

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
Teresa Brooks, Michael Carolan, Brian Kischnick

July 10, 2013

3:00 PM

LOWER LEVEL
CONFERENCE ROOM

1. ROLL CALL
2. APPROVAL OF MINUTES – June 5, 2013
3. HEARING OF CASES
 - A. **VARIANCE REQUEST, THOMAS DESMOND FOR D&G CAPITAL LLC, 1436 WACON** – A variance to replace a dilapidated 6’ high wood privacy fence in the required front setback along Lyons. Fences are limited to 30” inches in the front setback at this location. The proposed fence has been installed without a permit and is set back 4’6” from the sidewalk along Lyons.

CHAPTER 83 (2) (A)
 - B. **VARIANCE REQUEST, BOB REED FOR CUSTOM SIGN CENTER, INC., 1852 E BIG BEAVER** – A variance to allow two ground signs (menu boards) each measuring 41.22 square feet. The signs will not be visible from the public right of way. Sign permits are not required for signs that do not exceed 36 square feet provided they are not visible from the public right of way.

CHAPTER 85.01.04 (A) (3)
 - C. **VARIANCE REQUEST, TOBY BUECHNER FOR TROY GYMNASTICS, 1921 NORTHWOOD** – A variance to allow gymnastic use occupancy in an existing 41,744 square foot building that is type 2B construction. The 2009 Michigan Building Code, Chapter 503, limits the A-3 use group occupancy in this existing type 2B building to 38,726 square feet.

2009 MICHIGAN BUILDING CODE, CHAPTER 503

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.

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

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Chair Dziurman called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on June 5, 2013 in the Lower Level Conference Room of the Troy City Hall.

1. ROLL CALL

Members Present:

- Theodore Dziurman, Chair
- Gary Abitheira
- Teresa Brooks
- Michael Carolan

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: Brooks
- Support by: Abitheira

RESOLVED, To approve the minutes of the May 1, 2013 Regular meeting as submitted.

- Yeas: All present (4)
- Absent: Kischnick

MOTION CARRIED

3. HEARING OF CASES

A. **VARIANCE REQUEST, PAUL D'ANGELO, 854 BROOKLAWN** – A variance to install a six (6') foot high privacy fence in the twenty five (25') foot required front setback along Witherbee where the fence height is limited to thirty (30") inches.

Mr. Grusnick gave a summary of the variance request. Mr. Grusnick said a site inspection revealed an existing sixteen (16") inch high retaining wall located along the property line adjacent to Witherbee would make a portion of the requested six (6') foot high fence above the Zoning Ordinance height limit of six (6') feet. He said the applicant was notified and is offering a solution. Mr. Grusnick reported the department received no responses to the public notice.

The applicant, Paul and Nicole D’Angelo, were present. They addressed their concerns with privacy, security and traffic. Mr. D’Angelo offered to either cut the fence height down to four (4’) feet eight (8”) inches, or to move the fence back five (5’) feet from the walkway and plant flower beds, shrubs and perennials.

Discussion followed.

Moved by: Abitheira
Support by: Brooks

RESOLVED, To grant the variance for the six (6’) foot high privacy fence with a five (5’) foot minimum setback from the face of the retaining wall along Witherbee.

Yeas: All present (4)
Absent: Kischnick

MOTION CARRIED

- B. **VARIANCE REQUEST, JOHNNY AND ASHLEY HEANG, 2022 CHANCERY** – A variance to install a six (6’) foot high privacy fence in the twenty five (25’) foot required front setback along John R where the fence height is limited to thirty (30”) inches.

Mr. Grusnick gave a summary of the variance request. Mr. Grusnick said a site inspection revealed a natural vegetation growth line along John R and asked if the applicant intends to keep the existing vegetation. Mr. Grusnick reported the department received no responses to the public notice.

The applicant, Johnny and Ashley Heang, were present. They addressed their concerns with the traffic and safety of their family. Ms. Heang indicated they would not disturb the natural growth line and would remove the existing chain link fence to create a uniform fence.

Discussion followed.

The applicant was informed that a utility easement runs along John R.

Moved by: Abitheira
Support by: Brooks

RESOLVED, To grant the variance at a minimum of seven (7’) feet from the John R frontage property line.

Yeas: 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 3:30 p.m.

Respectfully submitted,

Theodore Dziurman, Chair

Kathy L. Czarnecki, Recording Secretary

G:\Building Code Board of Appeals Minutes\2013\Draft\2013 06 05 Regular Meeting_Draft.doc

3. HEARING OF CASES

- A. **VARIANCE REQUEST, THOMAS DESMOND FOR D&G CAPITAL LLC, 1436 WACON** – A variance to replace a dilapidated 6' high wood privacy fence in the required front setback along Lyons. Fences are limited to 30" inches in the front setback at this location. The proposed fence has been installed without a permit and is set back 4'6" from the sidewalk along Lyons.

CHAPTER 83 (2) (A)

RECEIVED

CITY OF TROY BUILDING INSPECTION DEPARTMENT JUN 14 2013
CITY OF TROY PLANNING DEPARTMENT
BUILDING CODE BOARD OF APPEALS APPLICATION PLANNING

SIGN APPEALS
FEE \$50
CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3344
FAX: 248-689-3210
E-MAIL: evanspm@troymi.gov
<http://www.troymi.gov/CodeEnforcement/>



CONSTRUCTION OR FENCE CODE APPEALS
FEE: \$50
CITY OF TROY BUILDING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3344
FAX: 248-689-3210
E-MAIL: GrusnickME@troymi.gov
<http://www.troymi.gov/BuildingInspection/>

NOTICE TO THE APPLICANT

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

PLEASE FILE A COMPLETE APPLICATION, TOGETHER WITH THE APPROPRIATE FEE, **NOT LESS THAN TWENTY-ONE (21) DAYS** BEFORE THE MEETING DATE.

A COMPLETE APPLICATION THAT MEETS CODE REQUIREMENTS IS PLACED ON THE NEXT AVAILABLE AGENDA OF THE BUILDING CODE BOARD OF APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: 1436 Wagon Dr.
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 2035354001
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", etc.) AND SECTION(S) RELATED TO THE APPEAL:

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 Thomas Desmond
COMPANY DBG Capital LLC
ADDRESS 5813 BINGHAM DR.
CITY Troy STATE MI ZIP 48085
TELEPHONE 248.906.8659
E-MAIL tommydesmond@gmail.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Member & Manager

8. OWNER OF SUBJECT PROPERTY:

NAME _____
COMPANY DBG Capital LLC
ADDRESS 5813 BINGHAM
CITY Troy STATE MI ZIP 4
TELEPHONE 248.906.8659
E-MAIL tommydesmond@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.

DBG Capital LLC By: Thomas Desmond, manager

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 DBG Capital LLC By: T.D., manager DATE 6/6/13

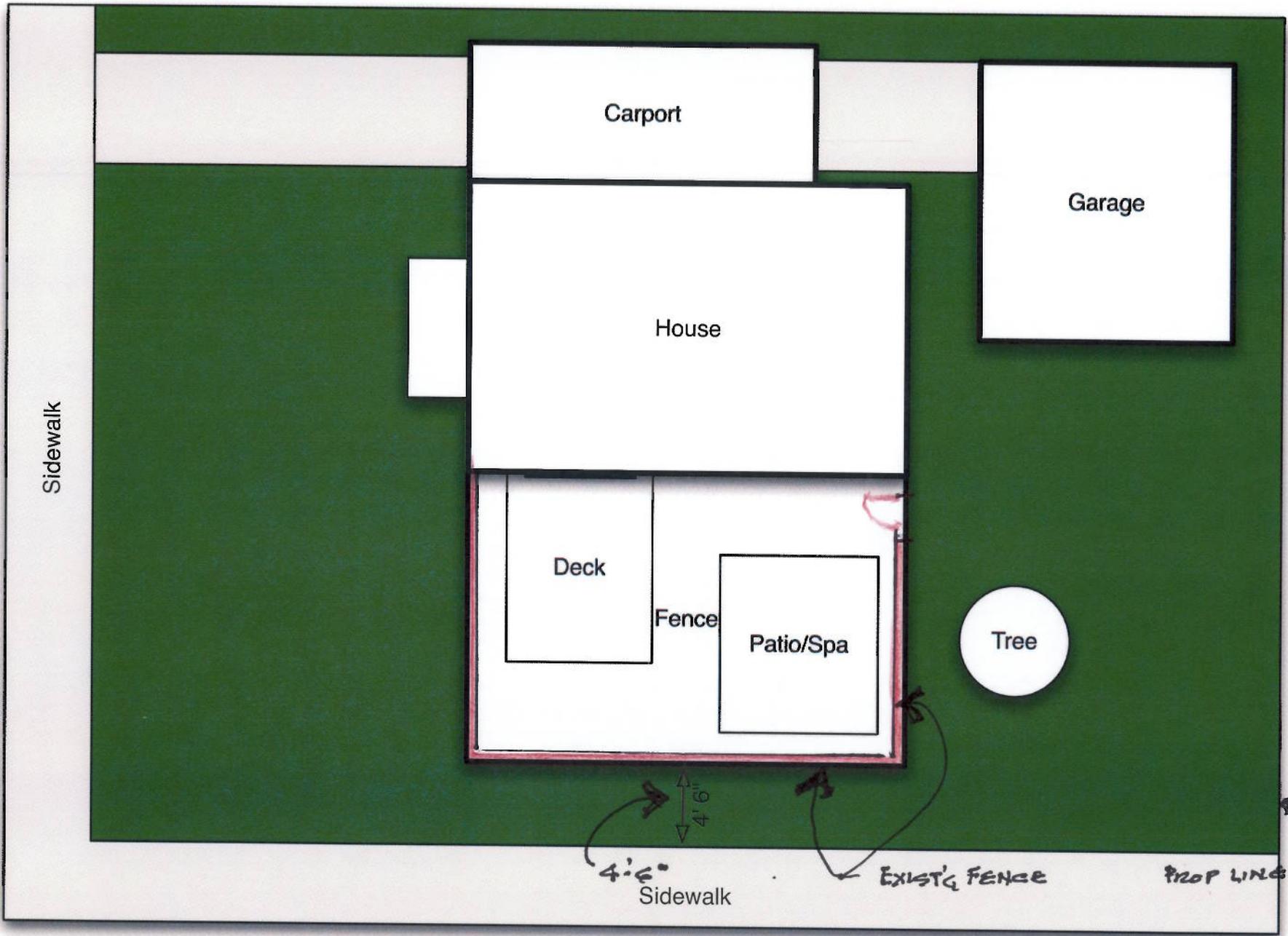
PRINT NAME: _____

SIGNATURE OF PROPERTY OWNER _____ DATE _____

PRINT NAME: _____

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 first class mail.



1436 Wacon Dr.

05/25/2013

We are neighbors of 1436 Wacon and we believe the repairs to the property, including the repaired fence in question, are an improvement. The old, damaged fence was a blight on the neighborhood. We also believe the fence provides added security for the pre-existing hot tub, which would be exposed to neighborhood children and pets if not protected by the fence.

We approve and support the improvements made to 1436 Wacon.

- Amy Cichon 1452 Wacon
Amy K. Cichon Troy, MI. 48083
 - James Micallef 1435 Wacon Dr Troy MI 48083
 - Tiffany Dillard 1427 WACON Troy MI. 48083
 - ~~John~~ 1407 Wacon Troy MI 48083
 - ~~John~~ 1410 Wacon Troy, MI 48083
 - Christina Pool 1420 WACON TROY MI 48083
 - Jill G. Gately 349 LYONS MI 48083
 - E. ~~John~~ 350 LYON MI 48083
(1450)
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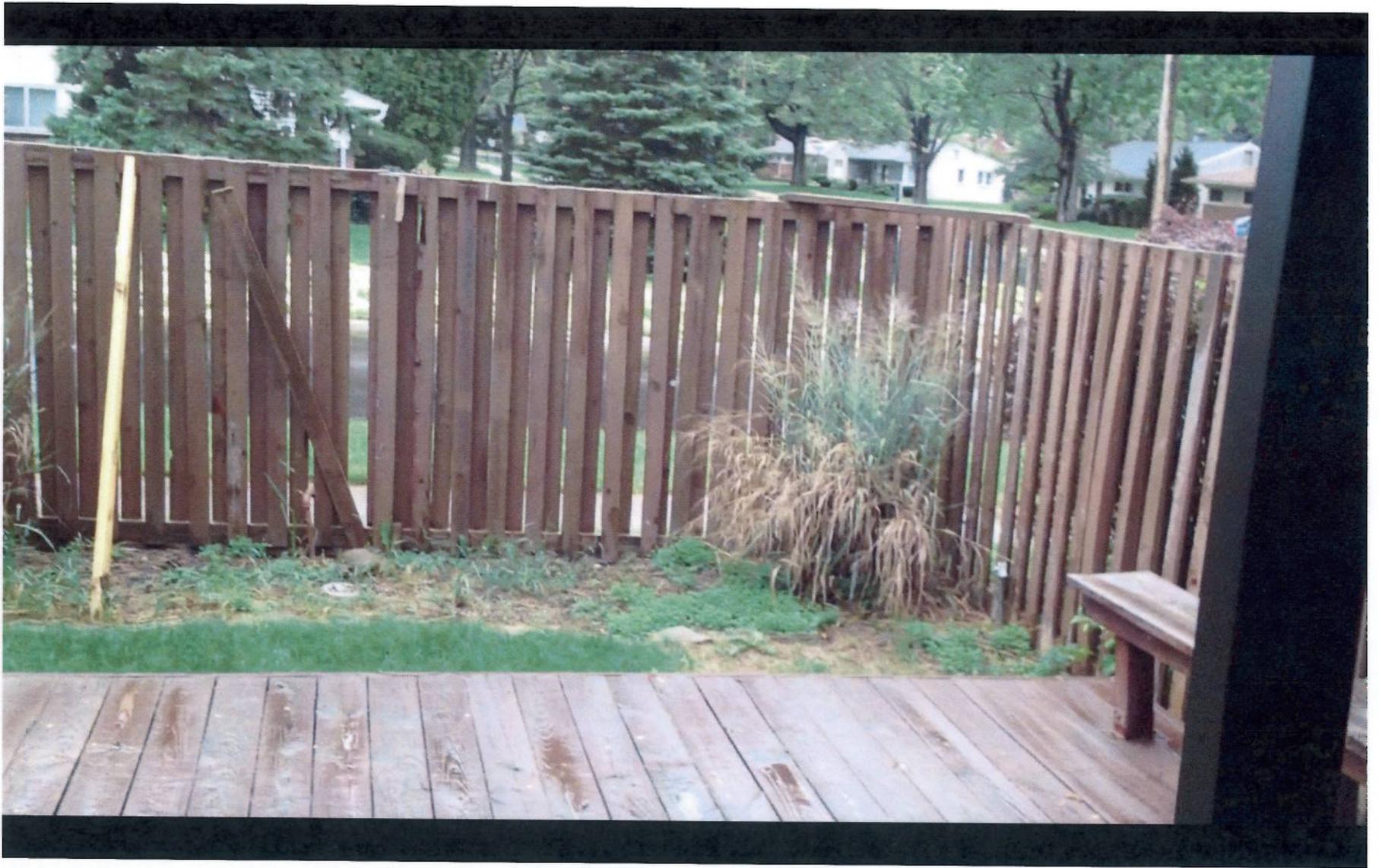


Repaired









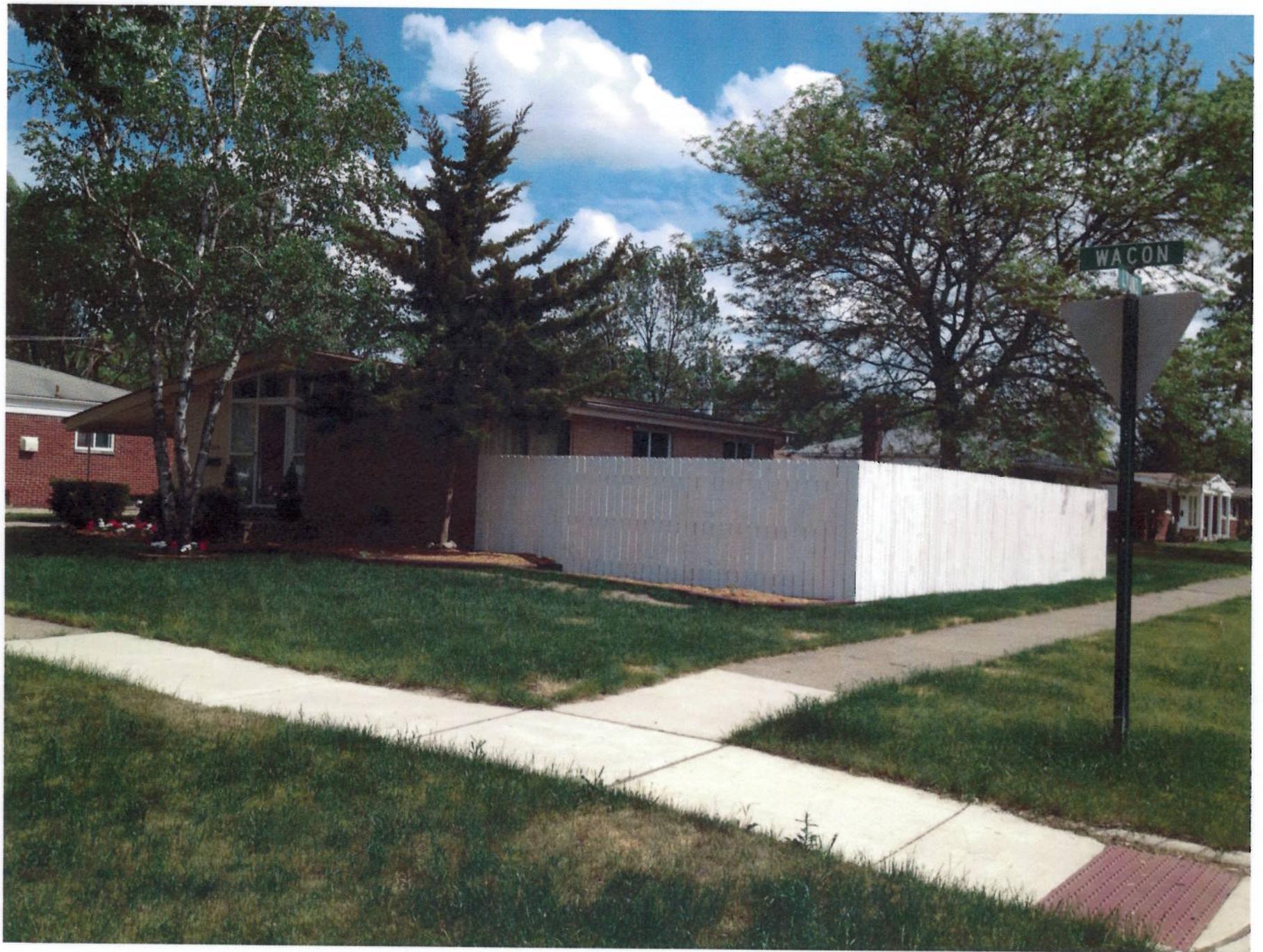
Original











Repaired

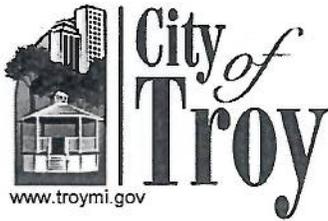


Original



*SIMILAR Variances In
Neighborhood*





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: _____

Project Information	Job Address: <u>1436 Wacou Dr.</u> Suite # _____	
	Lot: <u>164</u>	Subdivision: <u>Mark Builders Sub</u>
	Owner: <u>DGG Capital LLC</u>	Phone: <u>248 906 8659</u>
Work to be Performed: <input type="checkbox"/> New <input type="checkbox"/> Move <input checked="" type="checkbox"/> Repair <input checked="" type="checkbox"/> Res. <input type="checkbox"/> Comm. <input type="checkbox"/> Ind.		
Applicant Information	Name: <u>Thomas Desmond</u> Phone: <u>248 906 8659</u> Fax: _____	
	Address: <u>5813 Bingham Dr</u>	City: <u>Troy</u> State: <u>MI</u> Zip: <u>4808</u>
	Email: <u>tommydesmond@gmail.com</u>	

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

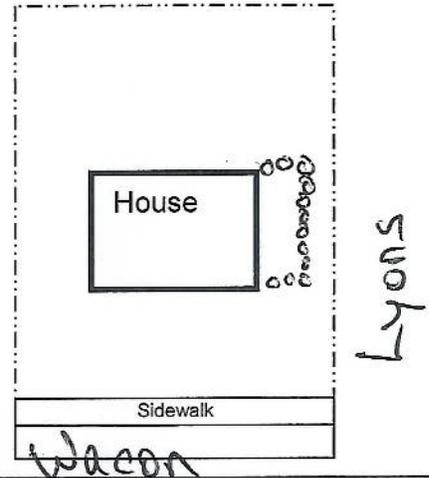
Final lot grade shall be approved before a fence permit is issued.

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:					
Type:	Wood	Wire	Metal	Masonry	Other
Symbols:	000000	xxxxx	///////	□□□□	-----
HEIGHT	<u>6'</u>				
NO. OF FEET	<u>50'</u>				
PERMIT FEE	<input type="checkbox"/> Under 300' \$15.00		<input type="checkbox"/> Over 300' \$25.00		



Interior Lot

Corner Lot

Building Department Approval Daniel. Need PBA 5/30/13

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 [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 31 day of May 2013 Notary Public, [Signature] County, Michigan
[Signature]

My commission expires 12-28-16
 NOTARY PUBLIC, STATE OF MI
 COUNTY OF OAKLAND
 MY COMMISSION EXPIRES Dec 28, 2016
 ACTING IN COUNTY OF Oakland REVISED 06/2011

From: [Kevin Quinn](#)
To: [Planning](#)
Subject: fence variance at 1436 Wacon
Date: Wednesday, June 26, 2013 8:13:21 AM

In response to the card I got in the mail regarding parcel no. 88-20-35-354-001
1436 wacon dr.

The old delapidated fence was an eyesore. The house has has a 6 ft. fence since We
move into the area over 25 yrs ago. Ther is a hot tub on the patio in the yard,(there is
a need for the fence)

The new owners of this property are doing a great job of bringing this house back up
to the standards of the block.

Please OK their variance

Kevin P. Quinn
1443 Wacon Dr.
Troy Mi. 48083
586-431-3127

There is a house on the corner of Burtman and Wacon appx. 4 doors down and
across the street with a 6 ft. fence also. We never heard a thing about this fence? It
also looks good.

From: [ANDREW CONTE](#)
To: [Planning](#); [Kevin Quinn](#); [Amy Cichon](#); [Laura Nielson](#)
Subject: Fence
Date: Wednesday, June 26, 2013 8:46:19 AM

In response to the card I got in the mail regarding parcel no. 88-20-35-354-001
1436 Wacon dr. Troy Mi 48083

The old dilapidated fence was an eyesore. The house has always had a 6 ft. fence since my daughter and I move into the area over 4 yrs. ago. There is a hot tub on the patio in the yard. (There is a need for the fence)

The new owners of this property are doing a great job of bringing this house back up to the standards of the block.

Please OK their variance.

We as neighbors all agree on this matter if you would like I can get a block neighbor letter in agreement with the fence.

Shame on you when there are a lot of houses that need more attention too. This owner has built the area up by taken good care of his home and fixing it up to a beautiful standard.

Andrew Conte
1444 Wacon Dr
Troy, MI. 48083

IT STARTS TODAY! Today is the day everyone!!!! For those of you that haven't been able to refinance due to your home value being less than what is owed to the bank... YOU CAN FINALLY REFINANCE with the government backed HARP program!!!

The best compliment I can receive is the referral of your friends, family, neighbors and business associates.

ENJOY LIFE AND LEAVE THE REST TO ME

Andrew N. Conte III

NMLS ID # 397404

Office: 248.687.5250

Fax: 248.687.5251

Cell: 248.854.1401

Email: aconte3@gmail.com

RELIANCE FINANCIAL GROUP, INC

3501 Rochester Rd.

Troy, MI. 48083

3. HEARING OF CASES

- B. **VARIANCE REQUEST, BOB REED FOR CUSTOM SIGN CENTER, INC., 1852 E BIG BEAVER** – A variance to allow two ground signs (menu boards) each measuring 41.22 square feet. The signs will not be visible from the public right of way. Sign permits are not required for signs that do not exceed 36 square feet provided they are not visible from the public right of way.

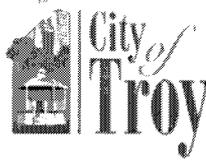
CHAPTER 85.01.04 (A) (3)

CITY OF TROY BUILDING INSPECTION DEPARTMENT
CITY OF TROY PLANNING DEPARTMENT
BUILDING CODE BOARD OF APPEALS APPLICATION

SIGN APPEALS

FEE \$50

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3344
FAX: 248-689-3210
E-MAIL: evanspm@troymi.gov
<http://www.troymi.gov/CodeEnforcement/>



CONSTRUCTION OR FENCE CODE APPEALS

FEE: \$50

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500 W. BIG BEAVER ROAD
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A COMPLETE APPLICATION THAT MEETS CODE REQUIREMENTS IS PLACED ON THE NEXT AVAILABLE AGENDA OF THE BUILDING CODE BOARD OF APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: 1852 East Big Beaver Road
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 882026226005
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", etc.) AND SECTION(S) RELATED TO THE APPEAL:
Sign Code -Chapter 85 - Signs; Section 85.02.04 A
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 Bob Reed
COMPANY Custom Sign Center, Inc
ADDRESS 3200 Valleyview Dr
CITY Columbus STATE OH ZIP 43204
TELEPHONE 614-300-4262
E-MAIL BobR@customsigncenter.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Sign manufacturer

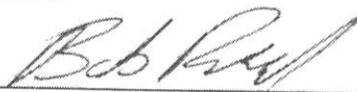
8. OWNER OF SUBJECT PROPERTY:

NAME Mr. David W. Yaldo, Esq.
COMPANY Big Beaver Properies, LLC
ADDRESS 4036 Telegraph Road, Suite 204
CITY Bloomfield Hills STATE MI ZIP 48302
TELEPHONE (810) 360-8705
E-MAIL bell_patrick@timhortons.com

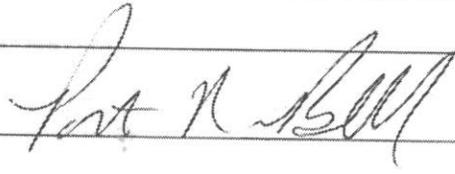
The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

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

SIGNATURE OF APPLICANT  DATE 06/12/13

PRINT NAME: Bob Reed

SIGNATURE OF PROPERTY OWNER  DATE 6/13/13

PRINT NAME: Patrick Bell

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 first class mail.

Variance Statement

We are appealing for relief from the sign code, 85.01.04(A)(3) which states that "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."

This variance is requested on the following grounds;

- The menu boards in question are not seen from the right-of-way
- The menu boards in question have a message portion of just 36.83 sf.
- The frame and base of the menu boards are non-graphic.

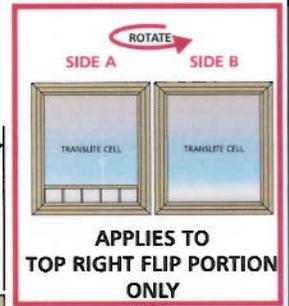
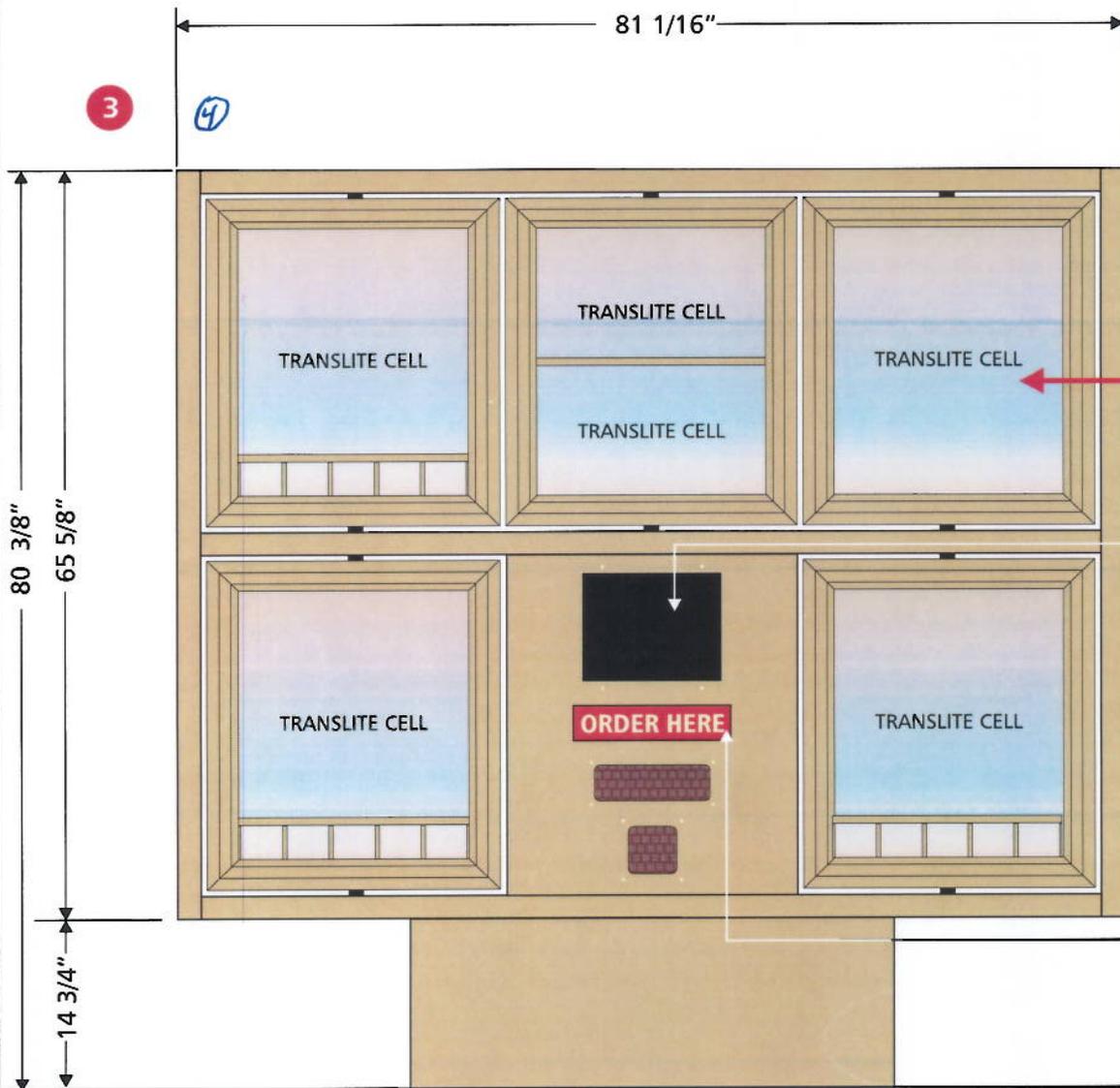
The code does not specifically address menu boards, but does state that no ground sign in a business district shall be more than 36 square feet, Chapter 85.02.05(4)(a). The message part of the ISMB menu is 36.83 square feet. The structural mounting to the footer is by rectangular steel tubes welded to a 41" steel plate bolted to anchor bolts in the concrete footer. This 4.25 square foot area is being included in the total square footage for the menu unit.

We conclude the area below the written messages of the menu is electrical and communications connections, and structural, but is covered with a metal panel front and back, for aesthetic and safety purposes. If this area of the unit were not included in the total square footage, the menu would be less than one square foot over the code requirement. We are asking for relief to allow these standard menus (2) for the Tim Horton's Restaurant to be installed at its standard size and configuration.

Thank you.

Tim Horton's Café and Bake Shop

MODEL: ISMB MENU SYSTEM

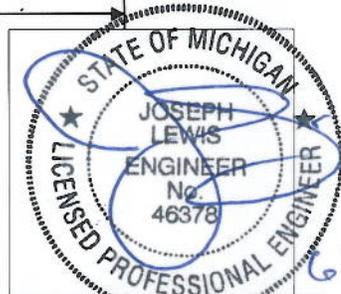


9.25" x 11.75" LED INSERT LOCATION
 *See additional instructions for installation of LED Display.
 Note: LED display is supplied by others.

3" X 13 1/2" S/F ILLUMINATED COPED ALUMINUM SIGN CABINET BACKED WITH .150" POLYCARBONATE WITH FLAT DECORATED GRAPHICS

90 MPH WIND LOAD EXPOSURE B

ALL DESIGN PER CHAPTER 16 OF THE MICHIGAN BUILDING CODE



SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> DOUBLE FACE <input checked="" type="checkbox"/> ILLUMINATED <input checked="" type="checkbox"/> GROUND	EXTERIOR MENU SYSTEM - FABRICATED STEEL TUBE FRAMEWORK PAINTED DESSERT TAN - EXTRUDED ALUMINUM CABINETS PAINTED DESSERT TAN - WHITE LED ILLUMINATION - LOCKING SECURITY DOORS - FABRICATED ALUMINUM POLE COVER PAINTED DESSERT TAN - EQUAL QUADRANTS - ROTATING MENUS - INTEGRATED SPEAKER / MIC/ OCS - S/F ILLUMINATED COPED ALUMINUM SIGN CABINET BACKED WITH .150" POLYCARBONATE WITH FLAT DECORATED GRAPHICS TO READ "ORDER HERE"	<input checked="" type="checkbox"/> DESSERT TAN <input checked="" type="checkbox"/> PMS 485 RED	<input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.

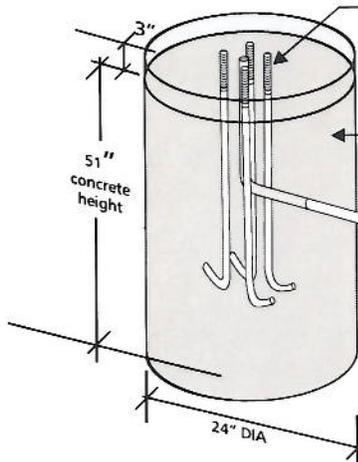
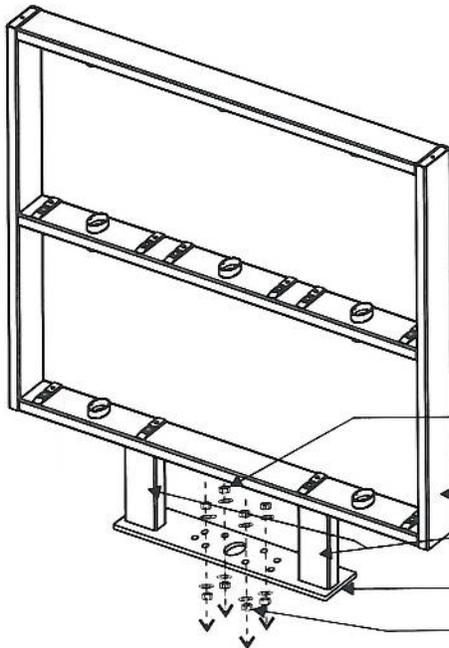
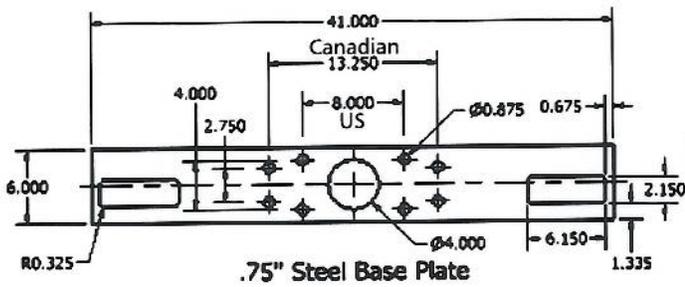
custom SIGN Center, Inc. Full Service Sign Company

3200 Valleyview Drive
 PH: 614-279-6700

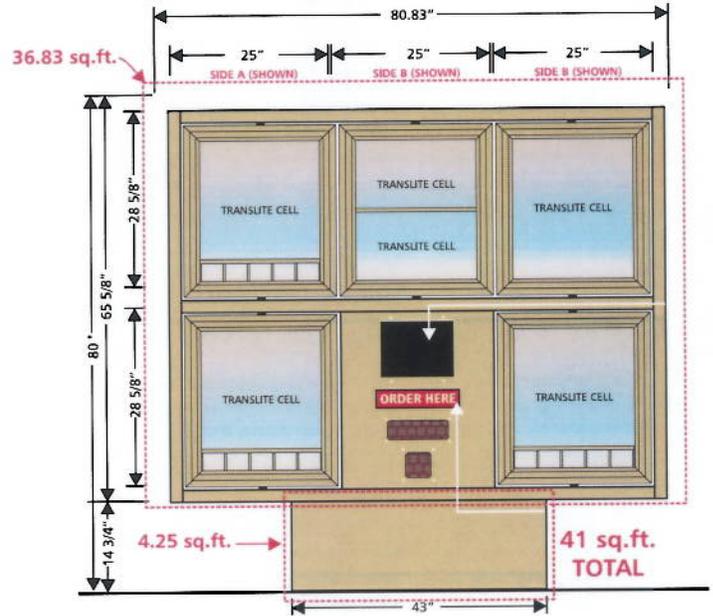
Columbus, OH 43204
 FX: 614-279-7525

MODEL ISMB MENU SYSTEM

BASE PLATE DETAIL



EXPLODED VIEW DETAIL



Steel Nuts & Washers for 3/4" Dia. "J" Bolts

2" x 5" Steel tube frame construction

QTY 2: 2" x 6" SQ. Steel tubes (welded connection)

3/4" x 6" x 41" Steel Base Plate

Leveler Nuts & Washers

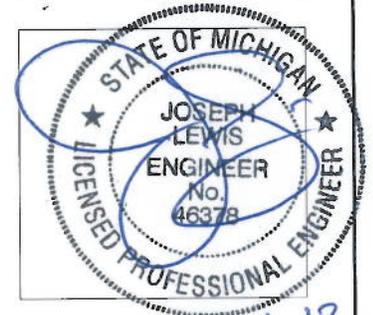
3/4" Dia. x 30" L. STEEL ANCHOR "J" BOLTS (4 Req'd)
(4" x 8" Bolt Pattern)
NOTE: USE BOLT SET TEMPLATE PROVIDED

24" Diameter x 54" Deep
Concrete Foundation

Conduit as required for
Electrical Circuit, BY OTHERS

**90 MPH
WIND LOAD
EXPOSURE B**

**ALL DESIGN PER
CHAPTER 16 OF
THE MICHIGAN
BUILDING CODE**



6-21-12

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> SINGLE FACE	EXTERIOR MENU SYSTEM - FABRICATED STEEL TUBE FRAMEWORK PAINTED DESSERT TAN - EXTRUDED ALUMINUM CABINETS PAINTED DESSERT TAN - WHITE LED ILLUMINATION - LOCKING SECURITY DOORS - FABRICATED ALUMINUM POLE COVER PAINTED DESSERT TAN - EQUAL QUADRANTS - ROTATING MENUS - INTEGRATED SPEAKER / MIC/OCS - SIF ILLUMINATED CORDED ALUMINUM SIGN CABINET BACKED WITH .150" POLYCARBONATE WITH FLAT DECORATED GRAPHICS TO READ "ORDER HERE"		<input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER	<input type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.
<input checked="" type="checkbox"/> ILLUMINATED				
<input checked="" type="checkbox"/> GROUND				

COLORS	SIGN SURVEY	ARTWORK
	<input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER	<input type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.

Full Service Sign Company
custom SIGN Center, Inc.
 3200 Valleyview Drive Columbus, OH 43204
 PH: 614-279-6700 FX: 614-279-7525

FILENAME: ISMB EQUAL QUADRANTS DATE: 2/21/12	REV# REV. DATE:	SCALE: 1/2" = 1' SALES: J. SHEEHY	Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.	CUSTOMER: _____ LANDLORD: _____	DATE: _____ DATE: _____
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Tax Parcel Assessment Report

Parcel ID	88-20-26-226-005
Address	1852 E BIG BEAVER -1862
Owner Name 1	BIG BEAVER PROPERTIES LLC
Acreage	0.774
School District	TROY
Homesteaded Percentage	0
Residential Year Built	0
Residential Floor Area	0
Residential Garage Area	0
Residential Basement Area	0
Residential Num Beds	0
Residential Full Baths	0
Residential Half Baths	0
Residential Estimated Value	\$0
Com. / Ind. Num Bldgs	1
Com. / Ind. Year Built	0
Com. / Ind. Floor Area	0
Com. / Ind. Stories	0
Com. / Ind. Est. TCV	0
Last Sale Amount	\$650,000
Last Sale Date	02/08/13
Summary Land Value	\$134,860
State Equalized Value	
Taxable Value	

3. HEARING OF CASES

- C. **VARIANCE REQUEST, TOBY BUECHNER FOR TROY GYMNASTICS, 1921 NORTHWOOD** – A variance to allow gymnastic use occupancy in an existing 41,744 square foot building that is type 2B construction. The 2009 Michigan Building Code, Chapter 503, limits the A-3 use group occupancy in this existing type 2B building to 38,726 square feet.

2009 MICHIGAN BUILDING CODE, CHAPTER 503

**CITY OF TROY BUILDING INSPECTION DEPARTMENT
CITY OF TROY PLANNING DEPARTMENT
BUILDING CODE BOARD OF APPEALS APPLICATION**

SIGN APPEALS

FEE \$50

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3344
FAX: 248-689-3210
E-MAIL: evanspm@troymi.gov
<http://www.troymi.gov/CodeEnforcement/>



CONSTRUCTION OR FENCE CODE APPEALS

FEE: \$50

CITY OF TROY BUILDING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3344
FAX: 248-689-3210
E-MAIL: GrusnickME@troymi.gov
<http://www.troymi.gov/BuildingInspection/>

NOTICE TO THE APPLICANT

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

PLEASE FILE A COMPLETE APPLICATION, TOGETHER WITH THE APPROPRIATE FEE, **NOT LESS THAN TWENTY-ONE (21) DAYS** BEFORE THE MEETING DATE.

A COMPLETE APPLICATION THAT MEETS CODE REQUIREMENTS IS PLACED ON THE NEXT AVAILABLE AGENDA OF THE BUILDING CODE BOARD OF APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: 1921 Northwood

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

2. PROPERTY TAX IDENTIFICATION NUMBER(S): _____

3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", etc.) AND SECTION(S) RELATED TO THE APPEAL:

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

need pdf

6. APPLICANT INFORMATION:

NAME Toby Breehner
COMPANY Troy Gymnastics Inc / Beaks R Us
ADDRESS 1600 W. Maple
CITY Troy STATE MI ZIP 48064
TELEPHONE 248.816.8496
E-MAIL toby.breehner@yahoo.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME (Same)
COMPANY _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
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, Toby Breehner (PROPERTY OWNER), HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT [Signature] DATE 6/23/13

PRINT NAME: Toby Breehner

SIGNATURE OF PROPERTY OWNER [Signature] DATE 6/23/13

PRINT NAME: Toby Breehner

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 first class mail.

June 22, 2013

To whom it may concern at the City of Troy Building Code Board of Appeals:

Subject: 1921 Northwood – Troy Gymnastics 3

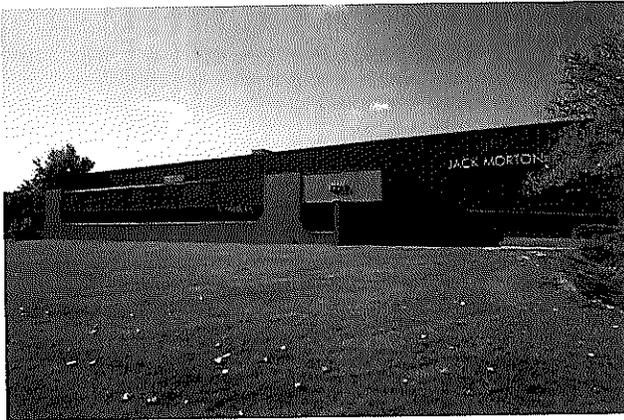
Myself and my team of 100 staff are very excited to add 1921 Northwood to your facilities for gymnastics instruction. Our plan is to move our competitive teams to this building. I have pictures of the current facility, 1600 West Maple. This will show you what 1921 will look like. I also have pictures of 1921 Northwood. 2/3rds of this building is currently warehouse and 1/3 is active office space. Those tenants will move out late July. I will remove most of the large wall separating these 2 spaces, making about 85% of the building open gym space. The few offices that remain are in small strips on the east and north sides of the building. 1921 Northwood has 8 emergency exits, made of cinderblock & steel, and is fully fire suppressed.

About a month ago, my architect told me that we have some issues with the code, and the summary is that we need to paint all of the columns a special fire retardant paint with a certified painter and engineer looking on and certifying that this is all done properly. It is my understanding that this will not ever help my worse-case situation. This code was designed for more complicated businesses like a hotel or office building. This building will be mostly wide open with great viewing of gymnastics, which would assist if there were a fire; the wide openness would make a fire very evident, and the tall ceilings would assist in this unlikely event. I am told that chapter 5 of the building code says that this building is a couple thousand sq ft too big to meet the requirements. Our operation has NO FUEL LOAD nor flammability characteristics. Most occupants are wearing t-shirt and shorts; all equipment is fire retardant; the only hvacs are on the roof. We were originally seeking our building to be a 2A. The purpose of this letter and application is for us to acquire 2B (unprotected steel) status. As a Troy resident and business owner, I appreciate the Board's time and interest in this request.

I am scheduled to close on this building Friday June 28; plan on beginning some renovations and have TG3 up and running October 1st. Please contact me with any questions, etc.

Respectfully,

Toby Buechner
Troy Gymnastics Inc Owner
tobybuechner@yahoo.com
cell: 248-217-7003
<http://www.troygymnastics.com/>



Industrial for Sale/Lease

Property Name: Jack Morton
Location: 1921 Northwood Drive
City, State: Troy, MI
Cross Streets: 15 Mile Road & Crooks Road
County: Oakland
Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 42,000
Available Sq. Ft.: 23,616 - 42,000

Building Type: Built
Available Shop Sq. Ft.: 23,616
Available Office Sq. Ft.: 18,384

Mezzanine: N/A
Office Dim: 110 x 30
Shop Dim: 180 x 215

PROPERTY INFORMATION

Clear Height: 22'
Grade Level Door(s): 2: 12 x 14
Truckwells or Docks: 2
Exterior Construction: Steel/Block
Structural System: Steel
Air-Conditioning: Office/Central
Heating: Gas
Availability: 60-90 Days
Power (Amps/Volts): 2000 Amps, 277/480 Volt

Freestanding: Yes
Rail: No
Security: No
Interior: Yes
Lighting: Metal Halide
Bay Sizes: 20 x 40
Restrooms: Yes
Cranes: Yes, Footings & Monorails
Parking: 79

Year Built: 1977
Sprinklers: Yes
Signage: None
Exterior: No
Roof: N/A
Floors: 6"
Floor Drains: No
Acreage: 2.327
Land Dimensions: 273.31 x 370.93

PRICING INFORMATION

Lease Rate: \$3.95 - \$4.95
Lease Type: NNN
Sale Price: \$1,890,000 (\$45.00/sqft)
Improvement Allowance:

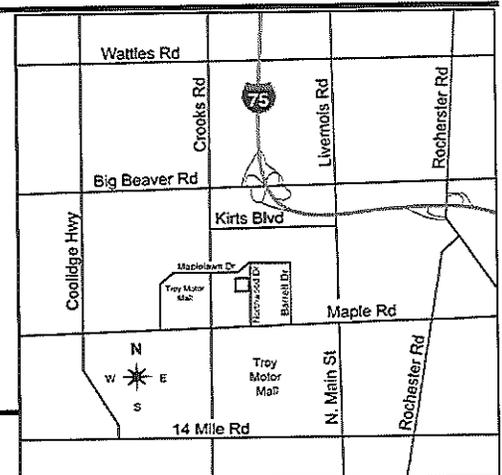
Mthly Rate: N/A
Lease Term: 3-5 Year(s)
Taxes: \$26,280.56 (2011/12)
Options: N/A

Deposit: 2 Months
TD: N/A
Parcel #: 20-28-302-016
Assessor #: N/A

Tenant Responsibility:

COMMENTS

- Shop available immediately.
- Skylights.
- 18,384 sq. ft. office space is leased through August 2013, when the entire building will become available.
- High image contemporary offices.



Broker: Signature Associates

Agent(s):

Paul Hoge, (248) 948-0103, paulhoge@signatureassociates.com



INDUSTRIAL

**For Sale/Lease
Jack Morton**



1921 Northwood Drive, Troy, MI

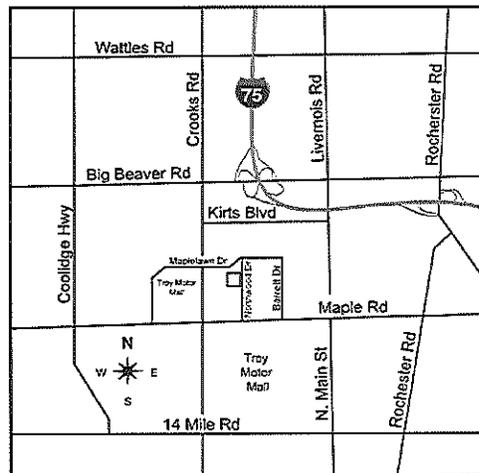
Total Bldg Sq. Ft.:	42,000
Available Sq. Ft.:	23,616 - 42,000
Total Shop Sq. Ft.:	23,616
Total Office Sq. Ft.:	18,384
Lease Rate:	\$3.95 - \$4.95 NNN
Sale Price:	\$1,890,000 (\$45.00/sqft)
Zoning:	Lt. Industrial
Acreage:	2.327
Clear Height:	22'
Truckwells / Grade Doors:	2 / 2
Power:	2000 Amps, 277/480 Volt
Heat Type:	Gas
Sprinklers:	Yes
Total Parking:	79
Available:	60-90 Days

Comments:

- Shop available immediately.
- Skylights.
- 18,384 sq. ft. office space is leased through August 2013, when the entire building will become available.
- High image contemporary offices. Cranes: Footings & Monorails

For additional information, contact:

Paul Hoge, (248) 948-0103
paulhoge@signatureassociates.com



CUSHMAN & WAKEFIELD



SIGNATURE ASSOCIATES
THE TEAM No Signature. No Results.
 INDEPENDENTLY OWNED AND OPERATED

One Towne Square, Suite 1200 - Southfield, Michigan 48076
www.signatureassociates.com

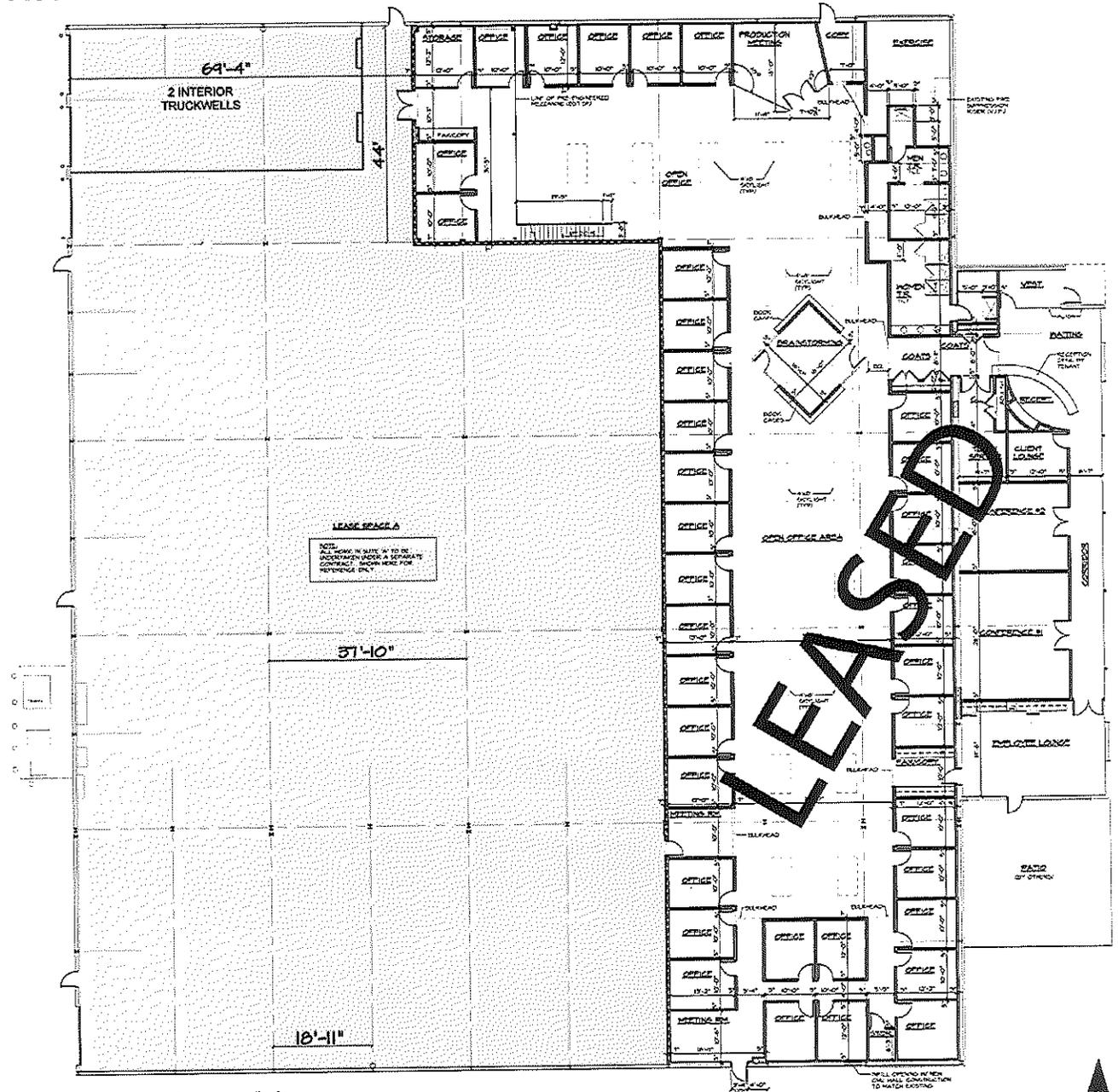


INDUSTRIAL

For Sale/Lease

1921 Northwood Drive, Troy, MI

Floor Plan



1921 Northwood Drive
Troy, Michigan





1

REC. GYM
AGES 5 & UP

NO PARKING
IN THIS ZONE

TROY
WEB

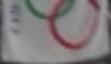
PRE-K GYM

TROY

GymnasTics
EAST
TEAM BOYS + GIRLS

NEW SESSION
AGES 5 & UP





TROY
Gymnastics



GYMNASTICS





UCS

GYM
1 800 G
Sp
Sav



GYM



NEW Session =

NEW Open Gym Hours!

**Preschool & Rec Open Gyms will be held
at the same time in the gyms of TG West!**

Tuesday/Thursday 3:30-4:30PM

Friday 5:00-7:00PM

Saturday 12:30-1:30PM