



BUILDING CODE BOARD OF APPEALS REGULAR MEETING AGENDA

500 W. Big Beaver
Troy, MI 48084
(248) 524-3344
www.troymi.gov
planning@troymi.gov

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

December 7, 2016

3:00 PM

COUNCIL BOARD ROOM

1. ROLL CALL
2. APPROVAL OF MINUTES – November 2, 2016
3. HEARING OF CASE
 - A. **VARIANCE REQUEST, ALAN STRONG FOR GALLAGHER-KAISER CORP, 777 CHICAGO** – To allow the installation of a second wall sign measuring 400 square feet, where the Sign Code allows only one wall sign.

CHAPTER 85.02.05 C (3) (a)

4. COMMUNICATIONS
5. PUBLIC COMMENT
6. MISCELLANEOUS BUSINESS
 - A. 2017 MEETING DATES
7. ADJOURNMENT

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

Chair Dziurman called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on November 2, 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: Schuster

RESOLVED, To approve the minutes of the October 5, 2016 Regular meeting as submitted.

Yes: All present (4)
Absent: Kischnick

MOTION CARRIED

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.

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

The applicant Mallik Gudi was present. Mr. Gudi is the Vice President of Birchwood Estates Homeowners Association.

The homeowners association is responsible for maintenance of the retention pond and would be responsible for maintenance of the fence should the variance be granted.

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

Moved by: Anderson

Support by: Abitheira

RESOLVED, To grant the variance as requested for Parcel 88-20-24-229-010, 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 (4)

Absent: Kischnick

MOTION CARRIED

- 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.

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

The applicant Jake Meadows of Beaumont Hospital 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 85.

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 3:15 p.m.

Respectfully submitted,

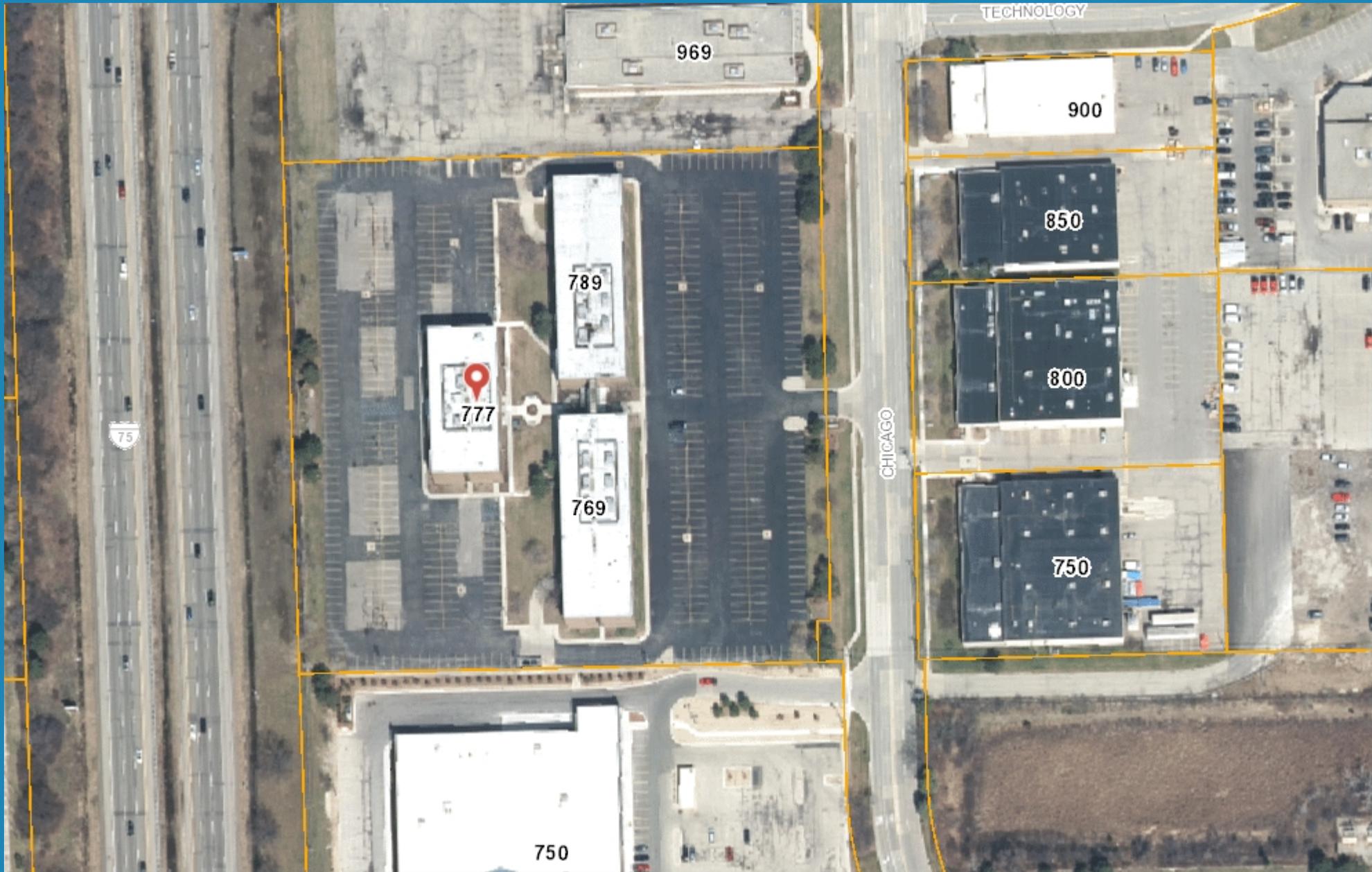
Theodore Dziurman, Chair

Kathy L. Czarnecki, Recording Secretary

3. HEARING OF CASE

- A. VARIANCE REQUEST, ALAN STRONG FOR GALLAGHER-KAISER CORP, 777 CHICAGO – To allow the installation of a second wall sign measuring 400 square feet, where the Sign Code allows only one wall sign.

CHAPTER 85.02.05 C (3) (a)



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



City of
Troy

RECEIVED
OCT 21 2016
FEE \$50
PLANNING

NOTICE TO THE APPLICANT

REGULAR MEETINGS OF THE BUILDING CODE BOARD OF APPEALS ARE HELD ON THE FIRST WEDNESDAY OF EACH MONTH AT 3:00 P.M. AT CITY HALL.

PLEASE FILE A COMPLETE APPLICATION, TOGETHER WITH THE APPROPRIATE FEE, **NOT LESS THAN TWENTY-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: 777 CHICAGO Rd.
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-35-201-066
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:
SIGN CODE: (CHAPTER 85) 85.02.05, C3a
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 ALAN STRONG
COMPANY GALLAGHER - KAISER Corp.
ADDRESS 777 Chicago Rd.
CITY Troy STATE MI ZIP 48083
TELEPHONE 313-368-3100
E-MAIL ASTRONG@GKCorp.Com

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

8. OWNER OF SUBJECT PROPERTY:

NAME _____
COMPANY JOHN R SPRINGS Co. INC
ADDRESS 32900 DEQUINDRE
CITY WARREN STATE MI ZIP 48092
TELEPHONE _____
E-MAIL _____

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

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto.

I, Ron Bastick (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 10.19.16
PRINT NAME: ALAN STRONG

SIGNATURE OF PROPERTY OWNER  DATE 10/19/16
PRINT NAME: RON BASTICK

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.

GALLAGER-KAISER CORP.
777 Chicago Rd.
Troy, MI 48083
313-368-3100

Alan Strong
Facility Manager
astrong@gkcorp.com
313-236-5454

Re: Temporary Sign Code Appeal:

Reason for Appeal/Variance

1. 85.02.05, C-3a – “One wall sign for each building, not to exceed 10% of the area of the front of the structure, to a maximum size of 200 square feet in area”.
2. 85.03.02, B-1 Exceptions 1 – “For uses other than one or two family dwellings, signs for buildings under construction shall be a maximum size of 10% of the square foot area of the front of the structure, and not more than 10 feet in height”.

Our variance request is for the following:

1. We are asking for two (2) signs – one (1) permanent and one (1) temporary.
2. That the “Board” will consider exceptions for “existing buildings”. Requirement currently states “buildings under construction”.

Support for variance request

1. Building 777 is one of many high rise buildings between 14 Mile Rd. & 15 Mile Rd. overlooking and facing I-75. Building 777, although not the tallest, enjoys a high profile that is viewed by several commuters, travelers, and visitors passing through the City of Troy every day.
2. Building 777 West elevation is 6080 square feet. The “Gallagher-Kaiser” permanent sign is 200 square feet. Temporary sign is 400 square feet. The total square feet of both signs meets the 10% square foot requirement named in the Sign Code.





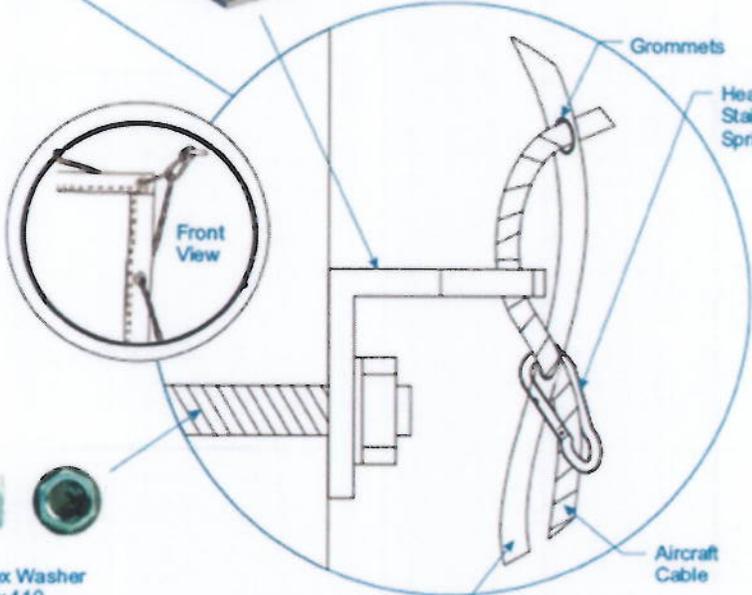
BUILDING FACE: 152' X 40' = 6080 SF

PROPOSED SIGN: 50' X 8' = 400 SF

EXISTING WALL SIGN: 195 SF

3" Deep
Flat Metal Wall Panel with
14 Gauge Skins on Each Side
and Honeycomb Core

90 Degree 2-hole Wall
Angle Bracket



1/4"-14x2" Unslotted Hex Washer
Head Self Drilling Screw 410
Stainless Steel #3 Point Epoxy

UltraMesh® 100 is a 10 oz. PVC coated polyester mesh, printable on two sides with UV and Solvent inks. Allowing 30% air-flow through, UltraMesh 100 is best suited for large images on building, stadium and fence wraps, murals, signs, banners, protective barriers for scaffolding as well as theatrical and TV backdrops. Available in seamless wide-widths ranging from 126"- 196".

Material Details

CHARACTERISTICS	TEST METHOD	METRIC	ENGLISH
Support Cloth	DIN 60001	Polyester	Polyester
Yarn dtex	DIN EN ISO 2060	1100 x 1100 dtex	1000 x 1000 denier
Type of Coating	N/A	PVC	PVC
Total Weight	DIN EN ISO 2286-2	340 g/m ²	10 oz/yd ²
Tensile Strength	DIN EN ISO 1421	204 x 184 kgF/5cm	225 x 203 lbs/in
Tear Strength (warp/weft)	DIN 53363	2500 x 1300 kgF/5cm	168 x 55 lbs/in
Flame Resistance	DIN 75200	NFPA701, Title 19, CSFM, B1	
Low Temperature (No Crack at:)	ISO 1876	Low at -30°C	Low at -22°F
RF Weldable (Heat Sealable)	DIN 53354	Yes	Yes
Air Permeability	ISO 9237	1580 liter/m ² /sec	
Fungus Resistant	ASTM G21	Treated	

Applications

	Back-lit	Banner	Billboard	Block-out	Building Wrap	Display Systems	Truckside
Applications		■			■		

Ink Printability

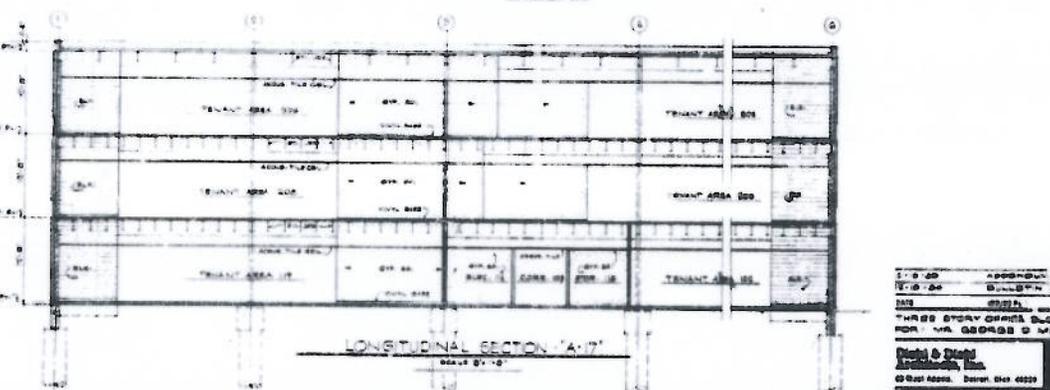
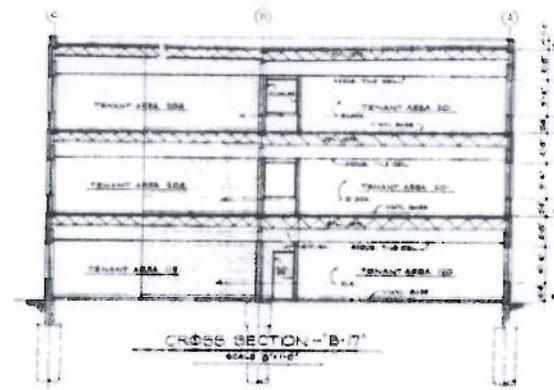
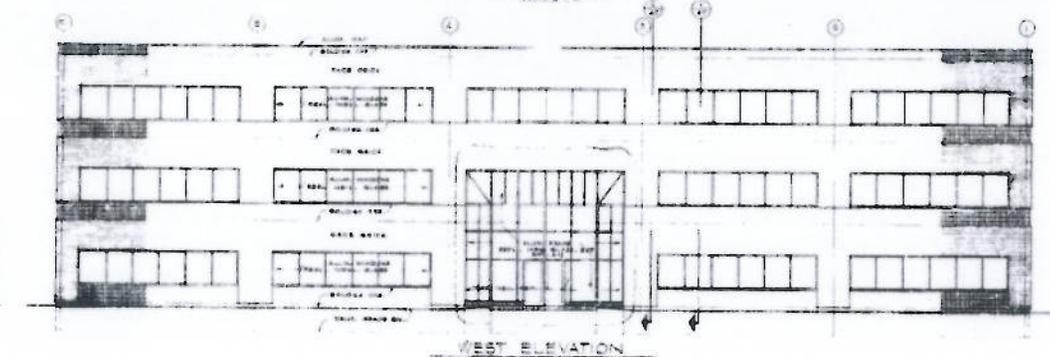
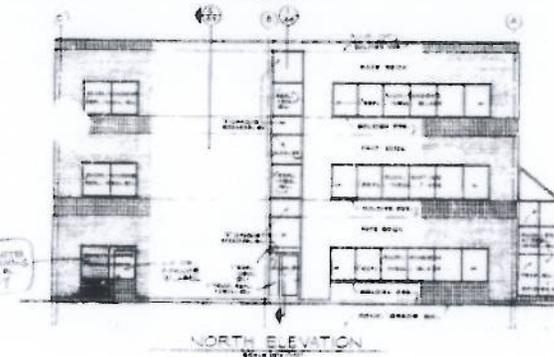
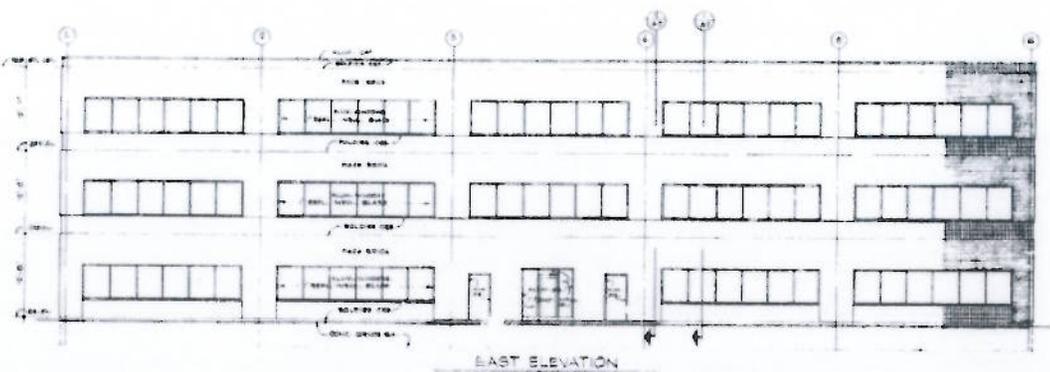
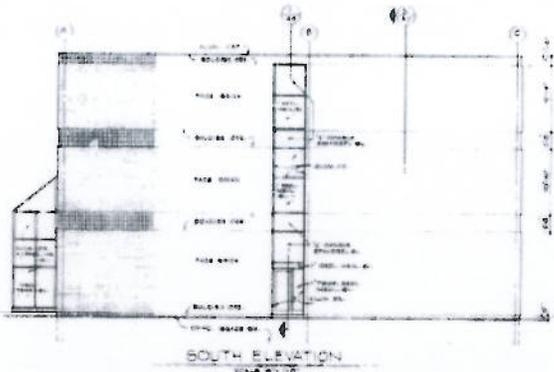
Solvent	Eco Solvent	UV	Screen Printing	Dye Transfer	Dye Direct
■	□	■	■		

Available Sizes

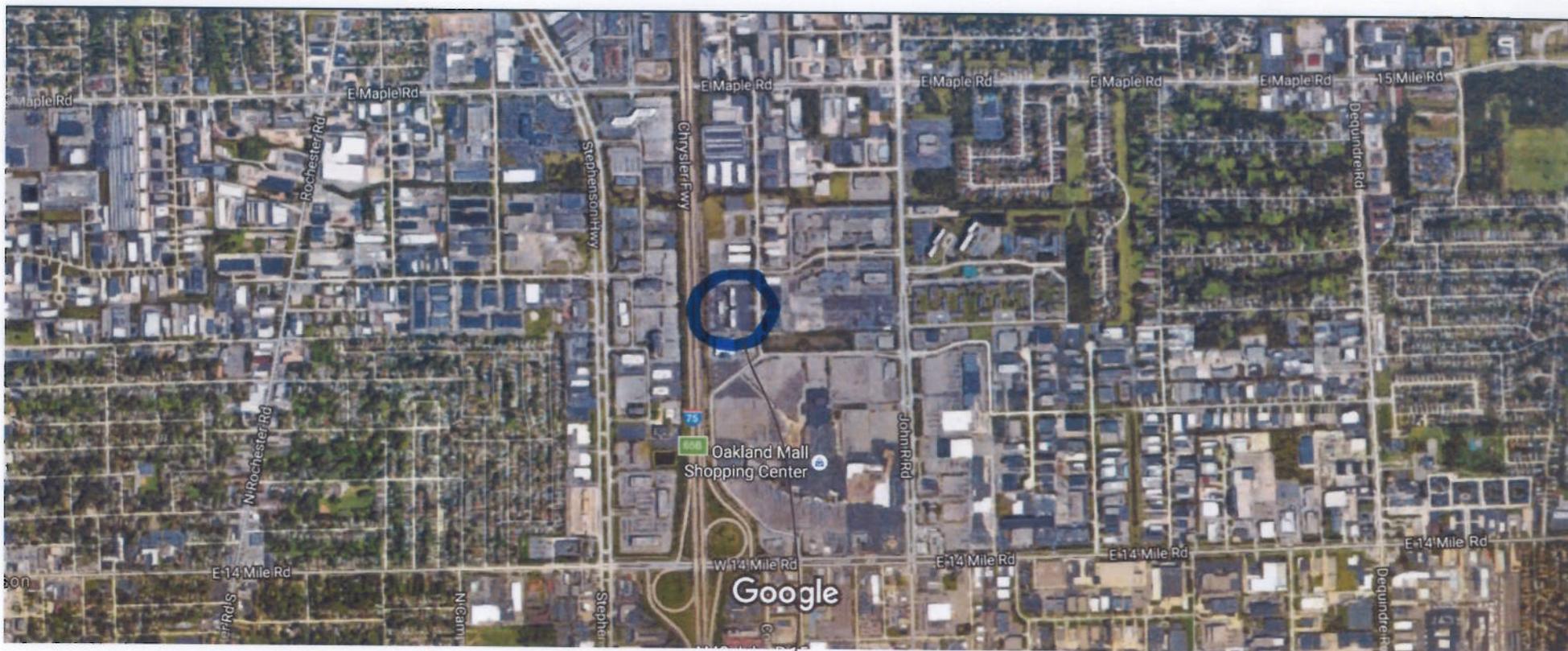
Metric (m)	English (inches)
3.20, 5.00	126, 196

Key: ■ - Excellent □ - Good

The information on physical and chemical characteristics is based upon tests believed to be reliable. The values are intended only as a source of information. A legally binding guarantee of specific properties is not to be inferred from our specifications. They are given without guaranty and do not constitute a warranty. The purchaser should independently determine, prior to use, the suitability of this material for his/her specific purpose. (Data represents averages and is not intended for use as a specification.)

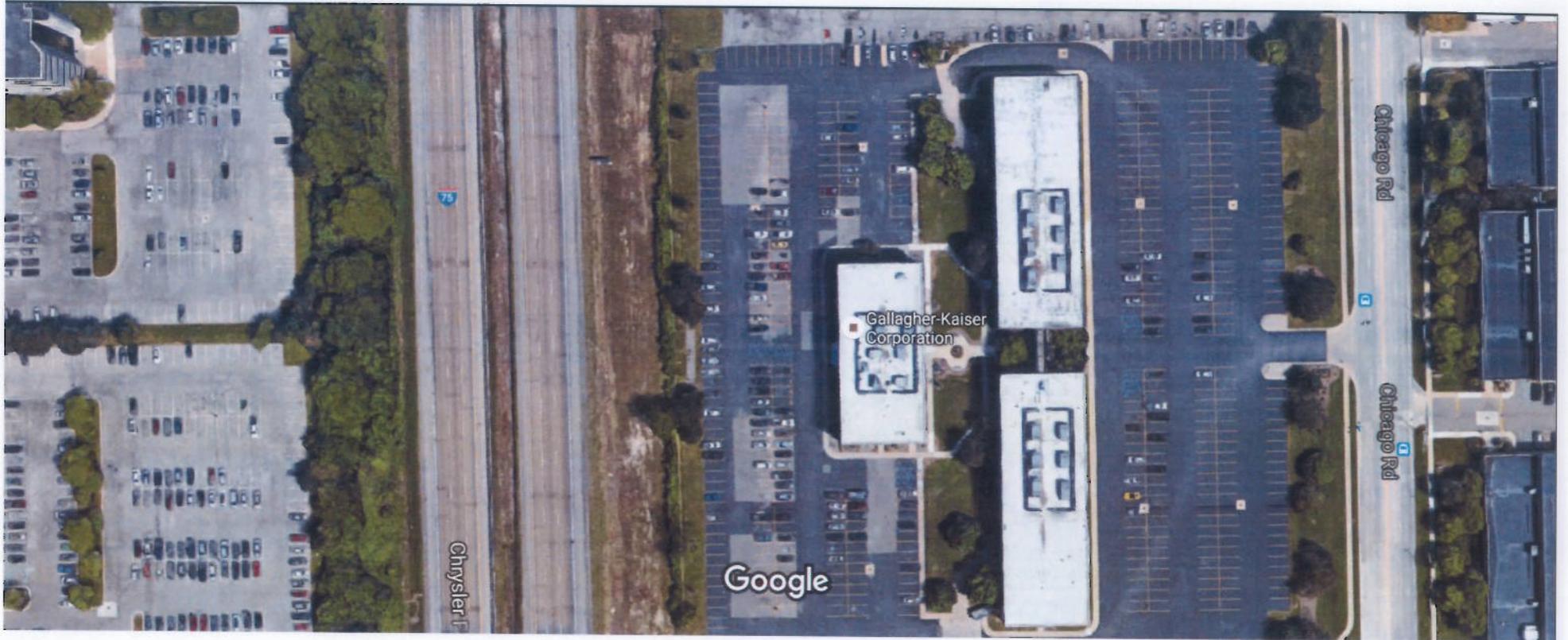


17-0-20 ARCHITECT NO. 10
 17-0-24 BUILDING NO. 0
 DATE 1954
 THREE STORY GYMNASIUM-BUILDING
 FOR MR. GEORGE S. MILLER
 Dick & Gray
 Architects, Inc.
 60 East Adams, Detroit, Mich. 48226
 DRAWN BY 1050
 CHECKED BY 1050
 DATE 1-1-54
 SHEET NO. A-17



Imagery ©2016 Google, Map data ©2016 Google 1000 ft

GALLAGHER KAISER
777 Chicago Rd.
Troy, MI 48083
313-368-3100



Imagery ©2016 Google, Map data ©2016 Google 100 ft



6. MISCELLANEOUS BUSINESS

A. 2017 MEETING DATES

**CITY OF TROY
MICHIGAN
PUBLIC NOTICE
BUILDING CODE BOARD OF APPEALS**

In accordance with the provisions of the Michigan State Law, Notice is hereby given that the Building Code Board of Appeals of the City of Troy will hold Public Meetings in the City Hall, 500 West Big Beaver Road, Troy, Michigan, 248.524.3364, on the following dates:

2017 BUILDING BOARD OF APPEALS MEETING DATES

January 4	July 5
February 1	August 2
March 1	September 6
April 5	October 4
May 3	November 1
June 7	December 6

All meetings are generally held at 3:00 p.m. in the Council Board Room of the City Hall Building and are open to the public.

This notice is hereby posted as required by Section 4 of the Open Meetings Act (MCLA 15.261 et seq.)

Mitch Grusnick
Building Official

Posted: xxxx

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by email at clerk@ci.troy.mi.us 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.

DATE: November 18, 2016
TO: Building Code Board of Appeals
FROM: Mitch Grusnick, Building Official / Code Inspector
SUBJECT: BUILDING CODE BOARD OF APPEALS 2017 MEETING DATES

The first Wednesday of each month in 2017 fall on the following dates. Noted are potential scheduling conflicts related to the observance of national holidays.

January 4 (Monday, January 2, City Hall closed to observe New Year holiday)
February 1
March 1
April 5
May 3
June 7
July 5 (Tuesday, July 4, Independence Day)
August 2
September 6 (Monday, September 4, Labor Day)
October 4
November 1
December 6

The first Wednesday in 2018 falls on January 3, 2018. Note City Hall is closed Friday, December 29, 2017 and Monday, January 1, 2018 to observe the New Year holiday.