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

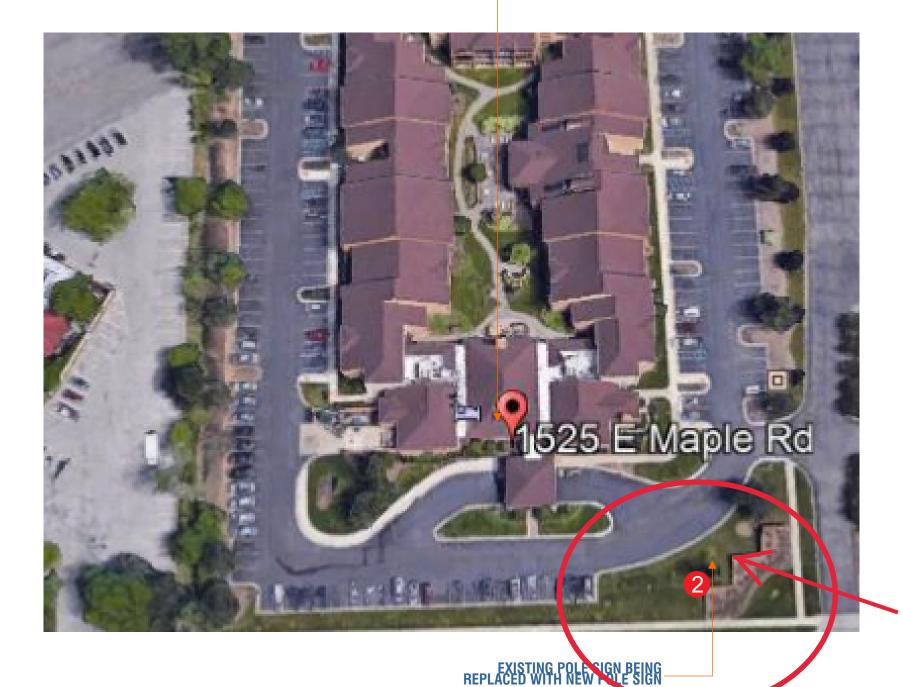
in area and 20 feet in height.







NEW STACKED CHANNEL LETTERS



EXISTING SIGNS:

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[™]

stratusunlimited.com 8959 Tyler Boulevard Mentor, Ohio 44060 888.503.1569

COURTYARD BY MARRIOTT

PAGE NO. 1525 E. MAPLE ROAD

TROY, MI 48083

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

VISION HISTORY: **CLIENT SIGNATURE:**

APPROVAL DATE:

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.



OPTION A

Cabinet=62.5 square feet Pole Cover=60.1 square feet 4" Reveals= 2.0 square feet 124.6 total square feet

Scope of work: Scale: 3/16"=1'-0"

- 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.

Cabinet Specifications:

Reverse angle iron frame/carbon steel structure to comply with local static requirements, hot-dip galvanized after welding

Face Construction:

3M Panagraphics III flexible face/3M Envision Flexible Substrate FS-1

Retainer: Bleed face

Illumination:

GE 7100K White LED's as required

or Sloan PrismBeam 24V 6500K White LED's as required

Exterior Finish:

Paint Pantone® 426 C gray/RAL9004, satin finish

Interior Finish:

Paint reflective white/RAL9003, glossy finish

Face Specifications:

Face Construction:

3M Panagraphics III flexible face/

Decoration:

Digitally printed Pantone® 426 C gray @ 95% opacity*/3M 3635-20B matte white blockout film with digital printing to match Pantone 426 C, laminated with 3M Scotchal Matte Overlaminate 8520 film for UV protection

* To be printed using a 3M MCS Authorized Graphic Manufacturer * Faces appear gray and white during the day and copy illuminates white at night (background does not illuminate)

Pole Cover Specifications:

Construction:

Aluminum angle frame with .080"/2mm aluminum skins

Exterior Finish:

Paint Matthews 41342SP Brushed Aluminum/RAL9006, satin finish

Reveal Construction:

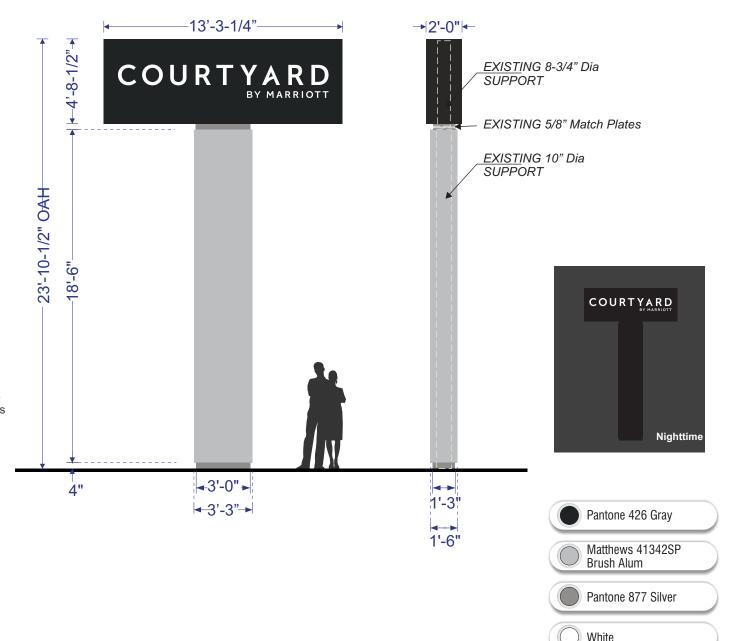
.063"/2mm bent-up aluminum

Reveal Finish:

Paint Pantone® 877 C silver/RAL9007, satin finish

Installation:

Existing cabinet to be removed; Existing 10" Dia. Lower and 8-3/4" Dia. Upper support poles to remain -Upper Support to be cut down to fit inside upper cabinet. New cabinet to sleeve over existing support pole and saddle welded into place



EXISTING CONDITIONS

For Reference only



EXISTING CABINET & POLE COVER TO BE REMOVED; NEW POLE COVER AND CABINET TO BE INSTALLED 7'-0" X 11'-3" PYLON SIGN

PROPOSED PYLON



stratusunlimited.com 8959 Tyler Boulevard Mentor, Ohio 44060 888.503.1569

Stratus COURTYARD

ADDRESS: PAGE NO. 1525 E. MAPLE ROAD 6 TROY. MI 48083

TICKET NO.: DATE: 574710 04/08/20 PROJECT MANAGER: **DESIGNER:** LISA KRUTZ KW **ELECTRONIC FILE NAME:** MARRIOTT\COURTYARD\2020\MI\Courtyard Troy Permit ONLY R1

REVISION HISTORY: 04/23/20 TC Adjusted per survey, added shops 05/19/20 TC Increased size to match sq. feet, and adjusted pole cover size 10/14/20 NS Reduced cabinet & pole cover size 12/02/20 NS Reduced cabinet & pole cover size

CLIENT SIGNATURE:

APPROVAL DATE:

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

(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)

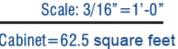
TABLE 85.02.05 STANDARDS FOR GROUND SIGNS			
Zoning District	Minimum Setbacks*	Maximum Height	Maximum Area
All R and C-F	10 ft.	12 ft.	See Section 85.02.05 C (1) & 85.02.05 C (2)
All CB, GB, BB,	O ft.	10 ft.	50 sq. ft.
IB, MR, NN, O, R-C and-PV	20 ft.	20 ft.	100 sq. ft.

* 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 <u>General Exceptions:</u> The regulations of this Chapter shall be subject to the following exceptions.

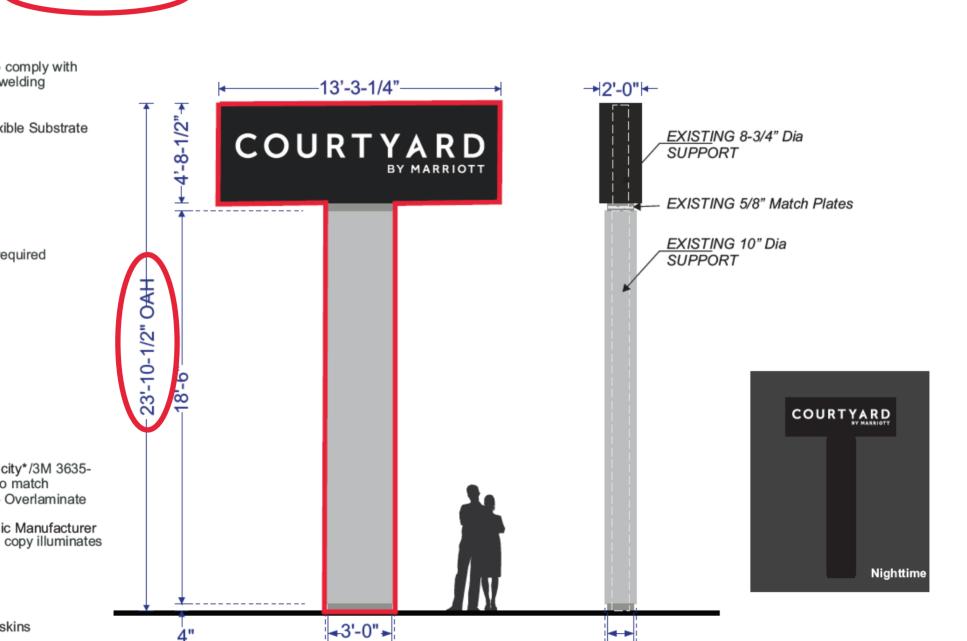
85.03.01 Special Event Signs

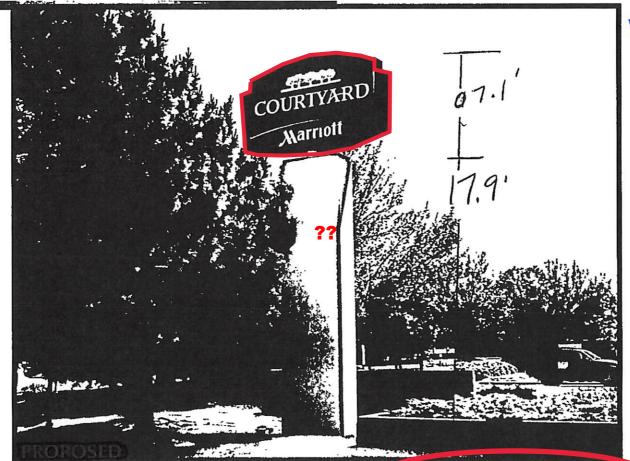


Cabinet=62.5 square feet e Cover=60.1 square feet Reveals= 2.0 square feet

124.6 total square feet

- Scope of work:
- 1. Remove existing pole sign with pole cover and scrap.
- 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.





EXISTING

25.0 W

EXISTING Pylon @ 25' OAH

//. 23' 11'-23/4" Cabinet depth = 27"

This is the existing 1.1 Across 1.1 Across 1.1 B.C.B.A. 175/2005.



707 HL= 160 \$ 6~

6

New Image Courtyard CY-80 Pylon Cabinet on Existing Steel, Foundation, & Cladding (Cladding to be Painted Marriott Gray)

Not to Scale

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 exisitng signs' exterior perimeter could be placed without a variance.

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