



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

November 6, 2013

3:00 PM

LOWER LEVEL
CONFERENCE ROOM

1. ROLL CALL
2. APPROVAL OF MINUTES – October 2, 2013
3. HEARING OF CASES
 - A. VARIANCE REQUEST, LAWRENCE K. LAVANWAY JR, for LAVANWAY SIGN COMPANY INC., 5440 CORPORATE – A variance to allow a third ground sign measuring 48 square feet.

CHAPTER 85.02.05 (C) (3)
 - B. VARIANCE REQUEST, MICHAEL KONJA for MK2 LLC dba LUCKY'S MARKET, 4835 JOHN R – A variance to allow two (2) additional wall signs with a combined size of 49.5 square feet. The Sign Code does not allow any wall signs on the building.

CHAPTER 85.02.05 (C) (1)
 - C. VARIANCE REQUEST, ANDREW J. MOISEEV for MOISEEV/GORDON ASSOCIATES, INC., DETROIT MEETING ROOMS, NORTH OF SQUARE LAKE AND I-75, EAST OF ADAMS (PID's 88-20-06-352-030, 031, 032) – A variance for relief of Chapter 93, Appendix C, Section C103.1 and Section 912.2, to provide a fully suppressed building in lieu of the Code required fire hydrant.

CHAPTER 93

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
 - A. **2014 MEETING DATES**
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 October 2, 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
- Brian Kischnick (arrived 3:18 p.m.)

Support Staff Present:

- Mitch Grusnick, Building Official/Code Inspector
- Kathy L. Czarnecki, Recording Secretary

Also Present:

Attached and made a part hereof is the signature sheet of those present and signed in at this meeting.

2. APPROVAL OF MINUTES

- Moved by: Abitheira
- Support by: Carolan

RESOLVED, To approve the minutes of the September 4, 2013 Regular meeting as submitted.

- Yeas: All present (4)
- Absent: Kischnick (arrived 3:18 p.m.)

MOTION CARRIED

3. HEARING OF CASES

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

Mr. Grusnick reviewed the variance request. He indicated the applicant is requesting to replace an existing 30 inch high fence for which the City issued a permit 17 years ago with a 5 foot high PVC picket fence on the same portion of yard. Mr. Grusnick addressed concern for the potential vision obstruction of pedestrian traffic along Highbury. He reported the department received no responses to the public hearing notices.

The applicant Pete Pertile said a higher fence would provide safety for his child. He said the new fence would be an upgrade and aesthetically pleasing to the neighborhood. Mr. Pertile asked to change his request from a 5 foot high fence to a 4 foot high fence to accommodate a concern of one of his neighbors. He circulated a brochure of the proposed fence.

There was discussion on:

- Angling fence to allow vision of pedestrian traffic.
- 4 foot high fence as relates to fence type, posts, arches.

Mr. Pertile said he has no objection to angling the fence, as suggested by the Board.

Chair Dziurman opened the floor for public comment; there was no one present who wished to speak.

Moved by: Abitheira

Support by: Brooks

RESOLVED, To grant the request to install a 4 foot high PVC picket fence located 18 inches off the sidewalk, and to allow supporting fence posts up to 5 feet in height, for the following reasons:

1. The variance would not be contrary to the public interest or general purpose and intent of Chapter 83.
2. The variance does not adversely affect properties in the immediate vicinity of the proposed sign.
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 northeast property corner and extending for a distance of 10 feet west and 10 feet south for the purpose of eliminating the public sidewalk vision obstruction for the driveway located at 2272 Highbury.

Yeas: All present (4)

Absent: Kischnick (arrived 3:18 p.m.)

MOTION CARRIED

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

Mr. Grusnick reviewed the variance request. He reported the department received no responses to the public hearing notices.

The applicant Mary Curl said the 4 foot high fence would provide the height needed to contain her one year old, 93 pound Labrador retriever as well as give him room to run. Ms. Curl said she spoke with the neighbors and there are no objections to the fence. Ms. Curl said a 4 foot high fence is all she needs with the existing natural vegetation that would screen the fence and understands that the fence would be installed on her side of the property.

Chair Dziurman opened the floor for public comment; there was no one present who wished to speak.

[Mr. Kischnick arrived at 3:18 p.m.]

Moved by: Abitheira

Support by: Brooks

RESOLVED, To grant the request as submitted for the following reasons:

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

Yeas: All present (5)

MOTION CARRIED

- 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.

Mr. Grusnick reviewed the variance request and said the proposed menu boards would be out of public view. He reported the department received one response to the public hearing notices in support of the variance request. Mr. Grusnick stated there have been no complaints registered with the size of the menu boards at other McDonald restaurants in Troy that have been granted relief on the menu board size.

The applicant Patrick Stieber said the existing McDonald's restaurant is doing a major remodel to upgrade to a double drive-through with two menu boards and two order points. They are asking relief to enlarge the existing menu board and install the second menu board. Mr. Stieber said the standard corporate menu boards are no different from other McDonald restaurants in Troy that have been granted relief of the sign code.

Mr. Grusnick agreed with the comments of the applicant.

Chair Dziurman opened the floor for public comment; there was no one present who wished to speak.

Moved by: Brooks
Support by: Carolan

RESOLVED, To grant the request as submitted for the following reasons:

1. The variance would not be contrary to the public interest or general purpose and intent of Chapter 85, as the proposed signage is not within public view.
2. The variance does not adversely affect properties in the immediate vicinity of the proposed sign because there is a brick wall on the west property line.
3. The petitioner has indicated a hardship because it is a corporate sign at a minimum square footage size above what is permitted by code.

Yeas: All present (5)

MOTION CARRIED

- 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.

Mr. Grusnick reviewed the variance request. He identified on the visual screen the two existing ground signs (one for the hotel and one for the restaurant) and the third sign at the entrance, for which the variance is being requested. Mr. Grusnick said since the ordinance allows only 2 ground signs there are no provisions to regulate the size of a third sign but, if granted, it would follow the guidance of a second sign and be restricted to 10 feet maximum in height. He reported the department received no responses to the public hearing notices.

The applicant Sean Twomey circulated photographs of the site. Mr. Twomey said after an addition and remodel of the existing property, the hotel manager received complaints the hotel entrance was very difficult to find and guests were driving by the entrance. Mr. Twomey said the hotel applied for a sign permit to install a third sign to better identify the hotel entrance, with the belief they were within their rights to erect a second sign for the hotel. He said the permit was granted, a sign was erected, and subsequently the hotel was notified they were in violation.

There was discussion on:

- Combining/stacking signage for both hotel and restaurant.
- Sign at hotel entrance obscured by restaurant sign.
- Relationship of restaurant to hotel; ground lease, property owned by hotel.

Chair Dziurman opened the floor for public comment; there was no one present who wished to speak.

Moved by: Abitheira
Support by: Brooks

RESOLVED, To grant the request as submitted for the following reasons:

1. The variance would not be contrary to the public interest or general purpose and intent of Chapter 85.
2. The petitioner has a hardship or practical difficulty because the sign is already installed with a permit.

Yeas: All present (5)

MOTION CARRIED

- 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.

Mr. Grusnick reviewed the variance request. He stated that presently there is no existing signage on the property. He reported the department received no responses to the public hearing notices.

Paul Deters was present to represent the applicant. Also present was Scott Worden, Manager of Corporate Communications and Public Relations with Magna.

Mr. Deters addressed the proposed signage as relates to the west and east building elevations and frontage on two major thoroughfares. He said the proposed signs would not be visible at the same time and there would be no proliferation of signage. Magna is requesting relief of the sign code to allow visibility from I-75, Tower and Crooks. Mr. Deters said Magna currently occupies 75% of the building and expects full occupancy within the next six months, noting it is Magna's intent to be the only identification on the building. He noted the proposed sign on the north elevation is only for identification of the building entrance.

Discussion on:

- Signage on adjacent buildings.
- Signage on east elevation; previous (removed) lease sign.
- Signage on subject building prior to current tenant.

Chair Dziurman opened the floor for public comment; there was no one present who wished to speak.

Moved by: Kischnick
Support by: Carolan

RESOLVED, To grant the request for two signs, one sign at the north entrance and a second sign on the building elevation facing Tower, for the following reasons.

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

Yeas: All present (5)

MOTION CARRIED

- 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.

Mr. Grusnick reviewed the variance request. He addressed the similarity of the request to the previous request reviewed by the Board, as it relates to the existing office building having two frontages. Mr. Grusnick said there are three variance requests before the Board proposed by two separate tenants. He reported the department received no responses to the public hearing notices.

The applicant Robert Moorhouse said the tenants are two separate entities with individual company brands. Mr. Moorhouse said he spoke with Paul Evans, the City's Zoning and Compliance Specialist, who suggested bringing the signage of both brands within close proximity, with the intent that the Board might give consideration to it being one sign. Mr. Moorhouse said the signage would have no adverse affect on neighboring buildings, nor would the signs be visible at the same time. He said the intent of the signage is to give visibility and exposure to the individual growing companies.

Also present were Meaghan Lewis representing Residential Home Health and Diane Cattnach representing Residential Hospice.

There was discussion on:

- Individual business entities; technically two separate signs.
- Approximate distance between signs; 6 feet.
- Building elevation that comprises predominant parking.
- Ground sign permits in process; additional tenants would be identified.

- Percentage of leased building; just under 50% for both tenants, 7 year lease with expected growth.

Chair Dziurman opened the floor for public comment; there was no one present who wished to speak.

Moved by: Abitheira
Support by: Carolan

RESOLVED, To grant the variance as submitted for three (3) additional wall signs at 100 square feet each for the following reasons:

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

Discussion on the motion on the floor.

Mr. Kischnick shared concern with the request as it relates to the number of variances requested to identify individual business entities. He said he would vote yes on the request but would have liked to see a better solution. Mr. Kischnick said that in the end, the signs most likely will look okay.

Mr. Grusnick asked the applicant if the signs had been manufactured already and if they could be incorporated into one sign cabinet.

Mr. Moorhouse said no because the companies are two separate companies.

Vote on the motion on the floor.

Yeas: Abitheira, Carolan, Dziurman, Kischnick
Nay: Brooks

MOTION CARRIED

Ms. Brooks said a better solution could have been proposed.

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

The 2014 meeting schedule will be placed on the next agenda for approval.

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 4:00 p.m.

Respectfully submitted,

Theodore Dziurman, Chair

Kathy L. Czarnecki, Recording Secretary

G:\Building Code Board of Appeals Minutes\2013\Draft\2013 10 02 Regular Meeting_Draft.doc

- A. **VARIANCE REQUEST, LAWRENCE K. LAVANWAY JR, for LAVANWAY SIGN COMPANY INC., 5440 CORPORATE** – A variance to allow a third ground sign measuring 48 square feet.

CHAPTER 85.02.05 (C) (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
 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: 5440 CORPORATE DRIVE
 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:
SIGN CODE

4. REASONS FOR APPEAL/VARIANCE: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist* SEEKING VARIANCE FROM SIGN CODE LIMIT OF 12 FT FOR A "FOR LEASE" SIGN - REQUESTING 24 FT FOR LEASE SIGN - 64" MAX HEIGHT

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

6. APPLICANT INFORMATION:

NAME LAWRENCE K. LAVANWAY JR. PRESIDENT
COMPANY LAVANWAY SIGN CO, INC.
ADDRESS 22124 TELEGRAPH ROAD
CITY SOUTHFIELD STATE MI ZIP 48033
TELEPHONE (313) 356-1600
E-MAIL LARRY@LAVANWAYSIGNS.COM

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: SIGN CONTRACTOR FOR THE HAYMAN COMPANY

8. OWNER OF SUBJECT PROPERTY:

NAME John Pitrone
COMPANY CSFB-2002-5440 Troy LLC - c/o The Hayman Co, It's Agent
ADDRESS Suite 400, 5700 Cooks Rd
CITY Troy STATE MI ZIP 46094
TELEPHONE 246-479-7777
E-MAIL JPitrone@haymanco.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, John Pitrone (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] PRESIDENT - LAVANWAY CO
DATE 9/11/13

PRINT NAME: LAWRENCE K LAVANWAY JR. 9/11/2013

SIGNATURE OF PROPERTY OWNER [Signature] VICE PRESIDENT
DATE 9-12-13
Hayman Company

PRINT NAME: John Pitrone

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.

5440 Corporate Dr., Troy, MI ~ Crooks Rd. Elevation ~ Existing Sign



V-shaped "For Lease" sign is 24" vert. x 36" horiz. ~ Top of sign is 52" above grade ~ Leading edge of sign is setback 10'8" behind sidewalk on Crooks Rd. ~ "For Lease" sign is inset 50' from sidewalk on private road inlet from Crooks Rd. into bldg. property.

5440 Corporate Dr., Troy, MI ~ Crooks Rd. Elevation ~ Proposed Sign



V-shaped "For Lease" sign will be 48" vert. x 72" horiz. ~ Top of sign will be 68" above grade ~ Leading edge of sign is setback 10'8" behind sidewalk on Crooks Rd. ~ "For Lease" sign will be inset 50' from sidewalk on private road inlet from Crooks Rd. into bldg. property.

Existing "For Lease" sign @ 900 Tower Drive



This is an existing 6' vert. x 6' horiz. = 36 sq. ft. "For Lease sign". Top of sign is 96" above grade.

PROPOSED Overhead Plot Plan for 5440 Corporate Dr., Troy, MI

Location of 61 sq. ft. PERMITTED monument sign on Corporate Drive

Location of 28.3 sq. ft. PERMITTED monument sign on Crooks Rd. frontage

Location of 6 sq. ft. V-shaped "For Lease" sign on Corporate Dr.

Location of 6 sq. ft. V-shaped "For Lease" sign on Crooks Rd. Frontage. TO BE ENLARGED to 24 sq. ft.,



- B. **VARIANCE REQUEST, MICHAEL KONJA for MK2 LLC dba LUCKY'S MARKET, 4835 JOHN R** – A variance to allow two (2) additional wall signs with a combined size of 49.5 square feet. The Sign Code does not allow any wall signs on the building.

CHAPTER 85.02.05 (C) (1)

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

RECEIVED

SEP 24 2013

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
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CONSTRUCTION OR FENCE CODE APPEALS
FEE: \$50
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E-MAIL:

PLANNING

RECEIVED

OCT 10 2013

NOTICE TO THE APPLICANT

PLANNING

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: 4835 John R Road
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 270104309 88-20-14-226-037
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 Michael Konja
COMPANY MK2 LLC DBA Lucky's Market
ADDRESS 2821 treyburn lane
CITY West Bloomfield STATE Mi ZIP 48324
TELEPHONE 248-363-2049
E-MAIL Michael.Konja.JR@gmail.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Property Manger

8. OWNER OF SUBJECT PROPERTY:

NAME Anna Milosavljevski Milosavljevski
COMPANY ATT Milo Inc. LLC
ADDRESS 4843 John R Road
CITY Troy STATE Mi ZIP 48085
TELEPHONE 248-689 0117
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, Anna Milosavljevski (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 9-19-13
PRINT NAME: Michael Konja

SIGNATURE OF PROPERTY OWNER Anna Milosavljevski DATE 9-19-13
PRINT NAME: Anna Milosavljevski

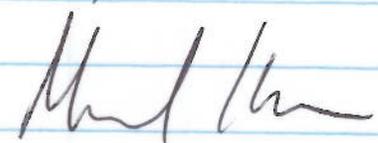
Failure of the applicant or his/her authorized representative to appear before the Board, as scheduled, shall be justifiable cause for denial or dismissal of the case with no refund of appeal fee(s). If the person appearing before the Board is not the applicant or property owner, signed permission must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

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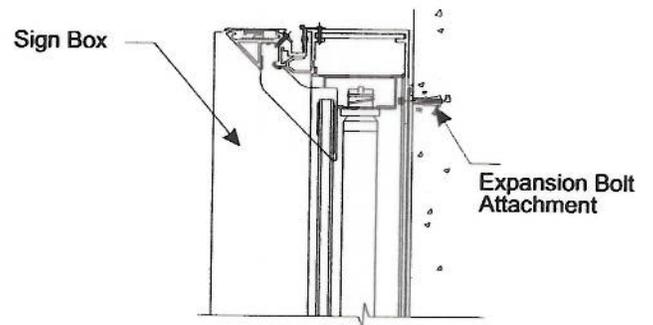
I Michael Konja owner of
Lucky's Market located at 4835
John R Road would like to
try to Increase Business By
Becoming a partnership with
the United States Postal Service.

By adding the CPU to my location
I will Be adding new customers,
new revenue, a competitive advantage and
Increase customer loyalty.

Sincerely

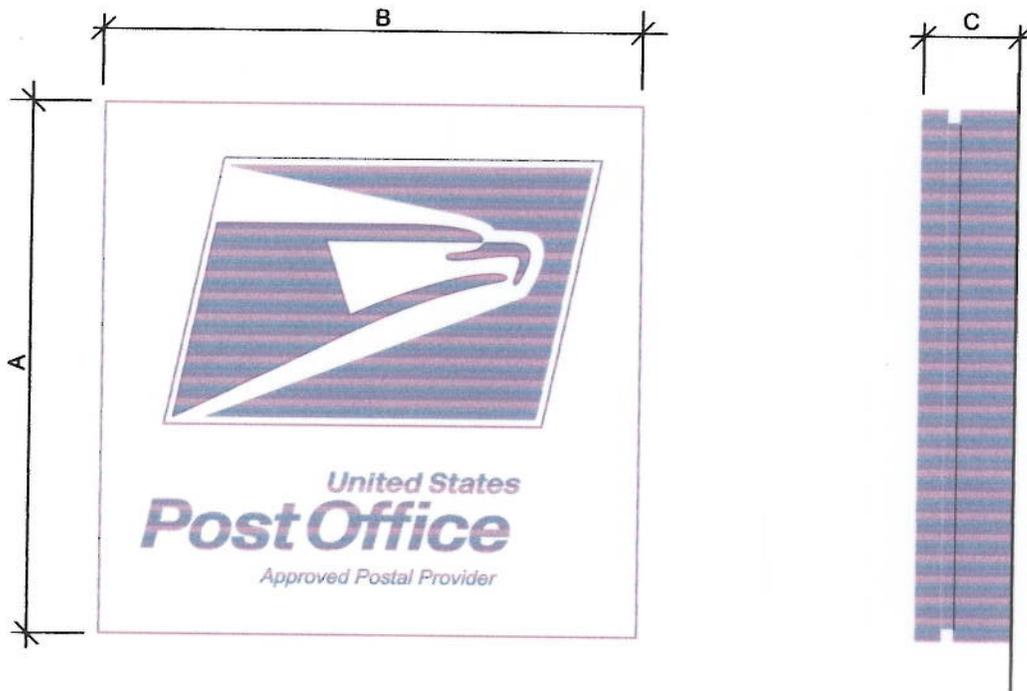

Michael Konja

ILLUMINATED VERTICAL (SQUARE) WALL SIGN		
PSIN #	CPU-C2B	CPU-C3B
PSN#	6130	6131
A	5'-3 3/8"	4'-3 3/8"
B	5'-3 3/8"	4'-3 3/8"
C	9 5/16"	9 5/16"
VOLTS	120	120
AMPS	3.2	2.0



27.89 square feet

Section / Mounting Detail



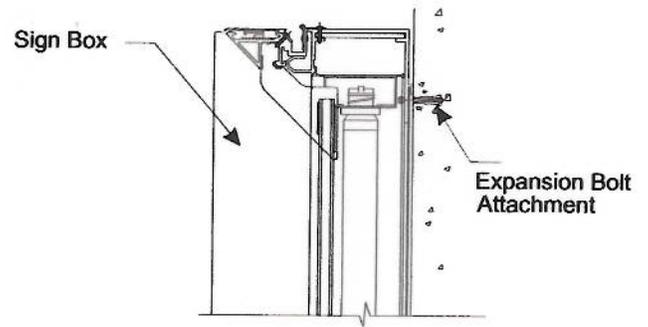
ILLUMINATED Vertical (Square) Wall Signs

PSIN# CPU-C2B, CPU-C3B

Usage: When architectural space limitations exist, this format is acceptable for primary wall identification, unless restricted by city or landlord.

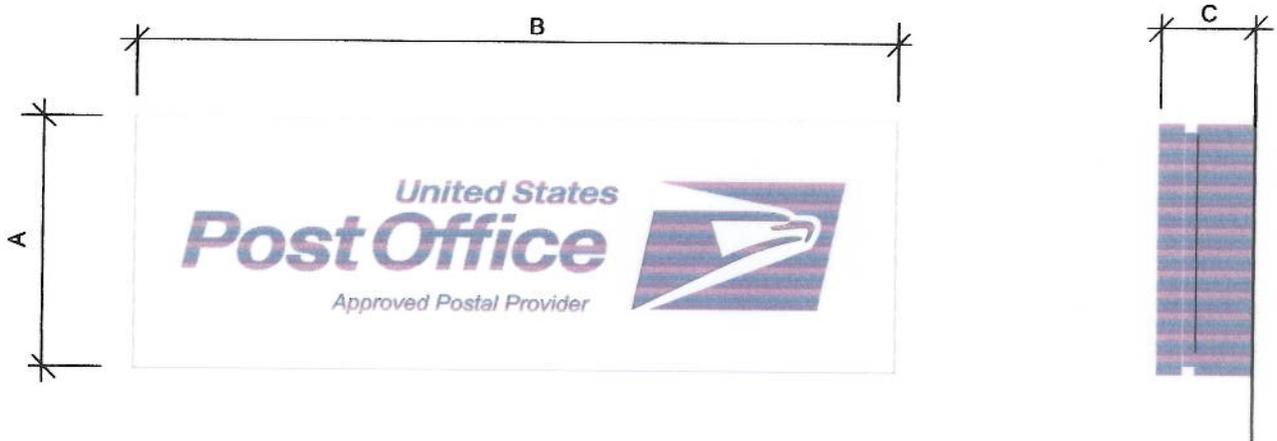
Note: CPU signage must be obtained through the USPS Direct Vendor purchasing agreement.

ILLUMINATED HORIZONTAL WALL SIGN		
PSIN #	CPU-C2A	CPU-C3A
PSN#	6128	6129
A	2'-8"	1'-10"
B	8'-0"	5'-6"
C	9 5/16"	9 5/16"
VOLTS	120	120
AMPS	1.8	1.2
WEIGHT		
PRICE		



Section / Mounting Detail

21.33 square feet



Illuminated Horizontal Wall Signs

PSIN# CPU-C2A, CPU-C3A

Usage: When architectural space limitations exist, this format is acceptable for primary wall identification, unless restricted by city or landlord.

Note: CPU signage must be obtained through the USPS Direct Vendor purchasing agreement.

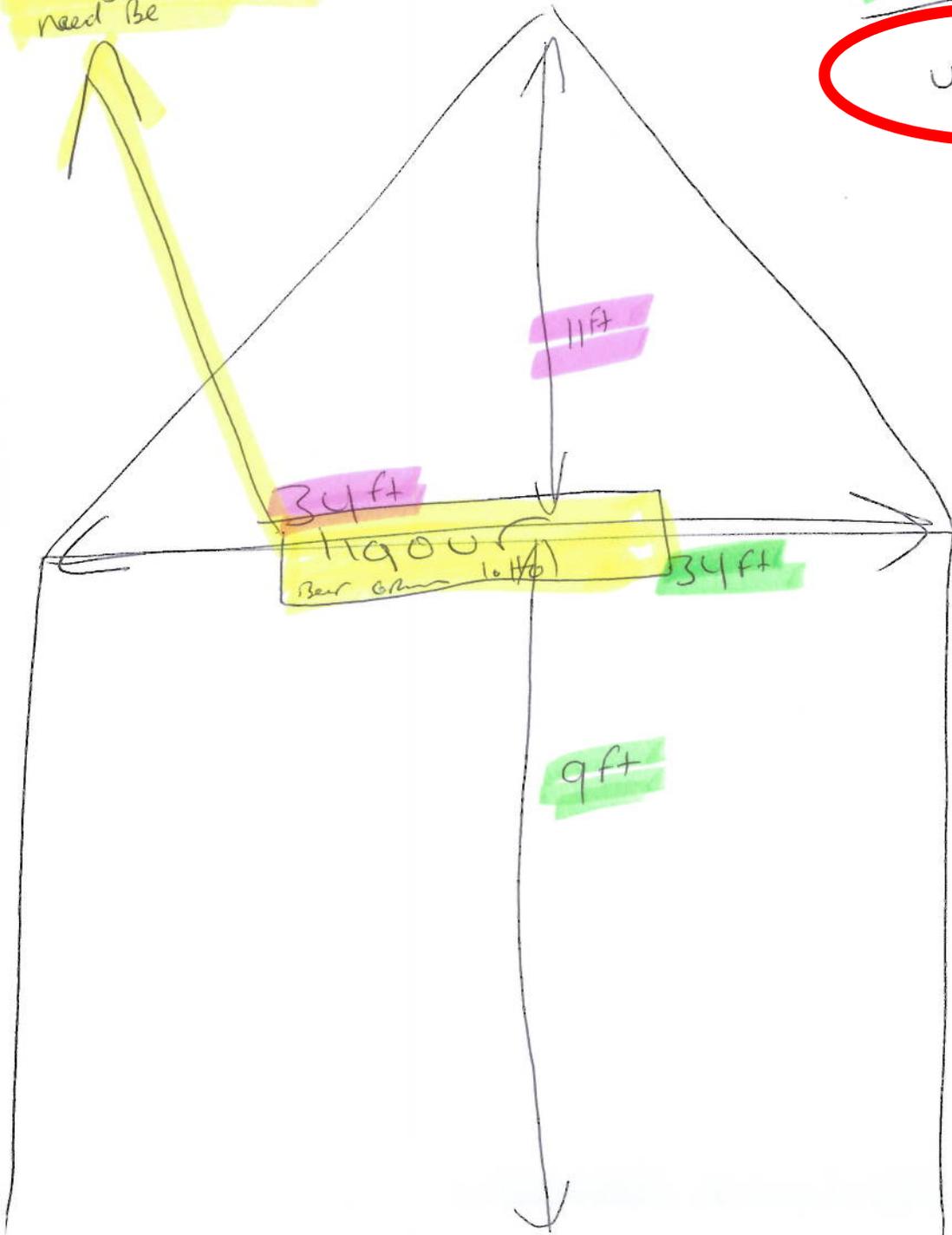
FRONT FACE SIZE CALCULATIONS

3ft x 12ft canopy
Willing to remove IF
need be

TOP 187ft

BOTTOM 306ft

493 sq ft







LIQUOR

LUCKY'S MARKET
ATM - LOTTO

LIQUOR

AT STATE MINIMUM
BARRELS OF BEER
IMPORTED BEER & WINE

- C. VARIANCE REQUEST, ANDREW J. MOISEEV for MOISEEV/GORDON ASSOCIATES, INC., DETROIT MEETING ROOMS, NORTH OF SQUARE LAKE AND I-75, EAST OF ADAMS (PID's 88-20-06-352-030, 031, 032) – A variance for relief of Chapter 93, Appendix C, Section C103.1 and Section 912.2, to provide a fully suppressed building in lieu of the Code required fire hydrant.

CHAPTER 93

**CITY OF TROY BUILDING INSPECTION DEPARTMENT
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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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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: _____
ACREAGE PROPERTY: Attach legal description if this an acreage parcel

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-06-352-030, 20-06-352-031, 20-06-352-032

3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", etc.) AND SECTION(S) RELATED TO THE APPEAL:
Troy City Code Chapter 93/International Fire Code Appendix C Sections C103.1 and Section 912.2

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 Andrew J Moiseev, RA
COMPANY Moiseev / Gordon Associates, Inc
ADDRESS 4351 Delemere Ct
CITY Royal Oak STATE MI ZIP 48073
TELEPHONE 248-549-4500
E-MAIL andrewm@mga-architects.net

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Architect / Consultant

8. OWNER OF SUBJECT PROPERTY:

NAME John Reid
COMPANY Detroit Meeting Rooms
ADDRESS 2144 Grenadier Dr.
CITY Troy STATE MI ZIP 48098
TELEPHONE 586-698-1800
E-MAIL john.reid@robovent.com

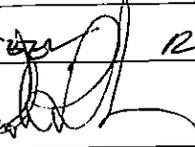
The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

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

SIGNATURE OF APPLICANT  DATE 10/16/13

PRINT NAME: Andrew Moiseev RA

SIGNATURE OF PROPERTY OWNER  DATE 10/16/13

PRINT NAME: John Reid.

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.



Architects/Designers

October 16, 2013

City of Troy Building Code Board of Appeals
500 W. Big Beaver Road
Troy, MI 48084

Re: Reasons for appeal/variance for fire Hydrants for Troy Meeting Room
Troy, MI
MGA Project Number: 1246

Dear: Building Code Board of Appeal

We are proposing an alternate to the requirement of the Troy City Code Chapter 93/International Fire Code Appendix C Section C103.1 The Code requires that "Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets". In lieu of a fire hydrant at the street we are proposing to install a fire suppression system in the building per NFPA 13. The Michigan Building Code does not require a fire suppression system for a structure this size. We assert that a fire suppression system would provide a better solution than a fire hydrant at the site entry along Square Lake Road. Further, since the building is occupied on a limited and infrequent basis, sitting idle the majority of the time, the fire suppression system along with an alarm system would provide the best first line of defense.

We are also requesting a variance to Troy City Code Chapter 93/International Fire Section 912.2 the requirement of a hydrant within 100 feet of a suppression system fire department connection. We assert that the water available on the Fire Department Equipment along with a fire hose relay would provide an alternate solution adequate for this project.

Sincerely,

MOISEEV/GORDON ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Andrew J. Moiseev', with a long horizontal flourish extending to the right.

Andrew J. Moiseev, RA

Meeting Room

Troy, Michigan



Moisev/Gordon Associates, Inc.
4351 Delemere Court
Royal Oak, MI 48073

248.549.4500 voice
248.549.7300 faxes

www.moiseev-gordon.com

Copyright

© 2012
Moisev/Gordon Associates, Inc.
Use of these drawings is limited
to the client for the subject project.
Common law copyright is reserved
by the Architect.

Use figured dimensions only.
Do not scale the drawings.

Client:
**Detroit Meeting
Rooms**

37900 Mound Rd.
Sterling Heights, MI 48310

Project Title:
Meeting Room

Square Lake Rd.
Troy, MI 48084

Sheet Title:
**Title Sheet
Site Plan**

Project Number: 12464
Drawn By: DT
Checked By: MJG
Approved By: MJG
Date: 12-03-12

ISSUED:	Special Land Use
Owner Review 12-03-12	Application Revised 02-06-13
Owner Review 12-11-12	Special Land Use Application Revised 02-20-13
Owner Review 12-17-12	Special Land Use Application Revised 03-05-13
Owner Review 12-20-12	Owner Review 04-10-13
Owner Review 01-04-13	Special Land Use Application Final Site Plan Approval 07-18-13
Special Land Use Application 01-11-13	Permit 07-25-13
Special Land Use Application Revised 01-30-13	

Sheet Number:

A-1

File: #01.10000.20000

Drawing Schedule	Issued	Issued	Issued	Issued	Issued	Issued	Issued
	Special Land Use App. Revised	Special Land Use App. Revised	Special Land Use App. Revised	Owner Review	Pricing	Pricing	Permit
SP-1 Cover Sheet / Site Plan	02-06-13	02-20-13	03-05-13	06-17-13	06-18-13	06-18-13	07-25-13
L-1 Landscape Plan			03-05-13	06-17-13	06-18-13	06-18-13	07-25-13
F-1 Foundation Plan					06-18-13	06-18-13	07-25-13
A-1 Meeting Room Floor Plan	02-06-13	02-20-13	03-05-13	06-17-13	06-18-13	06-18-13	07-25-13
A-2 Schedules & Enlarged Floor Plans	02-06-13	02-20-13	03-05-13	06-17-13	06-18-13	06-18-13	07-25-13
A-3 Exterior Elevations				06-17-13	06-18-13	06-18-13	07-25-13
A-4 Building & Wall Sections						06-18-13	07-25-13
A-5 Interior Elevations						06-18-13	07-25-13
M-1 Mechanical Plan				06-17-13	06-18-13	06-18-13	07-25-13
M-2 Mechanical Specifications							
P-1 Plumbing Plan				06-17-13	06-18-13	06-18-13	07-25-13
E-1 Reflected Ceiling Plan/Site Lighting Plan				06-17-13	06-18-13	06-18-13	07-25-13
E-2 Power Plan				06-17-13	06-18-13	06-18-13	07-25-13

PROJECT DESCRIPTION:

THIS PROJECT INCLUDES THE CONSTRUCTION OF A MEETING HALL ON AN EMPTY LOT IN TROY, MICHIGAN

SITE INFORMATION

ZONING: R-1A - ONE FAMILY RESIDENTIAL

PARKING REQUIREMENTS

PARKING REQUIRED : MEETING HALL
1 SPACES PER 3 SEATS OR 6 FT. OF PERM
= 180 SEATS / 3
= 60 SPACES

PARKING PROVIDED : 60 SPACES (INCLUDING THREE BARRIER FREE SPOTS)

BUILDING CODE INFORMATION

DRAWINGS COMPLY WITH THE FOLLOWING:
2009 MICHIGAN BUILDING CODE
2009 MICHIGAN PLUMBING CODE
2009 MICHIGAN MECHANICAL CODE
2008 NATIONAL ELECTRICAL CODE INCLUDING STATE OF MICHIGAN (PART 8 AMENDMENTS)
MICHIGAN BARRIER FREE ICC/ANSI A117.1-2003

OCCUPANCY CLASSIFICATION: A3 - ASSEMBLY

CONSTRUCTION TYPE: VB

ALLOWABLE BUILDING AREA (PER TABLE 503): 6,000 SQ FT

BUILDING AREA (UNDER ROOF): 4,000 SQ FT

ALLOWABLE BUILDING HEIGHT: 1 STORY

BUILDING HEIGHT: 1 STORY

OCCUPANT LOAD BY CODE: MEETING HALL
1,989 SQ FT @ 1 PERSONS PER 7 SQ FT (CONCENTRATED CHAIRS)
= 284

EXITS REQUIRED: 2 EXITS REQUIRED 2 PROVIDED

WATERCLOSETS REQUIRED: MALE 1 PER 150 1 TOILET REQUIRED
FEMALE 1 PER 75 2 TOILETS REQUIRED

WATERCLOSETS PROVIDED: MALE 4 URINALS & 2 TOILET PROVIDED
FEMALE 7 TOILETS PROVIDED

DRINKING FOUNTAIN REQUIRED: ONE PER 1000 REQUIRED
ONE PROVIDED

SERVICE SINK REQUIRED: ONE PROVIDED

EMERGENCY LIGHTING: PROVIDED

ZONING SUMMARY

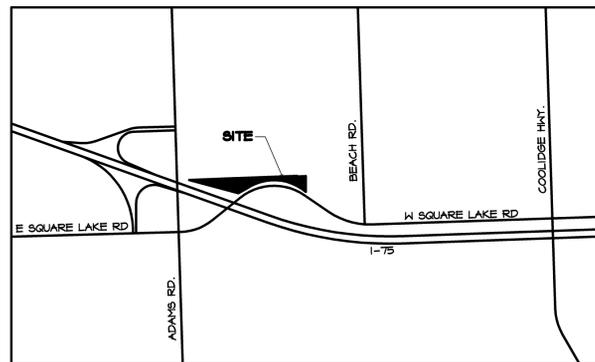
ZONING DISTRICT R-1A

MINIMUM LOT AREA 21,780 SQ FT
ACTUAL LOT AREA 233,218 SQ FT

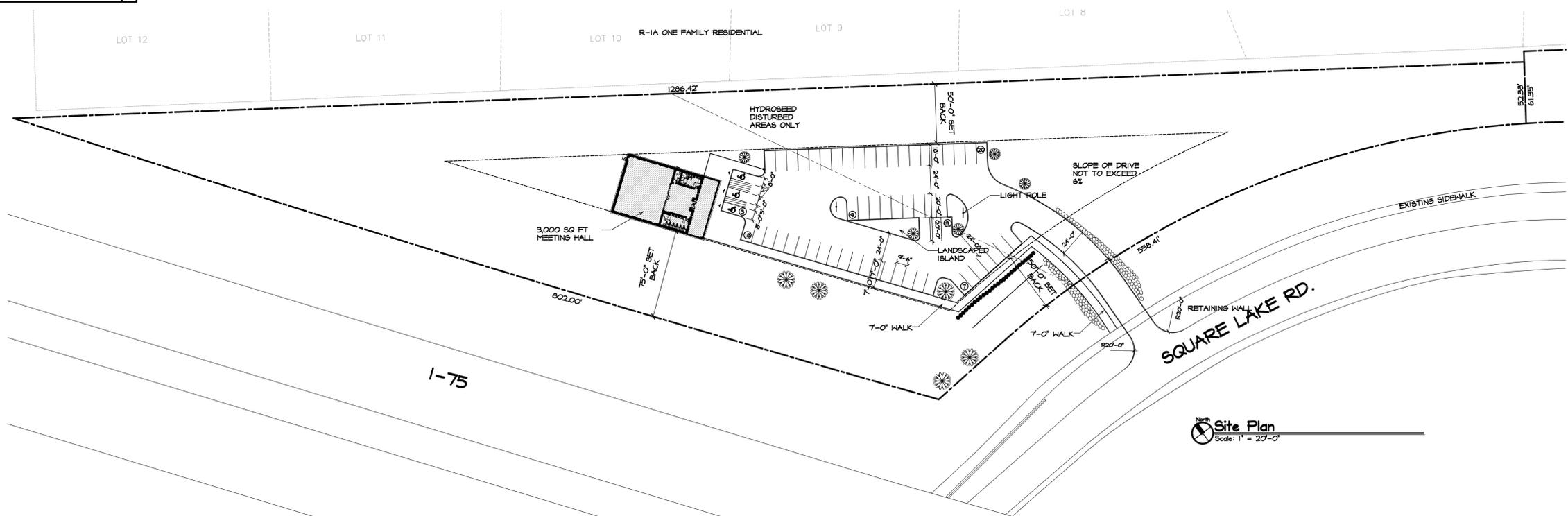
FRONT SETBACK 50 FEET
SIDE SETBACK 50 FEET
REAR SETBACK 50 FEET

MAXIMUM LOT COVERAGE 30%
PROPOSED LOT COVERAGE (BUILDINGS) 1.4%
PROPOSED LOT COVERAGE (w/ PARKING) 14.5%

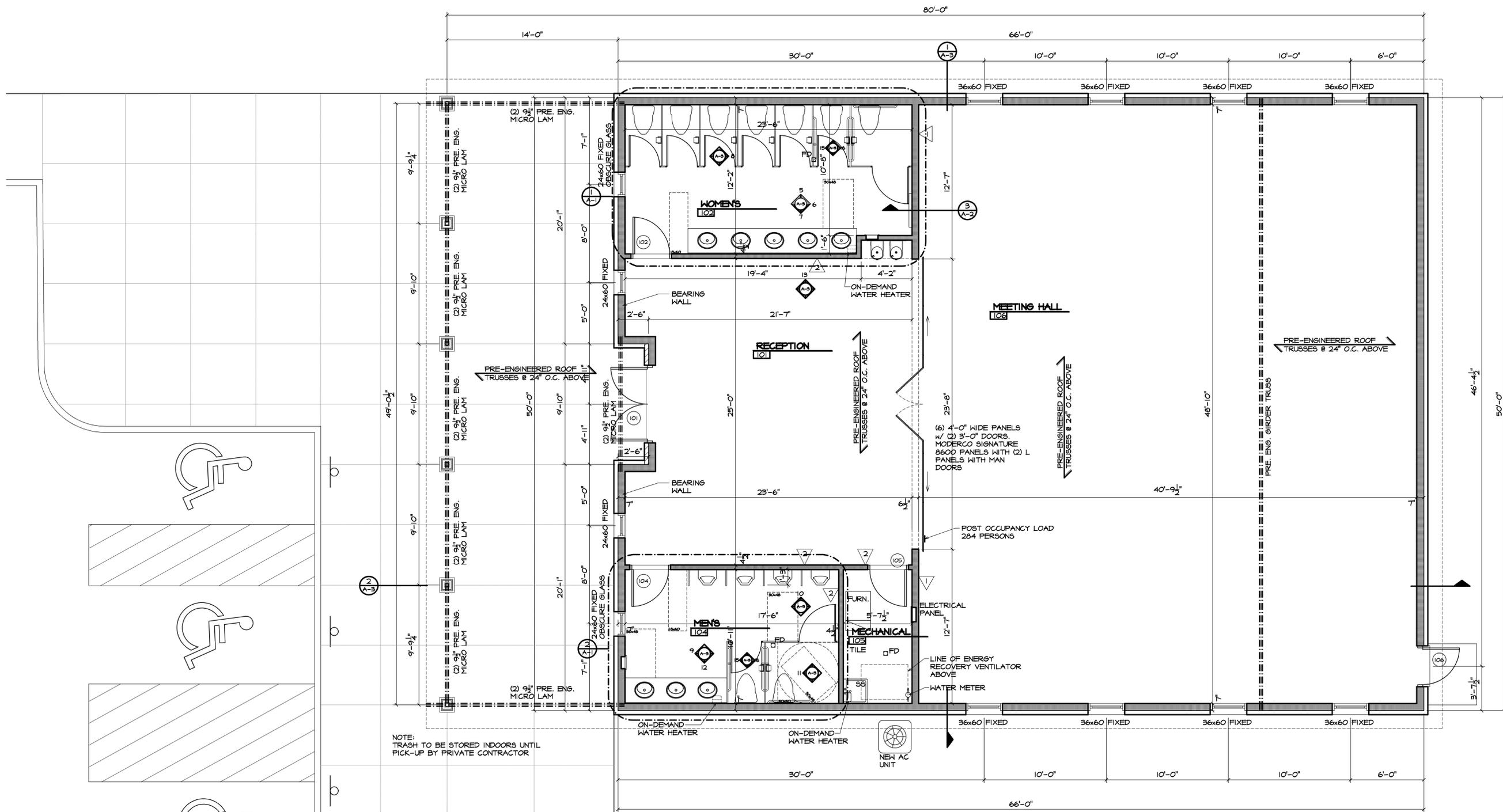
FIRST FLOOR AREA 3,350 SQUARE FEET
PAVED AREA 30,380 SQUARE FEET
LOT AREA 233,218 SQUARE FEET



Location Map
Scale: N.T.S.



Site Plan
Scale: 1" = 20'-0"



NOTE:
TRASH TO BE STORED INDOORS UNTIL
PICK-UP BY PRIVATE CONTRACTOR

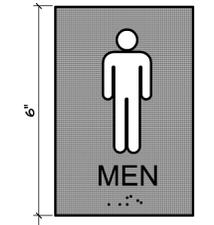
MEETING HALL PLAN
Scale: 1/4" = 1'-0"
North

INTERIOR PARTITION LEGEND

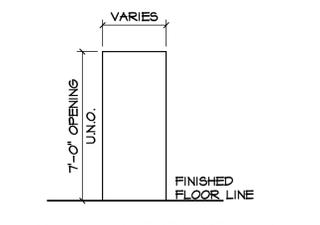
- ▽ 2" GYP. BOARD ON BOTH SIDES OF 2x6 STUDS @ 16" O.C. TO UNDERSIDE OF THE GYPSUM BOARD CEILING AT THE UNDERSIDE OF THE ROOF TRUSSES. w/ SOUND BATT INSULATION
- ▽ 2" GYP. BOARD ON BOTH SIDES OF 2x4 STUDS @ 16" O.C. TO UNDERSIDE OF THE GYPSUM BOARD CEILING AT THE UNDERSIDE OF THE ROOF TRUSSES w/ SOUND BATT INSULATION.

INTERIOR FINISH NOTES:

1. THE INTERIOR WALL AND CEILING FINISHES WILL COMPLY WITH MBC SECTION 803.5 (CLASS A FOR EXIT PASSAGEWAYS AND CORRIDORS, CLASS B FOR ROOMS AND ENCLOSED SPACES.)
2. CLASS I FLOOR FINISHES WILL BE INSTALLED FOR EXIT PASSAGEWAYS AND EXIT ACCESS CORRIDORS. ALL OTHER FLOOR AREAS MUST COMPLY WITH DOC FF-1 PILL TEST.
3. CATALOG CUTS AND DOCUMENTATION FOR ALL INTERIOR FINISHES WILL SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.
4. ALL FLOOR CERAMIC TILE WILL HAVE A SLIP RESISTANT FINISH.
5. ALL WALL AND GYPSUM BOARD CEILING SURFACES TO RECEIVE ONE COAT OF PRIMER AND TWO COATS OF PAINT.
6. WINDOW SILL RETURNS TO BE PLASTIC LAMINATE ON PARTICLE BOARD. COLOR TO BE DETERMINED.
7. ACOUSTIC CEILING TILE AND GRID TO BE US6 ECLIPSE CLIMAPLUS FL WHITE w/ CENTRICITEE F GRID WHITE OR AS APPROVED BY OWNER.
8. THE INTERIOR FLOOR FINISHES WILL COMPLY WITH SECTION 804.
9. CHANGES IN FLOOR LEVEL SHALL BE 1/2" HIGH MAXIMUM UNLESS A RAMP IS PROVIDED.
10. CHANGES IN FLOOR LEVEL BETWEEN 1/4" & 1/2" SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

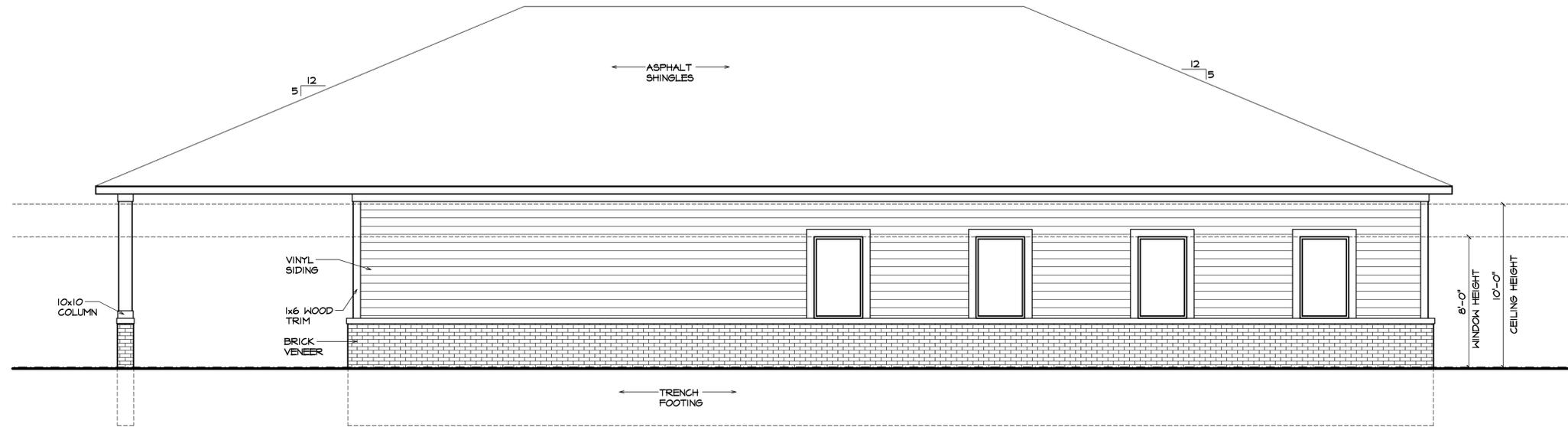


NOTE:
BARRIER FREE WASHROOM
SIGNAGE w/ BRILLE
MOUNTED MINIMUM 4'-0"
ABOVE FLOOR TO BOTTOM
OF SIGN. LOCATE MINIMUM
OF 9" FROM SHING SIDE OF
DOOR.

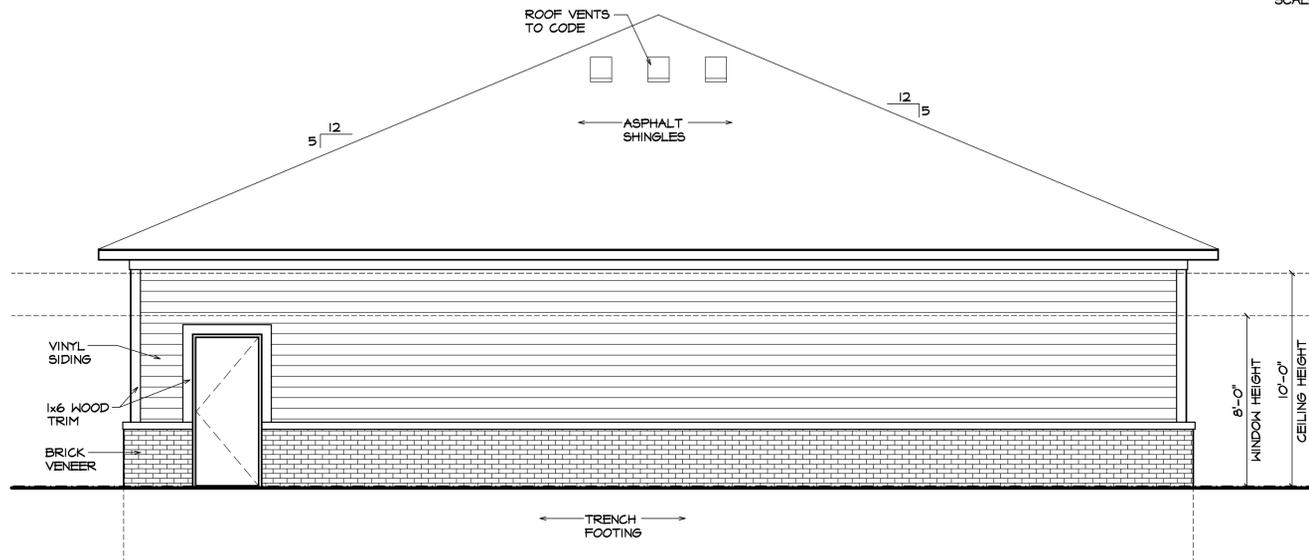


TYP. WALK THRU OPENING
SCALE: N.T.S. THIS FLOOR

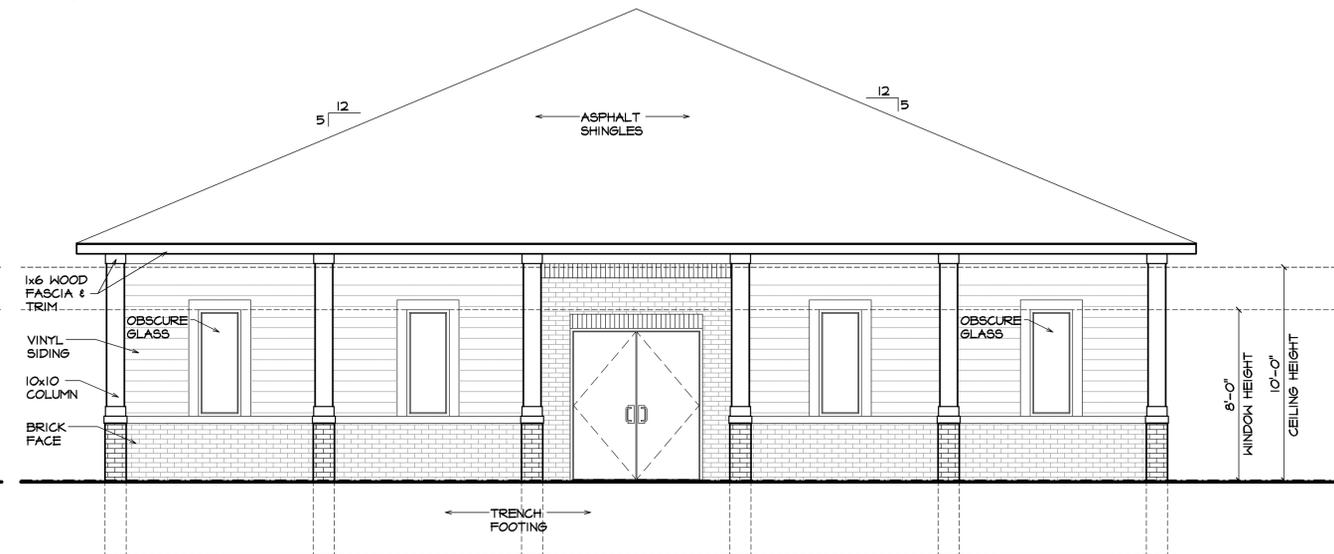
ISSUED:	Special Land Use
Owner Review	Application Revised
12-03-12	02-06-13
Owner Review	Special Land Use
12-11-12	Application Revised
Owner Review	02-20-13
12-17-12	Special Land Use
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Application	Permit
01-11-13	07-25-13
Special Land Use	
Application Revised	
01-30-13	



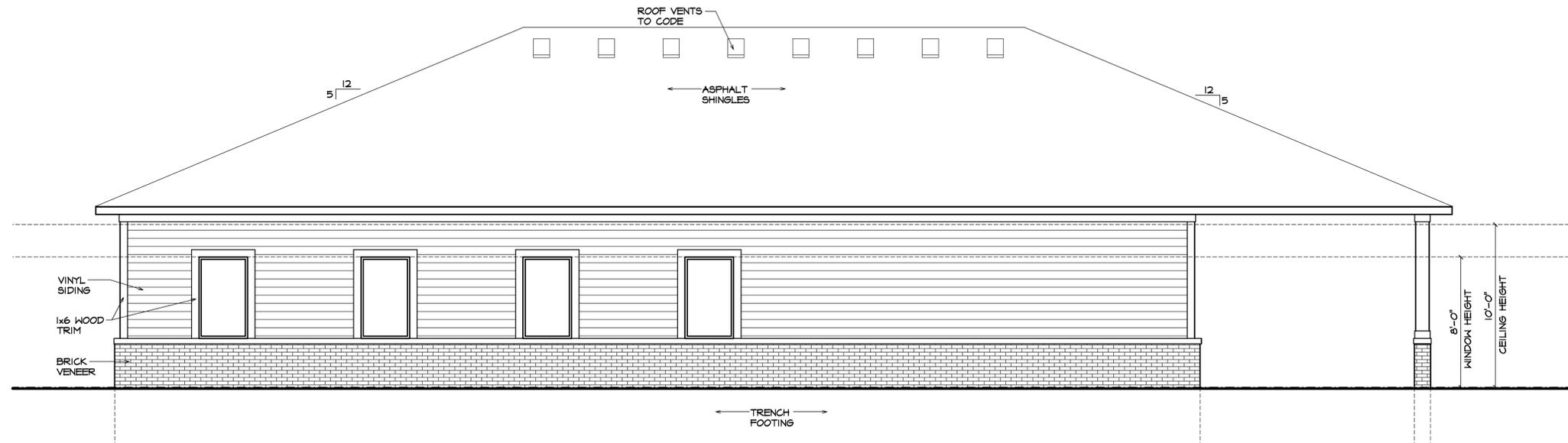
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

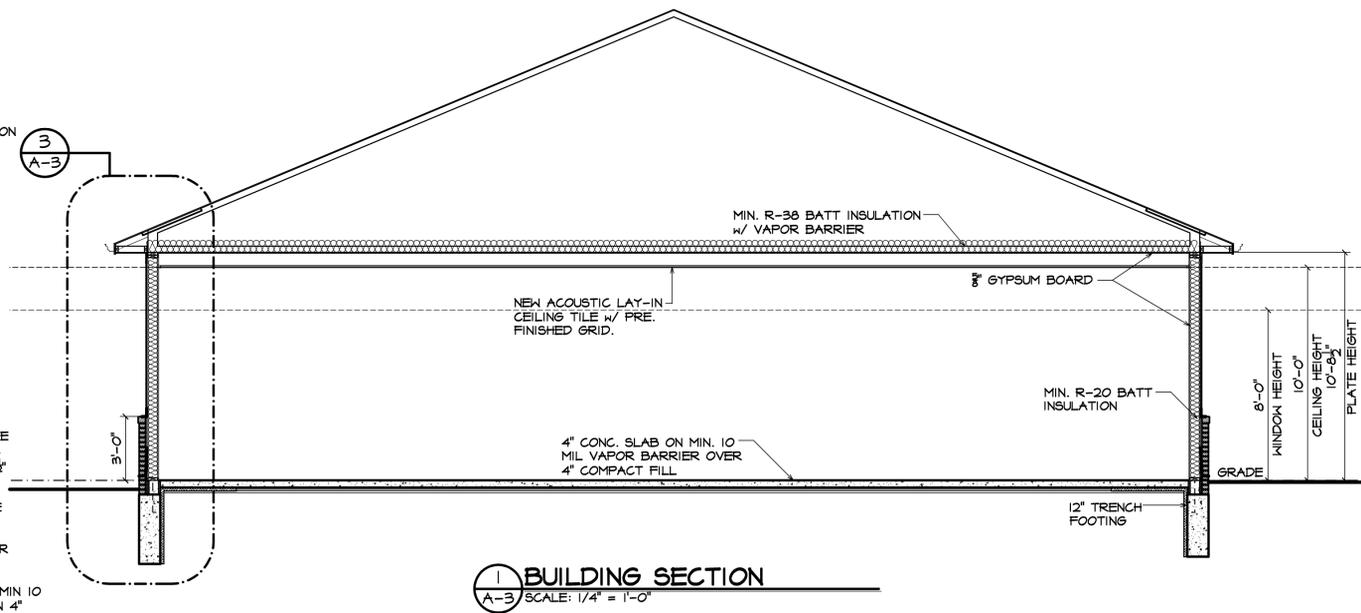
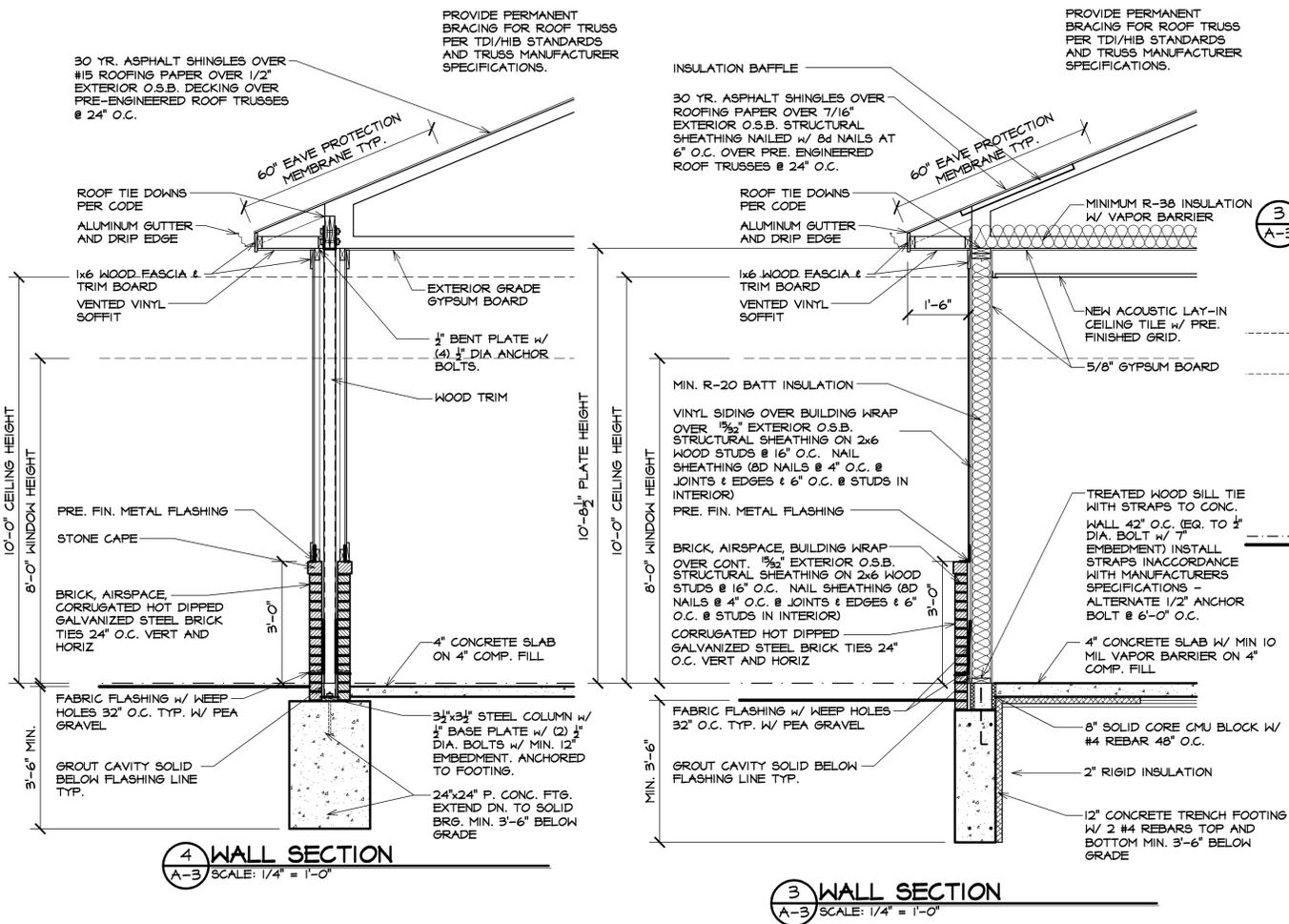
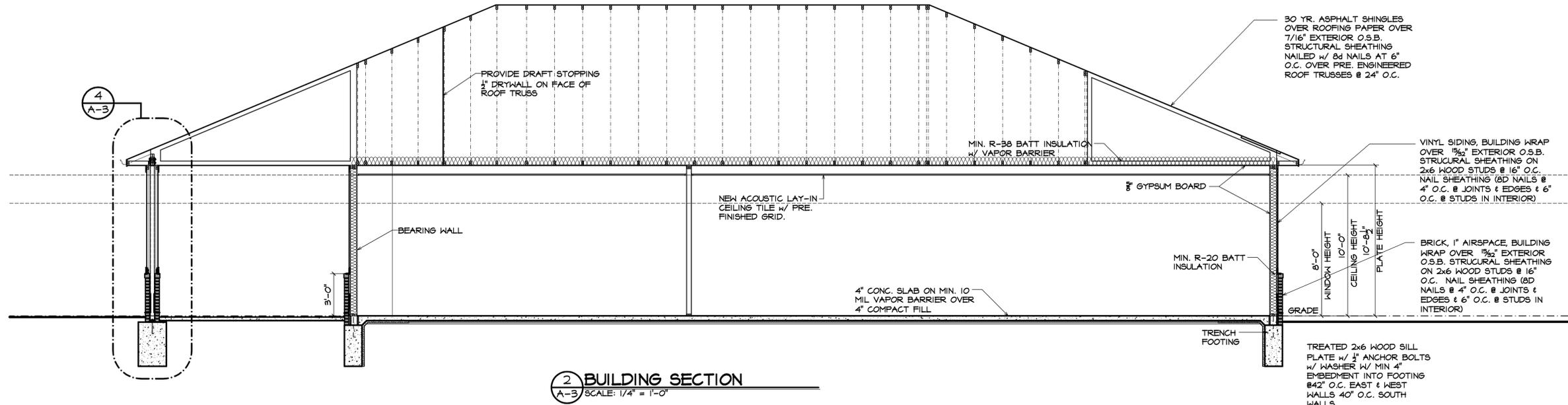


EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ISSUED:	Special Land Use
Owner Review 12-03-12	Application Revised 02-06-13
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Special Land Use Application 01-11-13	Permit 07-25-13
Special Land Use Application Revised 01-30-13	



6. MISCELLANEOUS BUSINESS

A. 2014 MEETING DATES

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

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

2014 BUILDING BOARD OF APPEALS MEETING DATES

January 8	July 2
February 5	August 6
March 5	September 3
April 2	October 1
May 7	November 5
June 4	December 3

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

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

Mitch Grusnick
Building Official

Posted: xxxxx

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