NOTICE OF PUBLIC HEARING

The Building Code Board of Appeals of the City of Troy will hold a Public Hearing at 3:00 p.m. on Wednesday, April 6, 2016 at City Hall, 500 W. Big Beaver Road, Troy, Michigan.

At this meeting the following item will be considered:

A variance from the Sign Code to install a 35 square foot wall sign. The Sign Code allows a maximum 20 square foot wall sign.

Location: 1947 Technology
Sign Code: 85.02.05 C (3) (d) OM Zoning District
Applicant: Patrick Stieber for Allied Signs
Owner: Troy Technology Park Assoc. LLC

Comments can be expressed at the Public Hearing, or written comments can be directed to the attention of the Planning Department, 500 W. Big Beaver, Troy, Michigan, 48084, or by e-mail to planning@troymi.gov, no later than 3:00 p.m. one day prior to the meeting. If you have questions you may contact the Planning Department by e-mail or by phone at (248) 524-3364.

Copies of this request can be inspected or purchased in the Planning Department at City Hall. Notices and information for public hearings will also be posted on the City website at http://troymi.gov/Government/PublicHearings .

Mitch Grusnick
Building Official

NOTICE: *Persons 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.*

CITY OF TROY PLANNING DEPARTMENT
BUILDING CODE BOARD OF APPEALS APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3364
E-MAIL: planning@troymi.gov

FEE $50

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-SEVEN (27) DAYS** BEFORE THE MEETING DATE.

COMPLETE APPLICATIONS ARE PLACED ON THE NEXT AVAILABLE AGENDA OF THE BUILDING CODE BOARD OF APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: Quest Diagnostics, 1947 Technology Drive

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

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-35-226-087

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

   Sign Code

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

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

6. APPLICANT INFORMATION:

NAME Patrick Stieber

COMPANY Allied Signs, Inc.

ADDRESS 33650 Giftos

CITY Clinton Twp. STATE MI ZIP 48035

TELEPHONE 586-791-7900

E-MAIL Kim@alliedsignsinc.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Friedman Management Company c/o Warren Hudson

COMPANY Troy Technology Park Associates, LLC

ADDRESS ~~1835 Technology Drive~~ 34975 W. 12 Mile Road

CITY ~~Troy~~ Farmington Hills STATE MI ZIP ~~48083~~ 48331

TELEPHONE 248-848-4170

E-MAIL Warren.Hudson@freg.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, BRIAN BASS Authorized 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 _____ DATE 2/3/16

PRINT NAME: Patrick Stieber

SIGNATURE OF PROPERTY OWNER _____ DATE 2/3/16

PRINT NAME: BRIAN BASS

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 electronic mail.

ALLIED SIGNS INC.

Dear Members of the Board of Appeals:

Chapter 85.02.05 (3)(a) allowed (1) wall sign on each building, not to exceed 10% of the area of the front of the structure, not to exceed 200 square feet. Each tenant is allowed 20 square feet of wall signage.

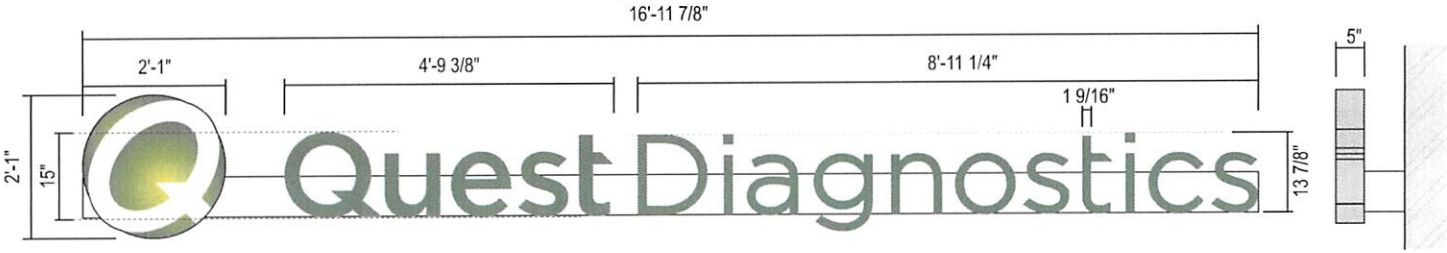
The proposed wall sign for Quest Diagnostics is 35 square feet.

The hardship is there is a lack of identification due to the building setback of 223' and the natural barrier along Technology Drive making seeing the building rather difficult. There are (3) other tenants in this building with signage. Please see attached for signage details.

Thank you for your consideration.

33650 GIFTOS DRIVE
CLINTON TOWNSHIP, MICHIGAN 48035
www.alliedsignsinc.com

(586) 791-7900
FAX (586) 791-7788

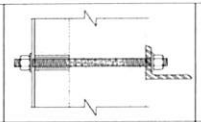
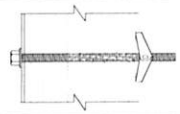


IL-15-H-R ILLUMINATED HORIZONTAL CHANNEL LETTERS W/ RACEWAY - (35.0 SQ. FT.)

QTY: 1

SCALE 3/8"=1'-0"

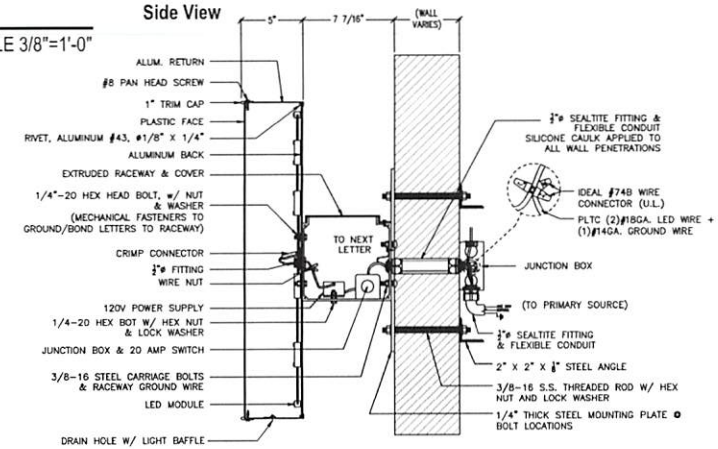
ELECTRICAL			
AMPS:	1.6	AMPS	
V.A.:	120	VOLTS	WATTS: 192
CIRCUITS:	1-20 amp CIRCUIT		

SECTION		
ANCHOR TYPE	ø3/8" THREADED ROD w/ALUMINUM OR PVC COMPRESSION SLEEVE	ø3/8" TOGGLE BOLT (WING OR PIVOT ROD)
WALL TYPE	DFS WALL w/ FOAM INSULATION	GLASS MATTE SHEATHING, PLYWOOD

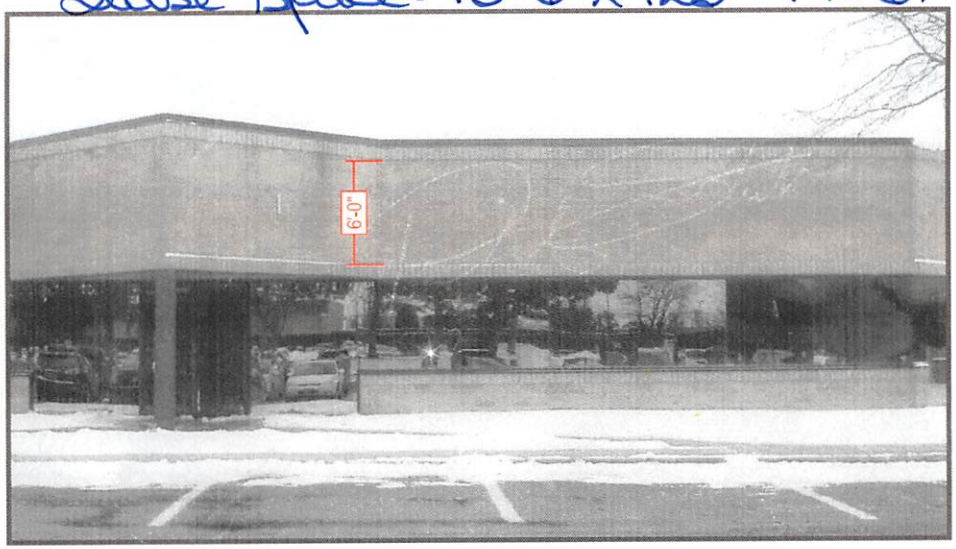
MOUNTING OPTIONS

SCALE: N.T.S.

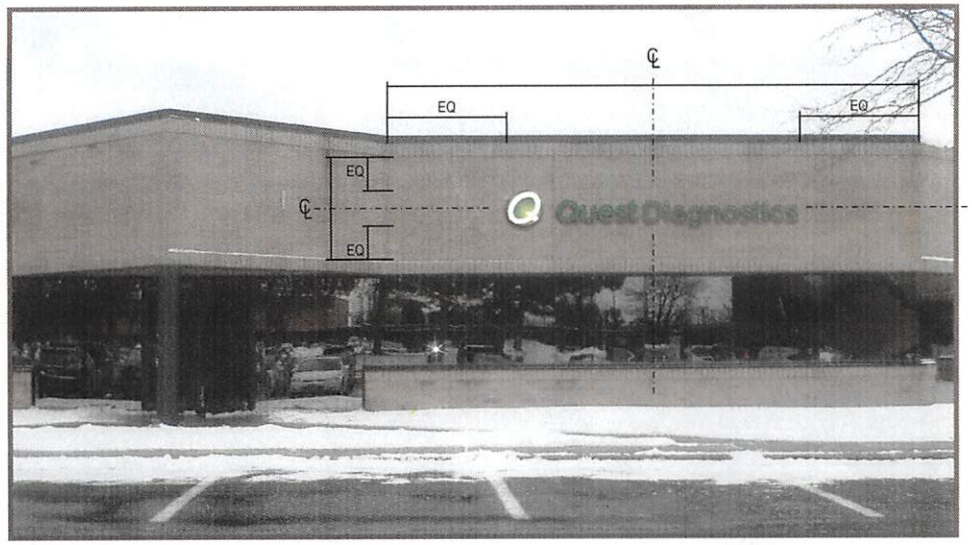
Side View



Lease space = 15'-6" x 123' = 1906 x 10% = 190



EXISTING



PROPOSED

Drawing prepared by: ICON

SIGN 2

Location: 1947 Technology Drive, Troy, MI

Proj #: 4232

Loc #: 2004

File Path: Active\ACCOUNTS\Q\Quest Diagnostics\Project 4232\Locations\4232_2004_Troy_MI_R3.cdr

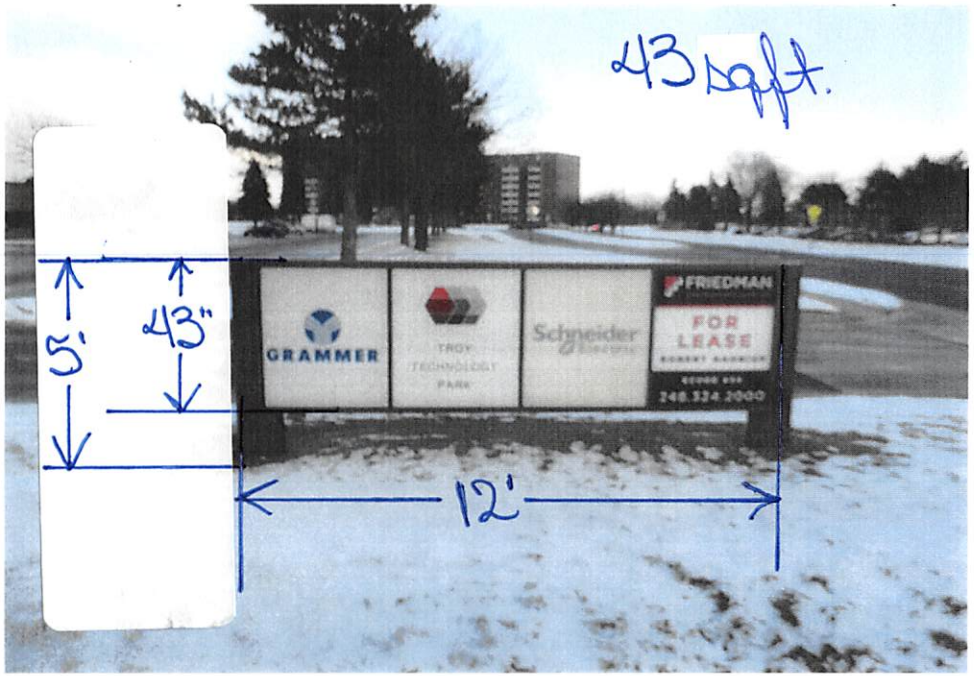
Drawing prepared for: Quest Diagnostics

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:
Original	225526	01/13/16	FS	KWK	
Rev 1	225832	01/19/16	FS	Lv	Various - see request.
Rev 2	226571	02/01/16	FS	Lv	Updated sign 3 - door vinyl hours.
Rev 3	226723	02/01/16	FS	Lv	Reduced sign 2 to 35sq.ft.
Rev 4	000000	00/00/00	XXX	XXX	-
Rev 5	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX	
Rev 7	000000	00/00/00	XXX	XXX	
Rev 8	000000	00/00/00	XXX	XXX	
Rev 9	000000	00/00/00	XXX	XXX	
Rev 10	000000	00/00/00	XXX	XXX	

Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.

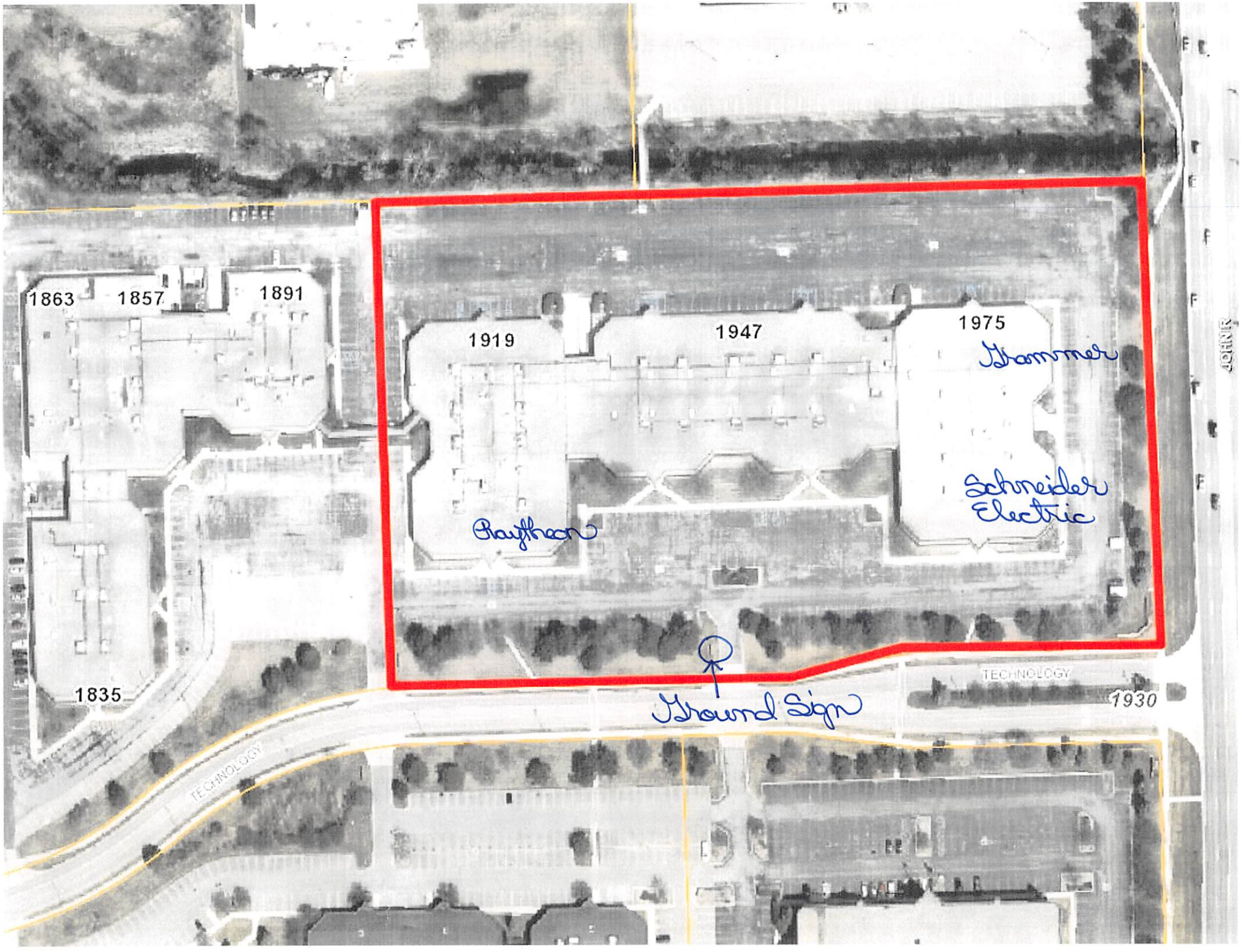
Schneider Electric
24" x 7'-6" = 15 sqft

43 sqft.



Raytheon
24" x 14'-3" = 28.50 sqft.

Grammer
17" x 13'-3" = 18.77 sqft.


1863
1857
1891
1919
1947
1975
Hammer
Schneider Electric
Raytheon
1835
Ground Sign
TECHNOLOGY
1930
TECHNOLOGY
JOHNR