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: 1852 East Big Beaver Road

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

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 882026226005

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 ☑

6. APPLICANT INFORMATION:

NAME Bob Reed

COMPANY Custom Sign Center, Inc

ADDRESS 3200 Valleyview Dr

CITY Columbus STATE OH ZIP 43204

TELEPHONE 614-300-4262

E-MAIL BobR@customsigncenter.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Mr. David W. Yaldo, Esq.

COMPANY Big Beaver Properies, LLC

ADDRESS 4036 Telegraph Road, Suite 204

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 Bob Reed DATE 06/12/13

PRINT NAME: Bob Reed

SIGNATURE OF PROPERTY OWNER Patrick N Bell DATE 6/13/13

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, 85.01.04(A)(3) which states that "Sign Permits shall not be required for signs that are not visible from any adjacent right-of-way which do not exceed thirty-six square feet."

This variance is requested on the following grounds;

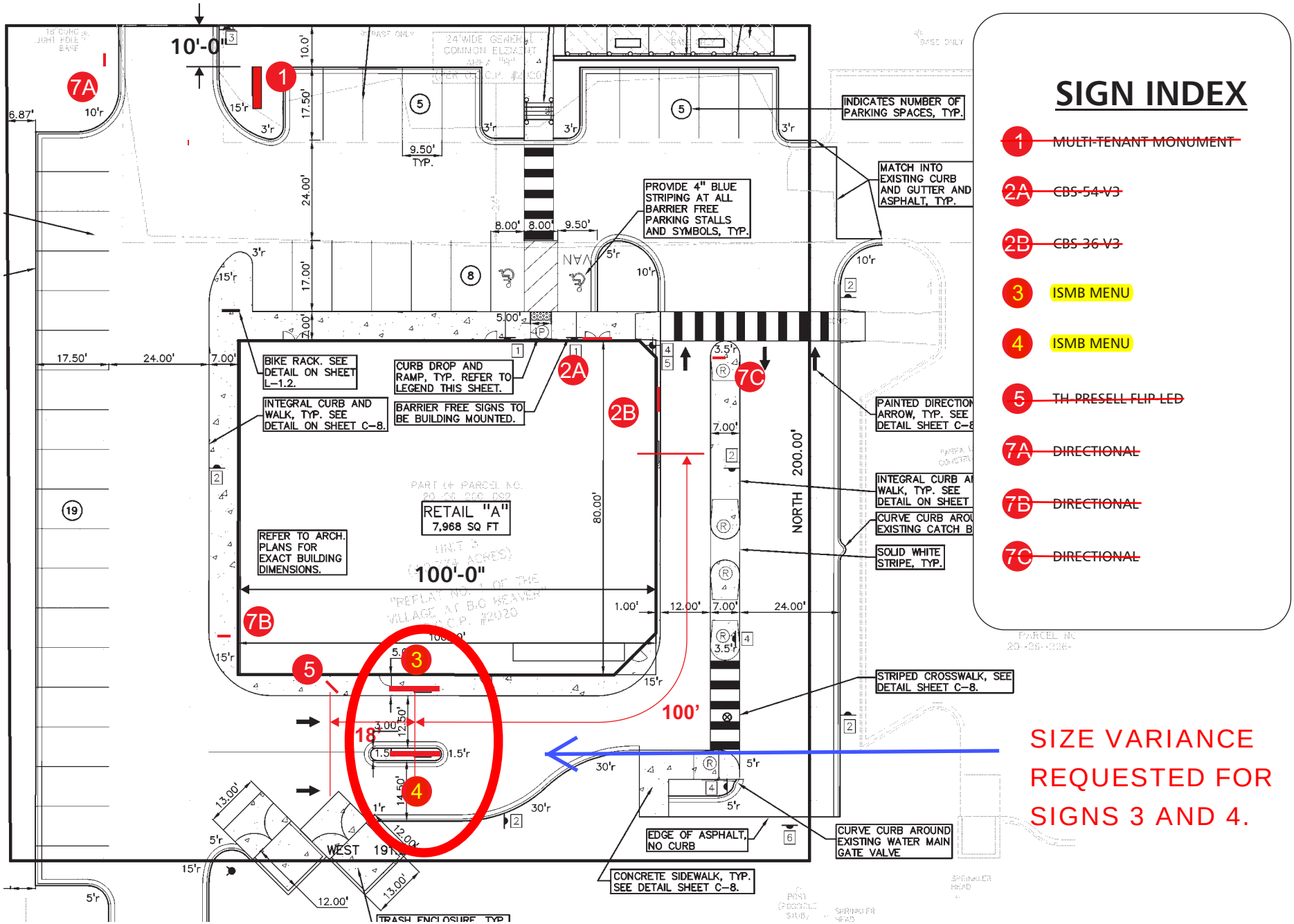
- The menu boards in question are not seen from the right-of-way
- The menu boards in question have a message portion of just 36.83 sf.
- The frame and base of the menu boards are non-graphic.

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 these standard menus (2) for the Tim Horton's Restaurant to be installed at its standard size and configuration.

Thank you.

Tim Horton's Café and Bake Shop

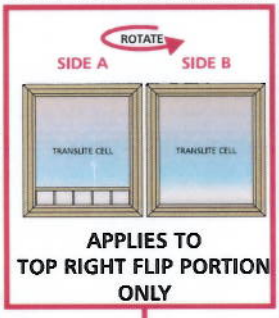


SIGN INDEX

1. ~~MULTI-TENANT MONUMENT~~
2A. ~~CBS-54-V3~~
2B. ~~CBS-36-V3~~
3. ISMB MENU
4. ISMB MENU
5. ~~TH-PRESELL-FLIP-LED~~
7A. ~~DIRECTIONAL~~
7B. ~~DIRECTIONAL~~
7C. ~~DIRECTIONAL~~

SITE PLAN **SCALE: 1/32”=1’**

MODEL: ISMB MENU SYSTEM



APPLIES TO TOP RIGHT FLIP PORTION ONLY

81 1/16"

3

4

80 3/8"

65 5/8"

14 3/4"

TRANSLITE CELL

TRANSLITE CELL

TRANSLITE CELL

TRANSLITE CELL

TRANSLITE CELL

ORDER HERE

TRANSLITE CELL

9.25" x 11.75"
LED INSERT LOCATION

*See additional instructions for installation of LED Display.

Note: LED display is supplied by others.

3" X 13 1/2"
S/F ILLUMINATED
COPED ALUMINUM
SIGN CABINET
BACKED WITH .150"
POLYCARBONATE WITH
FLAT DECORATED GRAPHICS

41.5"

90 MPH WIND LOAD EXPOSURE B

ALL DESIGN PER CHAPTER 16 OF THE MICHIGAN BUILDING CODE

STATE OF MICHIGAN
JOSEPH LEWIS
ENGINEER
No. 46378
LICENSED PROFESSIONAL ENGINEER

6.21.12

UL# _____

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
■ DOUBLE FACE ILLUMINATED ■ 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"	**CABINET** ■ DESSERT TAN ■ PMS 485 RED	☐ FACE TRIMS ☐ FASCIA COLOR ☐ RADIUS DIM. ☐ BUILDING DIM. ☐ FACADE ANGLE ☐ OTHER	☑ 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.

custom SIGN Center, Inc. Full Service Sign Company
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#3 **REV DATE:2/9/12** **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:** _____

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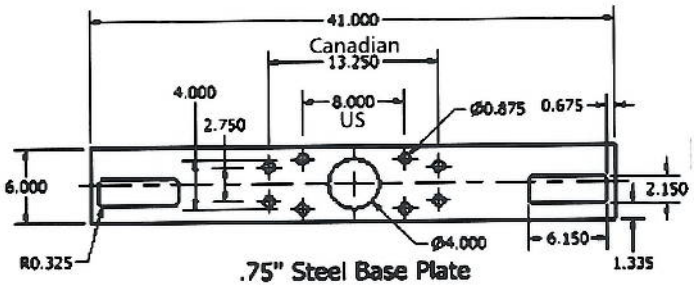
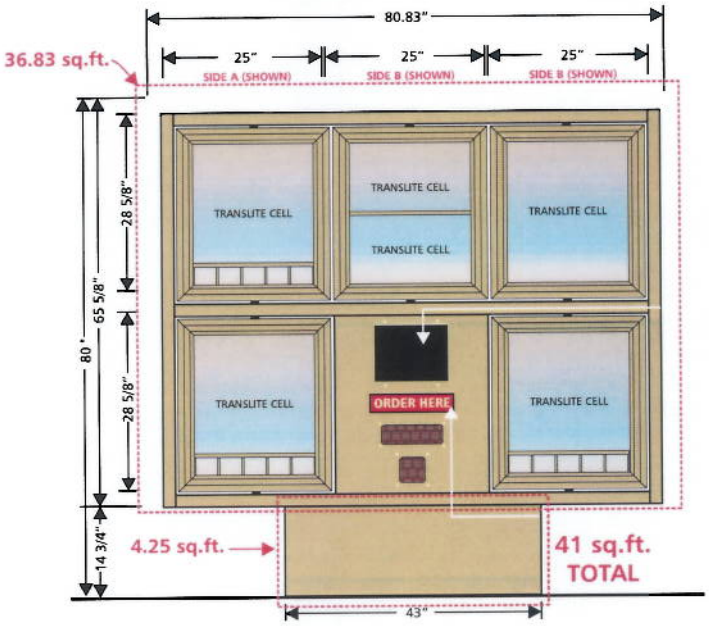
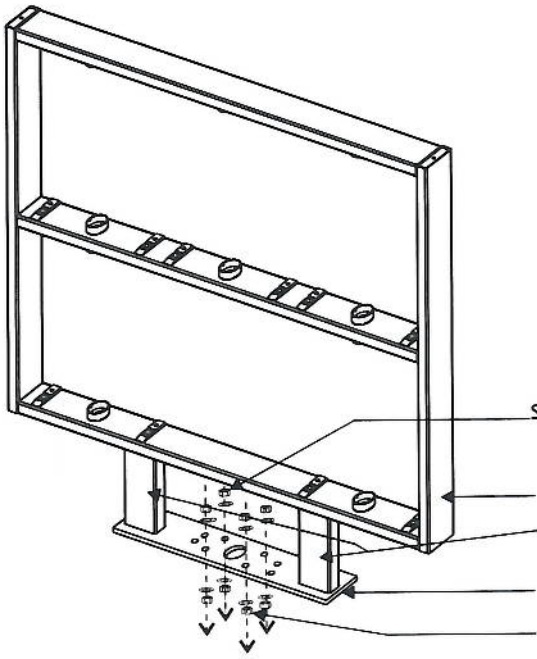
MODEL ISMB MENU SYSTEM

BASE PLATE DETAIL



.75" Steel Base Plate





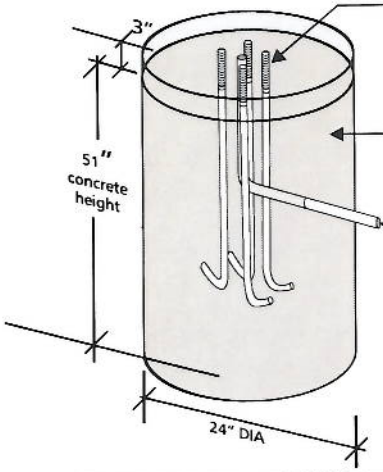
Steel Nuts & Washers for 3/4"Dia. "J" Bolts

2" x 5" Steel tube frame construction

QTY 2: 2" x 6" SQ. Steel tubes (welded connection)

3/4" x 6" x 41" Steel Base Plate

Leveler Nuts & Washers



3/4" Dia. x 30"L. STEEL ANCHOR "J"BOLTS (4 Req'd)
(4" x 8" Bolt Pattern)
NOTE: USE BOLT SET TEMPLATE PROVIDED

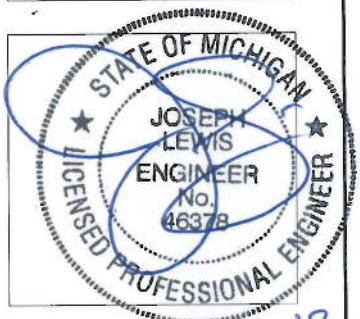
24" Diameter x 54" Deep
Concrete Foundation

Conduit as required for
Electrical Circuit, BY OTHERS

EXPLODED VIEW DETAIL

90 MPH WIND LOAD EXPOSURE B

ALL DESIGN PER CHAPTER 16 OF THE MICHIGAN BUILDING CODE



6.21.12

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
■ SINGLE FACE ■ ILLUMINATED ■ 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"		☐ FACE TRIMS ☐ FASCIA COLOR ☐ RADIUS DIM. ☐ BUILDING DIM. ☐ FACADE ANGLE ☐ OTHER	☐ 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.

custom SIGN Center, Inc. Full Service Sign Company
3200 Valleyview Drive, Columbus, OH 43204
PH: 614-279-6700 FX: 614-279-7525

FILENAME: ISMB EQUAL QUADRANTS **REV#** **SCALE:** 1/2"=1'
DATE: 2/21/12 **REV.DATE:** **DGNR:** 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:** _____

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Tax Parcel Assessment Report

Parcel ID	88-20-26-226-005
Address	1852 E BIG BEAVER -1862
Owner Name 1	BIG BEAVER PROPERTIES LLC
Acreage	0.774
School District	TROY
Homesteaded Percentage	0
Residential Year Built	0
Residential Floor Area	0
Residential Garage Area	0
Residential Basement Area	0
Residential Num Beds	0
Residential Full Baths	0
Residential Half Baths	0
Residential Estimated Value	$0
Com. / Ind. Num Bldgs	1
Com. / Ind. Year Built	0
Com. / Ind. Floor Area	0
Com. / Ind. Stories	0
Com. / Ind. Est. TCV	0
Last Sale Amount	$650,000
Last Sale Date	02/08/13
Summary Land Value	$134,860
State Equalized Value	
Taxable Value	