



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

October 2, 2013

3:00 PM

LOWER LEVEL
CONFERENCE ROOM

1. ROLL CALL
2. APPROVAL OF MINUTES – September 4, 2013
3. HEARING OF CASES
 - A. VARIANCE REQUEST, PETE PERTILE, 5574 IVANHOE – A variance for relief of Chapter 83 to install a 5' high pvc picket fence in the required front setback along Highbury where the Fence Code limits the height of fences to 30".

CHAPTER 83
 - B. VARIANCE REQUEST, MARY CURL, 3955 ANVIL DRIVE – A variance for relief of Chapter 83 to install a 4' high chain link fence in the required front setback along Wattles where the Fence Code limits the height of fences to 30".

CHAPTER 83
 - C. VARIANCE REQUEST, PATRICK STIEBER FOR ALLIED SIGNS, INC., 36895 DEQUINDRE – In order to place two ground signs (menu boards), each measuring 46 square feet in size, a variance from the Sign Code that limits the size of these signs to 36 square feet each.

CHAPTER 85.01.04 (A) (3)
 - D. VARIANCE REQUEST, SEAN TWOMEY FOR DRURY DEVELOPMENT CORPORATION, 575-591 W. BIG BEAVER – A variance from the requirement that permits a maximum of two ground signs on the property, in order to maintain a previously erected third ground sign measuring 36 square feet.

CHAPTER 85.02.05 (C) (4) (a)

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.

- E. **VARIANCE REQUEST, KEVIN DETERS OF METRO DETROIT SIGNS, 750 TOWER** – In order to place a second and third wall sign measuring 116.24 and 24.5 square feet respectively, a variance from the requirement allowing a maximum of one wall sign, not exceeding 200 square feet.

CHAPTER 85.02.05 (C) (3) (a)

- F. **VARIANCE REQUEST, ROBERT MOORHOUSE OF R. E. MOORHOUSE AND ASSOCIATES, INC. FOR 5440 CORPORATE** – In order to place 4 wall signs each measuring 100 square feet, a variance from the requirement allowing a maximum of one wall sign, not exceeding 200 square feet.

CHAPTER 85.02.05 (C) (3) (a)

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@troymt.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 September 4, 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

Member(s) 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: Carolan
- Support by: Abitheira

RESOLVED, To approve the minutes of the July 10, 2013 Regular meeting as submitted.

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

MOTION CARRIED

3. HEARING OF CASE(S)

A. VARIANCE REQUEST, JON AND LISA BRUNT, 5637 MARTELL DRIVE – A variance for relief of Chapter 83 to install a 6 foot high privacy fence in the front setback along the south frontage of Martell Drive where the Fence Code limits the height to 48 inches.

Mr. Grusnick reviewed the variance request. He stated the department received no responses to the public hearing notices. Mr. Grusnick displayed photographs of the property and addressed concern for the potential vision obstruction of school children and pedestrians using the public sidewalk along Martell.

Jon and Lisa Brunt were present. They cited reasons for the request: the desire for privacy from the school activity, children and pedestrian traffic and potential liability with future installation of an in-ground pool. They indicated the fence contractor is aware of the obstruction view and propose to cut back the fence on a diagonal angle at the property corner.

Mr. Grusnick showed to the applicant the scale of the 25’ corner clearance triangular cutback necessary to eliminate the obstruction view.

Mr. and Mrs. Brunt said they would have no problem with the triangular cutback as required by the City.

Mr. Abitheira shared he is very familiar with the school baseball activity and traffic. He said the subject lot is very unique and he identifies with the applicant’s request for the privacy fence.

Discussion followed on:

- House setback from lot line.
- Preservation of existing trees.
- Existing chain link fence; ownership, maintenance of weed growth.

Moved by: Abitheira

Support by: Brooks

RESOLVED, That the variance request for relief of Chapter 83 to install a 6 foot high privacy fence in the front setback along the south frontage of Martell Drive, be granted for the following reasons:

1. The variance would not be contrary to the public interest or general purpose and intent of Chapter 83; and
2. The variance does not adversely affect properties in the immediate vicinity; and
3. The petitioner has a hardship or practical difficulty resulting from the unusual characteristics of the property that precludes reasonable use of the property.

FURTHER RESOLVED, That the variance is subject to providing a corner clearance triangular area without fencing starting at the intersection of the Martell right-of-way and the driveway approach, extending for a distance of 25 feet north of the driveway and 25 feet west along Martell for the purpose of eliminating the public sidewalk vision obstruction.

Yeas: Abitheira, Brooks, Carolan

Nay: Dziurman

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 3:20 p.m.

Respectfully submitted,

Theodore Dziurman, Chair

Kathy L. Czarnecki, Recording Secretary

G:\Building Code Board of Appeals Minutes\2013\Draft\2013 09 04 Regular Meeting_Draft.doc

3. HEARING OF CASES

- A. **VARIANCE REQUEST, PETE PERTILE, 5574 IVANHOE** – A variance for relief of Chapter 83 to install a 5' high pvc picket fence in the required front setback along Highbury where the Fence Code limits the height of fences to 30”.

CHAPTER 83

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

P-1130

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: 5574 Ivanhoe Troy, MI 48085
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel* 0.27 acres
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-12-183-001
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:
Fence Code
4. REASONS FOR APPEAL/VARIANCE: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist.*
5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? YES NO

6. APPLICANT INFORMATION:

NAME Pete Perhile
COMPANY St. John Hospital
ADDRESS 5574 Ivanhoe
CITY Troy STATE MI ZIP 48065
TELEPHONE (586) 260-5504
E-MAIL peteperhile05@yahoo.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Pete Perhile
COMPANY St. John Hospital
ADDRESS 5574 Ivanhoe
CITY Troy STATE MI ZIP 48065
TELEPHONE (586) 260-5504
E-MAIL peteperhile05@yahoo.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, Pete Perhile (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.

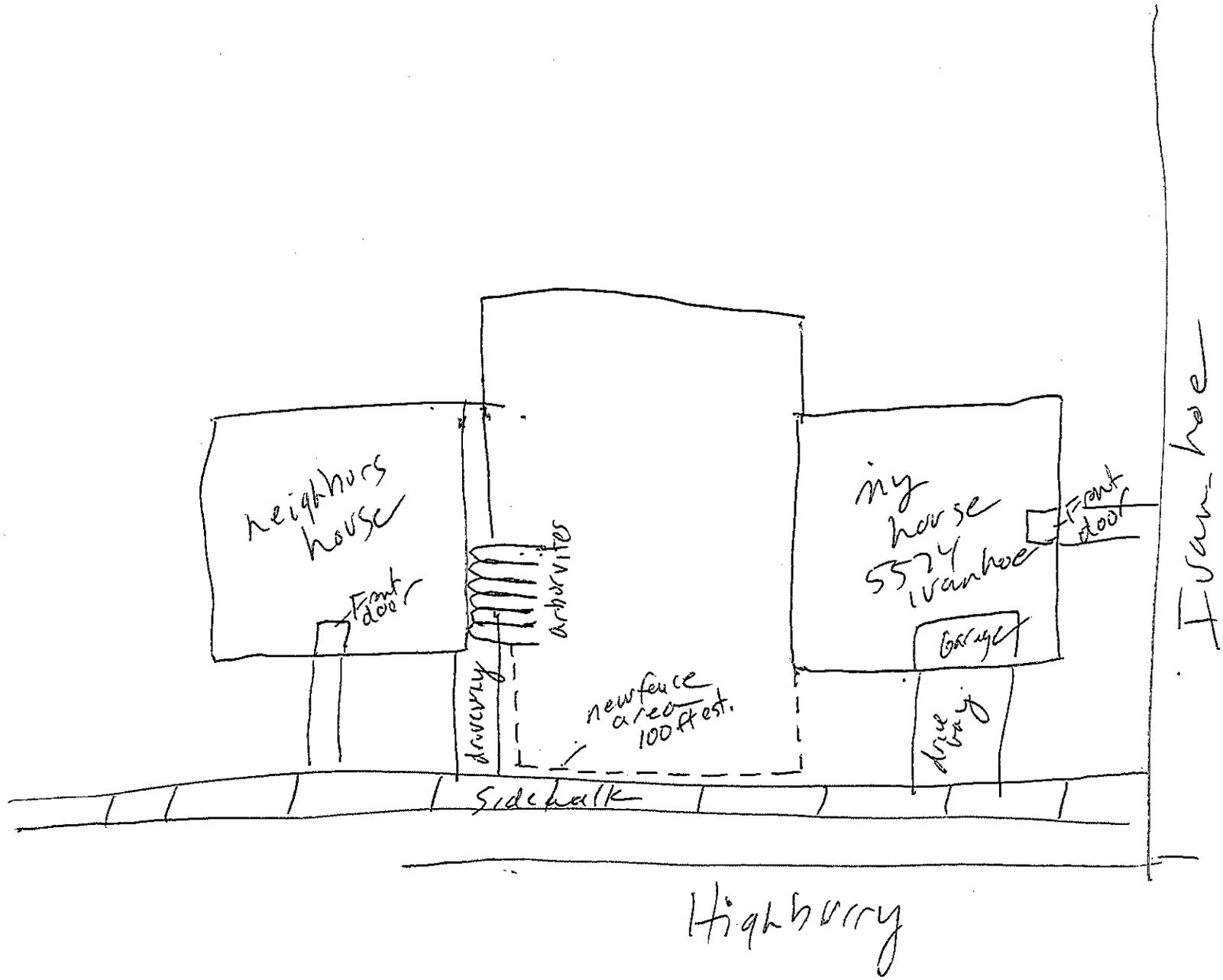
SIGNATURE OF APPLICANT Pete Perhile DATE 9/4/13
PRINT NAME: Pete Perhile

SIGNATURE OF PROPERTY OWNER Pete Perhile DATE 9/4/13
PRINT NAME: Pete Perhile

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.

I have a corner lot home, I want to put up a privacy/picket/or wrought iron fence along ~~the~~ where the existing dilapidated fence that was already existing there. I want the fence to be at least 4-5 ft. I have a 1 1/2 yr old child and another one on the way. I want them to be enclosed and safe in our back yard. and I want to keep people out of my back yard. A 30 inch fence would not have any purpose and does our family no good. I also see other corner lots in the sub with privacy fences up and I have taken pics of this, I want to know why they have a fence up and I am not allowed to. I have drawn a diagram of my lot in regards to my neighbors lot. We are going to have Action Fence install the vinyl fence. Steve Kay the salesman is going to bring all necessary documents and construction material. and will be able to help me in answering any questions.





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

FENCE

Date: _____

Project Information	Job Address: <u>5574 Ivanhoe</u> Suite # _____
	Lot: _____ Subdivision: _____
	Owner: <u>Pete Pertile</u> Phone: <u>(300) 260-5504</u>
Applicant Information	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.
	Name: <u>Action Fence of Michigan Inc</u> Phone: <u>248 542-3900</u> Fax: <u>248 542-6903</u>
	Address: <u>4248 Delemere Court</u> City: <u>Royal Oak</u> State: <u>mi</u> Zip: <u>48073</u>
	Email: <u>actionfence24@sbcglobal.net</u>

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

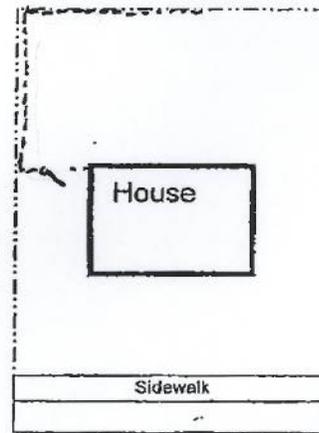
Final lot grade shall be approved before a fence permit is issued.

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: <u>PVC - 4' x 4'</u>					
Type	Wood	Wire	Metal	Masonry	Other
Symbols:	000000	xxxxx	//////	□□□□	-----
HEIGHT					<u>5'</u>
NO. OF FEET					<u>103'</u>
PERMIT FEE	<input type="checkbox"/> Under 300' \$15.00		<input type="checkbox"/> Over 300' \$25.00		



Interior Lot

Corner Lot

Building Department Approval Denied Needs BIA

7/29/13

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

[Handwritten 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 _____

REVISED 01/2011

3. HEARING OF CASES

- B. **VARIANCE REQUEST, MARY CURL, 3955 ANVIL** – A variance for relief of Chapter 83 to install a 4' high chain link fence in the required front setback along Wattles where the Fence Code limits the height of fences to 30".

CHAPTER 83

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

RECEIVED
SEP 9 - 2013
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
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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: 3955 Anvil Drive
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-24-126-001
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", "FENCE CODE") AND SECTION(S) RELATED TO THE APPEAL:
Fence Code
4. REASONS FOR APPEAL/VARIANCE: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist.*
5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? YES NO

6. APPLICANT INFORMATION:

NAME _____
COMPANY _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
TELEPHONE _____
E-MAIL _____

SAME AS OWNER

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

8. OWNER OF SUBJECT PROPERTY:

NAME Mary Curl
COMPANY _____
ADDRESS 3955 Anvil Drive
CITY Troy STATE mi ZIP 48083
TELEPHONE home - (248) 680-9775 cell - (248) 842-2875
E-MAIL meecurl@ameritech.net

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, Mary Curl (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 Mary Curl DATE 9-9-13

PRINT NAME: _____

SIGNATURE OF PROPERTY OWNER Mary Curl DATE 9-9-13

PRINT NAME: Mary Curl

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.

My name is Mary Curl. I live at 3955 Anvil Drive (the southwest corner). I would like to have a chain link fence installed; therefore, I am asking for a fence code appeal/variance.

We have a 1 year old golden retriever who weighs 93 pounds. He is lovable, inquisitive, strong and very fast! Our Veterinarian has recommended that he lose weight because of possible hip dysplasia, which is a common problem with this particular breed.

Having a fenced-in yard would allow him the space to exercise and play without fear of him leaving the property and getting hurt - or worse!

Thank you for your consideration,

Mary Curl

MORTGAGE SURVEY

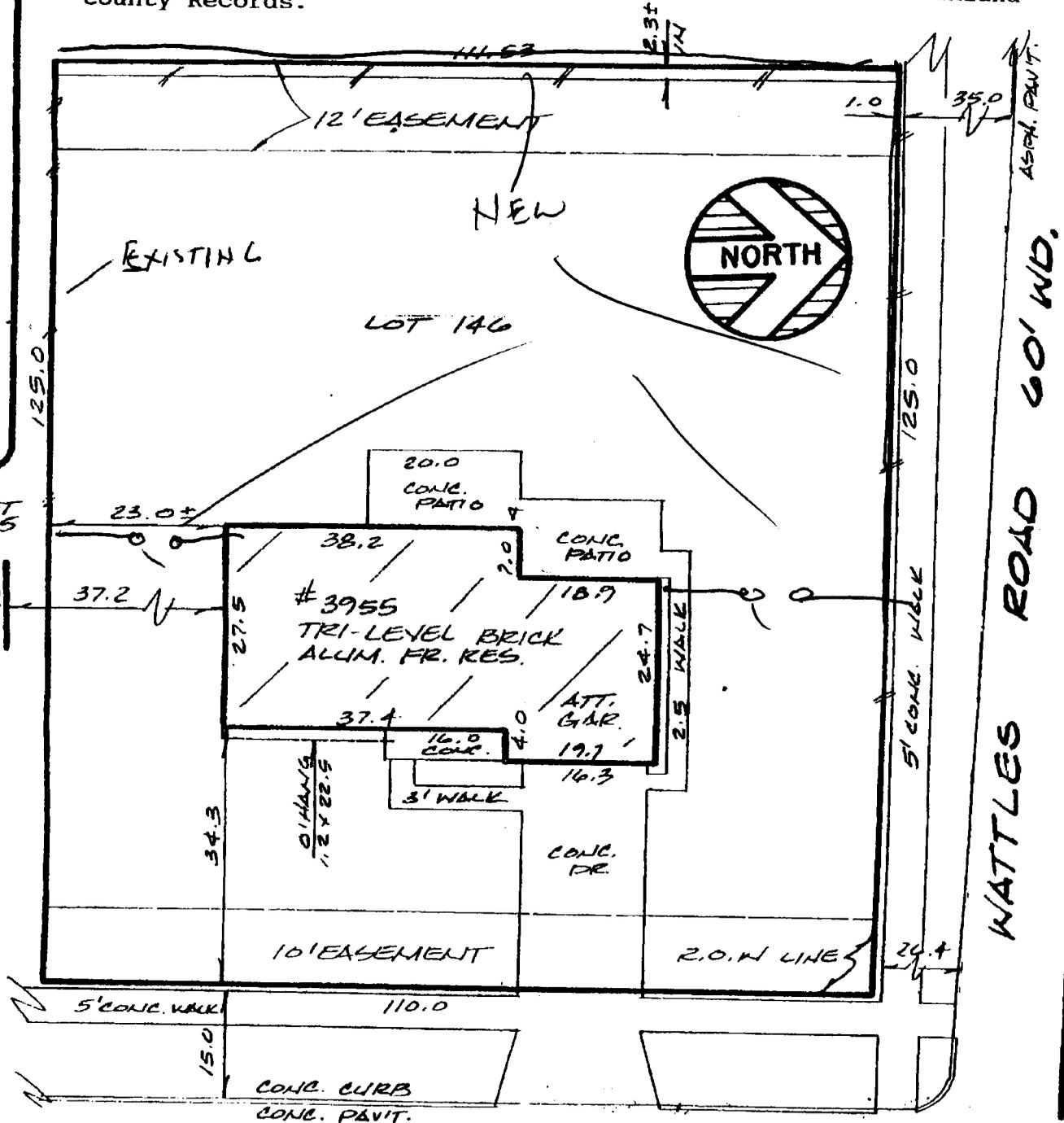
Certified to: Standard Federal Bank



Applicant: JAMES T. AND MARY E. CURL

Property Description:

Lot 146; "OLDE FORGE SUB.", part of the N.W. 1/4 of Section 24, T.2 N., R.11 E., City of Troy, Oakland County, Michigan, as recorded in Liber 130 of Plats, Pages 21, 22 and 23 of Oakland County Records.





FENCE PERMIT APPLICATION
CITY OF TROY
 DEPARTMENT OF BUILDING INSPECTIONS
 500 W. BIG BEAVER ROAD
 TROY, MICHIGAN 48084
 248-524-3344

RECEIVED
 ALL INFORMATION
 CITY OF TROY
 BUILDING DEPT

FENCE

Date: _____ PF 2013-0148

Project Information

Job Address: 3955 Anvil Drive Suite # _____
 Lot: 146 Subdivision: OLde Forge
 Owner: James + Mary Carl Phone: 248 892 2875
 Work to be Performed: New Move Repair Res. Comm. Ind.

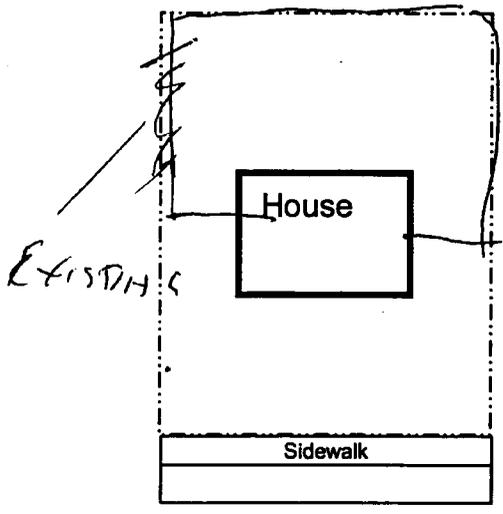
Applicant Information

Name: Mr Fence Inc Phone: (586) 758-4490 Fax: (586) 758-4544
 Address: 22160 Ryan Rd City: Warren State: MI Zip: 48091

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>	<u>4'</u>			
NO. OF FEET	<u>241</u>	<u>241</u>			
PERMIT FEE	<input type="checkbox"/> Under 300' \$15.00		<input type="checkbox"/> Over 300' \$25.00		



Interior Lot
 Corner Lot
 Building Department Approval _____

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.

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 Thomas Driden
 Homeowner's signature indicates compliance with homeowner's affidavit

Subscribed and sworn to before me this _____ day of _____ Notary Public: _____ County, Michigan
 My commission expires _____

3. HEARING OF CASES

- C. **VARIANCE REQUEST, PATRICK STIEBER FOR ALLIED SIGNS, INC., 36895 DEQUINDRE** – In order to place two ground signs (menu boards), each measuring 46 square feet in size, a variance from the Sign Code that limits the size of these signs to 36 square feet each.

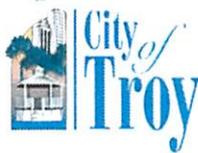
CHAPTER 85.01.04 (A) (3)

**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
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CONSTRUCTION OR FENCE CODE APPEALS

FEE: \$50

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NOTICE TO THE APPLICANT

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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: 36895 Dequindre
ACREAGE PROPERTY: Attach legal description if this an acreage parcel

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-25-229-026

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

4. REASONS FOR APPEAL/VARIANCE: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist.*

5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? YES NO

6. APPLICANT INFORMATION:

NAME Patrick Stieber
COMPANY Allied Signs, Inc.
ADDRESS 33650 Giftos
CITY Clinton Twp. STATE MI ZIP 48035
TELEPHONE 586-791-7900
E-MAIL Kim@alliedsignsinc.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Iggy Pipitone
COMPANY McDonald's
ADDRESS 36895 Dequindre
CITY Troy STATE MI ZIP _____
TELEPHONE 616-446-5329
E-MAIL Iggy.Pipitone@us.mcd.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, Iggy Pipitone (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 9/4/13
PRINT NAME: Patrick Stieber

SIGNATURE OF PROPERTY OWNER  DATE 9/4/13
PRINT NAME: Iggy Pipitone

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.

ALLIED SIGNS INC.

Dear Members of the Board of Appeals:

Chapter 85.02.05 (C) (4) does not require sign permits for signs that are not visible from any adjacent right-of-way which do not exceed (36) square feet.

The (2) proposed drive thru menu boards exceed (36) square feet each and are (40.96) square feet each. However, the menu boards are setback approximately (200) feet from the right-of-way and are located in the drive thru lanes behind the building.

The hardship is that a smaller menu board does not allow McDonald's to properly display all of the food items they have to offer. A smaller menu board makes it very limiting for not only McDonald's but for the patrons going through the drive thru. We are only requesting a variance of (9.82) square feet total between the (2) menu boards.

If not granted the variance, a smaller menu board conforming to code will be installed however it will limit what McDonald's has to offer to their drive thru patrons.

Thank you for your consideration.

OPO Outdoor Menu Board



63.99" x 103.5" = 46 sf



Illumination: LED

Electrical: First Circuit: 120/1/60, 15 amp
Second Circuit: 120/1/60, 15 amp

Ship Weight: 1,313 lbs.

- Other:**
- Please call IMS for graphics, 800-937-7671
 - Triangular design for increased graphic options
 - Available in an manual or automated version. Automated version must be ordered directly from Florida Plastics.

3. HEARING OF CASES

- D. **VARIANCE REQUEST, SEAN TWOMEY FOR DRURY DEVELOPMENT CORPORATION, 575-591 W. BIG BEAVER** – A variance from the requirement that permits a maximum of two ground signs on the property, in order to maintain a previously erected third ground sign measuring 36 square feet.

CHAPTER 85.02.05 (C) (4) (a)

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
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CONSTRUCTION OR FENCE CODE APPEALS

FEE: \$50

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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: 575 W. Big Beaver Road Troy, MI 48084

ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
575-591 W. Big Beaver

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-28-203-035

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

SIGN CODE

4. REASONS FOR APPEAL/VARIANCE: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist.*

5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? YES NO

6. APPLICANT INFORMATION:

NAME Sean Twomey
COMPANY Drury Development Corporation
ADDRESS 721 Emerson Road, Suite 200
CITY Saint Louis STATE MO ZIP 63141
TELEPHONE (314) 587.2508
E-MAIL sean.twomey@ddcmail.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Rob Warner
COMPANY Drury Development Corporation
ADDRESS 721 Emerson Road, Suite 200
CITY Saint Louis STATE MO ZIP 63141
TELEPHONE (314) 423.6698
E-MAIL rob.warner@ddcmail.com

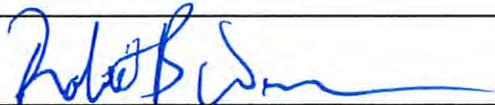
The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

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, Rob Warner (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 Sean T. Twomey Digitally signed by Sean T. Twomey
DN: cn=Sean T. Twomey, ou=Drury Development Corporation, ou=Architecture
, Engineering, email=sean.twomey@ddcmail.com, c=US
Date: 2013.09.04 20:57:32 -0500 DATE 4 September 2013

PRINT NAME: Sean Twomey

SIGNATURE OF PROPERTY OWNER  DATE 9/9/13

PRINT NAME: Rob Warner

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.



DRURY DEVELOPMENT CORPORATION

Design & Construction Division

721 Emerson Road, Suite 200 • St. Louis, MO 63141
Phone 314-423-6698 • Fax 314-429-5902

Mr. Paul Evans – Zoning & Compliance Specialist
City of Troy Planning Department
500 W. Big Beaver Road
Troy, MI 48084
Phone: 248-524-3344
Fax: 248-689-3210
Email: evanspm@troymi.gov

Date: 4 September 2013

Re: Drury Inn & Suites – Troy, MI
575 West Big Beaver Road
Troy, MI 48084
Sign Code Variance

Mr. Evans –

I am sending you this letter to outline the justification of our proposed action along with a completed Building Code Board of Appeals Application and a check for the Sign Appeals Fee for the above mentioned property. I would also request this matter be added to the agenda for the regularly scheduled meeting of the Building Code Board of Appeals on Wednesday, October 2nd 2013 at 3:00pm.

Per the City of Troy Sign Code Appeals Criteria – Chapter 85.01.08 Sign Code: the Board of Appeals has the power to grant specific variances from the requirements of this Chapter, upon a showing of each of the following:

- a) The variance would not be contrary to the public interest or general purpose and intent of this Chapter.
- b) The variance does not adversely affect properties in the immediate vicinity of the proposed sign.
- c) The petitioner has a hardship or practical difficulty resulting from the unusual characteristics of the property that precludes reasonable use of the property.

Drury Development Corporation is requesting a variance to the Sign Code that would allow one (1) additional ground sign of no more than thirty-six (36) square feet as defined by the Sign Code for the Drury Inn & Suites at the above mentioned property address. The specifics of the sign location and geometry are included in the required attachments accompanying our application. We would respectfully submit the following justifications for each of the above outlined conditions:

- a) The reason for requesting an additional ground sign is due to the low visibility of the property entrance drive and the shared use of the property with the TGIFriday's restaurant. We strongly feel that in this instance the limits on an additional ground sign in this zoning district should not preclude the Drury Inn & Suites from installing a sign based on the presence of an additional business and its current ground signage at the property frontage. Because the additional signage is intended to assist travelers and guests in identifying the entrance to our business on a shared parcel we feel that its presence would be in the public interest and not contrary to the intent of the Sign Code.
- b) Due to the proximity to I-75 and the Big Beaver Road exit, the only property in the immediate vicinity of the proposed sign is the office building directly to the east of the Drury Inn & Suites property. Because of the height of the office building and its separate entrance from Big Beaver

Road we feel that the proposed signage will have no adverse effects on the neighboring property. Big Beaver Road is a divided major arterial with appropriately large right of way setbacks so the proposed signage would have no effect on the properties across the road to the north.

- c) As stated previously under item a), the hotel entrance has low visibility and is shared with another business. The large right of way setback noted in item b) coupled with the building setback from the road makes it difficult to locate and ascertain that the entry drive is associated with the Drury Inn & Suites when approaching from the west. When approaching from the east, the office building noted in item b) completely obstructs any view of the hotel building. This lack of visibility is further compounded by the necessity to travel past the property, under the interstate, and turn around to travel back west on Big Beaver Road in order to access the property. The proposed signage seeks to better identify the entrance to the Drury Inn & Suites and eliminate motorist confusion created by the above stated conditions.

Please feel free to contact me if you have any questions regarding this application or need any additional information in order to properly review the proposed action. I look forward to meeting you and discussing this matter with the board. Thank you again in advance for your time and attention.

Sincerely,



Sean T. Twomey, AIA, DBIA

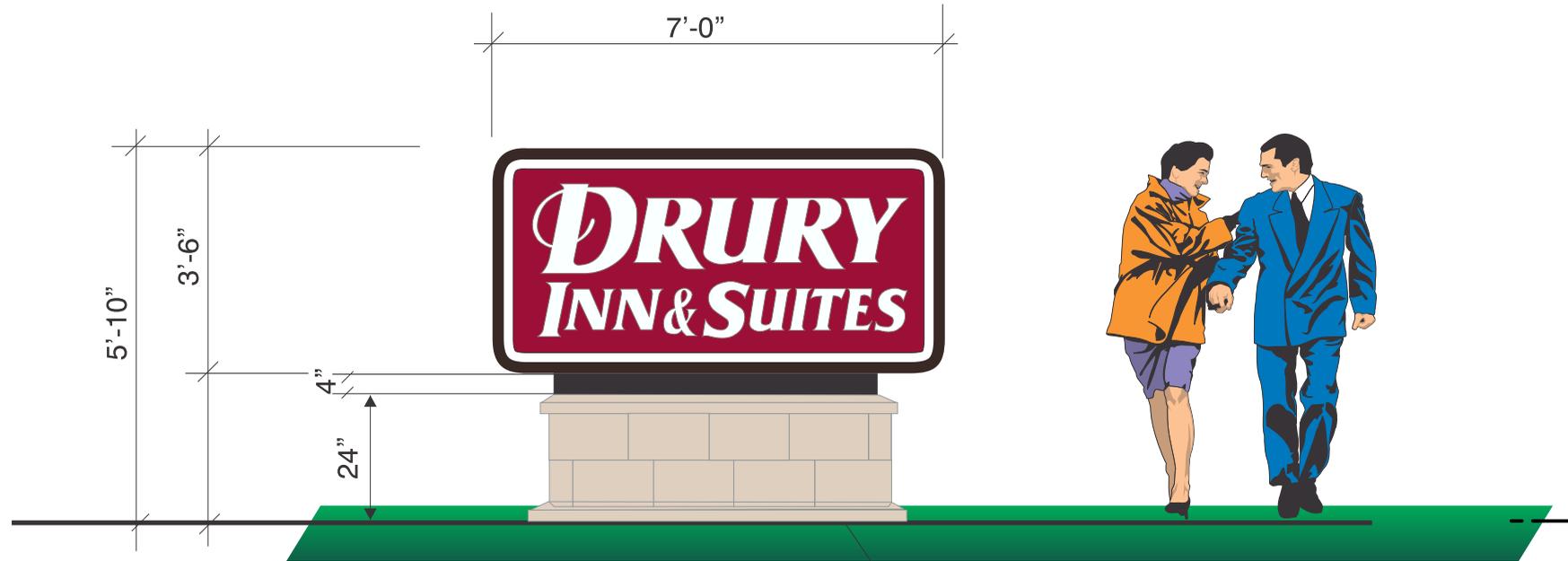
Managing Director - Architecture + Engineering
Drury Development Corporation
721 Emerson Road, Suite 200
St. Louis, MO 63141

d: (314) 587.2508

m: (314) 456.6638

e: sean.twomey@ddcmail.com

36 square feet



ROCK BASE BY OTHERS

D/F ILLUMINATED DISPLAY -

FABRICATED OF .063 ALUMINUM CABINET
 FACES OF .177 PANFORMED ACRYLIC W/ EMBOSSED COPY
 PAINTED SECOND SURFACE DRURY COLOR SPECS.
 INTERNALLY ILLUMINATED W/ FLUORESCENT LAMPS ON 12" CENTERS

COLOR KEY -

CABINET TO BE DARK BRONZE
 BACKGROUND TO BE BURGUNDY MAROON
 COPY AND BORDER TO BE WHITE.

UL# HH 744170

www.a-1signs.com

HIGHWAY 96 .PO.BOX 247 DICKSON, TN 37055

U.S. (800) 446-0066 office@a-1signs.com
 DICKSON (615) 446-2856 FAX (615) 446-6616

THIS DESIGN IS THE PROPERTY OF A-1 SIGNS

SCALE: 3/8" = 1'-0"	DRAWN BY: KHBurns
DATE: 07/03/13	DRAWING #: DI&S Troy mon2
LOCATION: Troy, MI.	JOB TITLE: Drury Inn & Suites
	TRACKING #: DIS TY MI 04 22 13 MB 2
	SALES: Mark Burns

3. HEARING OF CASES

- E. **VARIANCE REQUEST, KEVIN DETERS OF METRO DETROIT SIGNS, 750 TOWER DRIVE** – In order to place a second and third wall sign measuring 116.24 and 24.5 square feet respectively, a variance from the requirement allowing a maximum of one wall sign, not exceeding 200 square feet.

CHAPTER 85.02.05 (C) (3) (a)

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@troymt.gov
<http://www.troymt.gov/CodeEnforcement/>



CONSTRUCTION OR FENCE CODE APPEALS
FEE: \$60
CITY OF TROY BUILDING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3344
FAX: 248-689-3210
E-MAIL: GrusnickME@troymt.gov
<http://www.troymt.gov/BuildingInspection/>

NOTICE TO THE APPLICANT

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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: 750 Tower Dr.

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

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-09-301-015

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

Sign Code 85.02.05 3.a.

4. REASONS FOR APPEAL/VARIANCE: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist* - Please see attached Page.

5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? YES NO

6. APPLICANT INFORMATION:

NAME Kevin Debers
COMPANY Metro Detroit Signs
ADDRESS 23544 Hoover Rd.
CITY Warren STATE MI ZIP 48089
TELEPHONE 586-759-2700
E-MAIL kdebers@metrodetroit-signs.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Kaven Meier
COMPANY 750 NTCC, LLC
ADDRESS 750 Tower Dr.
CITY Troy STATE MI ZIP 48098
TELEPHONE 248-641-7700
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, Kaven Meier (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 Kevin Debers DATE 9-3-13

PRINT NAME: KEVIN DEBERS

SIGNATURE OF PROPERTY OWNER Kaven Meier DATE 9/11/13

PRINT NAME: KAVEN MEIER AS AGENT FOR 750 NTCC, LLC

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.

Explanation of request for variance:

The property is currently allowed one wall sign which will be located on the East elevation facing I-75 expressway.

The request for variance is being submitted based on the location and total frontage of the facility. We are requesting an additional sign be allowed on the West elevation facing Crooks Road for incoming traffic from the West as well as a smaller sign to be located on the North elevation above the main customer entrance for the customers once they are on the property.

This sign is approved, pending sealed drawings

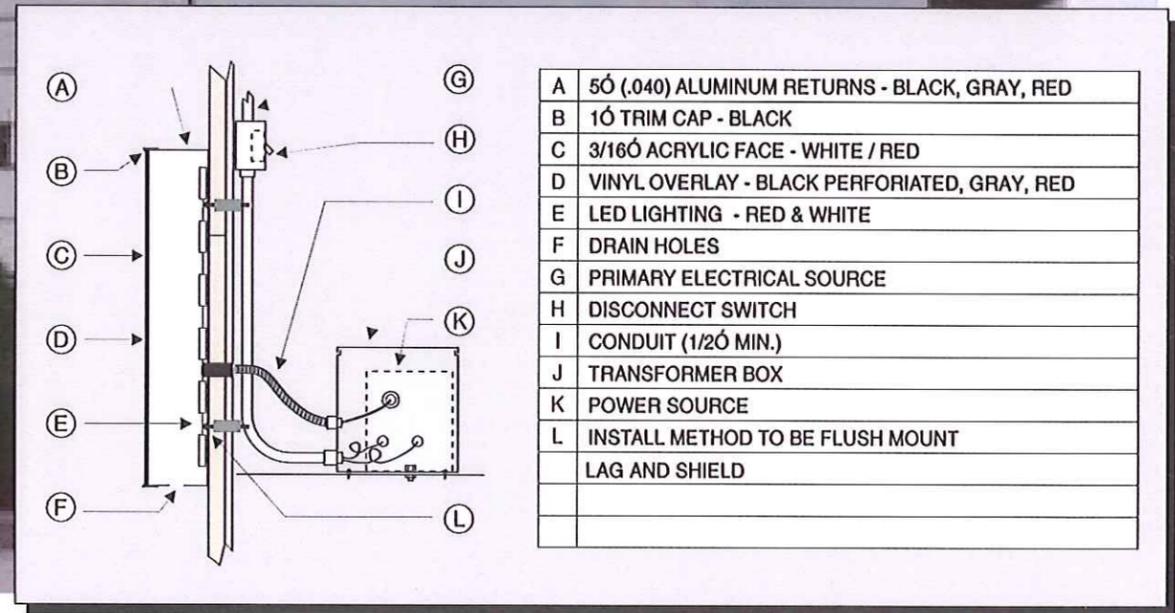
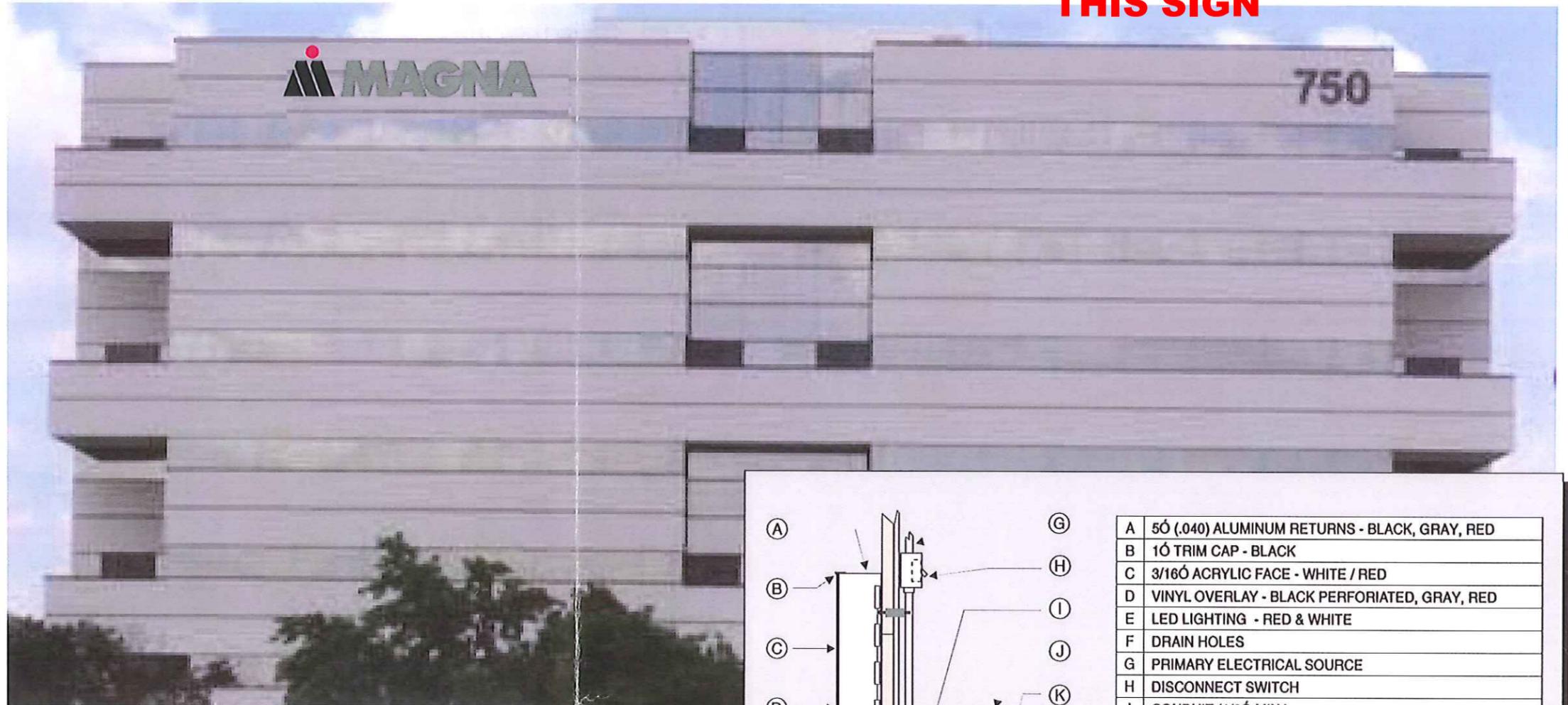
NO VARIANCE NEEDED FOR THIS SIGN

12" deep
CHANNEL LETTER - FRONT LIT

BLACK LOGO - PERFORATED DAY/NIGHT VINYL
RED LOGO - PREMIUM TRANSLUCENT RED VINYL
TEXT - PREMIUM TRANSLUCENT GRAY VINYL

LAG AND SHIELD MOUNT
INDIVIDUAL LETTER MOUNT
REMOTE POWER SUPPLIES
120 VOLT
PHOTO CELL

*Sign will be
UL listed*



EAST ELEVATION - facing I-75

116.24 SF



Client: Magna	Drawn By: Joe Stelzer	Date: 7-15-13	Scale:	File Name:	Revision:
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This sign needs a variance

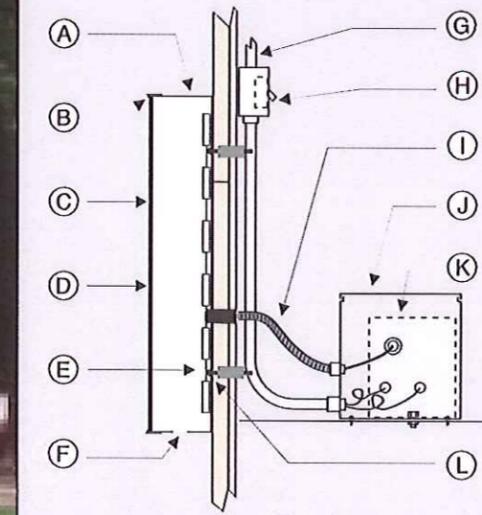
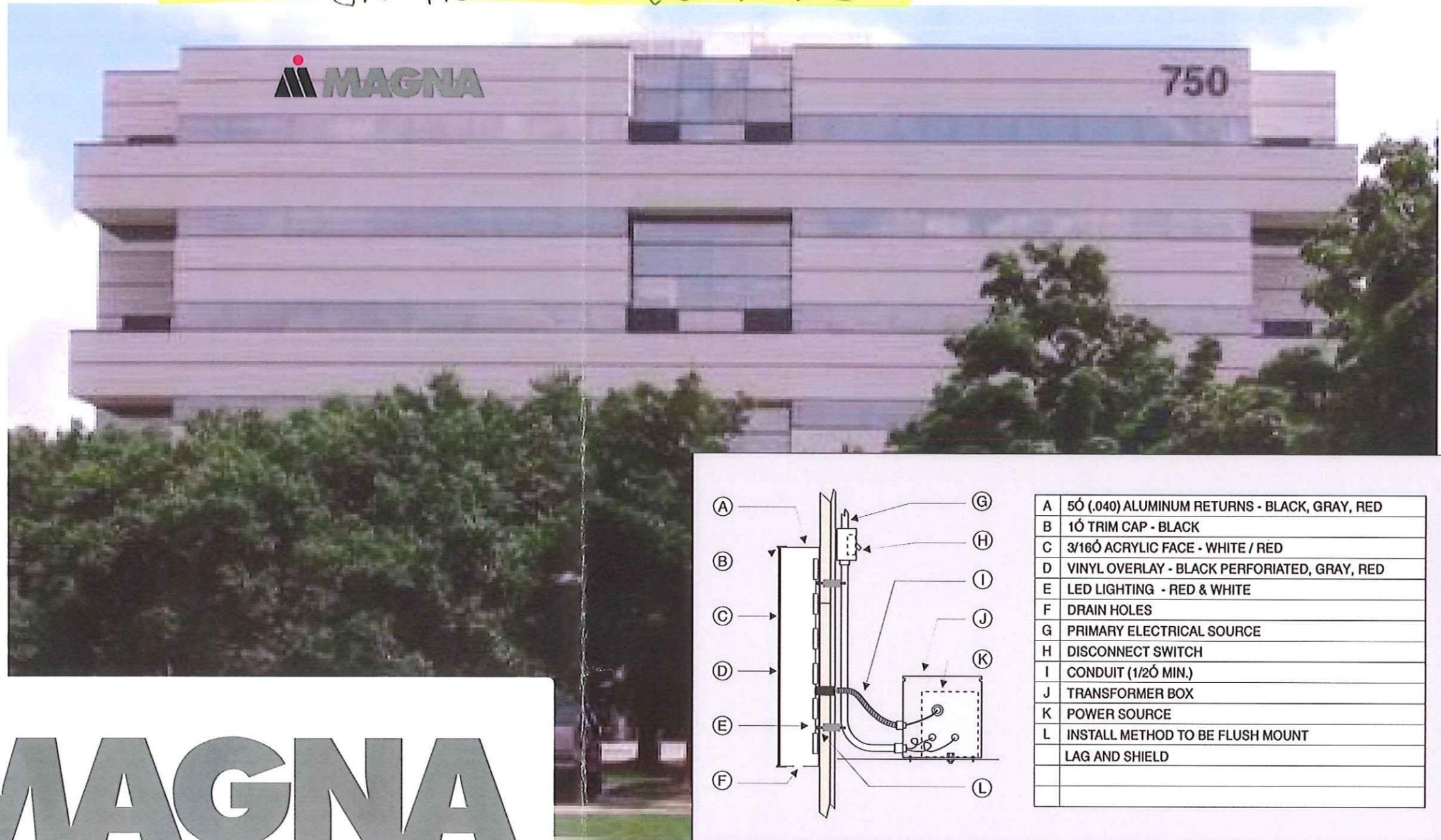
VARIANCE REQUESTED

12" deep
CHANNEL LETTER - FRONT LIT

BLACK LOGO - PERFORATED DAY/NIGHT VINYL
RED LOGO - PREMIUM TRANSLUCENT RED VINYL
TEXT - PREMIUM TRANSLUCENT GRAY VINYL

LAG AND SHIELD MOUNT
INDIVIDUAL LETTER MOUNT
REMOTE POWER SUPPLIES
120 VOLT
PHOTO CELL

Sign will be
UL listed



A	5Ø (.040) ALUMINUM RETURNS - BLACK, GRAY, RED
B	1Ø TRIM CAP - BLACK
C	3/16Ø ACRYLIC FACE - WHITE / RED
D	VINYL OVERLAY - BLACK PERFORIATED, GRAY, RED
E	LED LIGHTING - RED & WHITE
F	DRAIN HOLES
G	PRIMARY ELECTRICAL SOURCE
H	DISCONNECT SWITCH
I	CONDUIT (1/2Ø MIN.)
J	TRANSFORMER BOX
K	POWER SOURCE
L	INSTALL METHOD TO BE FLUSH MOUNT LAG AND SHIELD

WEST ELEVATION

4' x 28'4" = 113.33 sf

total sign size 116.24 sf

17.5" x 24" = 2.9 sf



Client: Magna	Drawn By: Joe Stelzer	Date: 7-15-13	Scale:	File Name:	Revision:
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This sign needs a variance

VARIANCE REQUESTED

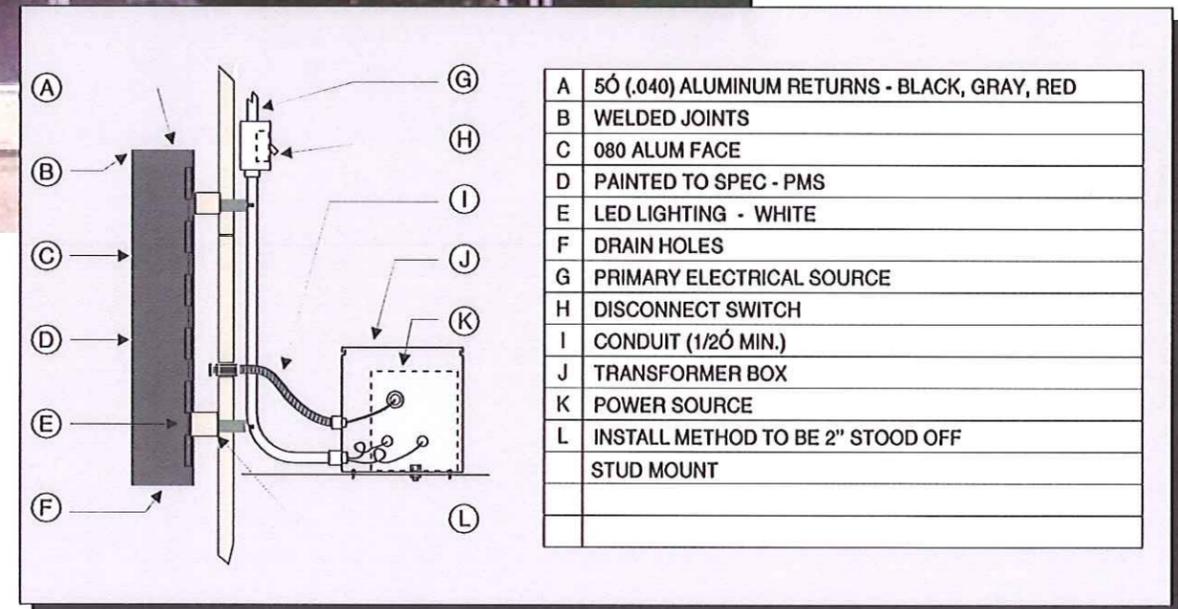
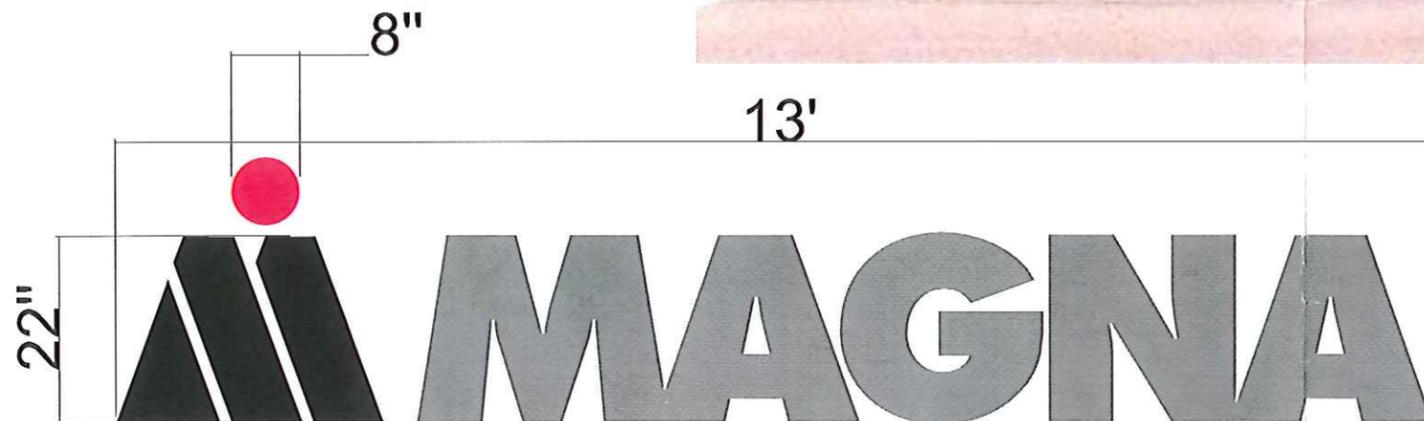
12" deep
CHANNEL LETTER - HALO LIT

FABRICATED ALUMINUM LETTERS
HALO LIT - ALL LETTERS AND LOGO

STOOD OFF CLIP MOUNT
INDIVIDUAL LETTER MOUNT
REMOTE POWER SUPPLIES
120 VOLT
PHOTO CELL

Sign will be UL listed

NORTH ELEVATION



156" x 22" = 23.83 sf 8" x 12" = .66 sf TOTAL SIGN SIZE 24.5 SF



Client: Magna	Drawn By: Joe Stelzer	Date: 7-15-13	Scale:	File Name:	Revision:
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3. HEARING OF CASES

- F. VARIANCE REQUEST, ROBERT MOORHOUSE OF R. E. MOORHOUSE AND ASSOCIATES, INC. FOR 5440 CORPORATE – In order to place 4 wall signs each measuring 100 square feet, a variance from the requirement allowing a maximum of one wall sign, not exceeding 200 square feet.

CHAPTER 85.02.05 (C) (3) (a)

**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/>

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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: 5440 CORPORATE DRIVE, TROY 48098
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-08-476-018
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", etc.) AND SECTION(S) RELATED TO THE APPEAL:
CHAPTER 85 SIGNS, SECTION 85.02.05, NUMBER 3 ALL O AND R-C DISTRICTS.
ONE WALL SIGN FOR EACH BUILDING, NOT TO EXCEED 15% OF THE AREA
OF FRONT STRUCTURE, TO A MAXIMUM SIZE OF 200 SQUARE FOOT AREA.
4. REASONS FOR APPEAL/VARIANCE: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist*
5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? YES NO

6. APPLICANT INFORMATION:

NAME Robert Moorhouse
COMPANY R.E. Moorhouse and Associates, Inc.
ADDRESS 33 N. Squirrel Road
CITY Auburn Hills STATE MI ZIP 48326
TELEPHONE 248-852-5706 OR *248-417-6507 cell
E-MAIL robert@remoorhouse.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME TROY CORPORATE OFFICE & SIGNATURE ASSOCIATES
COMPANY _____
ADDRESS 1 TOWN SQUARE STE 12, SOUTHFIELD, MI
CITY SOUTHFIELD STATE MI ZIP 48076
TELEPHONE 248-948-9000
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, _____ (PROPERTY OWNER), HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT Robert E. Moorhouse DATE 9-11-13

PRINT NAME: ROBERT E. MOORHOUSE

SIGNATURE OF PROPERTY OWNER _____ DATE _____

PRINT NAME: _____

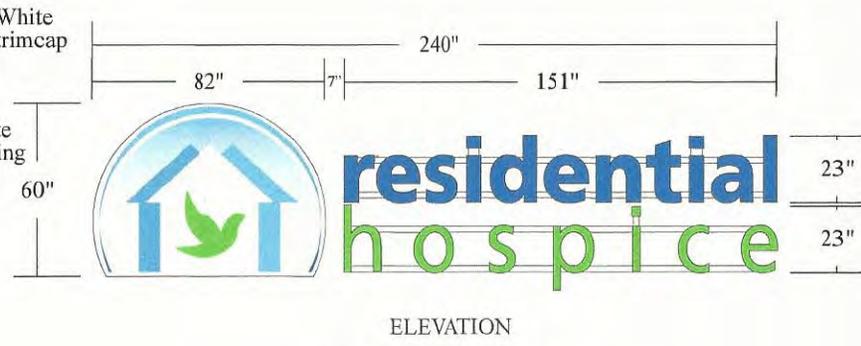
Failure of the applicant or his/her authorized representative to appear before the Board, as scheduled, shall be justifiable cause for denial or dismissal of the case with no refund of appeal fee(s). If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

The applicant will be notified of the time and date of the hearing by first class mail.



ELEVATION

One (1) set for East Elevation
One (1) set for West Elevation



ELEVATION

One (1) set for East Elevation
One (1) set for West Elevation

LOGO CONSTRUCTION:

60" high aluminum channel logos, .063" backs and sidewalls, 7" deep, painted MAP White. Plastic faces with surface applied translucent digital vinyl graphics. White aluminum retainers.

LETTER CONSTRUCTION:

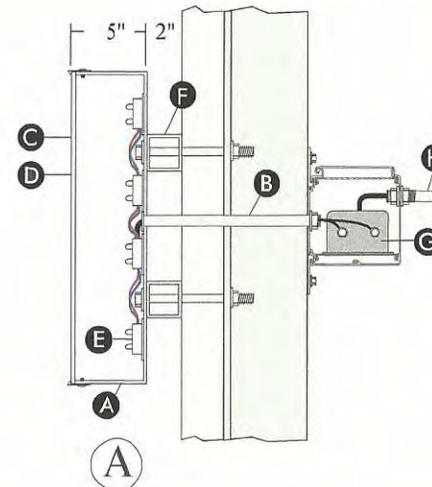
23" high "d" and 23" high "h" aluminum channel letters, .063" backs and sidewalls, 5" deep, painted MAP White. Acrylic faces with surface applied 3M translucent vinyl. White trim caps.

ILLUMINATION:

Logos and letters to be internally illuminated with White LED's. LED transformers mounted in metal boxes behind wall. 120 volt.

INSTALLATION:

Logos mounted flush to wall. Letters mounted to 2" x 2" horizontal aluminum rails (painted to match building). Rails mounted flush to wall.



CROSS SECTION

- A** Aluminum channel
- B** Low voltage electrical input
- C** Acrylic faces
- D** Translucent vinyl
- E** White LED modules
- F** 2" x 2" aluminum rails
- G** LED transformer & box
- H** Primary electrical



100 Square Feet of Sign Area

FOUR (4) SETS OF LOGOS AND LOGO LETTERS, INTERNALLY ILLUMINATED

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

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

These designs, details and plans represented herein are the property of R.E. Moorhouse & Associates; specifically developed for your personal use in connection with the project being planned for you by R.E. Moorhouse & Associates. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, exhibited or copied in any fashion whatsoever. All designs (excepting registered trademarks) remain the property of R.E. Moorhouse & Associates.

3M 3630-106
Brilliant Green

3M 3630-137
Lt European Blue

3M 3630-97
Bristol Blue

MAP White

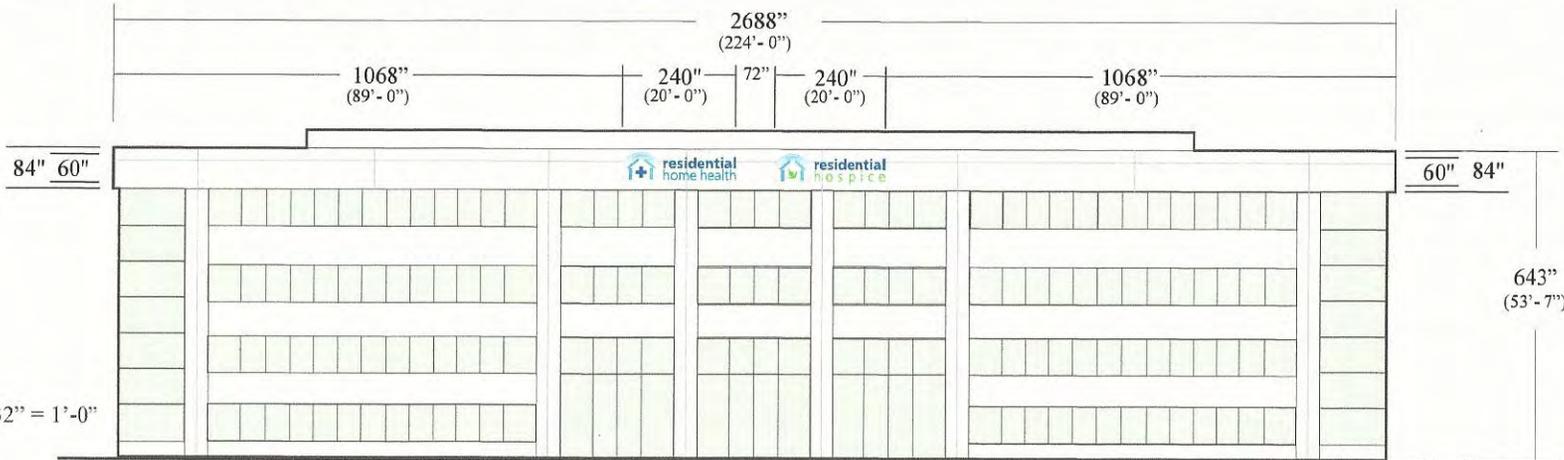
MAP to match building

Clean Artwork Required

Digital Print



PROJECT:	DRAWING:	DATE:
Residential Home Health	16967	9-4-13



West Elevation



CROOKS ROAD - ELEVATION

TWO (2) SETS OF LOGOS AND LOGO LETTERS, INTERNALLY ILLUMINATED

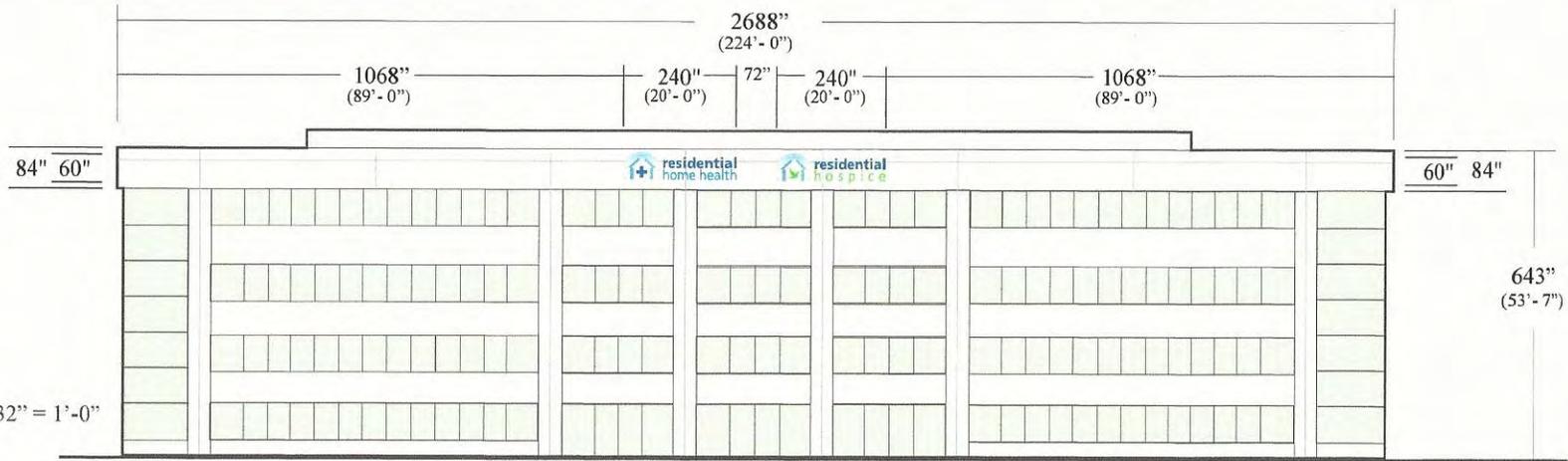
Scale: 3/16" = 1'-0"

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

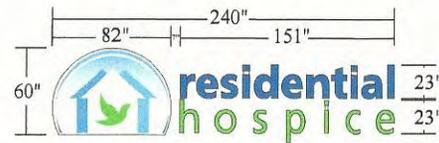
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PROJECT:	DRAWING:	DATE:
Residential Home Health	16968	9-11-13, 9-4-13



East Elevation



CORPORATE DRIVE - ELEVATION

TWO (2) SETS OF LOGOS AND LOGO LETTERS, INTERNALLY ILLUMINATED

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

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

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PROJECT:	DRAWING:	DATE:
Residential Home Health	16982	9-11-13

City of Troy

Appeals Application

Reasons Justifying Our Request

We are asking permission to erect two (2) sets of interior illuminated logos and letters for Residential Home Health and Residential Hospice. The letters will be facing east elevation on Crooks Road and the second set facing west on Corporate Drive. The logo and letters are 5' high x 20' long or 100 sq.ft for both Residential Home Health and Residential Hospice.

The building is located at 5440 Corporate Drive in an O District. In this district under the sign code we are allowed one wall sign, not to exceed 10% of the area of the front structure, to a maximum 200 square feet. We are requesting 200 square feet on the west elevation; as well as, 200 square feet on the east elevation. Respectfully, we are asking for an additional 200 square feet on the east elevation.

The additional signage will not cause a hazard to the community or adversely affect the nearby properties. The surrounding property contains commercial buildings, hotels, restaurants and retail space. Across Crooks is a 258 foot building housing PLEX.

Corporate Drive is a higher-volume for us with regards to professional impact. The main entrance is located off this approach. Referral sources, executives of companies with which we do business, etc. will be instructed to use this approach as it is more scenic. We would like signage that is legible to greet them on the building when they arrive, clearly marking Residential Home Health and Residential Hospice.

Crooks Road is higher-volume for us with regards to marketing. We are building our brands, and we want people driving past to notice and begin to recognize Residential Home Health and Residential Hospice. We see this as a great way to get our names out there and as local companies, we feel this will help people associate us with Troy, our new Michigan headquarters.

RESOLUTION TEMPLATE

Moved by:

Seconded by:

RESOLVED, That the variance request for [applicant name, company, address or location], for relief of Chapter 85 (Chapter 83) to [request],

Be granted for the following reasons:

1. The variance would not be contrary to the public interest or general purpose and intent of Chapter 85 (Chapter 83); and
2. The variance does not adversely affect properties in the immediate vicinity of the proposed sign; and
3. The petitioner has a hardship or practical difficulty resulting from the unusual characteristics of the property that precludes reasonable use of the property.

Be denied for the following reasons:

1. The variance would be contrary to the public interest or general purpose and intent of Chapter 85 (Chapter 83); and
2. The variance would adversely affect properties in the immediate vicinity of the proposed sign; and
3. The petitioner has failed to demonstrate any hardship or practical difficulty because:
 - a) Reasonable use can be made of the property without the variance, and
 - b) Public health, safety and welfare would not be negatively affected in the absence of the variance, and
 - c) Conforming to the ordinance is not unnecessarily burdensome; and
 - d) There is no evidence of hardship or practical difficulties resulting from the unusual characteristics of the property because there is nothing unusual about the size, shape or configuration of the parcel that would make it unnecessarily burdensome to comply with the requirements of the sign (fence) ordinance.

Be postponed / tabled for the following reasons:

Yeas:

Nays:

MOTION CARRIED / FAILED