

A. VARIANCE REQUEST, 1525 E. Maple, Patrick Stieber of Allied Signs, Inc. for Esther Gayfield - The petitioner requests to replace an existing ground sign with one that measures 124.6 square feet in area and 24 feet in height. The City of Troy Sign Ordinance allows the ground sign to be a maximum of 100 square feet in area and 20 feet in height.





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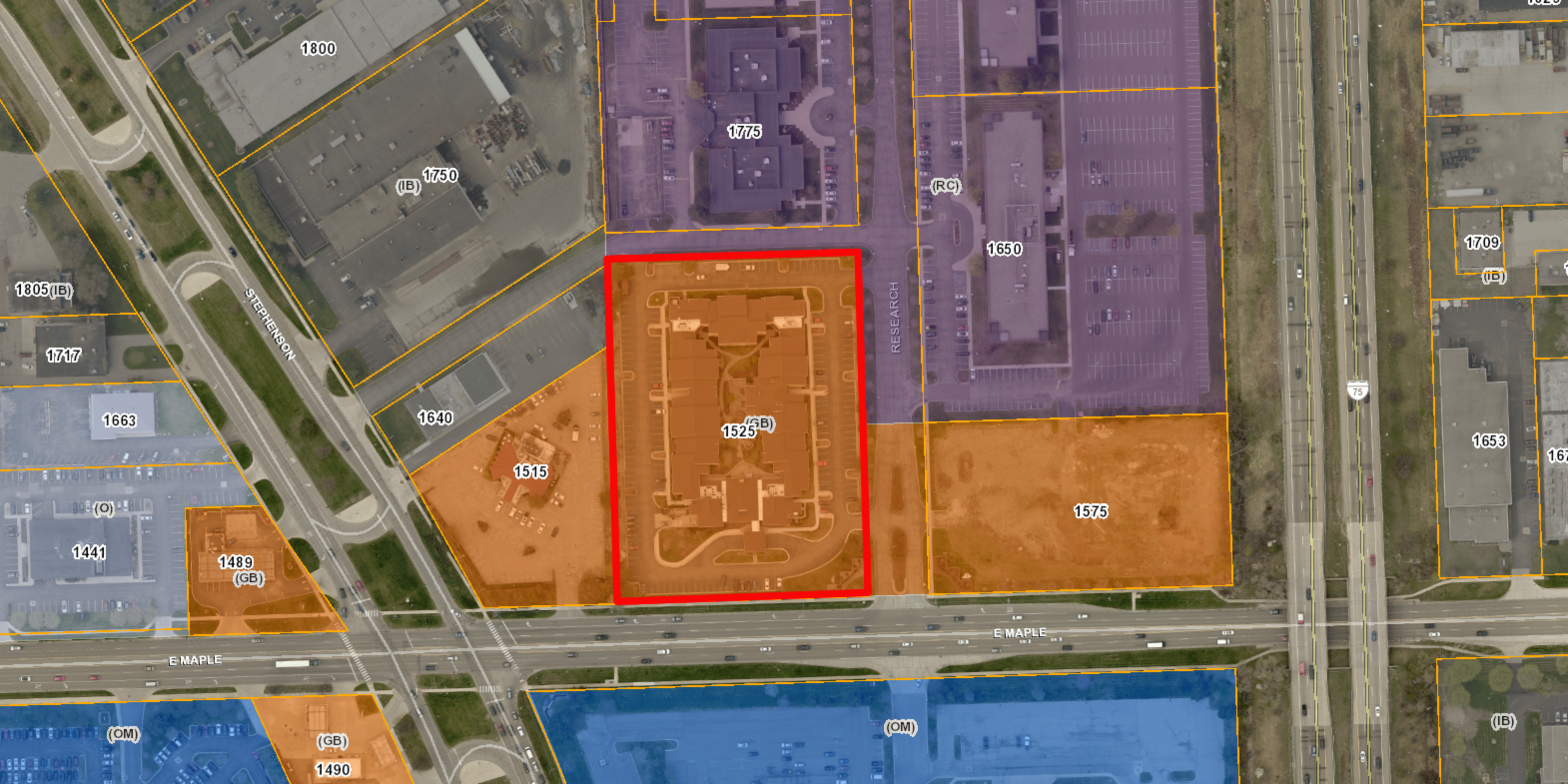
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RESEARCH

STEPHENSON

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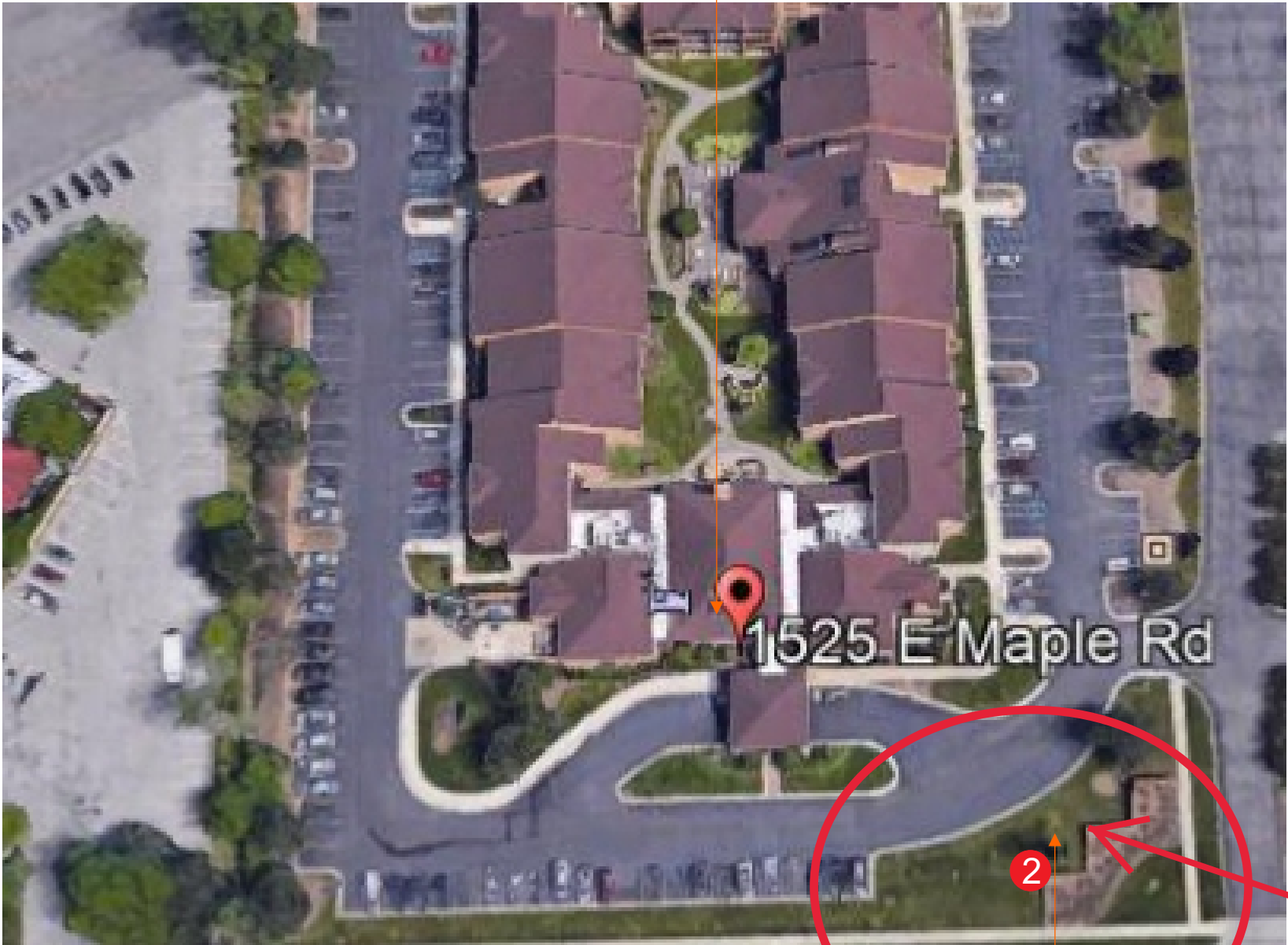
RESEARCH

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NEW STACKED CHANNEL LETTERS



EXISTING POLE SIGN BEING  
REPLACED WITH NEW POLE SIGN

**EXISTING SIGNS:**

2 2'-11-5/8" X 10'-0" POLE SIGN

**PROPOSED SIGNS:**

2 4'-8 1/2" X 13'-3-1/4" POLE  
SIGN

**REPLACE EXISTING  
GROUND SIGN  
SAME LOCATION**

**Stratus**<sup>™</sup>

stratusunlimited.com  
8959 Tyler Boulevard  
Mentor, Ohio 44060  
888.503.1569

CLIENT: <b>COURTYARD</b> BY MARRIOTT	
ADDRESS:  1525 E. MAPLE ROAD TROY, MI 48083	PAGE NO.  2

TICKET NO.: 574710	DATE: 04/08/20
PROJECT MANAGER: LISA KRUTZ	DESIGNER: KW
ELECTRONIC FILE NAME: MARRIOTT\COURTYARD\2020\MI\Courtyard_Troy_Permit ONLY	

REVISION HISTORY:	

CLIENT SIGNATURE:
APPROVAL DATE:

**VARIANCE GRANTED 2005**

**VARIANCES RUN WITH THE LAND**







## Chapter 85 - Signs

(Rev. 09-24-2018; Effective 10-01-2018)

- a. One ground sign for each building in accordance with Table 85.02.06.

(Rev. 09-24-2018; Effective 10-01-2018)

- b. One additional ground sign for each building, not to exceed thirty-six square feet in area if the site fronts on a major thoroughfare.

(Rev. 09-24-2018; Effective 10-01-2018)

- c. Any number of wall signs, such that the total combined area of all wall signs for each tenant shall not exceed 10% of the front area of the structure or tenant area. Wall signs must be located on the face of the area that is occupied by the tenant.

(Rev. 09-24-2018; Effective 10-01-2018)

- d. Interior or exterior signs, including signs affixed to windows, must comply with the Transparency Requirements of the Zoning Ordinance.

(Rev. 09-24-2018; Effective 10-01-2018)

- e. One pedestrian-scaled wall sign or projecting sign per tenant, provided it does not exceed twelve square feet in area and does not project more than forty eight (48) inches from the wall.

(Rev. 09-24-2018; Effective 10-01-2018)

<b>TABLE 85.02.05 STANDARDS FOR GROUND SIGNS</b>			
<b>Zoning District</b>	<b>Minimum Setbacks*</b>	<b>Maximum Height</b>	<b>Maximum Area</b>
All R and C-F	10 ft.	12 ft.	See Section 85.02.05 C (1) & 85.02.05 C (2)
All CB, GB, BB, IB, MR, NN, O, R-C and-PV	0 ft.	10 ft.	50 sq. ft.
	20 ft.	20 ft.	100 sq. ft.

\* Indicates setback from existing street right-of-way, or from planned right-of-way (as indicated in Master Thoroughfare Plan), whichever is greater.

(Rev. 09-24-2018; Effective 10-01-2018)

85.03.00 General Exceptions: The regulations of this Chapter shall be subject to the following exceptions.

85.03.01 Special Event Signs

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

Cabinet=62.5 square feet  
e Cover=60.1 square feet  
Reveals= 2.0 square feet  
124.6 total square feet

### Scope of work:

1. Remove existing pole sign with pole cover and scrap.
2. Install new pole sign on existing pole to be cut down and new sign installed to top with new pole cover; All details to be verified.
3. Connect to existing power.

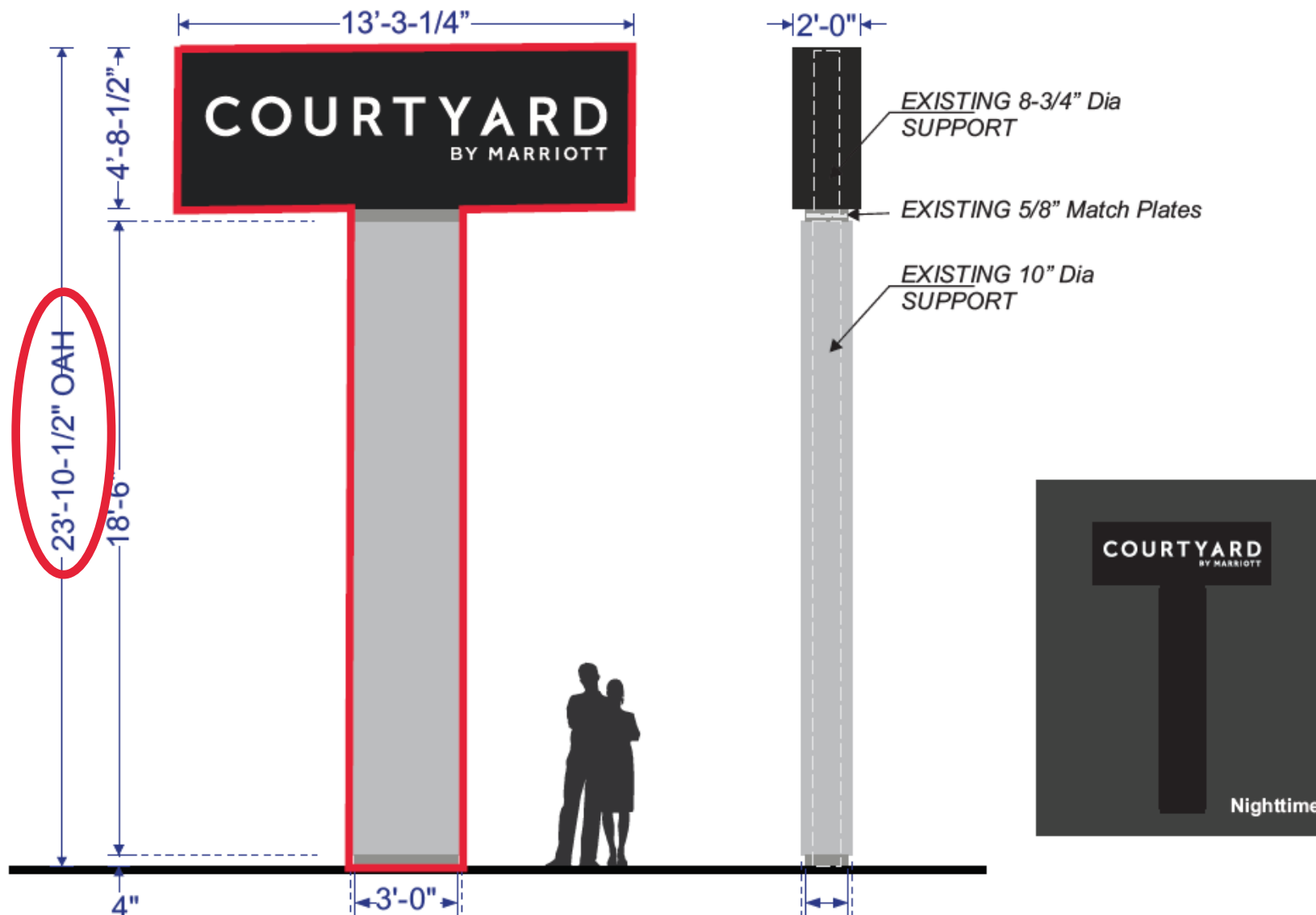
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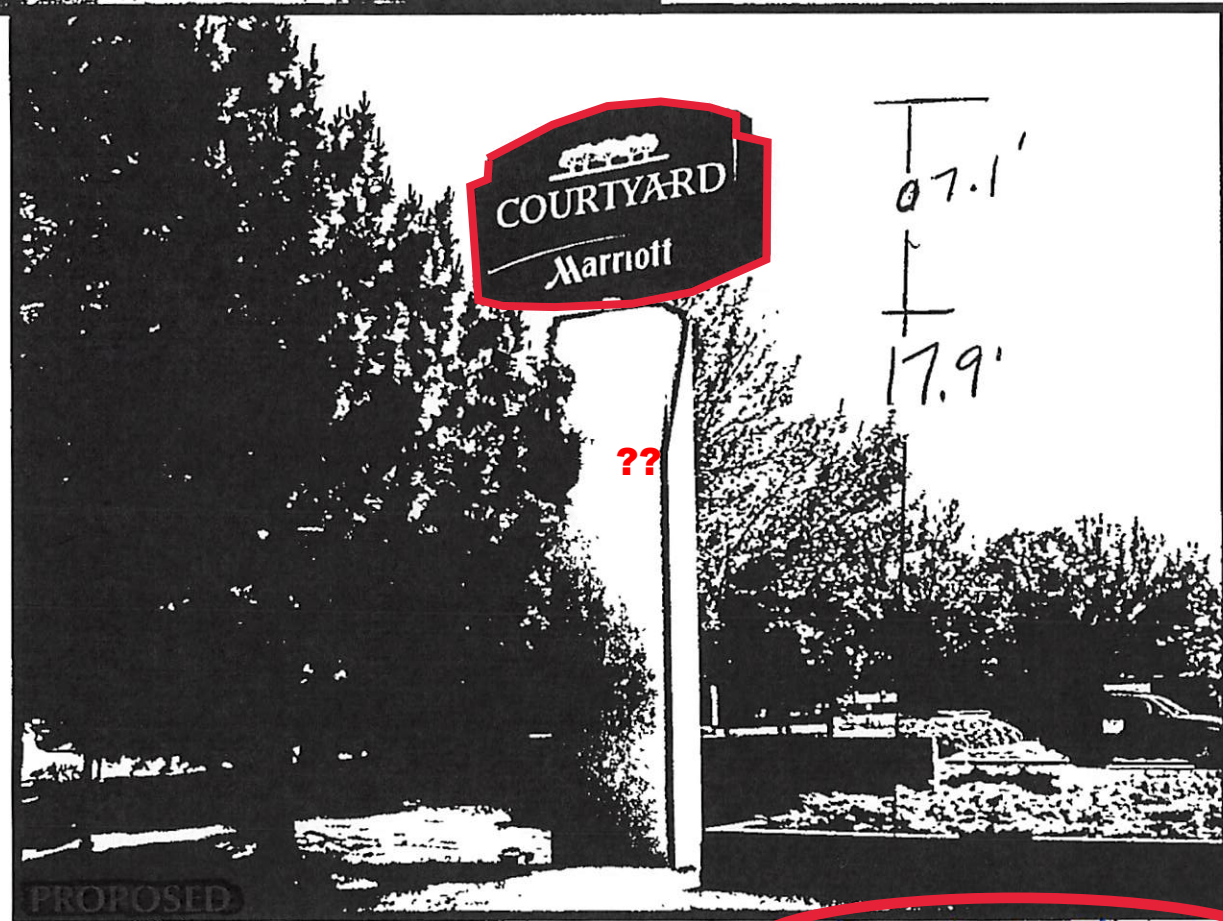
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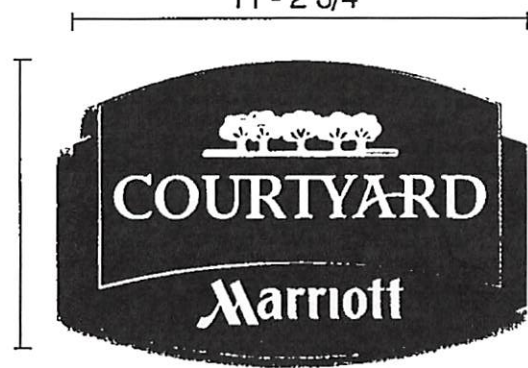
25.0 ft

EXISTING Pylon @ 25' OAH

11.23'  
11'-2 3/4"

Cabinet depth = 27"

This is the existing sign. It was approved by the B.C.B.A. 1/5/2005.



11.23' x 7.1' = 80 x 2 FACES  
TOTAL = 160 #



New Image Courtyard CY-80 Pylon Cabinet on Existing Steel, Foundation, & Cladding (Cladding to be Painted Marriott Gray)  
Not to Scale

Color renderings are for presentation only and should not be considered as manufacturing drawings.

This is an original unpublished drawing created

**ITEM #3 – VARIANCE REQUEST. JOHN CARROLL, OF CARROLL INSTALLATIONS, 1525 E. MAPLE, COURTYARD MARRIOTT,** for relief of the Sign Ordinance to install a 160 square foot sign, that is 25' in height and setback 20' from the right of way where the ordinance would require a 30' setback for a sign this size.

Mr. Stimac explained that the petitioner is requesting relief of the Sign Ordinance to replace an existing 84.5 square foot ground sign, that is 25' in height with a 160 square foot sign (80 square feet x 2 faces), 25 feet tall and setback at the same 20' from the right of way. The sign is being measured as a double-faced sign because the faces are more than 24" apart. Section 9.02.04 of the Ordinance requires a sign over 100 square feet in area or over 20' in height to be setback 30' from the right of way.

Mr. Carroll was present and stated that basically all they are doing is updating the existing sign and are unable to move it any farther back because of the tree line. If the sign is moved to comply with the setback, the sign visibility would be decreased.

Mr. Dziurman asked if the existing pedestal would remain and Mr. Carroll stated that they plan to use this pedestal and place the new sign on top of it.

The Chairman opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

There are no written approvals or objections on file.

Motion by Nelson  
Supported by Kessler

MOVED, to grant John Carroll, of Carroll Installations, 1525 E. Maple, Courtyard Marriott, for relief of the Sign Ordinance to install a 160 square foot sign, that is 25' in height and setback 20' from the right of way where the Ordinance would require a 30' setback for a sign this size.

- Variance is not contrary to public interest.
- Variance would not have an adverse effect to surrounding property.
- If the sign were moved back, visibility would be decreased because of existing tree line.

Yeas: 4 – Nelson, Zuazo, Dziurman, Kessler

Absent: 1 – Richnak

**MOTION TO GRANT VARIANCE CARRIED**



**Replacement sign, like for like, could be placed without a variance.**

**A sign not exceeding the existing signs' exterior perimeter could be placed without a variance.**

**The cabinet message or artwork could be changed could be changed without a variance.**