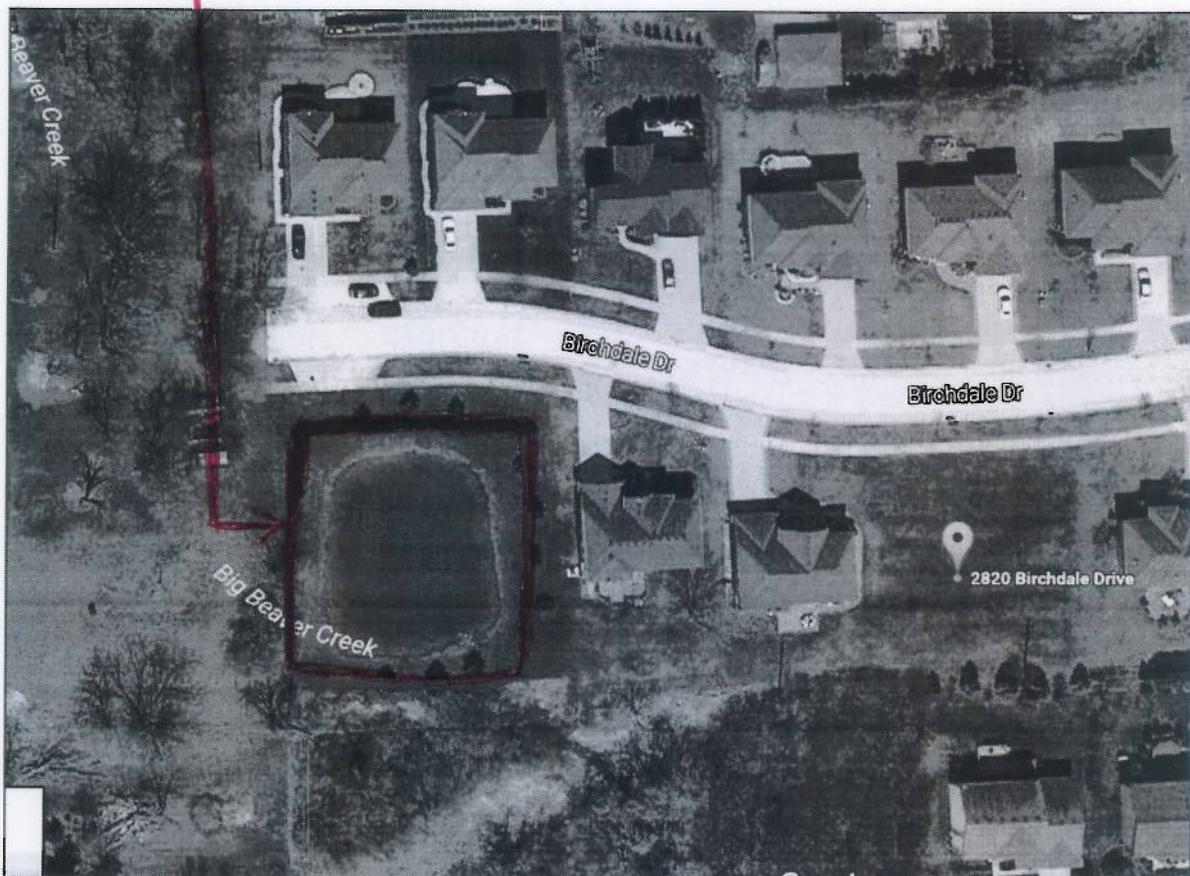
We would like to install the fence 10' away from the edge of the pond. This will allow us to operate the landscape maintenance equipment safely.

This will result in to 25' of easement from the fence to the edge of the sidewalk, causing a deviation from the City code requirement of 30'.

We are requesting the council to consider the following facts in the review and approve our permit request.

- We are installing the fence for the safety of neighborhood residents
- We want to leave 10' of clearance between the pond and the fence for the safety of the landscaper.
- The fence will be installed around the sub-division where there is no current or planned residential property.
- The land between the street and the pond has a steep grade. Once the fence is installed it will be at a low level from the street making it barely visible.
- Included are the signatures from neighbors that are in support of the fence installation.

#### Satellite view of the Property





**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 # \_\_\_\_\_

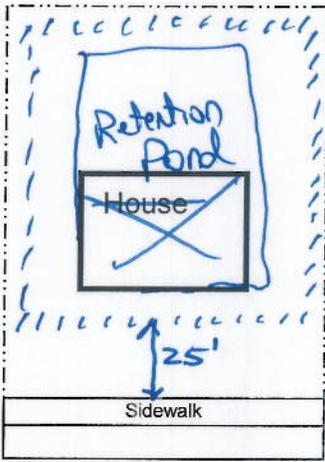
**FENCE**

Date: \_\_\_\_\_

<b>Project Information</b>	Job Address: <u>88-20-24-229-010 - vacant</u> Suite # _____	
	Lot: _____ Subdivision: <u>Birchwood Estates</u>	
	Owner: <u>Birchwood Estates H.O.</u> Phone: _____	
	Work to be Performed: <input type="checkbox"/> New <input type="checkbox"/> Move <input type="checkbox"/> Repair <input type="checkbox"/> Res. <input type="checkbox"/> Comm. <input type="checkbox"/> Ind.	
<b>Applicant Information</b>	Name: <u>Kimberly Fence</u> Phone: <u>586 9202014</u> Fax: _____	
	Address: <u>6470 E 9 Mile</u> City: <u>Warren</u> State: <u>Mi</u> Zip: <u>48091</u>	
	Email: _____	
	<input type="checkbox"/> 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.  
 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			<u>4</u>		
NO. OF FEET			<u>396</u>		
PERMIT FEE	<input 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 \_\_\_\_\_  
 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 \_\_\_\_\_



www.troymi.gov

# 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 # RECEIVED

SEP 20 2016

CITY OF TROY  
 BUILDING DEPT.

FENCE

Date: 9-16

*PF 2016 - 0197*

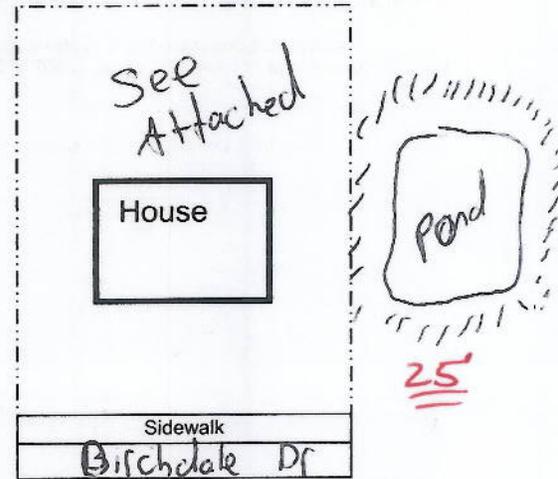
Project Information	Job Address: <u>2804 Bischdale Dr.</u> Suite # _____
	Lot: _____ Subdivision: _____
	Owner: <u>Mallik Gudi</u> Phone: <u>248-225-4774</u>
Work to be Performed: <input checked="" type="checkbox"/> New <input type="checkbox"/> Move <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Res. <input type="checkbox"/> Comm. <input type="checkbox"/> Ind.	
Applicant Information	Name: <u>Kimberly Fence &amp; Supply</u> Phone: <u>586-920-2014</u> Fax: <u>586-510-4939</u>
	Address: <u>6470 E 9 Mile Rd</u> City: <u>Warren</u> State: <u>MI</u> Zip: <u>48091</u>
	Email: <u>Sales@kimberlyfence.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.  
 Indicate the number of feet for each portion of fence.

Type, height, and lineal feet of material to be used:					
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Symbols:	000000	xxxxx	///////	□□□□	-----
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 Corner Lot   
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Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ Notary Public, \_\_\_\_\_ County, Michigan  
 My commission expires \_\_\_\_\_

JOB SKETCH

BILL TO:

MALLIK GUDI  
C-248-225-4774  
2804 BIRCHDALE DR  
TROY, MI 48083

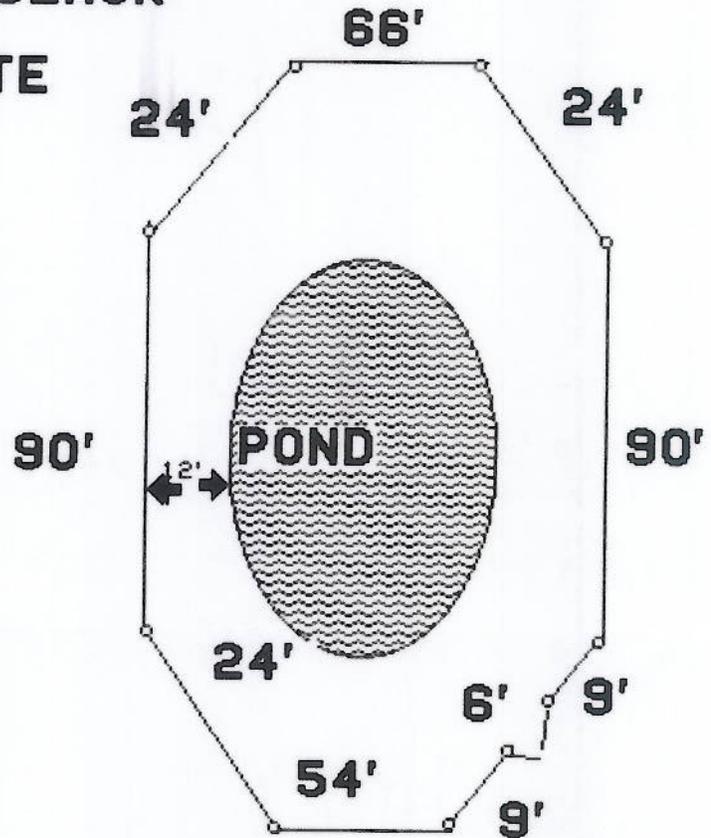
SHIP TO:

E-GUDI\_MALLIK@HOTMAIL.COM

404.08' 48" high / 72" wide RES. ELITE EFF-20 BLACK 3 RAIL ECHELON PANEL Fencing

**4' ELITE ALUMINUM BLACK  
POOL FENCE  
SELF CLOSING GATE  
HARDWARE**

**BIRCHDALE  
2804**



3. HEARING OF CASES

- B. **VARIANCE REQUEST, JAKE MEADOWS FOR WILLIAM BEAUMONT HOSPITAL, 44201 DEQUINDRE** – A variance from the Sign Code to replace an 89 square foot ground sign with a 148 square foot ground sign. The site currently has numerous signs. The hospital campus site is allowed a total of two signs.

**CHAPTER 85.02.05 C (2) CF Zoning District**



833 0 417 833Feet



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.

Date: 10-05-16

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 relocation and a square footage variance for the existing ground sign found at the Emergency Center entrance at Beaumont, Troy. The existing ground sign is currently located on the North side of the Emergency Center entrance and is difficult to see for South bound traffic on Dequindre Rd. due to the vegetation found on the North side of the drive. With this request we would like to move the sign to the South side of the Emergency Center entrance to increase visibility. While doing so we would also like to request an additional 55.32 square feet of signage to allow for directional signage to the Mocerri Learning Center to be added and for the sign to be constructed in a similar size to the three other entrance signs found on the Troy and Sterling Heights campuses.

- The square footage of the existing Emergency Center entrance ground sign is 88.68sf.
- The proposed square footage for the new, relocated Emergency Center ground sign is 144sf.
- For reference the square footage of the existing, West Campus, South Drive ground sign is 144sf.

With this effort we are also adding ground signs and a new entrance sign above the Learning Center Entrance however none of these signs will be visible from the road. Attached in the following documents you will find a recent sign survey showing the existing and proposed signs along with an overall site plan showing the relocated sign at the Emergency Center entrance (Location # 1). Also included in the site plan are the right of way lines and the location of the proposed Emergency Center entrance ground sign. Construction details for the sign itself are also included in the package.

The installation of the new ground 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 hope the above and attached provides the information needed to consider the variance request. Thank you for your time and review of the enclosed documentation.

Sincerely,



Jake Meadows  
Program Leader  
Beaumont Health

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

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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: 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 Variance Request and Relocation Request
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 Beaumont Hospital  
ADDRESS 44201 Dequindre Rd  
CITY Troy STATE MI ZIP 48085  
TELEPHONE Office - 248-964-9929, Mobile - 586-747-7467  
E-MAIL jacob.meadows@beaumont.org

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

8. OWNER OF SUBJECT PROPERTY:

NAME Jake Meadows  
COMPANY Beaumont Hospital  
ADDRESS 44201 Dequindre Rd  
CITY Troy STATE MI ZIP 48085  
TELEPHONE 248-964-5000  
E-MAIL jacob.meadows@beaumont.org

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.

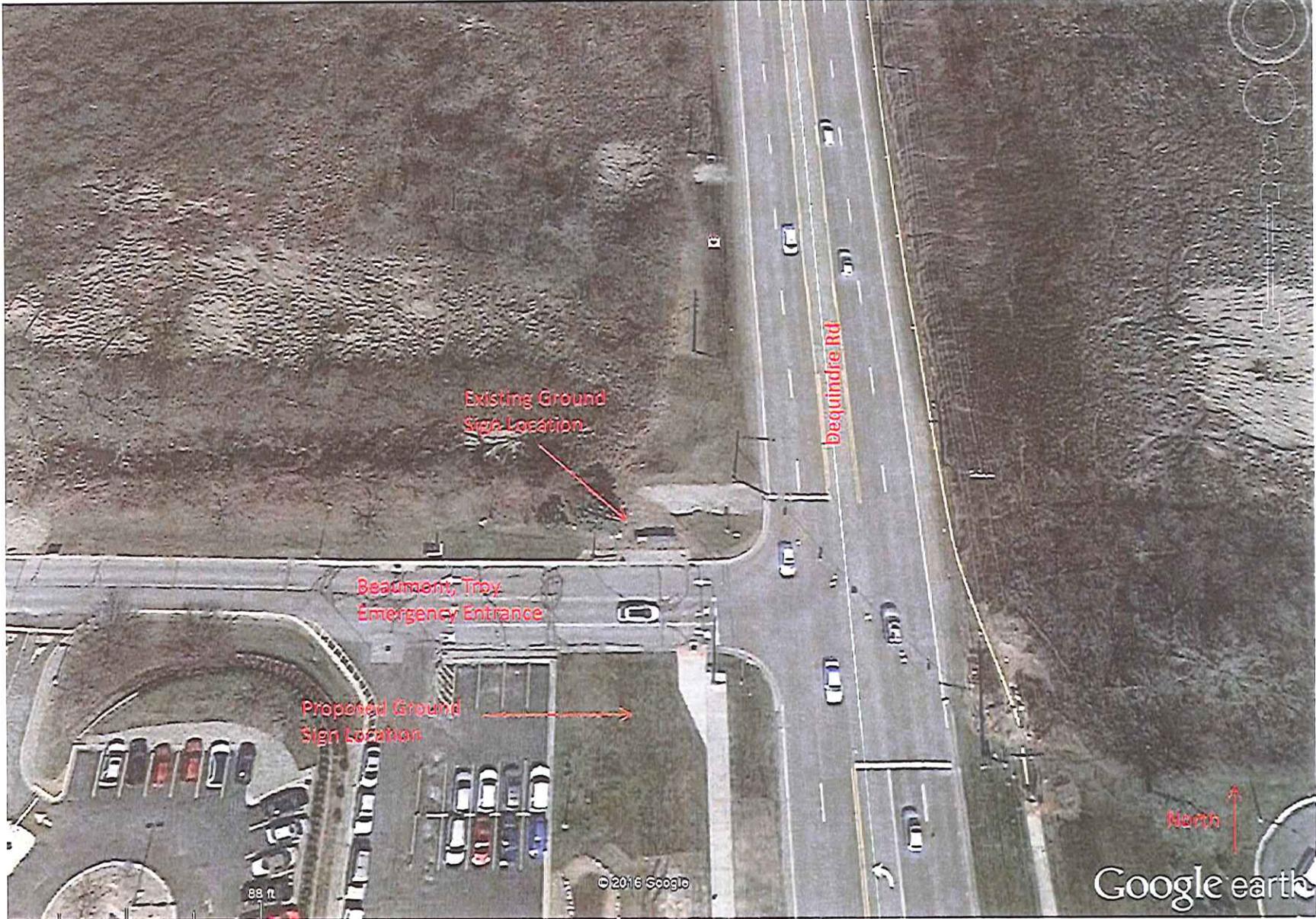
I, Jake Meadows (PROPERTY OWNER), HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

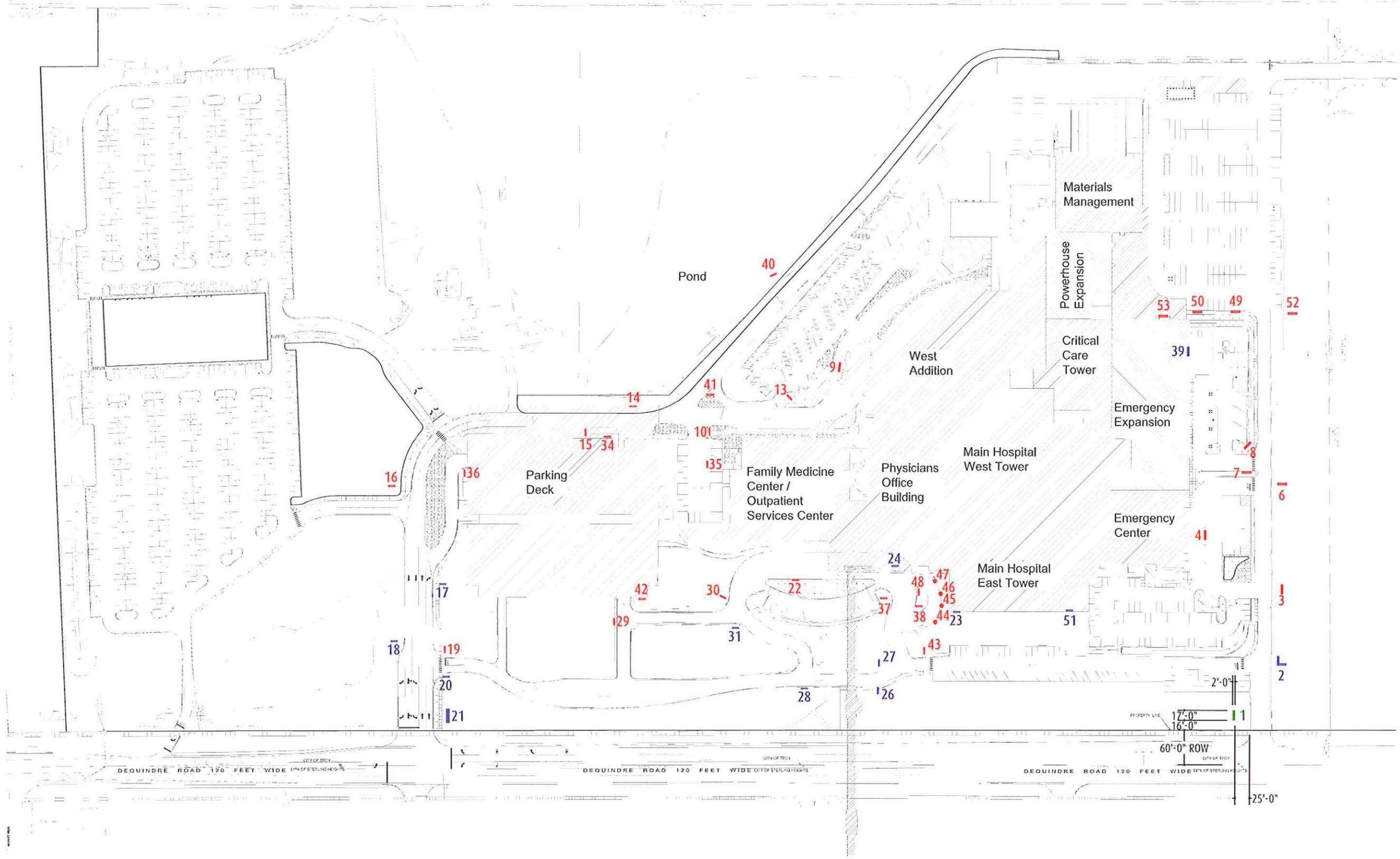
SIGNATURE OF APPLICANT  DATE 09.30.16  
PRINT NAME: Jake Meadows

SIGNATURE OF PROPERTY OWNER  DATE 09.30.16  
PRINT NAME: Jake Meadows

*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.*





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

Project: Exterior Signage Survey	
Location: Beaumont Hospital - Troy	
Date: 10/5/16	
Scale: 3/8" = 60'	Drawn By: AD

- Key
- Proposed • Visible from Road
  - Existing • Not Visible from Road
  - Existing • Visible from Road

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.

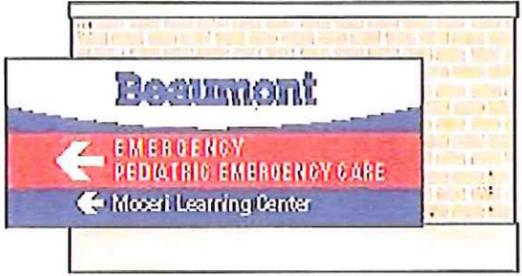
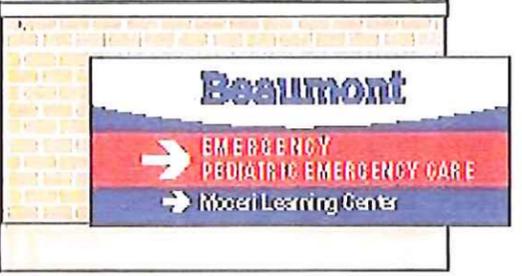
## Beaumont Hospital - Troy Exterior Sign Audit

Location	Planned Action	Existing Sign Illuminated?	Existing Sign				Proposed New/Replacement Sign (If Applicable)					
			Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.	
1	Sign To Be Replaced	Yes	Double Faced	68" x	201"	88.68	Yes	Double Faced	104.5	x	204	144

**Notes**  
Sign is visible from the road. Existing sign to be removed. New sign to be relocated to opposite side of drive. New sign is + 19.5 square feet.

**Visible From Road**  
 Yes  No

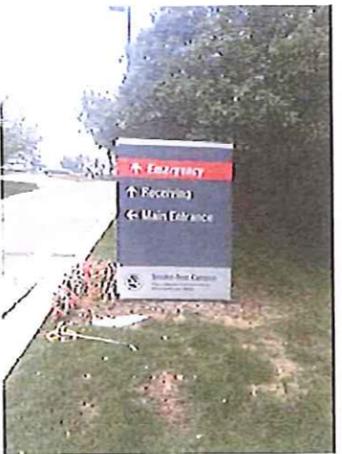


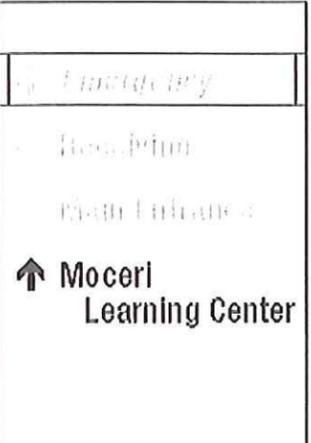
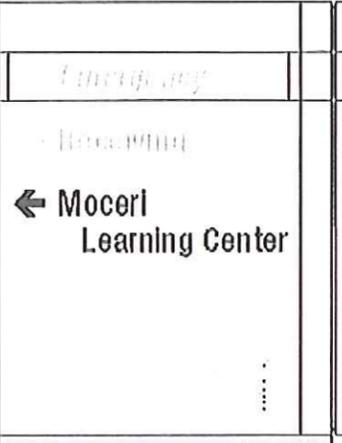



2	Sign To Remain As Is	Yes	Double Faced	78" x	126"	68.25						
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**Notes**  
"L" shaped sign, visible from the road. Adding vinyl graphics to existing sign faces.

**Visible From Road**  
 Yes  No



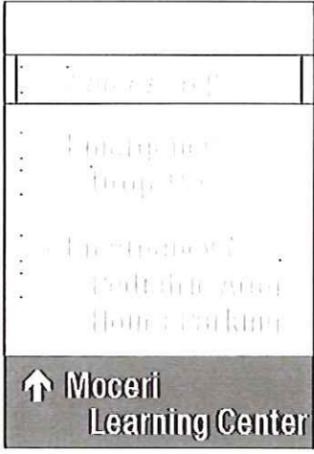
**104.5" x 204" = 148.04 sq ft.**

**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"	60"	30.83					
<b>Notes</b> 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.											
<b>Visible From Road</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No											

4	Sign To Remain As Is	Yes	Single Faced	60"	288"	120					
<b>Notes</b> Sign is not visible from the road.											
<b>Visible From Road</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No											

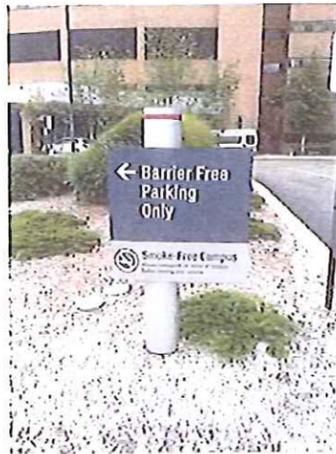
Beaumont Hospital - Troy  
Exterior Sign Audit

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"	58"	33.03					
<p><b>Notes</b></p> <p>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.</p> <p>Sign is not visible from the road. Adding vinyl graphics to (1) face.</p> <p><b>Visible From Road</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>											
7	Sign To Remain As Is	Yes	Double Faced	78"	60"	32.5					
<p><b>Notes</b></p> <p>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.</p> <p>Sign is not visible from the road.</p> <p><b>Visible From Road</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>											

**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"	60"	7.5					
<b>Notes</b> 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.  <b>Visible From Road</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No											
9	Sign To Remain As Is	Yes	Single Faced	24"	186"	31					
<b>Notes</b> 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.  <b>Visible From Road</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No											

**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.
<b>10</b>	Sign To Remain As Is	No	Double Faced	32.5"	33.75"	7.62					
<p><b>Notes</b> 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.</p> <p>Sign is not visible from the road.</p> <p><b>Visible From Road</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>											
<b>13</b>	Sign To Remain As Is	No	Single Faced	32.5"	33.75"	7.62					
<p><b>Notes</b> 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.</p> <p>Sign is not visible from the road.</p> <p><b>Visible From Road</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>											

Beaumont Hospital - Troy  
Exterior Sign Audit

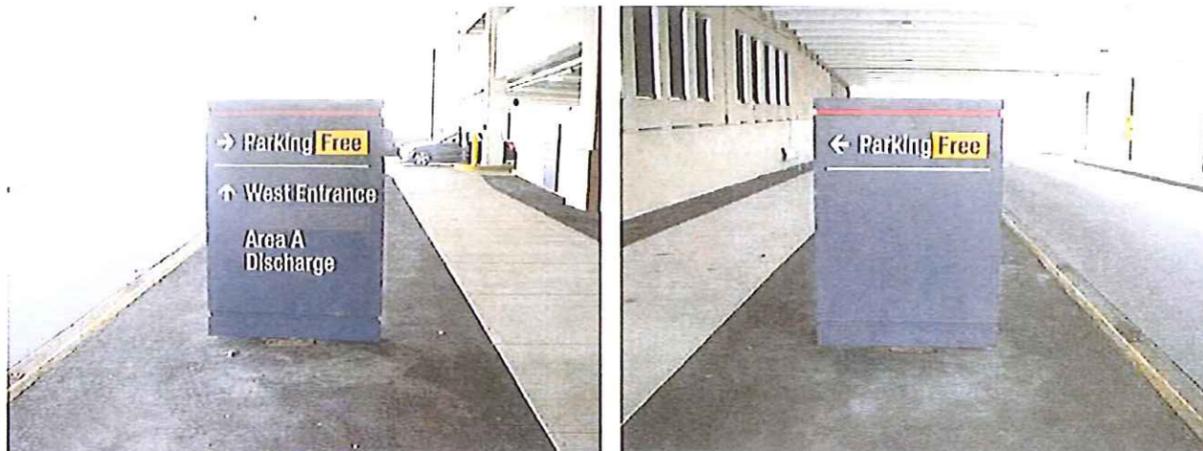
Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
14	Sign To Remain As Is	Yes	Single Faced	82"	58"	33.03					

Notes  
Sign is not visible from the road.  
Visible From Road  
 Yes  No

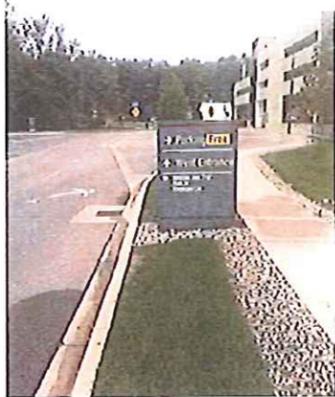


15	Sign To Remain As Is	No	Double Faced	72"	54"	27					
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Notes  
Per City Ordinance: Sign Permits shall not be required for signs that are not visible from any adjacent right-of-way which do not exceed thirty-six square feet.  
Sign is not visible from the road.  
Visible From Road  
 Yes  No



**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.
<b>16</b>	Sign To Remain As Is	No	Single Faced	83.5"	33.75"	19.57					
<p><b>Notes</b></p> <p>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.</p> <p>Sign is not visible from the road.</p> <p><b>Visible From Road</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>											
<b>17</b>	Sign To Remain As Is	Yes	Single Faced	72"	54"	27					
<p><b>Notes</b></p> <p>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.</p> <p>Sign is visible from the road.</p> <p><b>Visible From Road</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>											

**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.
<b>18</b>	Sign To Remain As Is	Yes	Double Faced	72"	54"	27					
<p><b>Notes</b> 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.</p> <p><b>Visible From Road</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>											
<b>19</b>	Sign To Remain As Is	No	Single Faced	32.5"	33.75"	7.62					
<p><b>Notes</b> 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.</p> <p><b>Visible From Road</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>											

**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					

**Notes**

Sign is visible from the road.

**Visible From Road**

Yes  No



21	Sign To Remain As Is	Yes	Double Faced	104.5	x 204	144					
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**Notes**

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

Sign is visible from the road.

**Visible From Road**

Yes  No



**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.

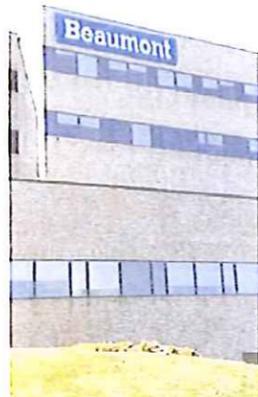
22	Sign To Remain As Is	Yes	Single Faced	29"	x 240"	48.33					
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Notes  
Sign is visible from the road.  
Visible From Road  
 Yes  No



23	Sign To Remain As Is	Yes	Single Faced	72"	x 360"	180					
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Notes  
Sign is visible from the road.  
Visible From Road  
 Yes  No



**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.

**Visible From Road**

Yes  No



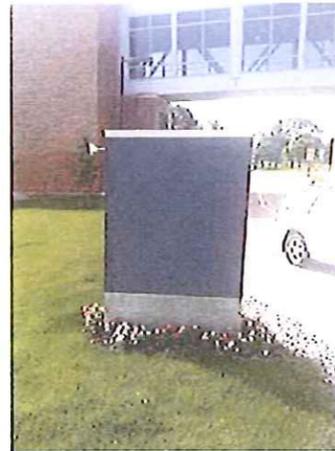
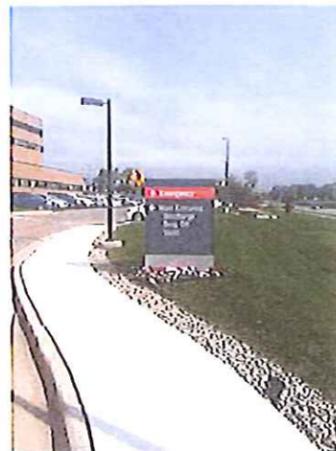
26	Sign To Remain As Is	No	Single Faced	82'	x 58"	33.03					
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**Notes**

Sign is visible from the road.

**Visible From Road**

Yes  No



**Beaumont Hospital - Troy**  
Exterior Sign Audit

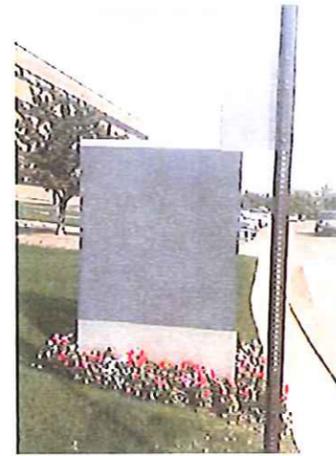
Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
27	Sign To Remain As Is	No	Single Faced	82"	x 58"	33.03					

**Notes**

Sign is visible from the road.

**Visible From Road**

Yes  No



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

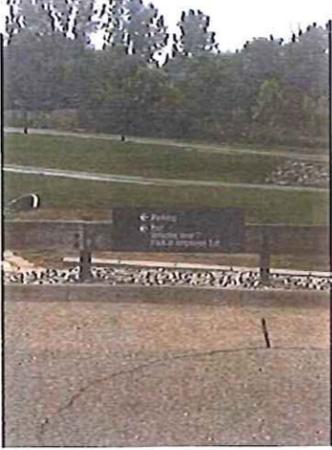
Sign is visible from the road.

**Visible From Road**

Yes  No



**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.
<u>29</u>	Sign To Remain As Is	No	Single Faced	18"	52"	6.5					
<p><b>Notes</b></p> <p>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.</p> <p>Sign is not visible from the road.</p> <p><b>Visible From Road</b></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>											
<u>30</u>	Sign To Remain As Is	No	Single Faced	65"	33.75"	15.23					
<p><b>Notes</b></p> <p>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.</p> <p>Sign is not visible from the road.</p> <p><b>Visible From Road</b></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		 									

## 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.
<u>31</u>	Sign To Remain As Is	Yes	Single Faced	82'	58"	33.03					
<p><b>Notes</b></p> <p>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.</p> <p>Sign is visible from the road.</p> <p><b>Visible From Road</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>											
											
<u>34</u>	Sign To Remain As Is	No	Single Faced	63"	48"	21					
<p><b>Notes</b></p> <p>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.</p> <p>This sign is not visible from the road.</p> <p><b>Visible From Road</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>											
											

**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.
<b>35</b>	Sign To Remain As Is	No	Single Faced	26"	48"	8.67					
<p><b>Notes</b></p> <p>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.</p> <p>This sign is not visible from the road.</p> <p><b>Visible From Road</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>											

<b>36</b>	Sign To Remain As Is	No	Single Faced	63"	48"	21					
<p><b>Notes</b></p> <p>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.</p> <p>This sign is not visible from the road.</p> <p><b>Visible From Road</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>											

**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.
<b>37</b>	Sign To Remain As Is	No	Single Faced	65"	33.75"	15.23					
<p><b>Notes</b></p> <p>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.</p> <p>This sign is not visible from the road.</p> <p><b>Visible From Road</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>											
<b>38</b>	Sign To Remain As Is	No	Single Faced	65"	33.75"	15.23					
<p><b>Notes</b></p> <p>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.</p> <p>This sign is not visible from the road.</p> <p><b>Visible From Road</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>											

**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	72"	x 360"	180					

**Notes**

Sign is visible from the road.

**Visible From Road**

Yes  No



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

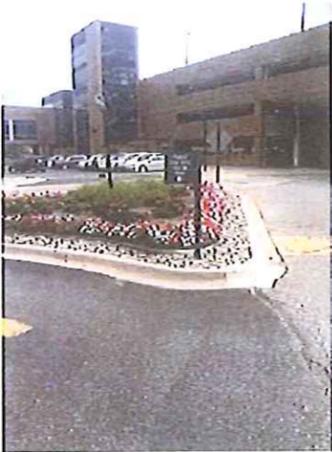
Sign is not visible from the road.

**Visible From Road**

Yes  No



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"	18"	2.25					
Notes		Sgin is not visible from the road.									
Visible From Road		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
											
42	Sign To Remain As Is	No	Single Faced	36"	36"	9					
Notes		Sign is not visible from the road.									
Visible From Road		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
											

**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.
<b>43</b>	Sign To Remain As Is	No	Single Faced	30"	24"	5					

**Notes**

This sign is not visible from the road.

**Visible From Road**

Yes  No



<b>44</b>	Sign To Remain As Is	No	Single Faced	18"	18"	2.25					
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**Notes**

This sign is not visible from the road.

**Visible From Road**

Yes  No



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"	18"	2.25					

Notes

This sign is not visible from the road.

Visible From Road

Yes  No



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

This sign is not visible from the road.

Visible From Road

Yes  No



**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"	18"	2.25					

**Notes**  
This sign is not visible from the road.  
**Visible From Road**  
 Yes  No



48	Sign To Remain As Is	No	Single Faced	30"	24"	5					
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**Notes**  
This sign is not visible from the road.  
**Visible From Road**  
 Yes  No



**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.
<u>49</u>	Sign To Remain As Is	No	Single Faced	18"	60"	7.5					
Notes		This sign is not visible from the road.									
Visible From Road		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
											
<u>50</u>	Sign To Remain As Is	No	Single Faced	18"	60"	7.5					
Notes		This sign is not visible from the road.									
Visible From Road		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
											

**Beaumont Hospital - Troy**  
Exterior Sign Audit

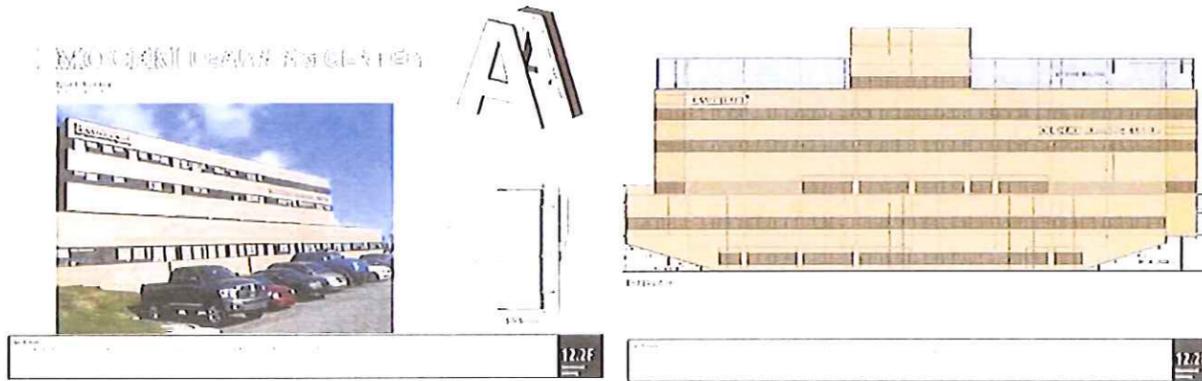
Location	Planned Action	Existing Sign					Proposed New/Replacement Sign (If Applicable)				
		Illuminated?	Faces	Height	Width	Sq. Ft.	Illuminated?	Faces	Height	Width	Sq. Ft.
51	Sign To Remain As Is	Yes	Single Faced	36	x 650	162.5					

**Notes**

Sign is visible from the road.

**Visible From Road**

Yes  No



52 New Sign

**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.

**Visible From Road**

Yes  No

No Single Faced 18 x 60 7.5



**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.
53	New Sign						Yes	Single Faced	47	x 292.125	95.35

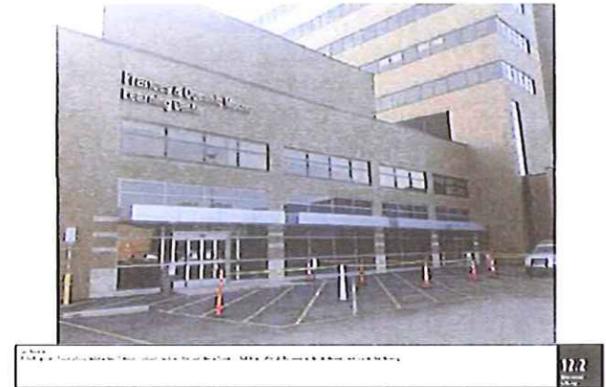
**Notes**

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.

**Visible From Road**

Yes  No

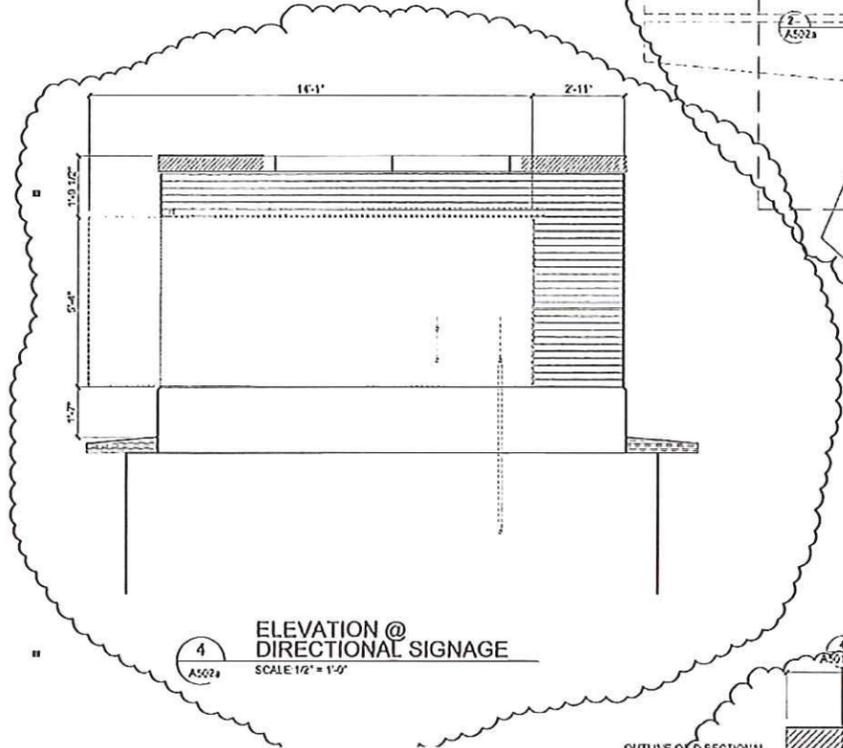


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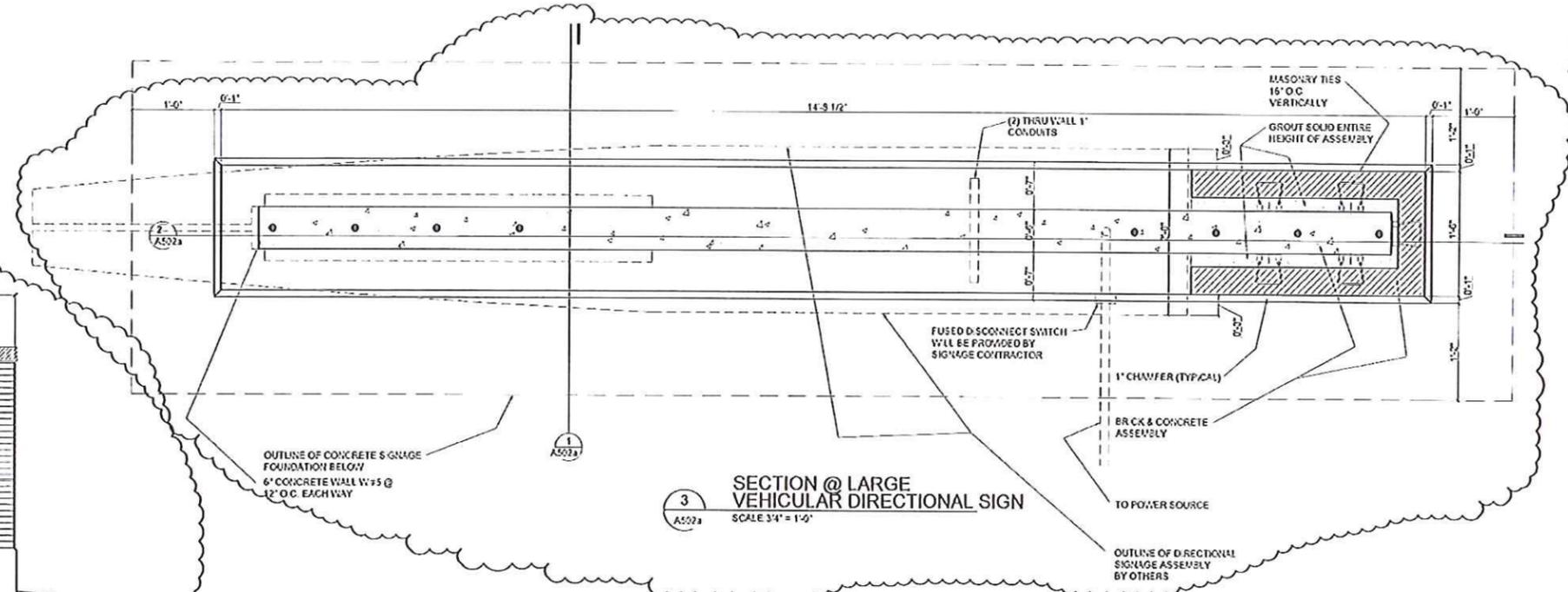
	Visible From Road	Non-Visible From Road
Existing Square Footage	1,022.35	599.96
Proposed New Square Footage	55.32	102.85
<b>Total Square Footages</b>	<b>1,077.67</b>	<b>702.81</b>
Original Square Footage	1,622.31	
Total Proposed Signage	158.17	
<b>Grand Total</b>	<b>1,780.48</b>	

Sign Construction Details

104.5"x 204" = 148 sf

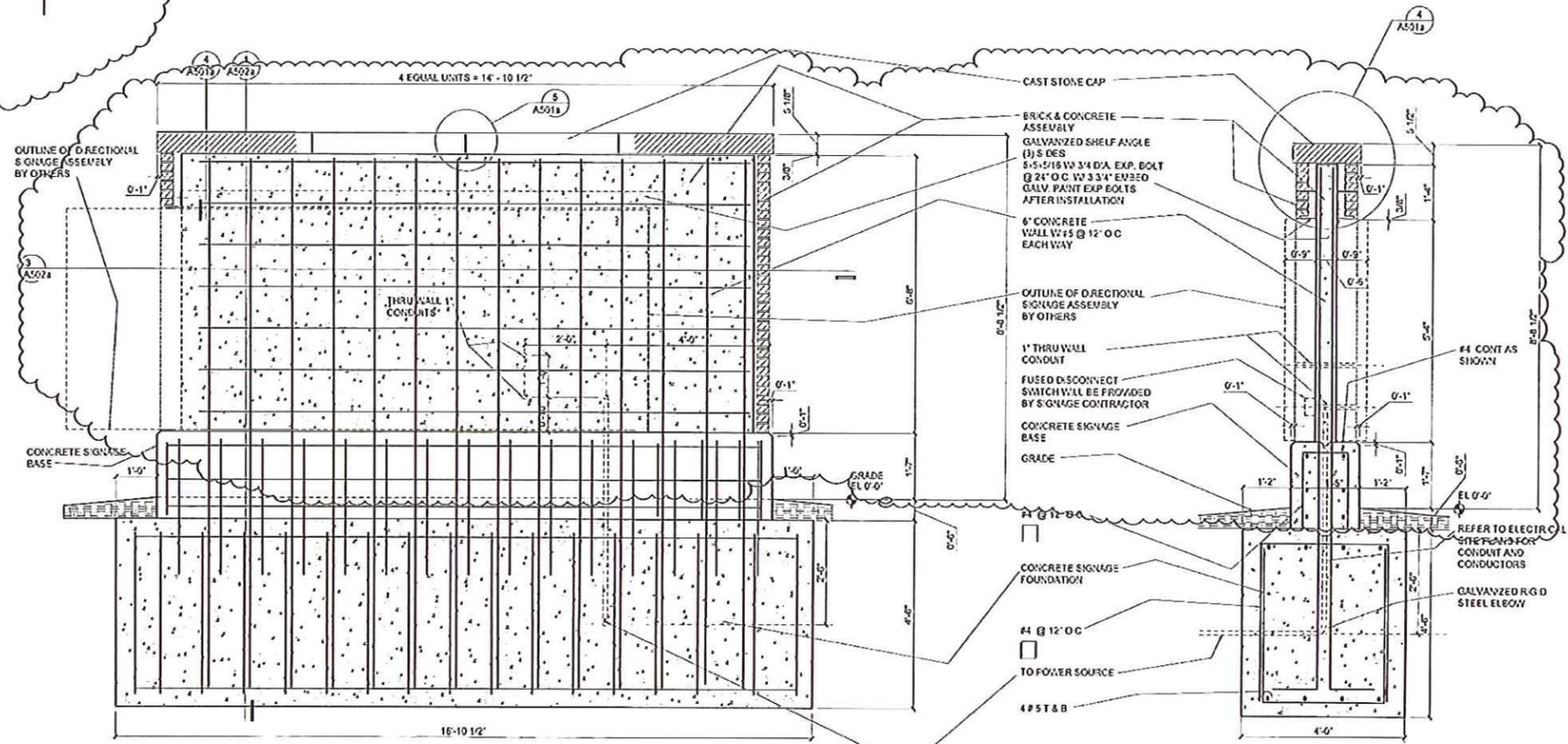


ELEVATION @  
DIRECTIONAL SIGNAGE  
SCALE 1/2" = 1'-0"



SECTION @ LARGE  
VEHICULAR DIRECTIONAL SIGN  
SCALE 3/4" = 1'-0"

REFERENCE GENERAL NOTES  
ON DRAWING A501a



SECTION @ LARGE  
VEHICULAR DIRECTIONAL SIGN  
SCALE 3/4" = 1'-0"

SECTION @ LARGE  
VEHICULAR DIRECTIONAL SIGN  
SCALE 3/4" = 1'-0"