



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, Michael Culpepper
Gary Abitheira, Teresa Brooks, Michael Carolan

November 7, 2012

3:00 PM

**LOWER LEVEL
CONFERENCE ROOM**

1. ROLL CALL
2. APPROVAL OF MINUTES – October 3, 2012 Regular Meeting
3. HEARING OF CASES
 - A. VARIANCE REQUEST, RANDY ORAM FOR INTERNATIONAL OUTDOOR INC., 500 WEST LONG LAKE – A variance for relief of Chapter 85, Section 85.02.05 (c) (5) (e) to place a 70 foot tall, 1608 square foot ground sign.

In order to place a 70 foot tall, 1608 square foot ground sign setback zero feet from the property line adjacent to I-75, the following variances are requested:

 - A 200 foot variance to the required 200 foot setback from the I-75 right of way
 - A variance from the requirement the sign be located at least 1000 feet from any sign exceeding 100 square feet in area
 - A 1308 square foot variance from the requirement that the sign not exceed 300 square feet in area
 - A 45 foot variance from the requirement that the sign not exceed 25 feet in height
 - B. VARIANCE REQUEST, MAURICE BANKS AND MIKE FRAZIER, 1929 HAZEL NUT LANE – A variance for relief of Chapter 83 to place a 4 foot high non-obscuring fence in the front setback along Sutherland Drive where the fence height is limited to 30 inches.
 - C. VARIANCE REQUEST, ROBERT J. BONGIORNO FOR B-B SIGN & LIGHTING, INC., 1401 E. FOURTEEN MILE – A variance to place a 127 square foot, 13 foot, 4 inch, tall ground sign, set back 7 feet 6 inches from the front property line. The sign code limits ground signs set back less than 20 feet to a 10 foot maximum height and a maximum size of 50 square feet.

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.

D. **VARIANCE REQUEST, JOHN GAVIN FOR CUSTOM SIGN CENTER, INC., 1905**

E. MAPLE ROAD – A variance for relief of the Sign Code to place a second ground sign (Menu Board) on the property measuring 41 square feet in size. Section 85.02.05 (C) (4) (b) limits the size of a second ground sign to 36 square feet.

E. **VARIANCE REQUEST, AFRAH ALBANNA FOR AUTOMOTIVE CASTLE, 1251**

ROCHESTER – A variance for relief of the Sign Code to place a third ground sign measuring 40 square feet in size on the property. Section 85.02.05 (C) limits the maximum number of ground signs on this parcel to two signs.

4. **COMMUNICATIONS**

5. **PUBLIC COMMENT**

6. **MISCELLANEOUS BUSINESS**

7. **ADJOURNMENT**

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Chair Dziurman called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on October 3, 2012 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
Mike Culpepper

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
Seconded by: Brooks

RESOLVED, To approve the minutes of the September 5, 2012 Regular meeting as submitted.

Yeas: All present (5)

MOTION CARRIED

Chair Dziurman announced the applicant for Agenda item 3.B. requested to postpone the item to the November 7, 2012 Regular meeting.

3. HEARING OF CASES

- A. **VARIANCE REQUEST, PROPERTY OWNER SAM KALEF, 4020 BRISTOL**– For relief of Chapter 83 to place a 6 foot high privacy fence.

Mr. Grusnick reported the applicant is requesting a variance to install a 6 foot high privacy fence set back 6 feet from the property line along Wattles Road. City Code requires fences placed in the 30 foot Wattles Road setback to not exceed 30 inches in height. Mr. Grusnick reported there were two written responses to the public hearing notices. The neighbors at 4066 Bristol have no objections to the requested variance. The written comments from the neighbors at 4052 Bristol were conflicting; therefore, Mr. Grusnick personally visited 4052 Bristol to clarify

the comments. Mr. Grusnick explained the residents object to the yard fence but not the 6 foot privacy fence on Wattles. He informed the residents the yard fence is in compliance and does not require a variance. The relationship of those neighbors who responded to the requested variance at 4020 Bristol was displayed on the monitor.

The applicant, Sam and Jessica Kalef, were present. Mr. Kalef said it is their desire to extend their yard and install a privacy fence to block sound and provide security. Mr. Kalef said vehicular and pedestrian traffic and noise has increased since the widening of Wattles Road. Mr. Kalef confirmed the 6 foot high fence would be along Wattles Road only, and the remainder of the fence would be 4 foot high. He noted their neighbor to the north, 4034 Bristol, submitted written documentation stating no objection to the variance request.

There was discussion on:

- Lot dimensions and placement of fence along east property line.
 - Inside existing landscaping (pine trees).
 - Within 6 to 10 feet from sidewalk.
- Utility easement on east and north sides.
- No visual obstruction for neighboring driveways.
- Transition of fence height from 6 feet to 4 feet, within the proposed variance request.
- Style of 6 foot high fence; decorative wood, no gaps, no shadow boxes.

Chair Dziurman opened the floor to public comment.

There was no one present who wished to speak.

Moved by: Abitheira
Seconded by: Culpepper

RESOLVED, To approve the variance request to install the 6 foot high fence 10 feet off the lot line along Wattles, and the rear yard to have 16 feet of transition area to get height of fence down to four feet, both on the east and west sides.

Yeas: All present (5)

MOTION CARRIED

B. **VARIANCE REQUEST, RANDY ORAM FOR INTERNATIONAL OUTDOOR INC.,
500 WEST LONG LAKE**

Item postponed to the November 7, 2012 Regular meeting.

- C. **VARIANCE REQUEST, IBRAHIM MCHAIMECH FOR BRIGHT STAR, INC, 3160 ROCHESTER** – For relief of Chapter 85 to place a 99.5 square foot, 24 foot tall ground sign.

Mr. Grusnick reported the applicant revised the request from the original submission. The applicant is requesting a variance to install a 99.5 square foot, 24 foot tall ground sign set back 16 feet from Hartland and 6.17 feet from Rochester Road rights of way. Mr. Grusnick said the foundation has been moved out of a 10 foot utility easement along Rochester and the sign face itself would project 3.83 feet into the 10 foot utility easement. Mr. Grusnick reported the City Engineer has no objection to the overhanging projection with respect to City utilities but noted the applicant needs signed permission from any other utilities prior to the issuance of any permits.

The applicant, Michael Zacks of Bright Star Inc., was present. Mr. Zacks said the hardship is meeting the requirements of Table 85.02.05, which would place the sign in the middle of the parking and drive through area. He believes the request is within the intent and spirit of the Zoning Ordinance and the sign is aesthetically pleasing. Mr. Zacks said DTE, the only utility company on the easement, has agreed to give them permission to use the easement. Mr. Zacks indicated the reader message board is 32 square feet (4 feet x 8 feet) in size. He said messages would relate to the business only and all City regulations with respect to frequency and message changing would be followed.

Wesam Issa, property owner for Magical Touch Oil Change, was present. Mr. Issa addressed other businesses and their respective signage along Rochester Road, and shared a photograph of digital signage of a business competitor. Mr. Issa indicated the request for a higher sign is to avoid obstructing the signage of a neighboring business. He stressed the importance of signage for his business because the building sets back from the street line. Mr. Issa addressed the new trend in message board signage and business competition. He said they are an independent and family owned business with eight locations throughout the metropolitan area.

Chair Dziurman said he considers message board signage to be a traffic distraction.

Mr. Culpepper indicated his personal opinion is “no higher, no bigger than anything else near by”. He also indicated that driving to an oil change service is not a spur-of-a-moment driving decision.

There was discussion on:

- Dimensions, height, size, square footage of sign and allowable setbacks.
- History of other variance requests (approvals) along Rochester Road.
 - Conduct study of existing surrounding signs; height in relation to setback.
 - Responsible party to conduct study; City or applicant.
- Closeness to curb; curb line to the proposed location is 23 feet.
- City regulations relating to frequency and message changing.
- Issuance of permit only with public utility permission to use easement.
- Easement only on subject parcel; not all the way along Rochester.
- Visual obstruction and/or corner clearance; no visual obstruction exists.
- Post locations within easement, overhead power lines.
- Cantilevered sign with foundation on easement, closer to Rochester.
- Due diligence responsibility of applicant at time of property purchase.

Chair Dziurman opened the floor to public comment.

There was no one present who wished to speak.

After further discussion, the applicant agreed to an 82 square foot sign, 18 feet high, with a 3 foot x 8 foot message board, and an 8 foot under clearance.

Moved by: Carolan
Seconded by: Culpepper

RESOLVED, To approve variance request for a sign setback 6.17 feet from the Rochester Road property line with the footing setback 10 feet, of no greater height than 18 feet, a message board of no greater size of 3 foot x 8 foot, with an overall sign size of 82 square feet; further, approval is subject to signing off of the easement by all utility companies and verification by the City of Troy of such.

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

MOTION CARRIED

Member Brooks voted no because she feels the overall square footage of the sign is too large.

Chair Dziurman stated the intent of the Board was to reach a consensus on a more conforming sign to existing signs along Rochester Road.

- D. **VARIANCE REQUEST, HAITHAM SITTO FOR HARDY & SON SIGN SERVICE, 1650 RESEARCH** – For relief of Chapter 85 to install a 176 square foot wall sign on the building.

Mr. Grusnick reviewed the variance request to install a second 176 square foot wall sign. Chapter 85, Section 85.02.05 allows one wall sign on this building, not to exceed 10% of the area of the front of the building, to a maximum size of 200 square foot. There is currently a 200 square foot wall sign on the building. Mr. Grusnick noted the Zoning Ordinance would allow the proposed signage if it was “stacked” with the existing signage, and not at opposite ends of the building elevation.

The applicant, Haitham Sitto representing Northrop Grumman, was present. Mr. Sitto provided a brief description of Northrop Grumman, a global government defense manufacturer. He said the requested signage on the east building elevation would offer the company identity and exposure off of I-75. He indicated the tenant uses approximately 12,000 square feet of the existing 27,000 square foot building. Mr. Sitto said the proposed signage would be shared at opposite ends of the building, totaling 2.7% of the fascia.

Moved by: Carolan

Seconded by: Brooks

RESOLVED, To approve the variance request.

Yeas: All present (5)

MOTION CARRIED

Mr. Sitto offered to provide information on LED signage to appropriate City officials for future reference.

4. **COMMUNICATIONS**

None.

5. **PUBLIC COMMENT**

None.

6. **MISCELLANEOUS BUSINESS**

Chair Dziurman said the postponed item from this meeting would be placed on the November 7, 2012 agenda.

7. ADJOURNMENT

The Regular meeting of the Board of Building Appeals adjourned at 4:07 p.m.

Respectfully submitted,

Theodore Dziurman, Chair

Kathy L. Czarnecki, Recording Secretary

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BUILDING CODE BOARD OF APPEALS SIGN-IN SHEET

October 3, 2012

[illegible]

BUILDING CODE BOARD OF APPEALS MEETING SIGN-IN SHEET

October 3, 2012

3. HEARING OF CASES

- A. **VARIANCE REQUEST, RANDY ORAM FOR INTERNATIONAL OUTDOOR INC., 500 WEST LONG LAKE** – A variance for relief of Chapter 85, Section 85.02.05 (c) (5) (e) to place a 70 foot tall, 1608 square foot ground sign.

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October 30, 2012

City of Troy
Attn: Mitch Grusnick
500 W. Big Beaver Road
Troy, MI 48084

Re: Building Code of Appeals case Removal

Dear Mr. Grusnick,

Our case is item B on the agenda aka International Outdoor, Inc., 500 W. Long Lake. Pursuant to our conversation, please accept this letter as our formal request to be pulled from the November 7th agenda or to be tabled at the above said meeting for one month or until the next scheduled meeting. If there is an additional fee for re-review or to re-advertise please contact me at 248-489-8989 or by email as to what the additional fee will be.

Thank you,

A handwritten signature in blue ink, appearing to read 'Patrick Depa', is written over a horizontal line.

Patrick Depa
Site Development/Real Estate

**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: 500 West Long Lake Road
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-09-451-018
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", etc.) AND SECTION(S) RELATED TO THE APPEAL:
85.02.05.C.5.e.1 - 85.02.05.C.5.e.3 - 85.02.05.C.5.e.4
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 Randy Oram

COMPANY International Outdoor Inc.

ADDRESS 28423 Orchard Lake Road Suite 200

CITY Farmington Hills STATE MI ZIP 48334

TELEPHONE 248-489-8989

E-MAIL randy@iobillboard.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Tony Palomba, CFO

COMPANY Kamax LP

ADDRESS 500 West Long Lake Road

CITY Troy STATE MI ZIP 48098

TELEPHONE 248-813-1825

E-MAIL anthony.palomba@kamax.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, Tony Palomba, CFO, Kamax LP (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 Randy J. "Randy" Oram DATE 9-12-2012

PRINT NAME: Randy Oram

SIGNATURE OF PROPERTY OWNER Ronald L. Harsch DATE 9-12-2012

PRINT NAME: RONALD L. HARSCH, — Corp Safety/Env. & Facility Manager

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.

Practical Difficulty

1. Setback from the Road:

- The proposed billboard location is located at the rear of the Kamax LP property screened by the building itself but is proposed to face I-75.
- The practical difficulty is that I-75 curves away to the west from the Kamax LP property at a significant rate right where the proposed sign would be.
- The proposed sign even at 10' setback will still be over 175' from the edge of pavement or the I-75 freeway.

2. Speed and Width of the Corridor:

- The speed of I-75 at this mile marker is 70 mph which requires the sign to be at a desired height and setback, in which we are proposing, to not adversely impact the safety of the drivers and vehicles commuting along this stretch of the corridor. The width of I-75 at this location is 300' with a 45' wide grassed median.
- Billboards are allowed by MDOT adjacent to a freeway and regulated to be so.
- Billboards are meant to be visible from the freeway.
- The advertising is designed to catch the eye of a driver.
- If a billboard is not clearly visible it will take a driver's eyes off the road for a longer period of time.
- This is why we truly believe that our request is within the spirit of the Ordinance for the health and safety of Troy residents and their visitors.

Geographical Hardship – IS THE EXISTING TERRAIN

3. Terrain or Trees and Vegetation:

- The current or existing terrain conditions of our site along this section of I-75 also creates a practical difficulty for the visibility of our billboard that is also not experienced by the other billboards in the City.
- Existing conditions: It is as simple as there are many mature trees blocking the view of our sign.
- This area along I-75 has mature trees and vegetation that obstruct the line of sight of our sign from the MDOT ROW

- The Highway Advertising Act, PA 106 of 1972 as amended in June of 2008 states that one cannot remove vegetation that existed before the billboard was erected.
- For the above said reasons describing our situation you can clearly see that these unique conditions do create a practical hardship which severally obstructs and handicaps the visibility of our proposed sign.
- The amount of variance requested is the minimum amount we would need to remedy the difficult line of sight issues and make the sign meet its true value.

4. Topography or Grade Difference at W Long Lake Road:

- The grade difference from the proposed billboard location to the point where I-75 crosses W Long Lake Road is roughly 18' below the Long Lake Road Overpass.
- This creates a line of sight impediment which is caused by the grade differences which even intensifies the obstructions of the MDOT signs In addition there is a grade difference between our site and I-75 of 15' meaning that our board is further compromised by being below the I-75 Freeway grade.

In Summary I would like to say that:

This line of sight impediment combined with the required setback of our sign justifies the variation to the City's Zoning Ordinance by reason of exceptional undue hardship.

- This creates a situation that severally obstructs and handicaps the visibility of our proposed sign.
- The amount of variance requested is the minimum amount we would need to remedy the difficult line of sight issues to make the sign meet its true value as outlined in the City's Ordinance.

Granting the variance does not substantially impair the intent or purposes of this ordinance because the sign will face I-75 only and will not interfere with any residents in the general area.

We believe we have met and exceed the burden of proof and demonstrated that that our site has multiple practical difficulties not experienced by the other billboards or ground signs within the City which should lead you to grant our request.

500 W Long Lake Road



Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.


L. Brooks Patterson
Oakland County Executive

Date Created: 9/11/2012



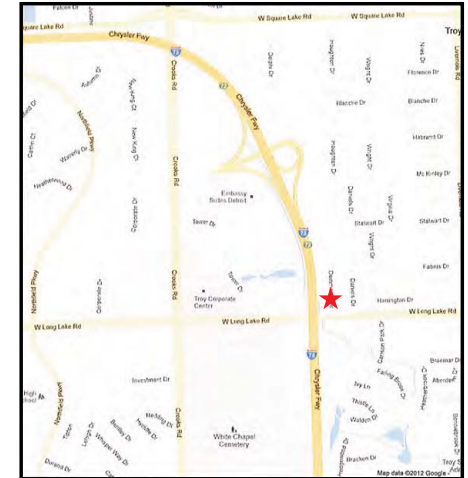
1 inch = 200 feet



Site Plan for Billboard (Kamax LP) 500 W Long Lake Road Troy, MI 48098

Applicant:
International Outdoor, Inc.
Randy Oram, President
28423 Orchard Lake Road
Farmington Hills, MI 48334
Phone: 248-489-8989

Property Owner:
Kamax LP
Anthony Palomba (CFO)
500 W Long Lake Road
Troy, MI 48098
Phone: 248-813-1825



Existing Zoning: IB (Integrated Industrial Business) & R-1B (One Family Residential)
Adjacent Zoning: N: R-1B S: R-1B/R-1C/O E: R-1BW: RC

Setbacks: Front: 0'
Side: 410'/1175'
Rear: 350'

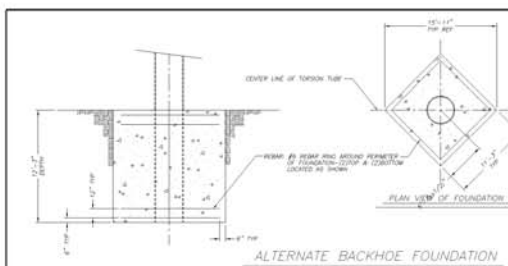
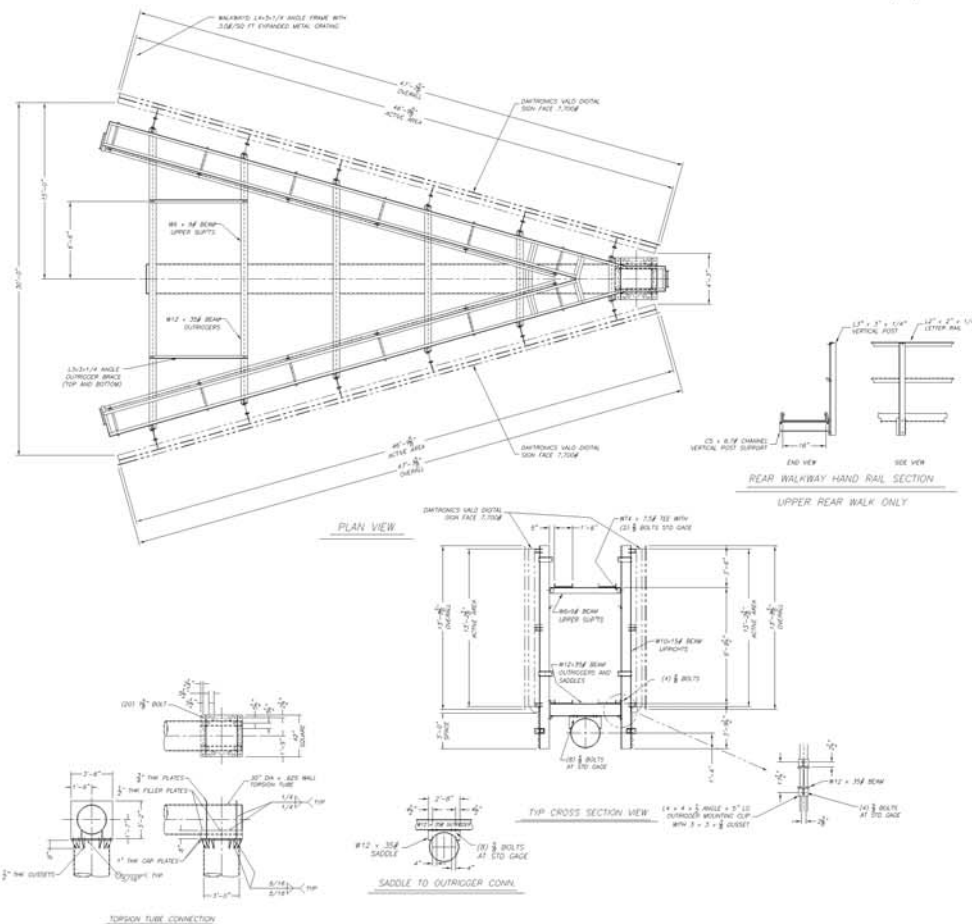
Billboard Height: 70'

Legal Description:
Parcel I.D. # 88-20-09-451-018

Legal: T2N, R11E, SEC 9 BEAVER HILLS LOTS 84 TO 97 INCL, ALSO LOTS 110 TO 121 INCL EXC S 27 FT OF SD LOT 121 TAKEN FOR RD, ALSO S 382 FT OF W 114.60 FT OF SW 1/4 OF SE 1/4 EXC N 27 FT OF S 60 FT, ALSO ALL OF VAC DEINMORE ADJ TO LOTS 88 TO 94 INCL, ALSO ALL OF VAC FAUBUS AVE ADJ TO LOTS 91 & 115, ALSO S 1/2 OF VAC FAUBUS ADJ TO LOT 84 2-25-97 FR 013, 405-012 & 406-013

No Scale

Date Drawn: September 12, 2012



1. STEEL ROLLED "W" BEAM SECTIONS: ASTM A992
ALL OTHER STEEL ROLLED SECTIONS: ASTM A572
2. PIPE SECTIONS: A.P.I. 5L 142
3. BOLTS: MINIMUM 1/2" DIAMETER UNC
1/2" DIAMETER: GRADE A325
5/8" DIAMETER & LARGER: GRADE A325
4. CONCRETE: 3000 P.S.I. @ 28 DAYS.
5. HORIZONTAL SOIL PRESSURE: 300#/SQ. FT./FT.
6. THIS DESIGN MEETS THE REQUIREMENTS OF THE 2009 INTERNATIONAL BUILDING CODE FOR 90 M.P.H. (3 SEC GUST) WIND SPEED AND EXPLOSIVES.
7. ALL WELDED CHAIRS ARE IN ACCORDANCE WITH AISC STANDARDS USING E-70 ELECTRODES.
8. ALL WALKWAYS TO HAVE SAFETY CABLES
9. REINFORCING BARS: ASTM A-615 GRADE 60 (IF PROVIDED)
10. STRUCTURE DESIGNED TO HANDLE (2) DUAL UNITS AT A LAZER DUTY ASSIGNED APPROXIMATELY DUAL.



SCALE: NONE	DRAWN BY:
DATE: 09/11/12	R. SCOTT
14' x 48" FLAG, 30" V 70" OVERALL SIGN	
INTERNATIONAL OUTDOOR	DRAWING NUMBER: 64-971

Kamax L.P. 500 W. Long Lake Rd., Troy, MI

Zoned R-1B (One Family Residential)

Zoning Boundary

(existing fence)

50'

Property Line

Property Line

Zoned R-1B

Zoned IB (Intergrated Industrial Business Detroit)

MDOT Right of Way

15'



Copy

(1) THIS LEASE AGREEMENT, made this 29 day of August, 2012, by and between:

INTERNATIONAL OUTDOOR, INC.
28423 Orchard Lake Road, Suite 200, Farmington Hills, MI 48334
(hereinafter referred to as "Lessee")

and

KAMAX LP
500 West Long Lake Road, Troy, MI 48098-4599
(hereinafter referred to as "Lessor")
provides

WITNESSETH

DESCRIPTION (2) "LESSOR hereby leases to LESSEE, its successors or assigns, as much of the hereinafter described lease premises as may be necessary for the construction of an outdoor advertising structure with two faces and measuring at least 14' X 48' per face ("sign"), including necessary structures, advertising devices, utility service, power poles, communications devices and connections, with the right of access to and egress from the sign by LESSEE'S employees, contractors, agents and vehicles and the right to survey, post, illuminate and maintain advertisements on the sign, and to modify the sign to have as many advertising faces, including changeable copy faces or electronic faces, as are allowed by local and state law, and to maintain telecommunications devices or other activities necessary or useful in LESSEE'S use of the sign. Any discrepancies or errors in the location and orientation of the sign are deemed waived by LESSOR upon LESSOR'S acceptance of the first rental payment due after the complete construction of the sign including electrical power to the sign.

The premises are a portion of the property located in the County of Oakland, State of Michigan, more particularly described as:

500 West Long Lake Road, Troy, MI 48098-4599

Parcel I.D. # 88-20-09-451-018

Legal: T2N, R11E, SEC 9 BEAVER HILLS LOTS 84 TO 97 INCL, ALSO LOTS 110 TO 121 INCL EXC S 27 FT OF SD LOT 121 TAKEN FOR RD, ALSO S 382 FT OF W 114.60 FT OF SW 1/4 OF SE 1/4 EXC N 27 FT OF S 60 FT, ALSO ALL OF VAC DEINMORE ADJ TO LOTS 88 TO 94 INCL, ALSO ALL OF VAC FAUBUS AVE ADJ TO LOTS 91 & 115, ALSO S 1/2 OF VAC FAUBUS ADJ TO LOT 84 2-25-97 FR 013, 405-012 & 406-013

(Legal description also referenced as Exhibit A, which description may also include a sketch or more detailed survey of the location of the sign on the LESSOR's property)

TERM (3) This lease shall be for a term of ten (10) years, which shall begin after Lessee has obtained all required permits and licenses, completed construction of the sign structure and all utilities are connected and functional. These tasks shall be done promptly with no unnecessary delay. Lessee shall notify Lessor of the completed construction date. This date shall be the lease commencement date.

RENEWAL (4) Lessee shall have the exclusive and irrevocable option to renew this Lease for one (1) additional term of ten years as well as two (2) additional term(s) of five years each by giving Landlord written notice within three (3) months prior to the expiration date of the preceding term. All renewals shall be on the same terms and conditions of the initial Term, except that the rent for first ten (10) year renewal Term shall equal one hundred ten percent (110%) of the rent charged for the initial Term, the first five year renewal Term the rent charged shall be one hundred twenty percent (120%) of the rent charged for the initial Term and during the second five year renewal Term the rent charged shall be one hundred twenty-five percent (125%) of the rent charged for the initial Term.

RENT (5) LESSEE shall pay to LESSOR an annual rental of Fifteen Thousand 00/100 Dollar \$15,000.00 payable in advance if the sign is static or Twenty Thousand 00/100 Dollar \$20,000.00 payable in advance if the sign is digital. Rent shall be considered tendered upon due mailing or attempted hand delivery during reasonable business hours at the address designated by LESSOR, whether or not actually received by LESSOR. Should LESSEE fail to pay rent or perform any other obligation under this lease within thirty (30) days after such performance is due, LESSEE will be in default under the lease. In the event of such default, LESSOR must give LESSEE written notice by certified mail and allow LESSEE thirty (30) days thereafter to cure any default.

USE AND OCCUPANCY (6) If LESSEE is prevented from constructing or maintaining a sign at the premises by reason of any final governmental law, regulation, subdivision or building restriction, order or other action, LESSEE may elect to terminate this lease.

REPAIRS, MAINTENANCE, FIXTURES (7) All structures, equipment and materials placed upon the premises by the LESSEE or its predecessor shall remain the property of LESSEE and may be removed by LESSEE at any time prior to or within 60 days after termination or cancellation of this agreement or within a reasonable time after expiration of the term hereof or any renewal. At the termination of this lease, LESSEE agrees to restore the surface of the premises. The LESSEE shall have the right to make any necessary applications with, and obtain permits from, governmental bodies for the construction and maintenance of LESSEE'S sign, at the sole discretion of LESSEE.

PREMISES, ACCESS, CONDITION (8) LESSOR represents that he is the owner or lessee under written lease of the premises and has the right to make this agreement and to grant LESSEE free access to the premises to perform all acts necessary to exercise its rights pursuant to this lease. LESSOR is not aware of any unrecorded rights, servitudes, easements, subdivision or building restrictions, or agreements affecting the premises that prohibit the erection, posting, painting, illumination or maintenance of the sign. LESSOR acknowledges that the terms and conditions of this agreement are confidential and proprietary and shall not be disclosed to any third-party without the written consent of LESSEE. LESSOR agrees not to erect or allow any other obstruction of highway view or any vegetation that may obstruct the highway view of

LESSEE'S sign. LESSEE is hereby authorized to remove any such other structure, obstruction or vegetation at LESSEE'S option.

ASSIGNMENT, SUBLEASE, SALE (9) In the event of any change of ownership of the property herein leased, LESSOR agrees to notify LESSEE promptly of the name, address, and phone number of the new owner, and LESSOR further agrees to give the new owner formal written notice of the existence of this lease and to deliver a copy thereof to such new owner at or before closing. In the event that LESSEE assigns this lease, assignee will be fully obligated under this Lease and LESSEE will no longer be bound by the lease. One or more waivers of any covenant or condition by the Lessor shall not be construed as a waiver of a further breach of the same covenant or condition. This lease is binding upon the personal representatives, heirs, executors, successors, and assigns of both LESSEE and LESSOR and shall be construed under the laws of the state of Michigan.

EMINENT DOMAIN (10) In the event of condemnation of the subject premises or any part thereof by proper authorities, or relocation of the highway, the LESSOR grants to the LESSEE the right to relocate its sign on LESSOR'S remaining property adjoining the condemned property or the relocated highway. Any condemnation award for LESSEE'S property shall accrue to LESSEE.

UTILITIES (11) The Lessee will pay all charges made against said leased premises, pertaining to the billboard only, for electricity during the continuance of this lease, as the same shall become due. Lessee shall provide all utility service connections to the Leased Premises and shall pay any hookup charges or connection fees for such utilities and Lessor shall give Lessee access to neighboring lands under the control of Lessor for such purposes.

TAXES (12) Lessor shall pay when due all real and personal property taxes and assessments with respect to the Premises and the improvements and structures thereon, but not including the Sign, the personal property taxes for which shall remain the obligation of Lessee.

NON-DISTURBANCE (13) Upon request by Tenant, Landlord shall obtain and deliver to Tenant from any present or future mortgagee, trustee, fee owner, prime landlord or any person having an interest in the Premises superior to this Lease a written non-disturbance agreement in recordable form providing that so long as Tenant performs all of the terms, covenants and conditions of this Lease and agrees to attorn to the mortgagee, beneficiary of the deed of trust, purchaser at a foreclosure sale, prime landlord or fee owner, Tenant's rights under this Lease shall not be disturbed and shall remain in full force and effect for the term of this Lease, and Tenant shall not be named or joined by the holder of any mortgage or deed of trust in any action or proceeding to foreclose thereunder.

INDEMNITY (14) LESSEE shall, at its sole cost and expense, procure, pay for and keep in full force and effect during the term of this Lease, commercial general liability insurance for the benefit of LESSOR and LESSEE, with limits of \$1,000,000 for each occurrence and \$2,000,000 general aggregate. Within the first one hundred eighty (180) days of each option period, the amount of insurance may be increased above the amounts herein specified at LESSEE'S discretion. LESSOR and LESSEE's mortgagee shall each be named as an additional insured under all such insurance contracts. A current Certificate evidencing such coverage and any renewals thereof shall be furnished to LESSOR from time to time. In the event LESSEE fails to maintain such insurance in force, LESSOR may at LESSEE's expense, secure such insurance and the premium paid by LESSOR as additional rent. LESSEE shall reimburse LESSOR within ten (10) days after receipt of written notice by LESSOR to avoid being in default.

LEASE MEMORANDUM (15) LESSOR will execute and acknowledge a memorandum of Lease suitable for recordation.

ADDITIONAL PROVISIONS (16) Landlord does hereby Lease and demise to Tenant, the portion(s) of the Premises which will be described on Exhibit A attached hereto (the "Leased Premises") to build a billboard on the property of which Landlord shall cooperate fully with Tenant in obtaining any necessary permits, licenses or other approvals for Tenant's use of the Leased Premises at no cost or expense to Landlord including without limitation, the application for variances of which enables Tenant to erect, operate and maintain the sign structure(s) on the Premises in accordance with this Lease. Landlord hereby authorizes Tenant to apply to the City of Troy for any such permits, licenses, variance, or other approvals on Landlord's behalf without further consent or authorization from Landlord. Landlord does hereby Lease and demise to Tenant the portion of the Premises particularly identified and described on Exhibit A attached hereto, which Premises will be identified by Tenant within existing Parcel ID # 88-20-09-451-018 with any necessary approvals to be first obtained from the City of Troy or the County of Oakland.

NOTICES (17) Wherever this Lease requires notice to be served on LESSORS, notice shall be sufficient if mailed by first-class mail with postage fully paid. Notice to Lessees can be completed by mailing by first-class mail with postage fully paid to the following:

LESSEE

International Outdoor, Inc.
28423 Orchard Lake Rd., Suite 200
Farmington Hills, MI 48334
Attn: Latif Z. "Randy" Oram


LESSOR

KAMAX LP
500 West Long Lake Road
Troy, MI 48098-4599
Attn: Accounting

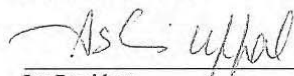
COVENANTS, CONDITIONS AND AGREEMENTS (18) The covenants, conditions and agreements made and entered into by the parties hereto are declared binding on their respective heirs, successors, representatives and assigns. This Lease shall be construed under the Laws of the State of Michigan. If any provision of this Lease or portions of this Lease or their application to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease shall not be affected and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, The parties have hereunto set their hands and seals the day and year first above written.

WITNESSED BY:


8/29/12

Lessor: KAMAX LP


8/29/12

Its: President

WITNESSED BY:



Lessee: INTERNATIONAL OUTDOOR INC.

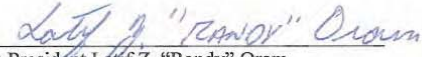

Its: President Latif Z. "Randy" Oram

EXHIBIT A

DESCRIPTION OF PREMISES

Owner: KAMAX LP

Parcel I.D. # 88-20-09-451-018

Legal Description:

T2N, R11E, SEC 9 BEAVER HILLS LOTS 84 TO 97 INCL, ALSO LOTS 110 TO 121 INCL EXC S 27 FT OF SD LOT 121 TAKEN FOR RD, ALSO S 382 FT OF W 114.60 FT OF SW 1/4 OF SE 1/4 EXC N 27 FT OF S 60 FT, ALSO ALL OF VAC DEINMORE ADJ TO LOTS 88 TO 94 INCL, ALSO ALL OF VAC FAUBUS AVE ADJ TO LOTS 91 & 115, ALSO S 1/2 OF VAC FAUBUS ADJ TO LOT 84 2-25-97 FR 013, 405-012 & 406-013



Initials L. Z. O.

- B. **VARIANCE REQUEST, MAURICE BANKS AND MIKE FRAZIER, 1929 HAZEL NUT LANE** – A variance for relief of Chapter 83 to place a 4 foot high non-obscuring fence in the front setback along Sutherland Drive where the fence height is limited to 30 inches.

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

RECEIVED

OCT 10 2012

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 \$40

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: 1929 Hazel Nut Lane

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:
Chapter 83 - Fence

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 Maurice Banks/Mike Frazier

COMPANY _____

ADDRESS 1929 Hazel Nut Lane

CITY Troy

STATE MI

ZIP 48083

TELEPHONE 248-670-6828

E-MAIL mfrazier23@yahoo.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Kings Investments Inc. LLC/Maurice Banks

COMPANY _____

ADDRESS 1929 Hazel Nut Lane

CITY Troy

STATE MI

ZIP 48083

TELEPHONE 248-670-6828

E-MAIL mfrazier23@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, Mike Frazier

(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 10/9/12

PRINT NAME: MIKE FRAZIER

SIGNATURE OF PROPERTY OWNER 

DATE 10/9/12

PRINT NAME: Maurice Banks

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.

October 9, 2012

To the City of Troy Building Department,

Our fence permit application was recently denied and we are graciously requesting relief from the chapter 83, Fence ordinance. We believe we can satisfactorily show a need for a variance in the ordinance to allow us to erect a fence in the area shown on our attached application.

The property in question is located at 1929 Hazel Nut Lane, on a corner lot in the new Hidden Park subdivision. It is located on the corner of Hazel Nut Lane and Sutherland Dr. Sutherland Dr. is a dead end street, which ends at the back of the property line. The property backs up to a wooded area owned by a party store (see attached pictures.)

We would like to erect a 48" high black, aluminum decorative fence (see attached design) that would encompass our back yard as well as a portion of the side yard. The backyard is small and would not be functional if it is the only portion of the property that our five young kids and two dogs (former Leader Dogs for the Blind) would be able to use. There is no rear deck, patio or steps off the back door of the property and will not be in the near future. We plan on using the side garage door to access the back yard area. Having a fence that encompasses the side yard, including the side garage door, as well as the back yard would allow our children and pets to safely access the back yard while being protected in a fenced in area from vehicular and pedestrian traffic. We are also requesting relief from the height requirement of 30. We feel that a 30" high fence that is allowed by the current ordinance would not be tall enough to safely contain our young children as well as two pets.

The proposed fence will not impair an adequate supply of light and air to adjacent property, or unreasonably increase to congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property value within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

We also purpose to extend the fence that traverses the rear property line to be 6' high for the entire length of the property. This would be more aesthetically appealing than having two different styles/heights (wood privacy/black aluminum) of fence across the rear property line.

Thank you in advance for taking the time to consider our appeal in creating a full of character, curb appealing and safe area for our children and pets to grow and play.

Sincerely,

A handwritten signature in cursive script that reads "Maurice Banks".

Maurice Banks

TROY FENCE

Aluminum Fence Designs

Free Estimates

We Do All Types Of Fences!

Standard Dimensions:

Gate posts 2" square x .125 wall thickness

Line Posts 2" square x .060 wall thickness

Cap rail and horizontals heavy duty 3/16" wall thickness with radius

Pickets 5/8" square x .060 wall thickness

Design: FT 30 FBR

Height: 4'

Footage: 200

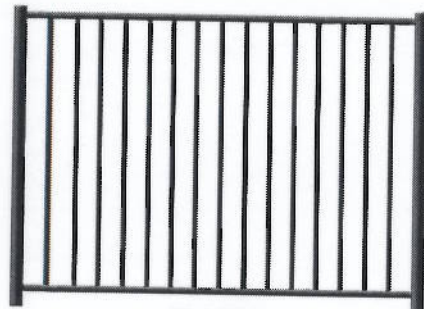
Gate Footage: 2 @ 4' wide

Color: BLACK

Other:

Total Cost: \$ 40,460.00

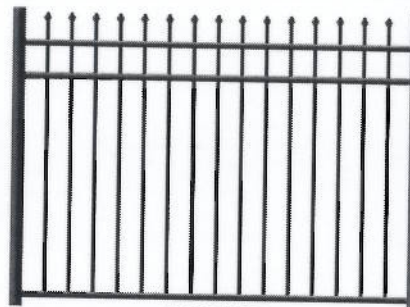
We offer unlimited designs, remember – safety first!



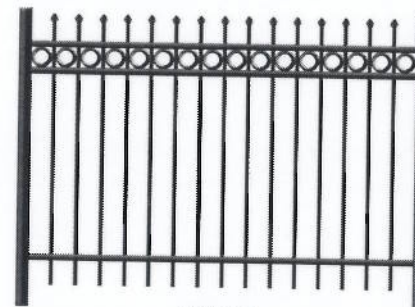
FT-20FBR



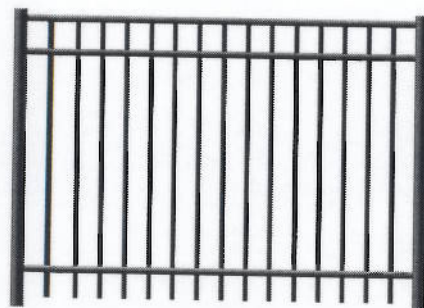
FT-30R



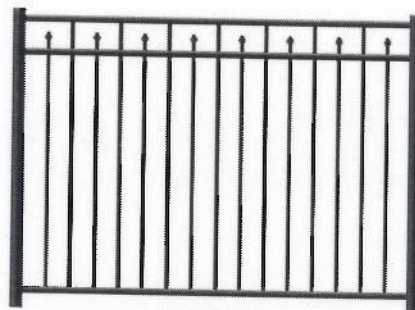
F-30SFBR



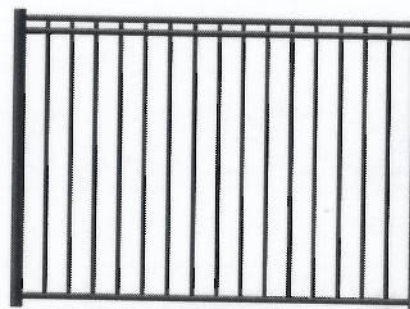
F-30SR



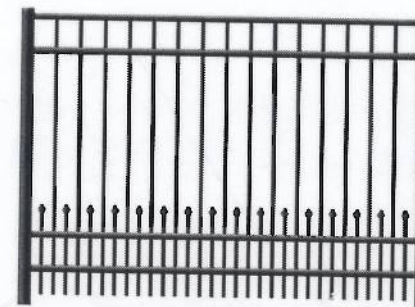
FT-30



FT-30SFBR



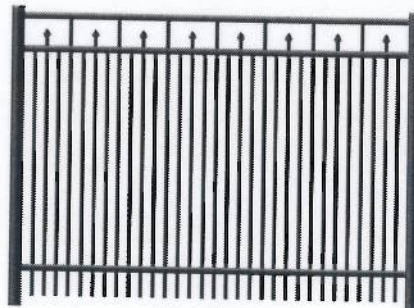
FT-30FBR-PC



FT-40DBP



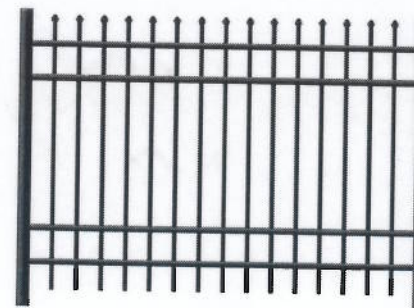
FT-30-FBR



FT-30SDP



F-30SFBR-PC



F-40S

be approved before a fence permit is issued.

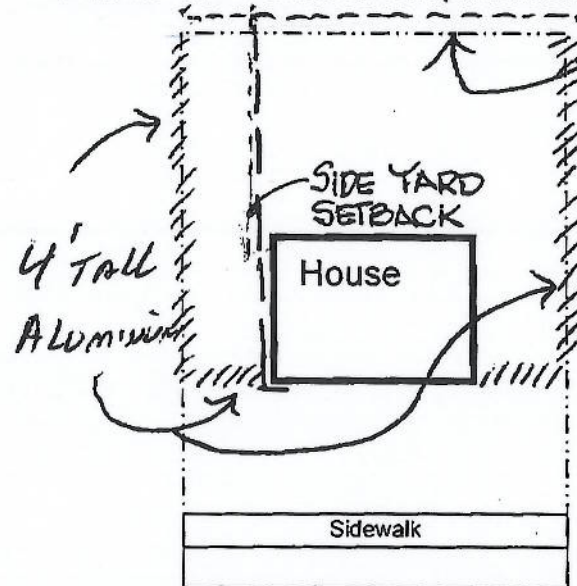
Please use the box below as if it were a drawing of your lot.

Draw in the proposed fencing using the symbols from the chart.

Indicate the number of feet for each portion of fence.

t, and lineal feet of material to be used:

Wire	Metal	Masonry	Other
XXXXX	//////	□□□□	-----
er 300' \$15.00	□ Over 300' \$25.00		



PER THE ZONING ORDINANCE
ITEM 2(A) THE HIGHLIGHTED
AREA IS ALLOWED TO BE ONLY
30" IN HEIGHT & NON OBSCURING

Construction code act of 1972, 1972PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the
of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of
civil fines.

WALTER KONIECKI

☐ Will Call

Applicant Signature

Homeowner's signature indicates compliance with homeowner's affidavit

ing described on this permit application shall be installed by myself in my own home in which I am living or about to occupy. All
accordance with the Chapter 83 of the Troy City Ordinance. I will cooperate with the Building Inspector and assume all
or necessary inspections.

FORMATION ON THIS APPLICATION IS TRUE AND CORRECT AND THAT I HAVE REVIEWED ALL DEED RESTRICTIONS
THIS CONSTRUCTION AND AM AWARE OF MY RESPONSIBILITY THEREUNDER.

to before me this _____ day of _____ 20____ Notary Public, _____ County, Michigan

My commission expires _____













1929

27
SOLD



- C. **VARIANCE REQUEST, ROBERT J. BONGIORNO FOR B-B SIGN & LIGHTING, INC., 1401 E. FOURTEEN MILE** – A variance to place a 127 square foot, 13 foot 4 inch tall ground sign, set back 7 feet 6 inches from the front property line. The sign code limits ground signs set back less than 20 feet to a 10 foot maximum height and a maximum size of 50 square feet.

RECEIVED

OCT 12 2012

PLANNING

**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: 1401 Fourteen Mile Road
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): _____
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", etc.) AND SECTION(S) RELATED TO THE APPEAL:

4. REASONS FOR APPEAL/VARIANCE: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist*
5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? YES ☐ NO ☐

6. APPLICANT INFORMATION:

NAME Robert J. Bongiorno

COMPANY B-B Sign & Lighting, Inc.

ADDRESS 1528 E. Eleven Mile Road

CITY Madison Heights

STATE MI

ZIP 48071

TELEPHONE 248.548.4170

E-MAIL bbsigns@ameritech.net

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

8. OWNER OF SUBJECT PROPERTY:

NAME _____

COMPANY Emergency Restoration

ADDRESS 1401 Fourteen Mile Road

CITY Troy

STATE MI

ZIP 48083

TELEPHONE _____

E-MAIL _____

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

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

I, _____ (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 _____

PRINT NAME: Robert J. Bongiorno

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.

PROPOSED MONUMENT SIGN



1528 E. ELEVEN MILE RD.
MADISON HEIGHTS, MI 48071
PH: 248-548-4170
FAX: 248-548-2825

SITE LOCATION:
EMERGENCY RESTORATION
1401 E. 14 MILE
TROY, MI 48063
JOB # 33012-1

SQ. FT. 126.6

SCALE: _____

U/L# _____

APPROVED BY: _____

DATE: _____

DRAWN BY: RJB

DATE: 10/15/12

PAGE: 1

REVISED: _____

EXISTING MONUMENT SIGN



1528 E. ELEVEN MILE RD.
MADISON HEIGHTS, MI 48071
PH: 248-548-4170
FAX: 248-548-2825

SITE LOCATION:
EMERGENCY RESTORATION
1401 E. 14 MILE
TROY, MI 48063
JOB # 33012-1

SQ. FT. 86.54

SCALE:

U/L#

APPROVED BY:

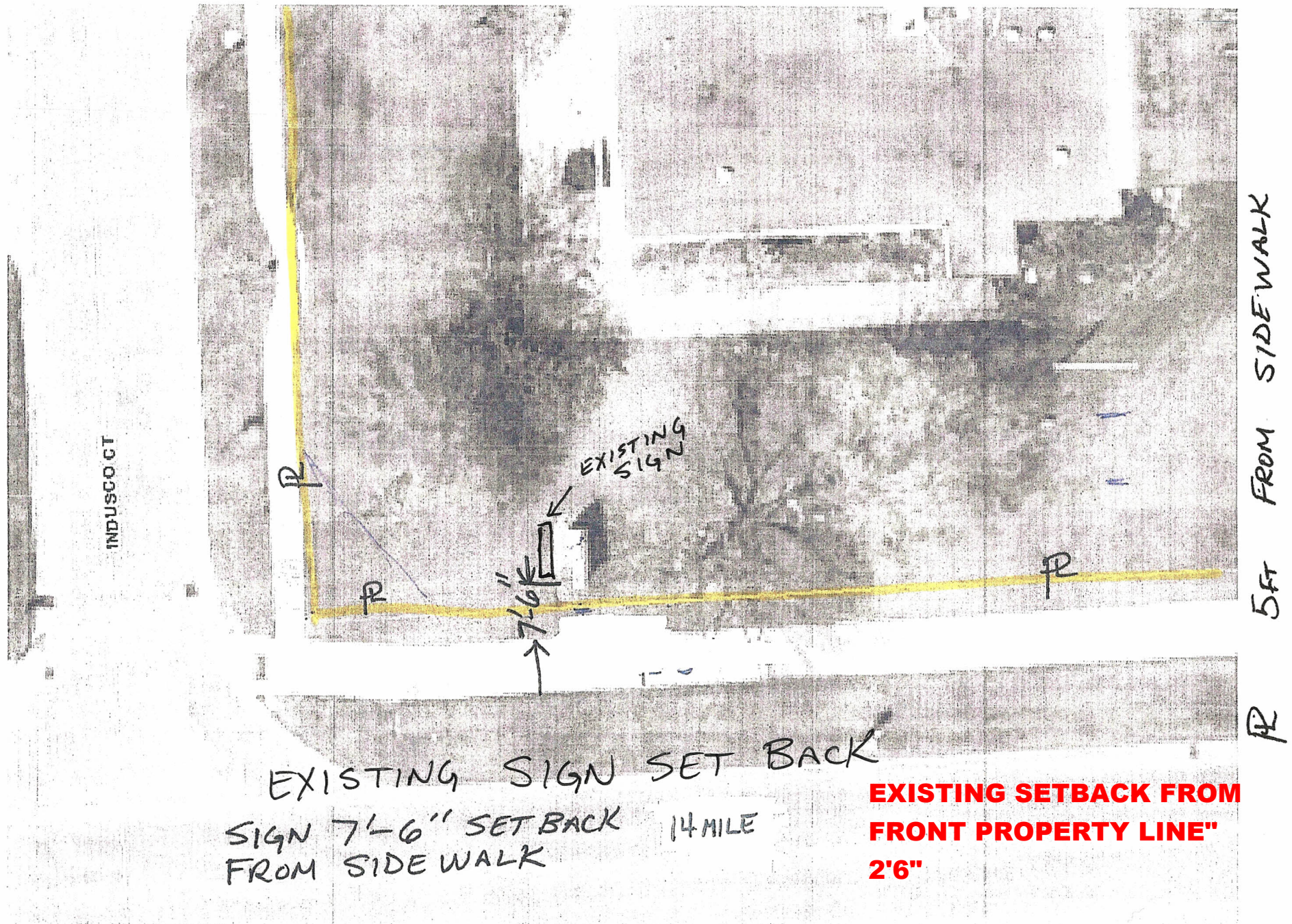
DATE:

DRAWN BY: RJB

DATE: 10/15/12

PAGE: 2

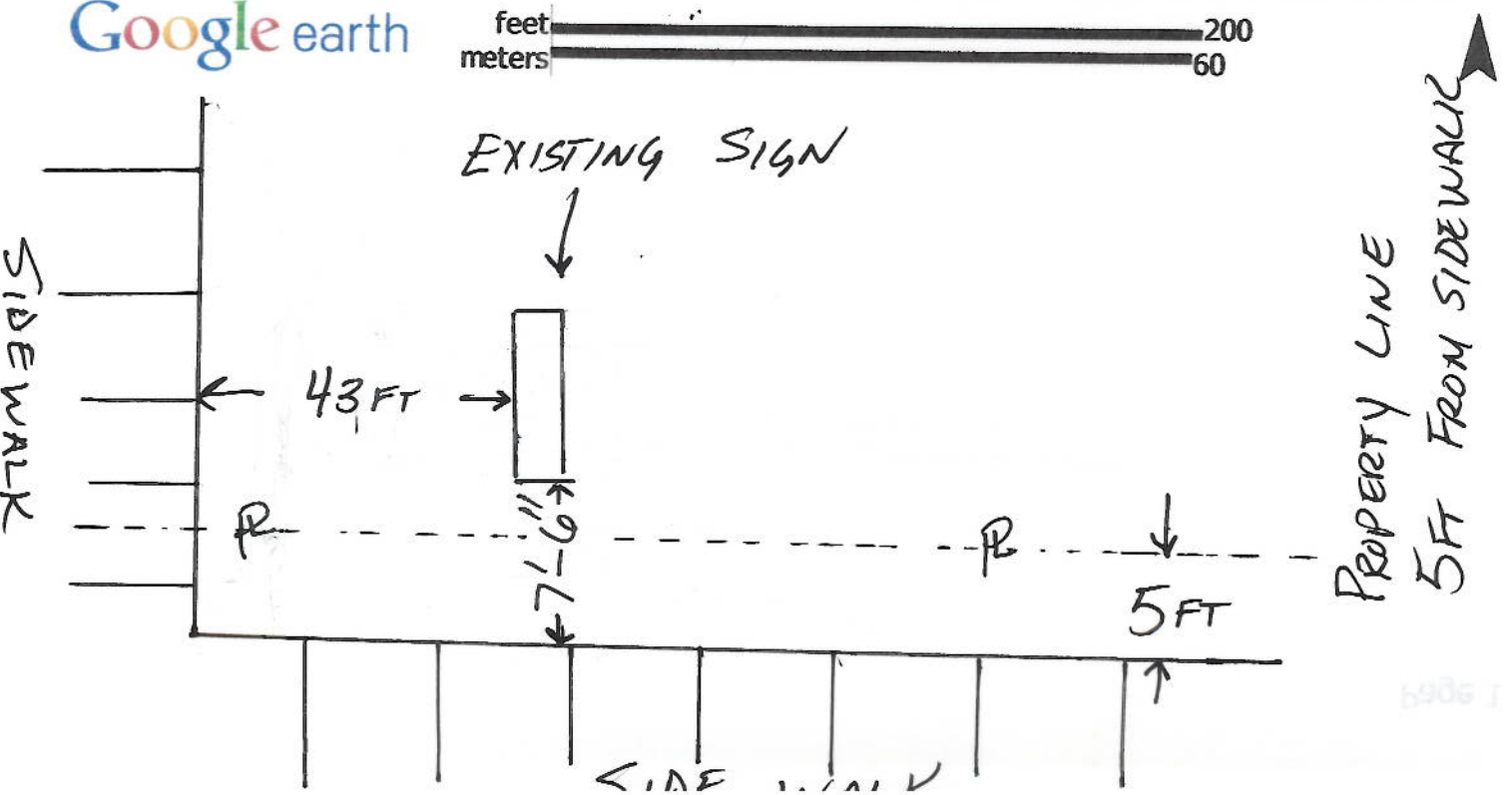
REVISED:





Google earth

feet 200
meters 60



3. HEARING OF CASES

- D. VARIANCE REQUEST, JOHN GAVIN FOR CUSTOM SIGN CENTER, INC., 1905 E. MAPLE ROAD – A variance for relief of the Sign Code to place a second ground sign (Menu Board) on the property measuring 41 square feet in size. Section 85.02.05 (C) (4) (b) limits the size of a second ground sign to 36 square feet.

RECEIVED

OCT 17 2012

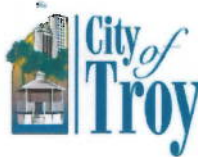
CITY OF TROY BUILDING INSPECTION DEPARTMENT
CITY OF TROY PLANNING DEPARTMENT
BUILDING CODE BOARD OF APPEALS APPLICATION

PLANNING

SIGN APPEALS

FEE \$50

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3344
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E-MAIL: evanspm@troymi.gov
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CONSTRUCTION OR FENCE CODE APPEALS

FEE: \$50

CITY OF TROY BUILDING DEPARTMENT
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<http://www.troymi.gov/BuildingInspection/>

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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: 1905 E. Maple Rd
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel* .96Ac
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-26-483-048
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", etc.) AND SECTION(S) RELATED TO THE APPEAL:
Sign Code -Chapter 85 - Signs; Section 85.02.04 A
4. REASONS FOR APPEAL/VARIANCE: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist*
5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? YES ☐ NO ☒

RECEIVED

OCT 17 2012

PLANNING

6. APPLICANT INFORMATION:

NAME John Gavin
COMPANY Custom Sign Center, Inc
ADDRESS 3200 Valleyview Dr
CITY Columbus STATE OH ZIP 43204
TELEPHONE 614-300-4235
E-MAIL john@customsigncenter.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME TH Troy LLC Tim Hortons
COMPANY Tim Horton's
ADDRESS 4036 Telegraph Suite 201
CITY Bloomfield Hills STATE MI ZIP 48302
TELEPHONE (810) 360-8705
E-MAIL bell_patrick@timhortons.com

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

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

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

SIGNATURE OF APPLICANT John Gavin DATE 10/13/2012
PRINT NAME: John Gavin

SIGNATURE OF PROPERTY OWNER Patrick Bell DATE 10/15/12
PRINT NAME: Patrick Bell

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

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

Variance Statement

We are appealing for relief from the sign code, Chapter 85.02.04(A) Sign Area and 85.02.05(4)(a).

The code reads as follows; "the area of the sign shall include the total area within any circle, triangle, rectangle, or other geometric shape enclosing the extreme limits of writing, representation, emblem or any similar figure, together with any frame or other material forming an integral part of the display or used to differentiate such sign from the background against which it is placed".

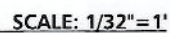
The code does not specifically address menu boards, but does state that no ground sign in a business district shall be more than 36 square feet, Chapter 85.02.05(4)(a). The message part of the ISMB menu is 36.83 square feet. The structural mounting to the footer is by rectangular steel tubes welded to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

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

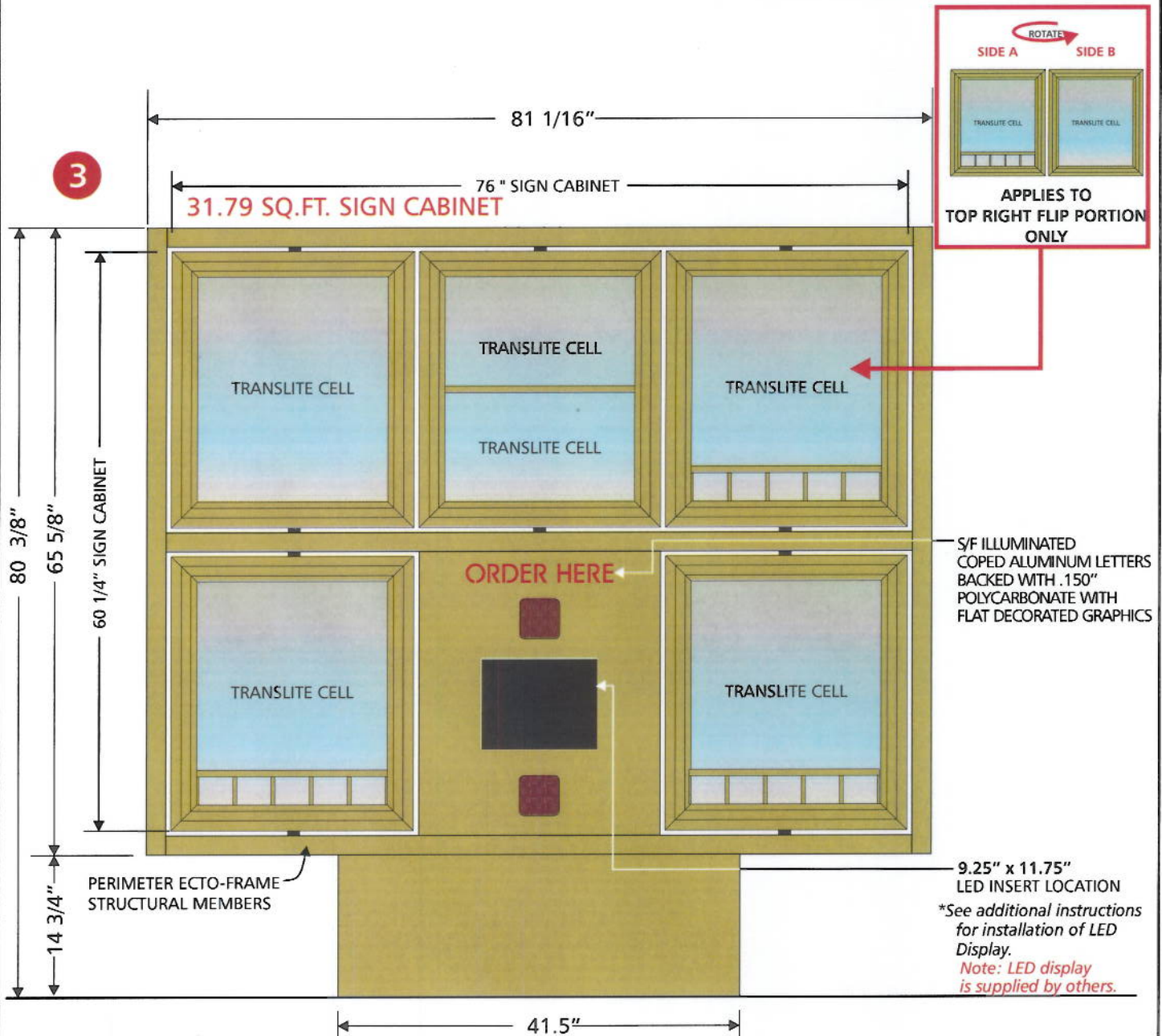
Thank you.

Tim Horton's Café and Bake Shop

3 ISMB VARINANCE



MODEL: ISMB MENU SYSTEM



SIGN TYPE SPECIFICATIONS

DOUBLE FACE
ILLUMINATED

GROUND

EXTERIOR MENU SYSTEM

- FABRICATED STEEL TUBE FRAMEWORK PAINTED DESERT TAN
- EXTRUDED ALUMINUM CABINETS PAINTED DESERT TAN
- WHITE LED ILLUMINATION
- LOCKING SECURITY DOORS
- FABRICATED ALUMINUM POLE COVER PAINTED DESERT TAN
- EQUAL QUADRANTS
- ROTATING MENUS
- INTEGRATED SPEAKER / MIC / OCS
- S/F ILLUMINATED COPEDED ALUMINUM SIGN CABINET BACKED WITH .150" POLYCARBONATE WITH FLAT DECORATED GRAPHICS TO READ "ORDER HERE"

COLORS

CABINET

- TH GOLD
- PMS 485 RED

SIGN SURVEY

☐ FACE TRIMS

☐ FASCIA COLOR

☐ RADIUS DIM.

☐ BUILDING DIM.

☐ FACADE ANGLE

☐ OTHER

ARTWORK

☒ PROVIDED

☐ REQUIRED

If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.



3200 Valleyview Drive
PH: 614-279-6700

Columbus, OH 43204
FX: 614-279-7525

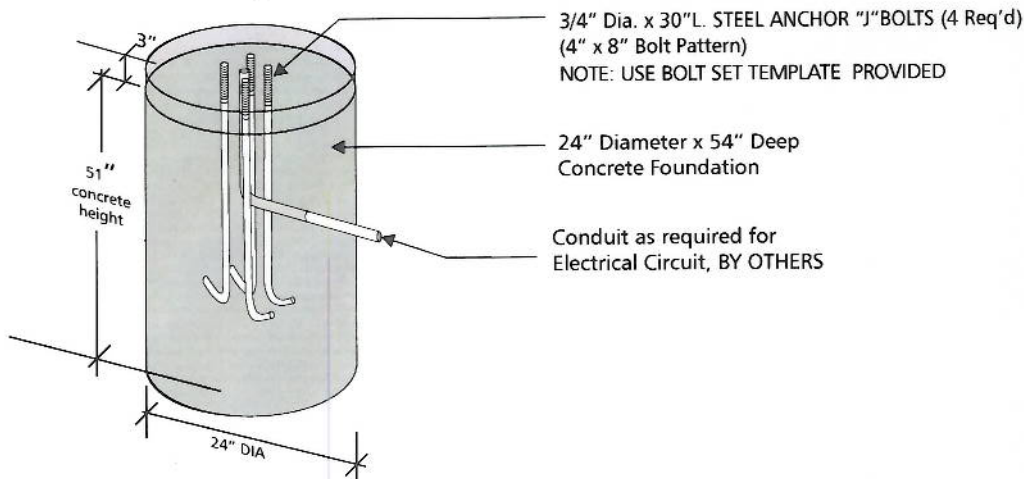
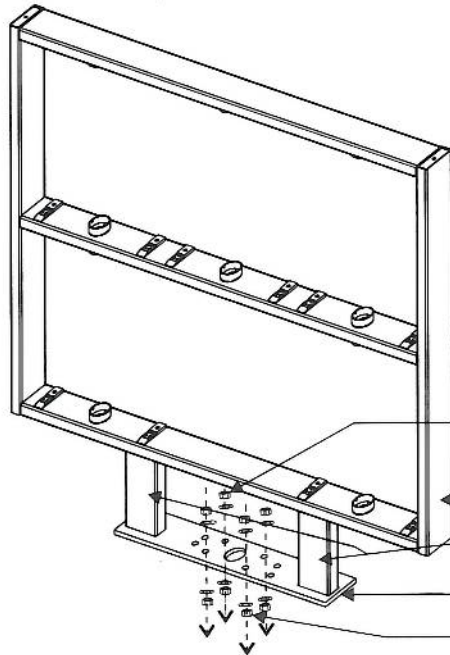
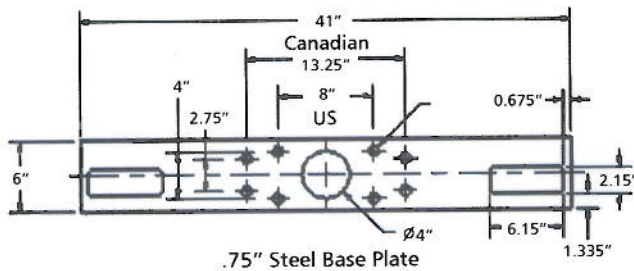
FILENAME: ISMB EQUAL QUADRANTS DATE: 12/1/11 SCALE: 3/4"=1'
REV#4 REV DATE: 4/4/12 DGNR: RV SALES: T.SHEEHY

Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals. CUSTOMER: DATE: LANDLORD: DATE:

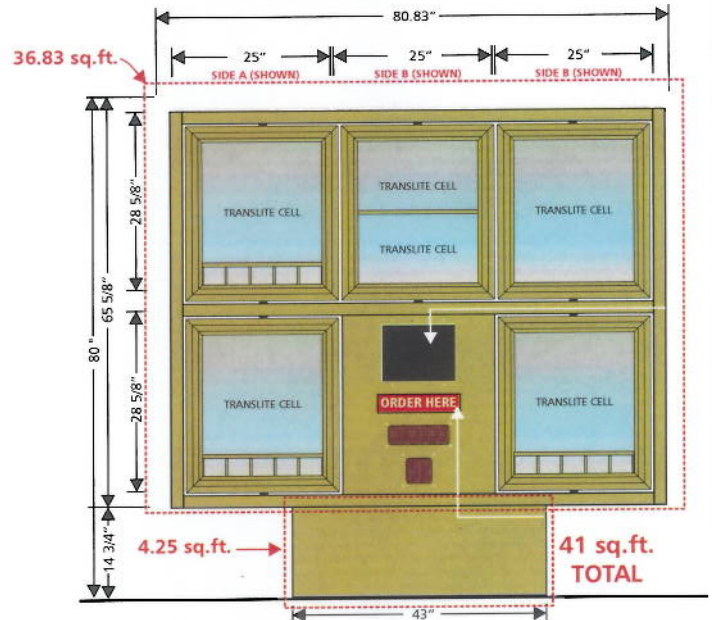
This original design and all information herein are the property of Custom Sign Center, Inc. Artwork is subject to return if not purchased. Any unauthorized use is forbidden. © Copyright 2005 All rights reserved

MODEL ISMB MENU SYSTEM

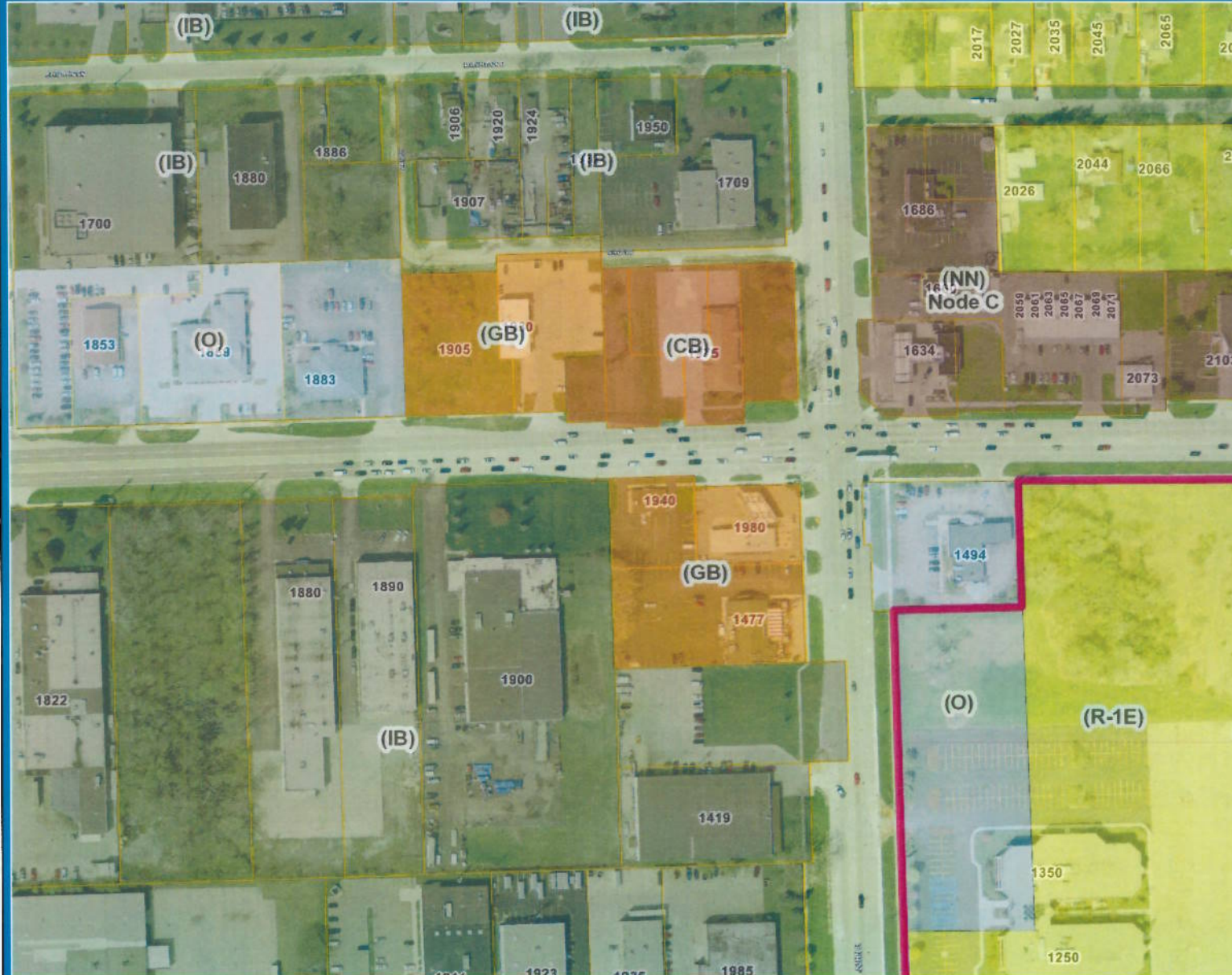
BASE PLATE DETAIL



EXPLODED VIEW DETAIL



SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> SINGLE FACE <input checked="" type="checkbox"/> ILLUMINATED <input checked="" type="checkbox"/> GROUND	EXTERIOR MENU SYSTEM - FABRICATED STEEL TUBE FRAMEWORK PAINTED DESSERT TAN - EXTRUDED ALUMINUM CABINETS PAINTED DESSERT TAN - WHITE LED ILLUMINATION - LOCKING SECURITY DOORS - FABRICATED ALUMINUM POLE COVER PAINTED DESSERT TAN - EQUAL QUADRANTS - ROTATING MENUS - INTEGRATED SPEAKER / MIC / OCS - S/F ILLUMINATED COPED ALUMINUM SIGN CABINET BACKED WITH .150" POLYCARBONATE WITH FLAT DECORATED GRAPHICS TO READ "ORDER HERE"		<input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER	<input type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.
<div> <div> custom Full Service Sign Company SIGN Center, Inc. </div> <div> 3200 Valleyview Drive PH: 614-279-6700 Columbus, OH 43204 FX: 614-279-7525 </div> </div> <p>This original design and all information herein are the property of Custom Sign Center, Inc. Artwork is subject to return if not purchased. Any unauthorized use is forbidden. © Copyright 2003 All rights reserved.</p>				
FILENAME: ISMB EQUAL QUADRANTS REV# SCALE: 1/2"=1' DATE: 2/21/12 REV. DATE: DGNNR: RV SALES: J. SHEEHY		Approval Signatures Required: to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals. CUSTOMER: _____ DATE: _____ LANDLORD: _____ DATE: _____		



Legend

- Consent Judgment
- Zoning (Current)**
 - (PUD) Planned Unit Development
 - (CF) Community Facilities District
 - (EP) Environmental Protection Dist
 - (BB) Big Beaver Road
 - (MRF) Maple Road
 - (NN) Neighborhood Nodes (A-U)
 - (CB) Community Business
 - (GB) General Business
 - (IB) Integrated Industrial Business I
 - (O) Office Building District
 - (OM) Office Mixed Use
 - (P) Vehicular Parking District
 - (R-1A) One Family Residential Dist
 - (R-1B) One Family Residential Dist
 - (R-1C) One Family Residential Dist
 - (R-1D) One Family Residential Dist
 - (R-1E) One Family Residential Dist
 - (RT) One Family Attached Residen
 - (MR) Multi-Family Residential
 - (MHP) Manufactured Housing
 - (UR) Urban Residential
 - (RC) Research Center District
 - (PV) Planned Vehicle Sales
- Municipal Boundary 1
- TaxParcel 1
- Nature Trails 1

Notes

zoning map GB & vicinity districts

607.0 0 303.51 607.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

3. HEARING OF CASES

- E. VARIANCE REQUEST, AFRAH ALBANNA FOR AUTOMOTIVE CASTLE, 1251 ROCHESTER – A variance for relief of the Sign Code to place a third ground sign measuring 40 square feet in size on the property. Section 85.02.05 (C) limits the maximum number of ground signs on this parcel to two signs.

**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:

RECEIVED
OCT 18 2012
PLANNING

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:

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: 1251 Rochester Rd. Troy 48083

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

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-34-201-036

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

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

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

Revised 5/24/2012

6. APPLICANT INFORMATION:

NAME AFrah Albanna
COMPANY Automotive Castle - Al Saham Inc.
ADDRESS 1251 Rochester Rd.
CITY Troy STATE MI. ZIP 48083
TELEPHONE (248) 439-6311
E-MAIL AutomotiveCastle@GMail.Com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER:

8. OWNER OF SUBJECT PROPERTY:

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

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

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

I, AFrah Albanna (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 AFrah Albanna DATE 10-17-12
PRINT NAME: AFrah Albanna

SIGNATURE OF PROPERTY OWNER _____ DATE _____
PRINT NAME: _____

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Revised 5/24/2012

SIGN PERMIT APPLICATION

PLANNING DEPARTMENT
500 W BIG BEAVER
TROY MI 48084
248 524 3359
evanspm@troymi.gov
SIGN ORDINANCE ONLINE [Ctrl+click here](#)



APPLY VIA E-MAIL - INSTRUCTIONS

1. COMBINE OR SCAN APPLICATION AND SUPPORTING DOCUMENTS INTO ONE FILE
2. E-MAIL THE FILE TO evanspm@troymi.gov
3. SIGN PERMIT WILL BE E-MAILED TO YOU

SIGN PERMIT FEE SCHEDULE

SIZE	WALL SIGN PAINTED ON WALL	WALL SIGN STRUCTURALLY ATTACHED	GROUND SIGN
UNDER 100 SQ. FT.	\$ 75.00	\$ 100.00	\$ 125.00
100 TO 199 SQ. FT.	\$100.00	\$ 125.00	\$ 150.00
200 TO 300 SQ. FT.	\$ 100.00	\$150.00	\$ 175.00
SPECIAL EVENT	\$30.00		

PROPERTY ADDRESS: 1251 Rochester Rd Troy

APPLICANT INFORMATION:

NAME _____

COMPANY Bright star inc

ADDRESS 13300 Foley St Detroit MI 48227

CITY 13300 Foley St

STATE 1

ZIP _____

TELEPHONE 313-802-5000

E-MAIL Chris@Rainbowhi-tech.com

TYPE OF SIGN:



GROUND



WALL



SPECIAL EVENT

SPECIAL EVENT SIGNS: What 7 day period will signs be up? _____

SIGN PERMIT APPLICATION

ILLUMINATED SIGN?:



YES



NO

ELECTRICAL CONNECTIONS BY: _____

DOWNLOAD AN ELECTRICAL PERMIT APPLICATION [HERE](#)

ARE OTHER SIGNS ON THE PROPERTY?:



YES



NO

IF YES, DESCRIBE TYPE AND SIZE BELOW:

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SIGNATURE OF APPLICANT

Ali

DATE

10/17/12

PRINT NAME:

Ibrahim Mchaimed

AUTOMOTIVE CASTLE

Address:1251 Rochester Rd Troy MI



Snell Industrial Ct

20' setback to
propose Sign

AUTOMOTIVE CASTLE

Address: 1251 Rochester Rd Troy MI

Total : 46 sq. ft.



AFTER



BEFORE

Rainbow
HITECH

Size:
Overall Sq/Ft:
Date:
Scale: 1/2" = 12"

Notes:

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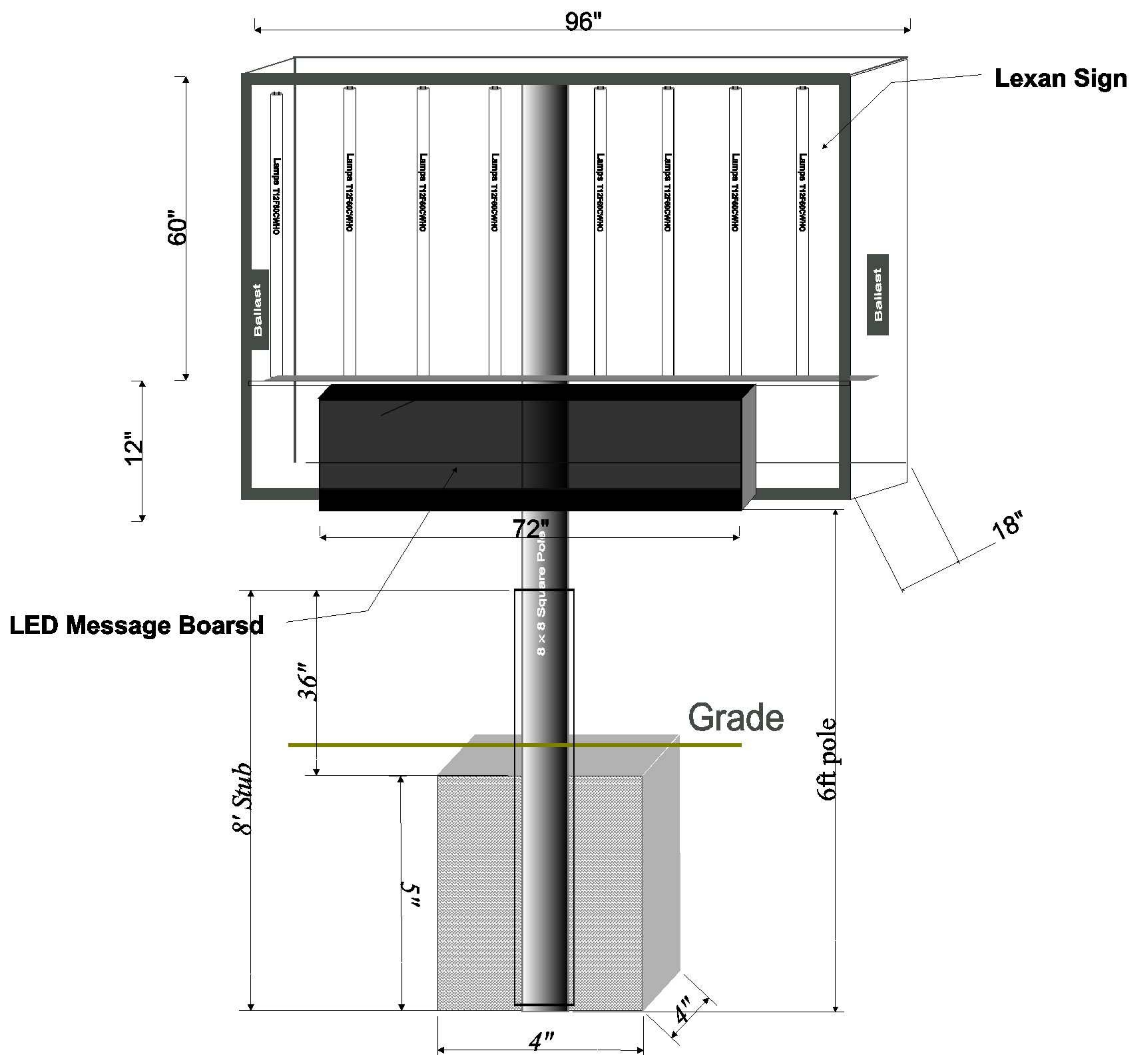
Rainbow
HITECH SIGNS
A LEADER IN THE SIGN INDUSTRY

16706 Telegraph Rd. Detroit, MI 48219

T: 313-794-7355 F: 313-794-7368

Address: 1251 Rochester Rd Troy MI

Galvanized framing tubing with .063 Aluminum Covering





96 in

60 in

12"

72 in

148 in

72 in

Lexan Sign

LED Message Board

AUTOMOTIVE CASTLE

**Complete
Auto/Truck Repair
Imported & Domestic**

248-439-6311

YOUR MESSAGE HERE

Car
Core
Center