

BOARD OF ZONING APPEALS AGENDA

City of Birmingham
Commission Room of the Municipal Building
151 Martin Street, Birmingham, Michigan
January 9, 2018
7:30 PM

1. ROLL CALL
2. APPROVAL OF THE MINUTES OF NOVEMBER 14, 2017
3. APPEALS

	Address	Petitioner	Appeal	Type/Reason
1.	1509 MARYLAND	RAUCKIS	18-01	DIMENSIONAL
2.	34901 WOODWARD	WOODWARD BROWN ASSOC LLC	18-02	SIGN
3.	1598 REDDING	JARADI	18-03	DIMENSIONAL

4. CORRESPONDENCE
5. GENERAL BUSINESS
6. OPEN TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA
7. ADJOURNMENT

Title VI

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**BIRMINGHAM BOARD OF ZONING APPEALS PROCEEDINGS
TUESDAY, NOVEMBER 14, 2017
City Commission Room
151 Martin Street, Birmingham, Michigan**

Minutes of the regular meeting of the City of Birmingham Board of Zoning Appeals ("BZA") held on Tuesday, November 14, 2017. Chairman Charles Lillie convened the meeting at 7:30 p.m.

Present: Chairman Charles Lillie; Board Members Kevin Hart, Jeffery Jones, Randolph Judd, Vice-Chairman Peter Lyon, John Miller, Erik Morganroth
Alternate Board Member Jason Canvasser

Absent:

Administration: Matthew Baka, Sr. Planner
Mike Morad, Asst. Building Official
Carole Salutes, Recording Secretary
Jeff Zielke, Building Inspector

The Chairman welcomed everyone and explained the BZA procedure to the audience. Additionally, he noted that the members of the Zoning Board are appointed by the City Commission and are volunteers who serve staggered three-year terms. They sit at the pleasure of the City Commission to hear appeals from petitioners who are seeking variances from the City's Zoning Ordinance. Under Michigan law, a dimensional variance requires four affirmative votes from this board, and the petitioner must show a practical difficulty. A land use variance requires five affirmative votes and the petitioner has to show a hardship. There are no land use variances called for this evening. Also, appeals are heard by the board as far as interpretations or rulings. Four affirmative votes are required to reverse an interpretation or ruling. There are two interpretations on this evening's agenda.

T# 11-74-17

APPROVAL OF THE MINUTES OF THE BZA MEETING OF SEPTEMBER 12, 2017

Mr. Jones clarified his motion on Page 6. He noted the petitioner's situation was clearly self-created. His motion stated in the negative as to whether or not it was self-created. He should have specifically said that he agreed with Mr. Lyon that the petitioner's matter has been self-created.

Motion by Mr. Morganroth

Seconded by Mr. Lyon to approve the Minutes of the BZA meeting of September 12, 2017 as clarified.

Motion carried, 7-0.

VOICE VOTE

Yeas: Morganroth, Lyon, Canvasser, Hart, Jones, Judd, Lillie

Nays: None

Absent: Miller

APPROVAL OF THE MINUTES OF THE BZA MEETING OF OCTOBER 17, 2017

Motion by Mr. Judd

Seconded by Mr. Canvasser to approve the Minutes of the BZA meeting of October 17, 2017 as presented.

Motion carried, 7-0.

VOICE VOTE

Yeas: Judd, Canvasser, Hart, Jones, Lillie, Lyon, Morganroth

Nays: None

Absent: Miller

T# 11-75-17

**273 EUCLID
Appeal 17-27**

The owners of the property known as 273 Euclid are requesting the following variances to allow for the construction of a new single-family home with a detached garage:

A. **Chapter 126, Article 2, Section 2.10 of the Zoning Ordinance** requires a maximum roof height of the house for R-3 of 28.00 ft. for this property. The proposed roof height is 32.56 ft.; therefore a variance of 4.56 ft. is requested.

B. **Chapter 126, Article 2, Section 2.10 of the Zoning Ordinance** requires maximum lot coverage of 30.00%. The proposed lot coverage is 31.70% (3,179 sq. ft.); therefore a variance of 1.70% (179 sq. ft.) is requested.

C. **Chapter 126, Article 2, Section 2.10 of the Zoning Ordinance** requires a minimum combined front and rear setback of 55.00 ft. for this property. The proposed combined setback is 54.70 ft.; therefore a variance of 0.30 ft. is requested.

D. Chapter 126, Article 2, Section 2.10 of the Zoning Ordinance requires a maximum roof height for the accessory building for R-3 of 14.5 ft. for this property. The proposed roof height is 18.25 ft.; therefore a variance of 3.75 ft. is requested.

E. Chapter 126, Article 2, Section 2.10 of the Zoning Ordinance requires a maximum eave height for the accessory building for R-3 of 12.0 ft. for this property. The proposed eave height is 13.98 ft.; therefore a variance of 1.98 ft. is requested.

This property is zoned R-4.

Mr. Morad explained the property is zoned R-4 and currently contains a duplex or two-family residence. The duplex is proposed to be demolished and replaced with a single-family home. A single-family home is permitted in an R-4 District following the R-3 single family development standards. Development in R-4 Districts requires site plan approval. The applicant was granted Preliminary Site Plan Approval on October 25, 2017.

Note: variances B and C above for lot coverage and minimum combined front and rear setbacks have been resolved since the publishing. The appellant revised the drawing to be in compliance.

Mr. Morad explained for the Chairman how the height restrictions are calculated. Measurements are taken from the lowest point where the house will be on the lot. In this case there is quite a bit of difference from the front to the rear of the lot. If the lot was level, a variance would not be needed. He noted for Mr. Morganroth that measuring from the existing rear grade, because of the walk-out they would not be able to build anything above a ranch based on the maximum height allowed from that grade point.

Mr. Brian Neeper, the architect, 630 N. Old Woodward Ave., noted this is a very challenging site. There is a ravine in the back that goes down about 7 ft. to the northwest corner. The rear of the house is about 5.5 ft. lower than the front. That means they are put into a 5.5 ft. hole to begin with their height calculation. He has tried to bring the height down by using gables and shed dormers to create the second floor space. All the neighboring properties are R-2, which has a 30 ft. height requirement. Based on the Ordinance they are required to be R-3 which puts them down to 28 ft. He has taken great care to try and meet the spirit of the Ordinance and keep the appearance low. He feels the home will blend in well with the neighborhood.

Mr. Hart noticed that the property to the north is a similar condition and is scaled similarly with the garage at the lower level.

There were no comments on this appeal from members of the audience at 7:50 p.m.

Motion by Mr. Canvasser

Seconded by Mr. Jones in regard to Appeal 17-27 for the property located at 273 Euclid, he would move to approve the request for variances A, D, and E with B and C having been removed. He believes this problem was not self-created; it is due to the unique circumstances of the property which has a very drastic slope, and the necessity to measure from the lowest point of the grade.

Mr. Canvasser thinks that granting these three variances will do substantial justice to the petitioner as well as to the other property owners in the area. Based on the grade of the property he thinks strict compliance with the Ordinance would render conformity unnecessarily burdensome.

He would also note that he thinks the petitioner has tried to mitigate the requested variances as much as possible. If we had a level playing field, he would not be here requesting variances. For those reasons, Mr. Canvasser would move to approve variances A, D, and E. The motion is tied to the plans submitted.

Motion carried, 7-0.

ROLLCALL VOTE

Yeas: Canvasser, Jones, Hart, Judd, Lillie, Lyon, Morganroth

Nays: None

Absent: Miller

T# 11-76-17

611 HUMPHREY

Appeal 17-30

The owners of the property known as 611 Humphrey are requesting the following variance to allow for the construction of a porch.

A. Chapter 126, Article 4, Section 4.61 (2) of the Zoning Ordinance requires a minimum street side yard setback to be 10.00 ft. The existing and proposed setback of 6.50 ft.; therefore a variance of 3.50 ft. is requested.

This property is zoned R-3.

Chairman Lillie explained there was an issue in advertising. The porch encroachment is further than advertised. However, the petitioner is willing to inset the porch roughly 2.5 in. so as not to require a larger variance.

Mr. Morad advised the existing house was constructed in 1925. The owners propose to replace and expand an existing front porch with a new one that extends the width of the front of the home.

Dr. Tracey Stulberg was present with her husband, Mr. David Stulberg. Dr. Stulberg said their porch is falling apart and they need a new one. They are willing to take care of the advertising problem by narrowing the porch in the front by 2.5 in. If they were to comply with the Zoning Ordinance the porch would have to start in the middle of their front door.

There were no public comments on this appeal at 7:55 p.m.

Motion by Mr. Lyon

Seconded by Mr. Jones in regard to Appeal 17-30, 611 Humphrey, he would move to grant the appeal as advertised, subject to amended drawings for the 2.5 in. setback to comply with the advertised appeal.

He believes that strict compliance would be unduly burdensome due to the unique circumstances of this property. There is an existing, non-conforming porch. To actually comply with the Ordinance as indicated by the drawing and the applicant, the porch would have to start in the middle of the door.

He believes this is not a self-created issue, given the age of this house. He further believes that granting this variance gives substantial justice to both the homeowners and the surrounding neighbors. They are really not expanding any further than the already existing encroachment. Also they are bringing up to code modern design and build standards of the front porch. The motion is tied to the plans as amended.

Motion carried, 7-0.

ROLLCALL VOTE

Yeas: Lyon, Jones, Judd, Canvasser, Hart, Lillie, Morganroth

Nays: None

Absent: Miller

T# 11-77-17

460 W. MAPLE RD.

Appeal 17-26

The owners of the property known as 460 W. Maple Rd. are requesting the following variance:

A. Chapter 126, Article 4, Section 4.03(B) of the Zoning Ordinance requires that accessory buildings or structures shall be at least 3 ft. from any lot line. The applicant is proposing to construct a structure to allow for the installation of a ground mounted

mechanical unit 0.00 ft. from the eastern property line; therefore a variance of 3.00 ft. is requested.

This property is zoned R-6.

Mr. Baka advised that the property is a designated historic structure within the City of Birmingham. The request is to locate the unit right next to the garage where there is equipment already. Also, the neighbor has a large transformer there on their property. The proposed location of the ground mounted AC unit was reviewed by the Historic District Commission ("HDC") on October 18, 2017. They recommended that the BZA approve the variance based on the fact that something like a mechanical unit should be located as far as possible from the historic structure to eliminate the visual effect on the property.

Mr. Morganroth asked about a requirement for screening, and Mr. Baka replied if the unit is visible from the street they would have to screen it. Considering the transformer and landscaping, he did not believe it would be visible from the street.

Mr. Tim Shoemaker, Designer with Michael J. Dul & Associates, Inc., Landscape Architects, was present to represent Eric Charles Design Studio. He stated that due to the layout of the site there is very limited space and not a lot of options to put the unit. Therefore the thought was to put it next to similar equipment on the site. He described why the unit would be hard to see because of very limited viewpoints.

In response to Mr. Judd, Mr. Shoemaker indicated their hope is to finish the project in the spring or early summer. There was discussion that the AC unit is for the garage which has office space on the second floor.

No one in the audience wished to comment on this appeal at 8:05 p.m.

Motion by Mr. Judd

Seconded by Mr. Jones in regard to Appeal 17-26, 460 W. Maple Rd., the petitioner again seeks a variance from this board, this time to place an AC unit with a variance of 3 ft. at 0.00 ft. from the eastern property line.

He feels that strict compliance with the setback restrictions would unreasonably prevent the owner from using the property for a permitted purpose and would render conformity with such restrictions unnecessarily burdensome.

To grant this variance would do substantial justice to the applicant and all the other surrounding property owners. The plight of the owner is due to the unique circumstances of the property and not to other conditions in the general area.

Is this self-created? You bet it is, but Mr. Judd feels they have mitigated somehow to justify this vote. Therefore he moves to approve and tie the motion to the plans as submitted.

Mr. Jones commented that the nature of the HDC and the historical building is the driving force behind his support of this motion.

Mr. Lyon said he would also support with the stipulation that he believes the "not self-created" standard comes from the HDC and the historic nature of the building. There are certain limitations when remodeling historic property as imposed by the Secretary of the Interior along with the HDC.

Motion carried, 7-0.

ROLLCALL VOTE

Yeas: Judd, Jones, Canvasser, Hart, Lillie, Lyon, Morganroth

Nays: None

Absent: Miller

T# 11-78-17

415 W. MERRILL

Appeal 17-28

The owners of the property known as 415 W. Merrill are requesting the following variances to construct a detached garage:

A. Chapter 126, Article 2, Section 2.06 of the Zoning Ordinance requires a maximum lot coverage of 30% with 37.80% (1,827.95 sq. ft.) proposed; therefore a variance of 7.80% (377.20 sq. ft.) is requested.

B. Chapter 126, Article 2, Section 2.06 of the Zoning Ordinance requires a minimum of 40% open space with 36.60% (1,767.85 sq. ft.) proposed; therefore a variance of 3.40% (166.49 sq. ft.) is requested.

C. Chapter 126, Article 4, Section 4.03 (J) of the Zoning Ordinance requires that dormers on accessory structures are limited to 50.00% of the width of the roof per elevation. The roof width is 27.00 ft. and the proposed dormers on the east and west elevations are 85.00% (23.00 ft.); therefore a variance of 35.00% (9.50 ft.) is requested.

This property is zoned R-8.

Mr. Hart, as the architect on this project, announced he would recuse himself.

Mr. Baka advised that the current home was built in 1884 and is historically designated within the City of Birmingham. The Historic District Commission ("HDC") has approved the garage as well as some minor modifications to the home as consistent with the Secretary of Interior Standards for Historic Renovation. Because this property is located in the R-8 District it requires site plan review by the Planning Board which was granted with the condition that they obtain the required variances. The historic house is non-conforming.

Chairman Lillie noted that after doing the math on what the variance is over what is allowed he reached the following conclusions:

- Variance A requests a variance is 26% from what is authorized by Ordinance;
- Variance B requests a variance of 10% from what is authorized by Ordinance;
- Variance C requests a variance of 70.3% from what is authorized by Ordinance.

Mr. Morganroth inquired if there was any discussion about these dormers by the HDC. Mr. Baka replied that certain members of the HDC have a difference of opinion about what constitutes a dormer as related to how it is enforced. In this case, they felt these are gable ends and not dormers.

Chairman Lillie noticed that there is an interior stairway in the garage. They could have pull-down stairs instead. Mr. Baka explained the Ordinance allows an additional 75 sq. ft. of area for an interior staircase. Normally 575 sq. ft. is the maximum allowed with a staircase and this one is 546 sq. ft.

Mr. John VanBrook with VanBrook & Associates presented for Kevin Hart Architects. He pointed out the property is located on a corner lot at Merrill and Chester. The new design keeps the house in harmony with the neighborhood and is a huge improvement for the property. It is his interpretation that these projections are gables and not dormers.

With respect to Variance B, the open space requirement is 40%. The proposal will be an improvement of 6.6% over the existing situation of 30%, bringing it up to 36.6%, almost that 40% requirement. Variance A will result in a drastic improvement in that the impervious requirement is 30% and as existing it is 42% which is 12% over. With the proposal it is 25.6% which brings it under 4.4% of the required maximum of 30% which is a 16.4% improvement. So, he thinks these are very reasonable requests for the improvements to the property.

Responding to the Chairman, Mr. VanBrook explained the open space would be improved because right now there is a lot of existing pavement that will be reduced when the garage is built.

Mr. Morganroth asked if there would be a way for them to design the plan to meet the new designation for a dormer in order to eliminate Variance Request C. Mr. VanBrook thought anything different would take away from the aesthetics. If the roofline was simplified to go straight across head room for the stairs would be lost.

Answering the Chairman, who asked if the garage would be for storage why they can't have pull-down stairs, Mr. VanBrook explained the garage is within the allowable square footage and it is much nicer to have a staircase that doesn't have to be pulled down. Mr. Morganroth said they are focusing on lot coverage, not on whether or not the accessory structure meets the square footage allowance. Again, Mr. VanBrook said they would lose aesthetic value if they were to pull the gables out and simplify the roofline.

Members of the public were invited to comment at 8:25 p.m.

Ms. Suzanne White, 420 Townsend, just to the south, said their terraces face the garage. There is a proposed south facing window and it looks more like living quarters than storage. She has heard that someone will be living in the space.

Motion by Mr. Lyon

Seconded by Mr. Jones in regard to Appeal 17-28, 415 W. Merrill, to approve as advertised. He believes that strict compliance with the Ordinance would be unduly burdensome, given the unique circumstances of this parcel and that it is a historic house with a relatively small lot, and there is no way really to attach a garage and still meet the Historic District requirements.

He believes there has been some mitigation here when we talk about what a two-car garage is. He believes that building a house with a pull-down stairway is a bit impractical for safety reasons at times. He will leave it to the City to enforce any habitation in the garage area.

Further he thinks that the design of the dormer as it is called is just a reverse gable, but it does follow the architecture of the existing historic building which is a requirement that he believes the HDC would put on them to have something that matches the architecture.

He does not believe this is self-created as this is a historic building. Also he thinks it does substantial justice to the homeowner and to the surrounding folks.

He would comment there was a concern on the rear facing window and being close to the lot line. They could potentially build a smaller garage without a variance and have that same condition. He doesn't think this exacerbates that at all. He would tie the motion to the plans as presented.

Mr. Jones stated he always chafes when they have a Historic District situation because what he sees driving most of it is something that is totally different than what the BZA does. It is in fact the aesthetics that he sees running the show. That leaves this board with its hands tied. He agrees with Mr. Lyon and under these circumstances he thinks it is advisable to grant the variance.

Mr. Morganroth indicated his support for the motion. He agrees this doesn't appear to be a dormer and it is necessary to conform to the historical nature of matching the theme of the balance of the structure. However, he still thinks it is a difficult determination for this board and for the community to differentiate how it has been resolved what dormers are and are not. In addition, there has been mitigation because of the concrete reduction.

Chairman Lillie said he will oppose the motion, mainly on the issue of Requested Variance A, and the size of the garage.

Motion carried,

ROLLCALL VOTE

Yeas: Lyon, Jones, Canvasser, Judd, Morganroth

Nays: Lillie

Recused: Hart

Absent: Miller

The board took a short recess at 8:32 p.m.

T# 11-79-17

Chairman Lillie announced the board would hear the last two appeals together because they deal with the same property and the facts are basically pretty much the same. Tonight's decision will be evaluated on the documents that existed as of the Planning Board's September 13, 2017 hearing. The affidavits that were done afterwards cannot be considered because they are new information that wasn't in front of the Planning Board.

34965 WOODWARD AVE.

Appeal 17-31

Appeal No.17-32: The owners of the property known as 34977 Woodward Ave. are appealing the decision of the Planning Board to grant Preliminary Site Plan Approval for the property located at 34965 Woodward Ave.

A. Chapter 126, Article 7, Section 7.31 of the Zoning Ordinance grants adjacent property owners aggrieved by a decision of the Planning Board the right to appeal that decision to the Board of Zoning Appeals.

This property is zoned B-4/D-4.

Mr. Baka explained that the property is zoned B-4 and D-4 in the Downtown Overlay which allows for the construction of a five-story building with site plan approval from the Planning Board. The applicant was granted Preliminary Site Plan Approval for the construction of a five-story building on September 13, 2017. The constructed building did meet the development standards as outlined in Article 2 of the Zoning Ordinance.

Chairman Lillie advised that a letter from Timothy Currier, City Attorney, indicates it is his opinion is that the zero lot line construction is consistent with the Zoning Ordinance; the parking wasn't an issue; and there wasn't a problem with the Master Plan. The Chairman received clarification that the Ordinance allowing buildings to build up to the lot line was in existence at the time the Greenleaf Trust and Balmoral buildings were built and the Ordinance has not changed.

In response to the Chairman, Mr. Morad advised that when building up to the lot line the windows must be fire rated glass and the walls are fire rated for their clearance from the property line.

Mr. Baka explained for Mr. Lyon that the Overlay allows zero lot line construction. At the request of the Chairman he went through the procedure for getting a Preliminary Site Plan Approval. Once a Community Impact Statement has been accepted by the Planning Board, then the next step is to take action on the Preliminary Site Plan Review. These buildings are in the Parking Assessment District which means that all the properties within the area have been paying an assessment for the upkeep of the parking decks.

The impetus for the Overlay came from the 2016 Plan that was created in 1996. Within two or three years the Overlay was instituted which codified the concepts in the Plan. The Balmoral and Greenleaf Trust buildings complied with all of the development standards.

Mr. Alan M. Greene, Dykema Gossett PLLC, spoke on behalf of both the Balmoral Building and the Greenleaf Building. He objected to what was said that the only items the BZA should be considering are what was before the Planning Board. Now they have seen the Planning Board's decision they should be able to submit materials that indicate whatever the board said was wrong.

Chairman Lillie responded they are going on the basis of the Board of Zoning Appeals Handbook which specifically states that allowing testimony or evidence in addition to that previously submitted is inappropriate.

Mr. Greene made the following points:

- At great expense and working with the Planning Dept., both of the buildings' facades were not built directly to the property line. The Balmoral Building has 50 offset windows, not fire rated, facing north. The Greenleaf Trust Building has 47 windows, much of them recessed at least 15 ft. above the first story.
- The Alden Development proposal features plain, windowless, five-story colored block walls that are 1 ft. from the property line. That would destroy the two building owners' investment that they placed in their facades at the demand of the City.
- This proposal would prevent any reasonable maintenance of the existing buildings without trespassing on adjacent properties.
- Ordinance standards mandate that light and air shall not be blocked to adjacent buildings; also that the location, size, and structure cannot diminish the property values of your neighbor.
- They presented evidence to the Planning Board that there would be a material diminishment in value to their buildings. Alden Development put forth no evidence that there would not be.
- Ordinance standards also state that the design must be compatible with that of neighboring properties. What is not compatible is the five-story zero lot line design that prevents the buildings from being properly maintained.
- The character of the corridor is stand-alone important buildings. Further, this design is inconsistent with the Master Plan.
- As part of the CIS, the Alden Development Parking Study states there is no available parking to serve this project. The Planning Board said the building is in the Parking Assessment District and therefore not required to provide parking. Not having parking will help devalue their buildings even further.

Mr. Lyon noted that Mr. Greene alleged the City and/or Planning Board insisted on a four-facade structure for the two buildings. He asked if there is any evidence of that. Mr. Greene said there is written communication from the Planning Dept. that says they would never recommend that the Planning Board wouldn't approve any change that detracts from the architectural character of the building. Mr. Lyon noted they could have gone to the Planning Board against the recommendation of the Planning Dept. and asked for a revision of the site plan.

Mr. Lyon further noted that Mr. Greene's whole argument sounds like the first to build wins, in that if someone constructs a building with windows on the side, that should somehow limit the adjoining property owner from building to the lot line. Mr. Lyon stated he hasn't seen any evidence to the effect that the City didn't allow them to construct a

zero lot line structure. Mr. Greene responded that both of the owners worked in close cooperation with the City. They were intent on creating great projects. He added there are specific Ordinance requirements to deal with these kinds of issues but when do they apply. Those requirements were not addressed by Alden Development.

Mr. Greene said that with a little creativity and the willingness to do the same things that Balmoral and Greenleaf did with their buildings in terms of not having a plain facade, setting it back, and adding some windows, they could be looking at a nice facade. However, the original design of that building as put forth to the Planning Board was to maximize every square foot they could get under the Zoning Ordinance.

Mr. Jones pointed out they took a business risk because a potential tenant could say that they would not pay so much in order to be 3 ft. away from another window. Mr. Greene replied they expected to see a facade that would be aesthetically compatible with their front and back on Woodward Ave. and on Peabody.

With respect to the diminution of value for the Balmoral Building, Mr. Green advised they spent an extra half million dollars on the one facade to do the things that they thought the City wanted and that now have absolutely no value. They thought the adjacent building would have the same consistency, quality and character as theirs. All he can address is how they have analyzed what was presented with respect to the standards that apply. The plan that Alden Development brought forth with the five-story masonry wall built right to the property line doesn't meet the Ordinance standards.

Mr. Richard Rassel with Williams, Williams, Rattner & Plunkett Attorneys spoke to represent the Peabody LLC Group, owner of the property located between the Balmoral and Greenleaf Buildings. Their client is also Alden Development Group, the developer of the project. Mr. Rassel cited the following:

- Unfortunately what the board is hearing tonight is a request to insert itself in a business dispute. It is not this board's responsibility to get itself involved and neither was it the Planning Board's responsibility to get itself involved in a business dispute between very experienced real estate developers.
- At the September 13, 2017 Planning Board meeting, Board Member Brian Williams brought with him a seven page written opinion that he read into the record.
- For Catalyst (Greenleaf Trust) and Woodward-Brown (Balmoral) to suggest that the Planning Board did not have in front of it an analysis of the Zoning Ordinance as it relates to all of the relevant factors under Section 7.27 of the Zoning Ordinance as set forth in seven pages of written opinion from Mr. Williams is ludicrous.
- Mr. Currier, City Attorney, in a letter directed to the Planning Board, opined very clearly that a building constructed to a zero lot line on this site was not only foreseeable but is permitted by the Ordinance.

- The Planning Dept. wrote three memos opining that this project should be approved.
- Catalyst and Woodward-Brown built their buildings absolutely knowing that there could be zero lot line construction up to five stories on their lot lines. They made a business decision and now they are asking this board to save them from the risk that they took.
- Mr. Williams, who analyzed the Zoning Ordinance very carefully in a seven page written statement, concluded that the applicant's proposal meets the requirements of the Ordinance for Preliminary Site Plan Approval.
- The statement suggesting that the Planning Dept. or the Planning Board forced the applicant to build windows is absolutely belied by Mr. Williams' findings. They did it at their own volition.
- The BZA is being asked to flip the decisions of the City Attorney, the Planning Dept., and the Planning Board.

Mr. Lyon noted the 2016 Master Plan suggests a desire to have a gateway building at Woodward Ave. and Maple Rd. at the site of the Greenleaf Trust Building, and maybe one further south. It seemed to him that a gateway building has to be stand alone. The sketch in the 2016 Plan shows a stand-alone building and some small things on the Peabody site and then another building where the Balmoral Building is located. He wondered then if this is really in compliance with the 2016 Plan sketches and if there really is the wish to have a gateway building there.

Mr. Rassel replied that Mr. Currier wrote a letter to Ms. Ecker dated August 23rd, 2017 responding to Mr. Greene's assertion in that regard. Mr. Currier's indication was that the 2016 Plan is consistent with both the Zoning Ordinance and what is being proposed. Zero lot line construction has been used in many parts of Downtown. So, Mr. Rassel deferred to the City Attorney's conclusion along with that of Mr. Williams.

Answering Mr. Canvasser, Mr. Rassel said that in the Planning Board's opinion zero lot line construction in this instance is adequate because three sides of the buildings will be unobstructed as far as access to adequate light and air. This goes on all over in big cities and major downtowns where there is retail, offices and restaurants everywhere.

Motion by Mr. Judd

Seconded by Mr. Lyon that in regard to Appeals 17-31 and 17-32, all relating to 34965 Woodward Ave., the board has sat through a very long and very interesting meeting.

He has remained silent during this meeting because at the outset Mr. Greene proposed a role for the Board of Zoning Appeals ("BZA") which he certainly has never considered, in which we would be something of a super board to step in and sort out the problems of the Planning Board (which he is sure they would absolutely adore). Thus people would come before this board, and we would have

all kinds of individuals making presentations to us and eventually we would make a decision and do what is right. However, that is not our purpose. We are not the Planning Board and the Planning Board is not the Zoning Board. We are a legalistic board and in hearing all the questions being offered to Mr. Greene and to Mr. Russel Mr. Judd began thinking they were going far afield. So, he is a minimalist on this particular case.

He too is very impressed with the presentation done by Mr. Williams. His consideration in this matter is whether the planning process was done according to proper procedures and standards. Also, was there any hint of an abuse of discretion on the part of the Planning Dept., the City Attorney, or the Planning Board. He does not see any.

In making this motion, Mr. Judd would refer to the presentation done by Mr. Williams, as follows:

1. Is the project consistent with the Master Plan: It is Mr. Williams' consideration and based upon the vote of the Planning Board that it certainly was. In fact a five-story building with the top floor residential is consistent with the Zoning Ordinance and is not inconsistent with the Master Plan.
2. Parking: Discussion is made of the Parking Assessment District. It is certainly a large feature of Mr. Greene's presentation that this is grossly unfair or inconsistent with the parking needs of the City. Mr. Judd does feel that this has been adequately addressed by Mr. Williams and the Planning Board once again in the second bullet. The fact that the City may not have built enough public parking does not change the fact that the property owner and its predecessors, like many others, have paid into the Parking Assessment District with the understanding that it will not have to have on-site parking for non-residential uses.
3. The plan violates Section 7.27.B (2), the light and air clause of the Zoning Ordinance: Once again this is one that certainly is a large consideration of the appellant. However, this is once again answered with a determination and we certainly spent some time discussing the significance of the word "adequate" and what it means. A little beyond our purview, but the consideration of Mr. Williams and the Planning Board is that each building has unimpeded light and air on three of their four facades. The Balmoral windows are set back 5 ft. on their north facade. The 5 ft. well provides adequate light and air. The important part is that the Ordinance does not guarantee no change in the amount of light and air; merely that the board assure that there is "adequate" light and air. It is the opinion of the board that there was, and his too.

4. The Diminished Value Section: This one was rather amorphous to Mr. Judd, but it is contained in the Ordinance and certainly was addressed to some extent by the Planning Board. On page 5, paragraph 2 of Mr. Williams' presentation it says that many property owners may object to any building being built next to them and argue that the development will diminish their property value. It neither is, nor should be, the job of the board to choose between the competing speculations about whether proposed construction will reduce or increase the value to a small degree. Most importantly they note that the construction of this proposed property was completely foreseeable. The Balmoral Building informationally knew that as well, since it is constructed with a blank wall on the northern most part of its facade. Pardon a little levity, but Mr. Judd kept thinking what was it the appellant was hoping for with this piece of property - a Dairy Queen, highly unlikely with the expense. So he agrees that it is completely foreseeable and he would agree with the Planning Board.

5. The proposed building is not compatible with the adjacent properties: We heard much about the compatibility at a previous meeting, regardless of whether the compatibility is determined within the framework of visual appearance or on a structural basis, such as alignment of floor levels, height and mass. The Zoning Ordinance itself, at Section 7.24. B as Mr. Jeffares of the Planning Board pointed out at the last meeting, discourages monotonous construction, so the objections that the building does not have masonry with punched windows is to him not persuasive.

6. Construction will necessarily result in trespass: Once again with a great deal of discussion on this particular point, apparently we are also advised that zero lot line construction is quite common throughout the State. It is certainly not uncommon in this City like it is something of a red herring. Mr. Koseck, a former member of this board, pointed out that it would be considered in the Final Site Plan Review.

In the motion by Mr. Williams which was unanimously passed by the Planning Board, seven points were considered, all of which we have discussed here. In review of the materials presented, in review of the presentations by the attorneys, Mr. Judd would move to affirm the decision of the Planning Board and deny the request by the appellant in this case.

Mr. Lyon indicated that he believes the board's purview is to find out if the Planning Board abused its discretion or erred in the application of the Zoning Ordinance. He agreed with Mr. Judd that they did not. There has been no gross error or gross misapplication. Absent the evidence that there was some City function forcing the facade and windows he can't find abuse of discretion by allowing this building to go up at a zero lot line clearance.

Mr. Jones said he sees no error, certainly not in the process before this board. He feels the Planning Board did what it needed to do and he sees no basis for the BZA to overturn their decision. Therefore, he will support the motion.

Mr. Hart confirmed that he also would support the motion. It is not appropriate for the BZA to step into the process that he thinks has been properly administered by the Planning Board. It is fairly obvious that the process and procedures were followed.

Mr. Morganroth said he supports the motion. Every issue that was brought before this board was addressed thoroughly and was properly approached, and the City Attorney supported each individual case.

Mr. Morganroth noted he too would support the motion even though he does not agree with everything stated by the Planning Board. However it is not this board's job to agree or disagree with the Planning Board. It is this board's job to make sure they made a reasonable decision that was based on the powers delegated to them and on due consideration. Therefore he thinks the BZA needs to defer to the Planning Board's decision.

Chairman Lillie stated he also would support the motion for the reasons previously stated.

ROLLCALL VOTE ON APPEAL 17-31

Yeas: Judd, Lyon, Canvasser, Hart, Jones, Lillie, Morganroth

Nays: None

Absent: Miller

Motion carried, 7-0.

ROLLCALL VOTE ON APPEAL 17-32

Yeas: Judd, Lyon, Canvasser, Hart, Jones, Lillie, Morganroth

Nays: None

Absent: Miller

Motion carried, 7-0.

T# 11-80-17

CORRESPONDENCE (none)

T# 11-82-17

GENERAL BUSINESS

The Chairman directed the board's attention to the April 3, 2004 letter from Mr. Tim Currier. It is relevant to discussion last month about who can advocate. "No elected or appointed official shall appear before a City board or commission as counsel or advocate for any party participating in any proceedings before such board or commission, whether he is being paid for this or not." So, board members should not be going before another board advocating anything and they should not be coming before us to advocate anything. Granted, Mr. Henke was trying to set the record straight but the record had already been set straight.

T# 11-83-17

OPEN TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA (no public was left)

T# 11-84-17

ADJOURNMENT

No further business being evident, the board members passed a motion to adjourn at 10:45 p.m.

Bruce R. Johnson, Building Official

CASE DESCRIPTION

1509 MARYLAND (18-01)

Hearing date: January 09, 2018

The owners of the property known as 1509 Maryland request the following variance.

- A. Chapter 126, Article 4, Section 4.30 C (4)** of the Zoning Ordinance requires that basement window wells are only allowed to project into the required side and rear yard open spaces. The applicant is proposing to locate an egress window well in the required front open space. Therefore, a variance to allow an egress window to project 3.00 feet into the front open space is requested.

Staff Notes: The existing house was constructed in 1952. The owners propose to install an egress window well that extends into the front required open space of the home.

This property is zoned R-2.

Jeff Zielke

Jeff Zielke
Plan Reviewer

1509 MARYLAND



Application Date: 11-17-18



Hearing Date: 1-9-18

Received By: BN

Appeal # 18-1

Board of Zoning Appeals Application

Type of Variance: Interpretation _____ Dimensional Land use _____ Sign _____ Admin review _____

Property Information:

Street address: <u>1509 MARYLAND BLVD</u>	Sidwell Number: <u>19-36-308-007</u>
Owners name: <u>MARIUS & CATHY RAUCKIS</u>	Phone #: <u>248.379.1500</u>
Owners address: <u>1509 MARYLAND BLVD</u>	Email: <u>MRAUCKIS@YAHOO.COM</u>
City: State: <u>BIRMINGHAM MI</u>	Zip code: <u>48609</u>
Contact person: <u>MARIUS RAUCKIS</u>	Phone #: <u>248.379.1500</u>

Petitioner Information:

Petitioner name: <u>MARIUS RAUCKIS</u>	Phone #: <u>248.379.1500</u>
Petitioner address: <u>1509 MARYLAND BLVD</u>	Email: <u>MRAUCKIS@YAHOO.COM</u>
City: <u>BIRMINGHAM</u> State: <u>MI</u>	Zip Code: <u>48009</u>

Required Attachments:

- Original Certified Survey Original BZA application Letter of hardship or practical difficulty
- 10 folded copies of the site plan and building plans (existing and proposed floor plans and elevations)
- Set of plans and survey mounted on foam board
- If appealing a board decision, a written transcript from the meeting is required along with 10 copies of minutes from any previous Planning, HDC or DRB board.

General Information:

Prior to submitting for a Board of Zoning Appeals review, you must schedule an appointment with the Building Official or a City Planner for a preliminary discussion on your submittal. The deadline is the 15th of the previous month.

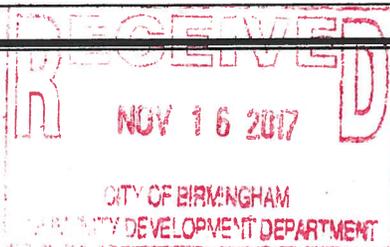
The BZA review fee is \$310.00 for single family residential; \$510.00 for all others; and \$50.00 for the public notice sign.

Location of all requested variances must be highlighted on plans and survey. All dimensions to be taken in feet to the first decimal point.

Variance chart example:	Required	Existing	Proposed	Amount of Variance
	25'	24'	24'	1'

By signing this application I agree to conform to all applicable laws of the City of Birmingham. All information submitted on this application is accurate to the best of my knowledge. Changes to the plans are not allowed without approval from the Building Official or City Planner.

Signature of Owner: [Signature] Date: 11/14/17



CITY OF BIRMINGHAM
Date 11/27/2017 10:51:53 AM
Ref: 00143695
Receipt 402071
Amount \$360.00

New Boulder
Here sign

143695

Marius and Cathy Rauckis
1509 Maryland Blvd
Birmingham, MI 48009

November 11, 2017

Dear Mr. BZA Board Members,

I live at 1509 Maryland and would like to install an egress window and window well in my basement. When we bought the house a year ago, the basement was already finished, but the bedroom did not have an egress window. We have looked at other locations to install the egress window, but we have a driveway on the only other exterior wall. We have also looked at relocating the bedroom and have run into difficulties with the existing stairway, mechanical room, and bathroom.

I am requesting a variance to install an egress window for compliance with the 2015 MRC Building Code and to provide a safer home for my family and for rescue fighters who may need the window in an emergency.

Granting of the variance will not be contrary to the spirit of the ordinance or contrary to public safety and would result in an unnecessary hardship. The granting of the variance will also result in substantial justice for the owner and the general public.

Thank you for your consideration,



Marius Rauckis

CASE DESCRIPTION

34901 Woodward (18-02)

Hearing date: January 9, 2018

Appeal No. 18-02: The owners of the property known as 34901 Woodward are requesting the following variances to allow three (3) signs on the exterior of the building:

- A. **Chapter 86, Article 01, Section 1.10 B (4) d** Overlay Sign Standards states that each business whose principal square footage is on the first story may have one sign per entry. The principal square footage for this tenant is located on the second floor of the building. Therefore, a variance to allow a second floor tenant to have exterior signage is requested.

- B. **Chapter 86, Article 01, Section 1.10 B (4) d** Overlay Sign Standards states that each business whose principal square footage is on the first story may have one sign per entry. The principal square footage for this tenant is located on the second floor of the building, which is accessible from one entrance on Peabody. The applicant is proposing three signs where one is permitted. Therefore, a variance to allow three signs where one entrance exists is requested.

Staff Notes: The applicant is requesting place the new signs at the location of three previously existing Private Bank signs. The Private Bank signs are considered legal non-conforming and therefore cannot be changed per section 2.07 A(2) of the sign ordinance.

This property is zoned B-4/D-4

34901 WOODWARD



Application Date: 12/14/17



Hearing Date: 1-9-17

Received By: MB

Appeal # 18-02

Board of Zoning Appeals Application

Type of Variance: Interpretation _____ Dimensional _____ Land use _____ Sign _____ Admin review _____

Property Information:

Street address: <u>34901 Woodward Avenue</u>	Sidwell Number: <u>19-30-207-006, 19-30-207-007</u>
Owners name: <u>Woodward Brown Assoc LLC</u>	Phone # :
Owners address: <u>32820 Woodward Ave Suite 240</u>	Email:
City: State: <u>Royal Oak MI 48073</u>	Zip code:
Contact person: <u>Tracey Diehl</u>	Phone #: <u>614 828 8215</u>

Petitioner Information:

Petitioner name: <u>Tracey Diehl</u>	Phone #: <u>614-828 8215</u>
Petitioner address: <u>6487 Hilliard Drive</u>	Email: <u>tracey@ctd.website</u>
City: <u>Canal Winchester</u> State: <u>OH</u>	Zip Code: <u>43110</u>

Required Attachments:

- Original Certified Survey Original BZA application Letter of hardship or practical difficulty
- 10 folded copies of the site plan and building plans (existing and proposed floor plans and elevations)
- Set of plans and survey mounted on foam board will deliver to meeting
- If appealing a board decision, a written transcript from the meeting is required along with 10 copies of minutes from any previous Planning, HDC or DRB board.

General Information:

Prior to submitting for a Board of Zoning Appeals review, you must schedule an appointment with the Building Official or a City Planner for a preliminary discussion on your submittal. The deadline is the **15th** of the previous month.

The BZA review fee is **\$310.00** for single family residential; **\$510.00** for all others; and **\$50.00** for the public notice sign.

Location of all requested variances must be highlighted on plans and survey. All dimensions to be taken in feet to the first decimal point.

All signs shown require variance

Variance chart example:	Required	Existing	Proposed	Amount of Variance
	25'	24'	24'	1'

By signing this application I agree to conform to all applicable laws of the City of Birmingham. All information submitted on this application is accurate to the best of my knowledge. Changes to the plans are not allowed without approval from the Building Official or City Planner.

Signature of Owner: affidavit attached Tracey Diehl

Date: 12/13/17



144072

CITY OF BIRMINGHAM
BOARD OF ZONING APPEALS
RULES OF PROCEDURE

ARTICLE I - Appeals

- A. Appeals may be filed under the following conditions:
1. A property owner may appeal for variance, modification or adjustment of the requirements of the Zoning Ordinance.
 2. A property owner may appeal for variance, modification or adjustment of the requirements of the Sign Ordinance.
 3. Any aggrieved party may appeal the decision of the Planning Board and/or the Building Official in accordance with the City of Birmingham Zoning Ordinance, Article Eight, Section 8.01 (D) Appeals. If an appellant requests a review of any determination of the Building Official, a complete statement setting forth the facts and reasons for the disagreement with the Building Official's determination shall include the principal point, or points on the decision, order or section of the ordinance appealed from, on which the appeal is based.
- B. Procedures of the Board of Zoning Appeals (BZA) are as follows:
1. Regular BZA meetings, which are open to the public, shall be held on the second Tuesday of the month at 7:30 P.M. provided there are pending appeals. There will be a maximum of seven appeals heard at the regular meeting which are taken in the order received. If an appeal is received on time after the initial seven appeals have been scheduled, it will be scheduled to the next regular meeting.
 2. All applications for appeal shall be submitted to the Community Development Department on or before the 15th day of the month preceding the next regular meeting. If the 15th falls on a Saturday, Sunday, or legal holiday, the next working day shall be considered the last day of acceptance.
 3. All property owners and occupants within 300 feet of the subject property will be given written notice of a hearing by the City of Birmingham.
 4. See the application form for specific requirements. If the application is incomplete, the BZA may refuse to hear the appeal. The Building Official or City Planner may require the applicant to provide additional information as is deemed essential to fully advise the Board in reference to the appeal. Refusal or failure to comply shall be grounds for dismissal of the appeal at the discretion of the Board.

5. In variance requests, applicants must provide a statement that clearly sets forth all special conditions that may have contributed to a practical difficulty that is preventing a reasonable use of the property.
 6. Where the Birmingham Zoning Ordinance requires site plan approval of a project by the City Planning Board before the issuance of a building permit, applicants must obtain preliminary site plan approval by the Planning Board before appeal to the BZA for a variance request. If such appeal is granted by the BZA, the applicant must seek final site plan and design review approval from the Planning Board before applying for a building permit.
 7. An aggrieved party may appeal a Planning Board decision. Such appeal must be made within 30 days of the date of the decision. The BZA, in its discretion, may grant additional time in exceptional circumstances.
 8. Appeals from a decision of the Building Official shall be made within 30 days of the date of the order, denial of permit, or requirement or determination contested. The BZA, in its discretion, may grant additional time in exceptional circumstances.
 9. An appeal stays all proceedings in accordance with Act #202, Public Acts of 1969, Section 5(c), which amended Section 5 of Article #207 of the Public Acts of 1921.
- C. The order of hearings shall be:
1. Presentation of official records of the case by the Building Official or City Planner as presented on the application form.
 2. Applicant's presentation of his/her case—the applicant or his/her representative must be present at the appeal hearing.
 3. Interested parties' comments and view on the appeal.
 4. Rebuttal by applicant.
 5. The BZA may make a decision on the matter or request additional information.

ARTICLE II - Results of an Appeal

- A. The Board may reverse, affirm, vary or modify any order, requirement, decision or determination as in its opinion should be made, and to that end, shall have all the powers of the officer from whom the appeal has been taken.
- B. The decisions of the Board shall not become final until the expiration of five (5) days from the date of entry of such orders or unless the Board shall find that giving the order immediate effect is necessary for the preservation of property and/or personal rights and shall so certify on the record.

- C. Whenever any variation or modification of the Zoning Ordinance is authorized by resolution of the BZA, a Certificate of Survey must be submitted to the Community Development Department with the building permit application. A building permit must be obtained within one year of the approval date.
- D. Failure of the appellant, or his representative, to appear for his appeal hearing will result in the appeal being adjourned to the next regular meeting. If, after notice, the appellant fails to appear for the second time, it will result in an automatic withdrawal of the appeal. The appellant may reapply to the BZA.
- E. Any applicant may, with the consent of the Board, withdraw his application at any time before final action.
- F. Any decision of the Board favorable to the applicant is tied to the plans submitted, including any modifications approved by the Board at the hearing and agreed to by the applicant, and shall remain valid only as long as the information or data provided by the applicant is found to be correct and the conditions upon which the resolution was based are maintained.

ARTICLE III - Rehearings

- A. No rehearing of any decision of the Board shall be considered unless new evidence is submitted which could not reasonably have been presented at the previous hearing or unless there has been a material change of facts or law.
- B. Application or rehearing of a case shall be in writing and subject to the same rules as an original hearing, clearly stating the new evidence to be presented as the basis of an appeal for rehearing.

I certify that I have read and understand the above rules of procedure for the City of Birmingham Board of Zoning Appeals.



Signature of Applicant

CIBC

34901 Woodward Avenue #200

Justification for Variance

Background:

The property located at 34901 Woodward Avenue has three street frontages. On the east the property fronts on Woodward Avenue, on the south the property fronts on East Brown Street, and on the west the property fronts on Peabody Street. This is a uniquely located multi tenant mixed use building with commercial tenants on the first and second floors with retail use. There is an approved sign plan in place for the building. The building is approved for second floor commercial retail occupancy.

History:

The second floor commercial space now occupied by CIBC was previously occupied by Private Bank. During a recent acquisition the FDIC mandated that Private Bank show their new name as CIBC. The bank has occupied the space as Private Bank and with the name change now occupies the space on the second floor as CIBC. The Private Bank signs that were previously in place could no longer represent the bank. Even though the tax ID number for the bank remained the same, the name had to change to comply with the FDIC regulations and the signs for Private Bank needed to be changed. The sign company for CIBC applied for permits and we learned during this process that the previous Private Bank Sign Permits were approved by the city in error. Due to an existing overlay that is in place the second floor commercial tenant cannot have any signs because they don't have a first floor tenant space. During this time CIBC was informed that the Private Bank Signs were nonconforming and that they could not change the non-conforming sign without bringing them into conformance.

Proposal:

Sign 1 - Channel letter set to read "CIBC" with their logo measuring 6.5 sq. ft. Internally illuminated. This sign is for the traffic traveling on Woodward Avenue.

Sign 2 - Channel letter set to read "CIBC" with their logo measuring 6.5 sq. ft. Internally illuminated. This sign is for the traffic traveling on East Brown Street.

Sign 3 - Channel letter set to read "CIBC" with their logo measuring 6.5 sq. ft. Internally illuminated. This sign is for the traffic traveling on Peabody Street.

All three signs are smaller than the previously approved signs that the bank had. The signs are consistent with the other signs on the building and the signs are approved by the Design Review Board for aesthetics and location.

Hardship:

This is an existing bank that has had to change its name because of Federal Regulations. The bank went thru all the appropriate approval processes to gain approval of the "The Private Bank" signs. The bank would not have leased this property if they had known that the previously approved signs were approved in error. This has created a hardship for the CIBC bank and for the citizens of the community.

Currently the bank is without signs which has created substantial vehicular confusion. The code allows the second floor of this building to be occupied by retail use and the additional hardship is that a second floor retail commercial use should be able to represent themselves to potential customers and existing bank customers in their current location. The lack of signage makes it difficult for citizens to locate the bank and for the bank to take their place in the community.

Furthermore, this is a densely populated commercial area with a lot of shopping and traffic. The signs are necessary for motorist safety. The building is designed to be a prominent retail and mixed use commercial structure in the City of Birmingham, signs are necessary for the bank and other tenants to identify themselves. This is why a sign plan is in place. The sign request for CIBC is consistent with the previously approved sign plan. Motorists that cannot identify their destination will stop and go, stop and go, and in that create a vehicular hazard to those around them. The signs are absolutely necessary for persons that are not familiar with CIBC to be able to locate the bank. GPS technology is not always reliable and not everyone uses GPS to travel. Citizens rely on signs to locate their stopping point and their ultimate destination when driving.

Lack of signage is a vehicular hazard and the hardship is ultimately to the city infrastructure that would need to respond to traffic accidents because persons could not locate the bank and stopped or turned abruptly in an effort to see if they can find it around the corner. The emergency services would respond to these accidents and ultimately that puts a financial burden on the city. Lack of signage is eventually a financial hardship to the city and a safety hazard for the citizens of Birmingham.

Conclusion:

The proposal is consistent with other signs in the area. There are several other buildings in the city that have signs that do not comply with the code because of an overlay regulation that was not implemented, to deny CIBC these signs would be denying them something that has been afforded to other properties and properties in this vicinity. The unique design, shape, layout of the property and multiple street frontages makes the three signs necessary. The request is for the minimal amount necessary to achieve the objective.

Respectfully we request a variance approval of three signs as shown on the attached plans.

AFFIDAVIT OF PERMIT AUTHORIZATION
***SEE ATTACHED LETTER**

This affidavit certifies that the party listed, who is not a lessee, licensed architect, engineer, or contractor, has been granted authorization to obtain a variance(s) on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf. This form must be notarized and must be submitted prior to issuance.

Najib Samona, Manager
I, OF Woodward Brown Assoc "owner of the property listed below certify that I have granted, Icon Identity Solutions and their permit expeditor Expedite The Diehl, my duly authorized agent, permission to obtain the sign permits and related documents necessary for the construction (or installation) of signs at the following address:

34901 Woodward Ave #200

Address of permit location

I understand that I am authorizing them to apply for necessary variance and related variance documents. This is limited to what is necessary for sign variance projects to be completed.

[Signature]
Signature of Property Owner
MANAGER OF Woodward Brown Assoc.
*** SEE ATTACHED LETTER**

SEPT. 25, 2017

Date

Notary

State of Michigan

City/ County of Oakland

I, Derek Anthony Putrus Notary Public in and for the aforesaid State hereby certify that Najib Samona appeared before me in the State and City/County aforesaid and executed this affidavit on this 25th day of "2017."

[Signature]
Notary Public

My Commission Expires the 29th day of September, 2019.
Date Month year

Seal



**Woodward Brown Associates, LLC
32820 Woodward Avenue, Suite 240
Royal Oak, MI 48073**

September 25, 2017

The City of Birmingham
151 Martin Street
Birmingham, MI 48012

Re: Private Bank / CIBC Signage

To Whom It May Concern:

I am writing on behalf of the ownership of the building located at 34901 Woodward (the "Balmoral Building"). Our existing tenant—The Private Bank—is seeking to revise its existing signs on and in the Building in order to reflect its name change from the Private Bank to CIBC. The sign company, Icon Identity Solutions, has asked us submit the attached affidavit as owner of the building, verifying our consent to replacement of the existing Private Bank signage to the CIBC name and granting them authority to pursue such a change on our behalf. I have executed the attached affidavit giving them such authority. The affidavit authorizes the company to pursue any variances for the signage. While again, we are authorizing such action, we are not clear why any variances are required to replace these existing signs to reflect a name change of our existing tenant. These signs are all relatively new (the building is new) and were already approved by the City and properly installed by our tenant. So while we are giving our authorization for the sign company to take whatever steps are necessary to undertake and complete the name change on the signage, we are not agreeing that any variance is now required in order to do so.

Thank you and please ~~free~~ to contact me at any time if you need any further information regarding the approved signage for our Building.

Sincerely,


Najib Samona, Manager

AFFIDAVIT OF PERMIT AUTHORIZATION
***SEE ATTACHED LETTER**

This affidavit certifies that the party listed, who is not a lessee, licensed architect, engineer, or contractor, has been granted authorization to obtain a variance(s) on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf. This form must be notarized and must be submitted prior to issuance.

NATJIB SAMONA, MANAGER
I, OF Woodward Brown Assoc. "owner of the property listed below certify that I have granted, Icon Identity Solutions and their permit expeditor Expedite The Diehl, my duly authorized agent, permission to obtain the sign permits and related documents necessary for the construction (or installation) of signs at the following address:

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I understand that I am authorizing them to apply for necessary variance and related variance documents. This is limited to what is necessary for sign variance projects to be completed.

[Signature]
Signature of Property Owner
MANAGER OF Woodward Brown Assoc.
* SEE ATTACHED LETTER

SEPT. 25, 2017

Date

Notary

State of Michigan

City/ County of Oakland

I, Derek Anthony Putrus Notary Public in and for the aforesaid State hereby certify that Najib Samona appeared before me in the State and City/County aforesaid and executed this affidavit on this 25th day of "2017".

[Signature]
Notary Public

My Commission Expires the 29th day of September, 2019
Date Month year

Seal

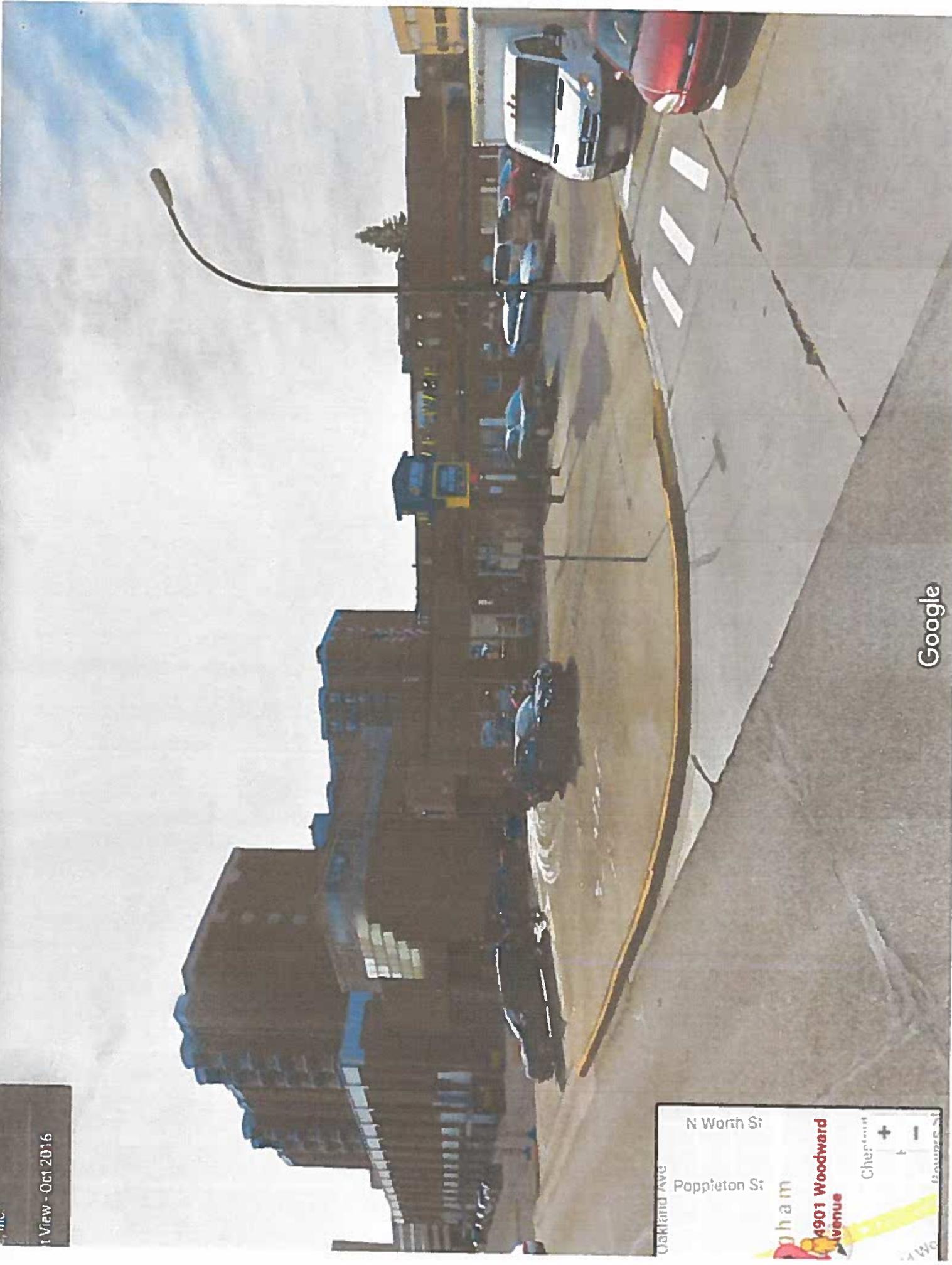


EXHIBIT A
Surrounding Photos



ct 2016





Map overlay showing street names: N Worth St, Poppleton St, Oakland Ave, and 4901 Woodward Avenue. Includes a search bar with 'Che...' and zoom controls (+, -).

Woodward+ Ave + Birmingham + MI + 48009/@42.5459096,-83.2119978,3a,75y100.42h9v5/U/data=!dmblle1i1sm41sYAP/GajZ66bKRgibqfGeHLe:glZe01/1337281665644m5f:



202 Peabody St
Birmingham, Michigan
Google, Inc
Street View - Oct 2016

Peabody St
Birmingham
34901 Wood Avenue
Ch...



Google Maps 498 E Brown St



Image capture: Oct 2016 © 2017 Google

Birmingham, Michigan

 Google, Inc.

Street View - Oct 2016



Google Maps 34952 M-1

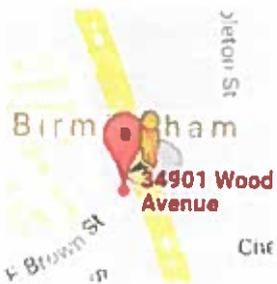


Image capture: Oct 2016 © 2017 Google

Birmingham, Michigan

 Google, Inc.

Street View - Oct 2016



M-1



Image capture: Oct 2016 © 2017 Google

Birmingham, Michigan

 Google, Inc.

Street View - Oct 2016



Google Maps M-1



Image capture: Oct 2016 © 2017 Google

Birmingham, Michigan



Street View - Oct 2016



Google Maps 500 E Brown St



Image capture: Oct 2016 © 2017 Google

Birmingham, Michigan



Street View - Oct 2016



Google Maps 202 Peabody St



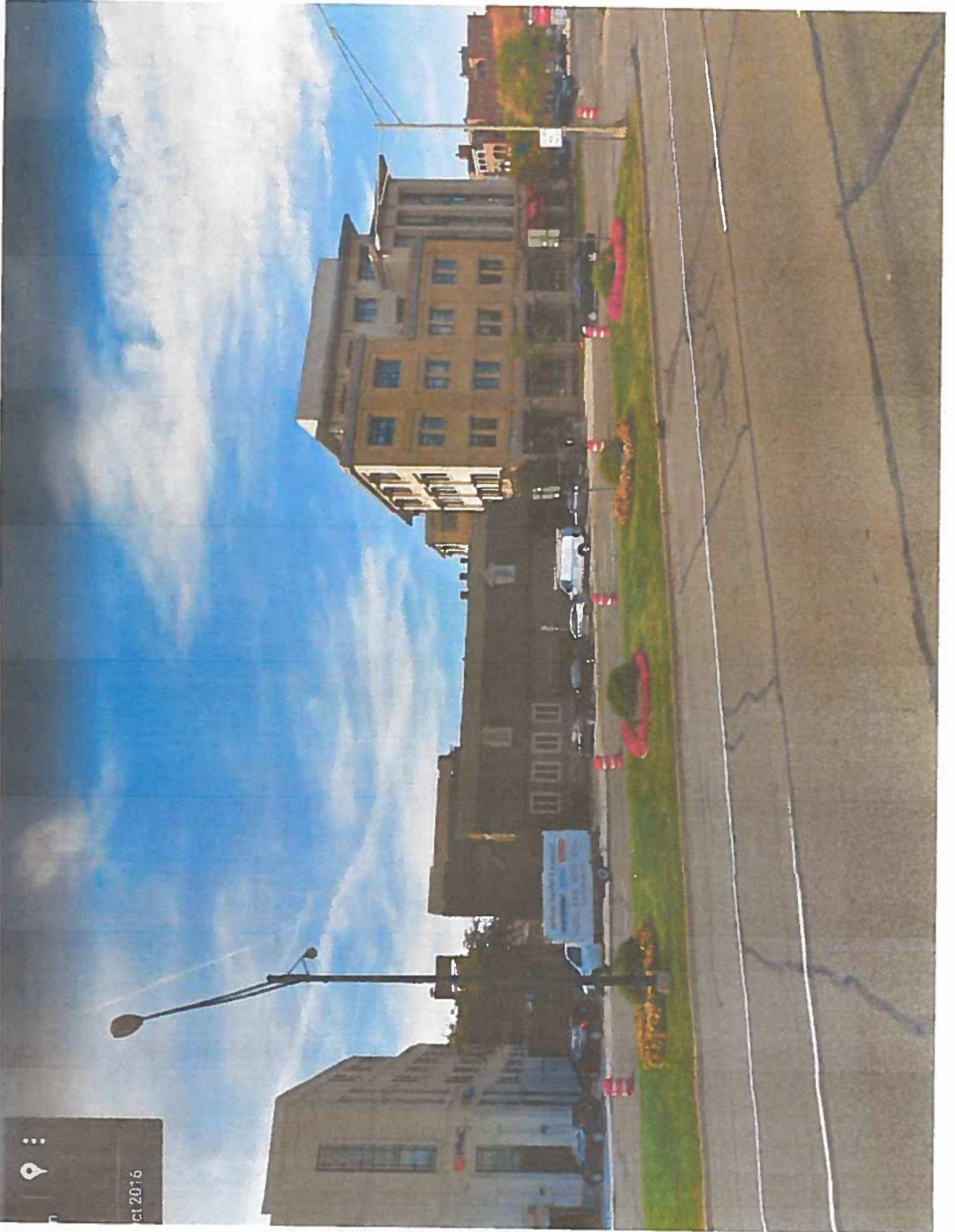
Image capture: Oct 2016 © 2017 Google

Birmingham, Michigan

Google, Inc.

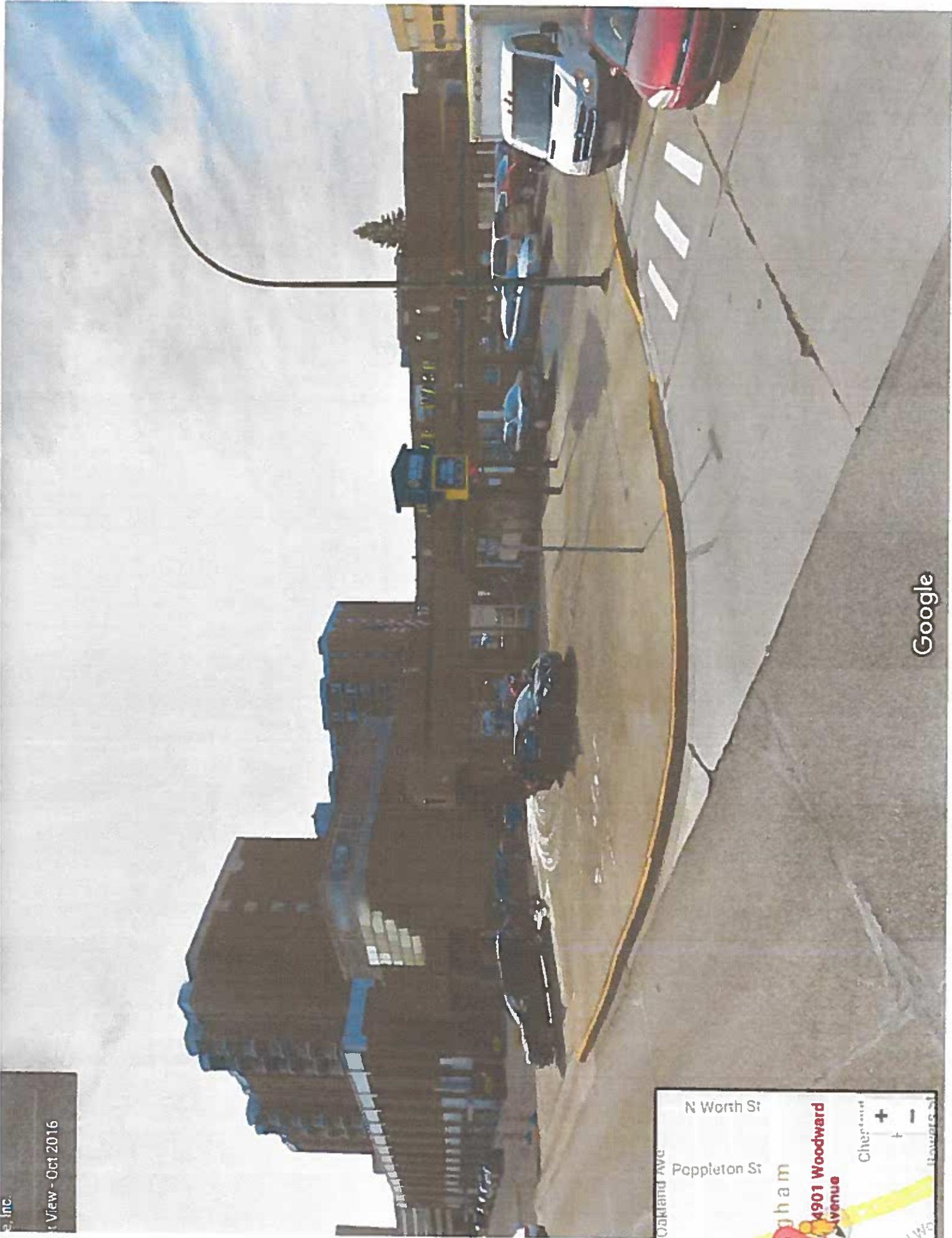
Street View - Oct 2016





ct 2015





Oakland Ave
N Worth St
Poppleton St
Cher...
+
-
Howards St

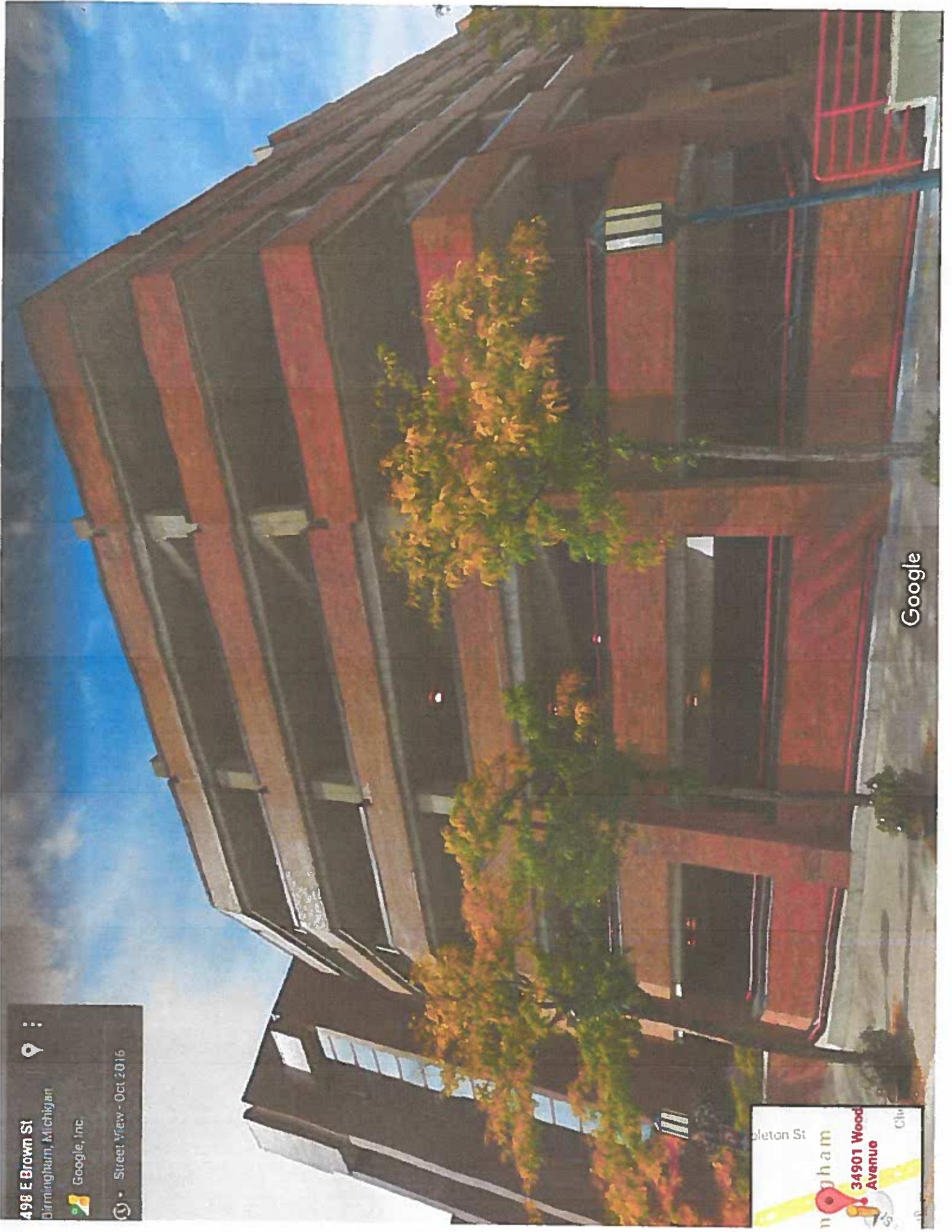
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4901 Woodward
Avenue

Woodward + Ave. + Birmingham + MI + 480049/@34.25359096,-83.2119978,3a,7y:100.42h 9t / data=13mbi1e13m41sVAP/Gajz6bKkgibqFGeHtEglZe01/133121816564m5t:



202 Peabody St
 Birmingham, Michigan
 Google, Inc
 Street View - Oct 2016

Woodward Ave
 Birmingham, MI
 34901 Woodward Avenue
 15115



498 E Brown St
Birmingham, Michigan
Google, Inc
Street View - Oct 2016

34901 Wood Avenue
Birmingham
Cl...

Google

EXHIBIT B
Color library

Icon Connect > Request Portal > Request Reports

Actions | | | of 1 | | | |



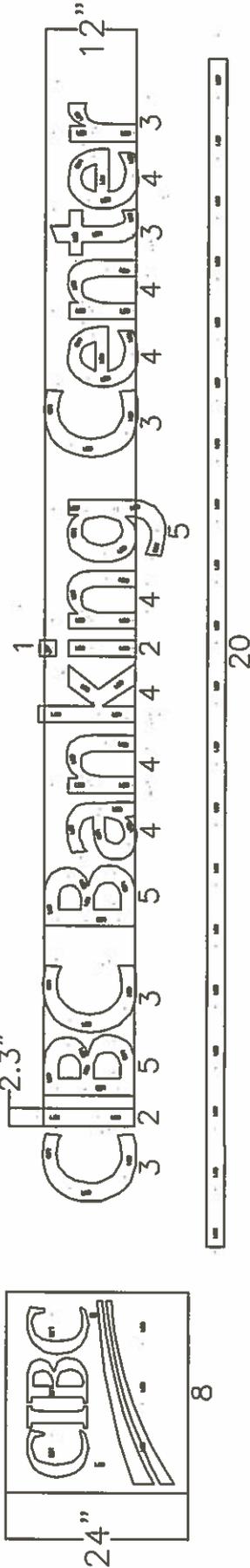
CIBC Color Specification Library

	Color #	Client Color	PMS #	Paint (P)	Vinyl (V)	Trim Cap (TC)	Alum. Precoat (AP)	Plastic (PL)
	1	White		White	3M 3630-20 Translucent	Standard White	Coil & Sheet	#7328 White
	2	Milky White			3M 3635-70 White Diffuser Film			#2447 Milky White
	3	Black Matte		Black Matte	3M 3630-22 Matte Opaque	Standard Black	Coil & Sheet	#2025 Opaque
	4	Black Gloss		Black Gloss	3M 7725-12 Black Gloss	Standard Black	Coil & Sheet	
	5	Claret	201	Paint to match PMS 201C	3M Envision Translucent 3730-2327			
	6	Yellow	123	Paint to match PMS 123 Yellow	3M Envision Translucent 3730-4030			
	7	Silver						
	8	Accent Red	186C					

EXHIBIT C
Electrical diagram

6-12-24-H

- 1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
- 2) a. PRISM WHITE 6500K LAD OUT AT 1.5 MODULES PER FOOT, 12.0" ON CENTER - LOGO
 b. PRISM WHITE 6500K LAD OUT AT 1.5 MODULES PER FOOT, 10.0" ON CENTER - TEXT
- 3) EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 48 PRISM WHITE 6500K MODULES
- 4) LAYOUT BASED ON A 6" (LOGO CABINET) , 4" (TEXT) CAN DEPTH
- 5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
- 6) 701269-6WSJ1-MB WATTS PER MODULE: 1.12
- 7) PRIMARY SYSTEM POWER: 127.40 WATTS
- 8) LED MODULE POWER USAGE(secondary): 101.92 WATTS



ESTIMATED PRODUCT B.O.M. PER SIGN:
 91 Each Prism White 6500K Modules ~ 61'
 PN: 701269-6WSJ1-MB
 2 Each 60C1 (Damp/Dry locations) or Modular 60 (Wet location) 60W Power Supplies 12VDC
 1 Each 100' Roll of Jacketed Cable

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 2) ChannelLED modules and power supply quantities are ESTIMATES ONLY and are based on the supplied information and drawings. Channel letter depth, lens color, material and thickness can vary, which may lead to an increase or decrease in product at the time of installation. To ensure accurate product requirements, it is recommended that product is tested using customer's specific lens material and letter configuration.
 3) SloanLED highly recommends applying Light Enhancement Point (LEP) or Light Enhancement Film (LEF) inside channel letters for optimal illumination.
 4) Jacketed cable estimated assumes maximum run length of 15' per leg of the power supply.

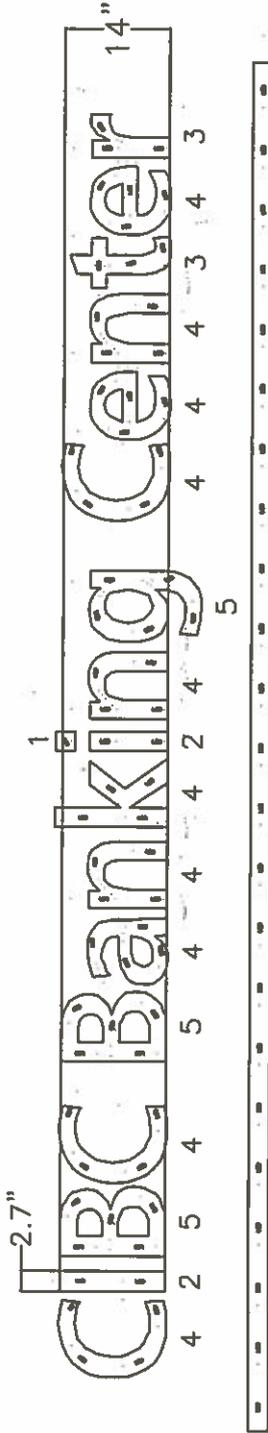
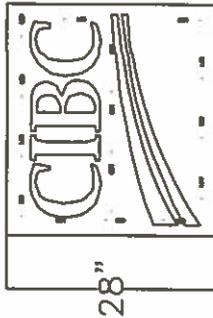
DATE	8/3/2017
JOB NUMBER	52290
DRAWN	KW/JU
CIBC BANKING CENTER	



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L-14-28-H

- 1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
- 2) 6. PRISM WHITE 6500K LAD OUT AT 1.5 MODULES PER FOOT, 12.0" ON CENTER - LOGO
- 3) 6. PRISM WHITE 6500K LAD OUT AT 1.5 MODULES PER FOOT, 10.0" ON CENTER - TEXT
- 4) EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 48 PRISM WHITE 6500K MODULES
- 5) LAYOUT BASED ON A 6" (LOGO CABINET) , 4" (TEXT) CAN DEPTH
- 6) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
- 7) 701269-6WSJ1-MB WATTS PER MODULE: 1.12
- 8) PRIMARY SYSTEM POWER: 145.60 WATTS
- 9) LED MODULE POWER USAGE(secondary): 118.48 WATTS



ESTIMATED PRODUCT B.O.M. PER SIGN:
 104 Each Prism White 6500K Modules - 70'
 PN: 701269-6WSJ1-MB
 3 Each 60C1 (Damp/Dry locations) or Modular 60 (Wet location) 60W Power Supplies 12VDC
 1 Each 100' Roll of Jacketed Cable

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- 3) SloanLED highly recommends applying Light Enhancement Paint (LEP) or Light Enhancement Film (LEF) inside channel letters for optimal illumination.
- 4) Jacketed cable estimated assumes maximum run length of 15' per leg of the power supply.

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L-24-48-H

1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT

- 2) a. PRISM WHITE 6500K LAD OUT AT 1.5 MODULES PER FOOT, 12.0" ON CENTER - LOGO
- b. PRISM WHITE 6500K LAD OUT AT 1.5 MODULES PER FOOT, 10.0" ON CENTER - TEXT

3) EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 48 PRISM WHITE 6500K MODULES

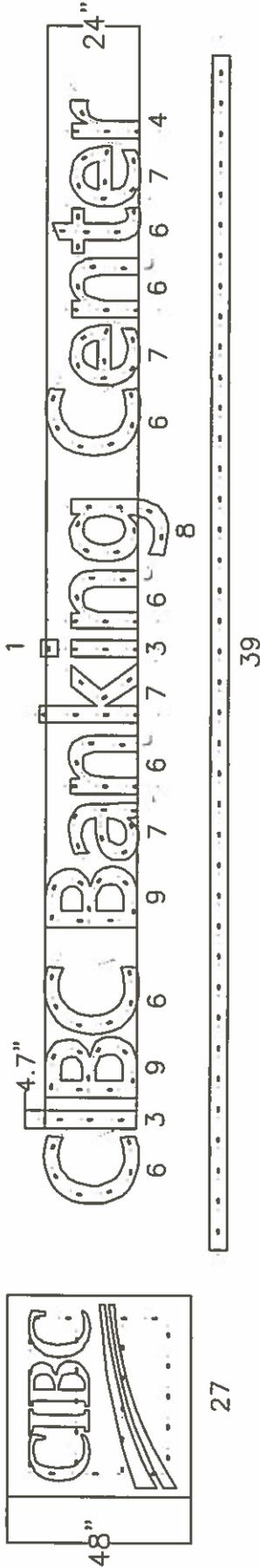
4) LAYOUT BASED ON A 6" (LOGO CABINET) . 4" (TEXT) CAN DEPTH

5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE

6) 701268-6WSJ1-MB WATTS PER MODULE: 1.12

7) PRIMARY SYSTEM POWER: 242.20 WATTS

8) LED MODULE POWER USAGE(secondary): 193.76 WATTS



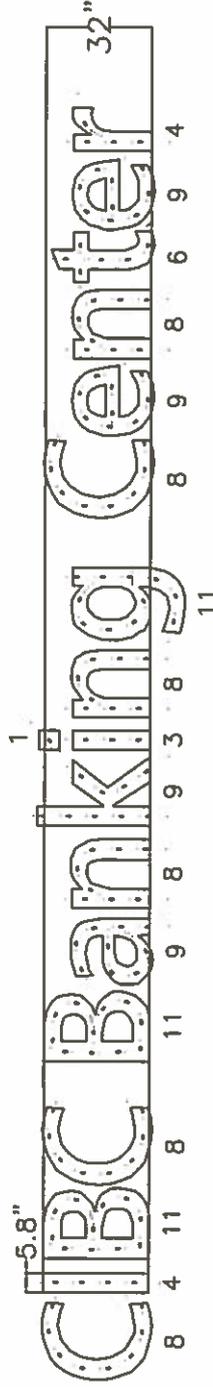
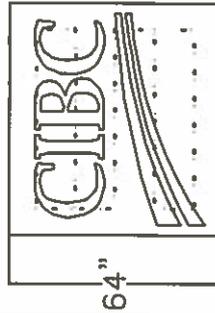
ESTIMATED PRODUCT B.O.M. PER SIGN:		1) This design and drawing are proprietary and the property of SloanLED. Any reproduction or use without prior written approval is prohibited.	
176	Each Prism White 6500K Modules - 116'	2) ChannelLED modules and power supply quantities are ESTIMATES ONLY and are based on the supplied information and drawings. Channel letter depth, lens color, material and thickness can vary, which may lead to an increase or decrease in product at the time of installation. To ensure accurate product requirements, it is recommended that product is tested using customer's specific lens material and letter configuration.	
PN:	701269-6WSJ1-MB	3) SloanLED highly recommends applying Light Enhancement Point (LEP) or Light Enhancement Film (LEF) inside channel letters for optimal illumination.	
4	Each 60C1 (Damp/Dry locations) or Modular 60 (Wet location) 60W Power Supplies 12VDC	4) Jacketed cable estimated assumes maximum run length of 15' per leg of the power supply.	
1	Each 100' Roll of Jacketed Cable		
DATE	JOB NUMBER	CIBC BANKING CENTER	
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KM/JU			



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ML-32-54-H

- 1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
- 2) a. PRISM WHITE 6500K LAD OUT AT 1.5 MODULES PER FOOT, 12.0" ON CENTER - LOGO
b. PRISM WHITE 6500K LAD OUT AT 1.5 MODULES PER FOOT, 10.0" ON CENTER - TEXT
- 3) EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 48 PRISM WHITE 6500K MODULES
- 4) LAYOUT BASED ON A 6" (LOGO CABINET) . 4" (TEXT) CAN DEPTH
- 5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
- 6) 701269-6WSJ1-MB WATTS PER MODULE: 1.12
- 7) PRIMARY SYSTEM POWER: 247.50 WATTS
- 8) LED MODULE POWER USAGE(secondary): 198.24 WATTS



42

ESTIMATED PRODUCT B.O.M. PER SIGN:	
177	Each Prism White 6500K Modules - 118'
PN:	701269-6WSJ1-MB
4	Each 60C1 (Damp/Dry locations) or Modular 60 (Wet location) 60W Power Supplies 12VDC
1	Each 100' Roll of Jacketed Cable
DRAWN	DATE
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- 2) ChannelLED modules and power supply quantities are ESTIMATES ONLY and are based on the supplied information and drawings. Channel letter depth, lens color, material and thickness can vary, which may lead to an increase or decrease in product at the time of installation. To ensure accurate product requirements, it is recommended that product is tested using customer's specific lens material and letter configuration.
- 3) SloanLED highly recommends applying Light Enhancement Paint (LEP) or Light Enhancement Film (LEF) inside channel letters for optimal illumination.
- 4) Jacketed cable estimated assumes maximum run length of 15' per leg of the power supply.



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4-12-5

1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT

- 2) a. PRISM WHITE 6500K LAD OUT AT 1.5 MODULES PER FOOT, 12.0" ON CENTER - LOGO
- b. PRISM WHITE 6500K LAD OUT AT 1.5 MODULES PER FOOT, 10.0" ON CENTER - TEXT

3) EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 48 PRISM WHITE 6500K MODULES

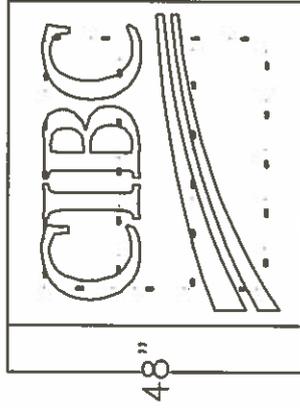
4) LAYOUT BASED ON A 6" (LOGO CABINET), 4" (TEXT) CAN DEPTH

5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE

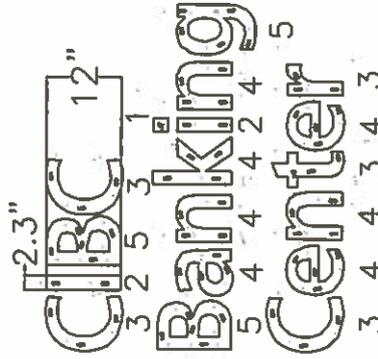
6) 701269-6WSJ1-MB WATTS PER MODULE: 112

7) PRIMARY SYSTEM POWER: 120 WATTS

8) LED MODULE POWER USAGE(secondary): 100.8 WATTS



27



ESTIMATED PRODUCT B.O.M. PER SIGN:

- 90 Each Prism White 6500K Modules - 60'
- PN: 701269-6WSJ1-MB
- 2 Each 60C1 (Damp/Dry locations) or Modular 60 (Wet location) 60W Power Supplies 12VDC
- 1 Each 100' Roll of Jacketed Cable

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3) SloanLED highly recommends applying Light Enhancement Point (LEP) or Light Enhancement Film (LEF) inside channel letters for optimal illumination.

4) Jacketed cable estimated assumes maximum run length of 15' per leg of the power supply.

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KM/JU		

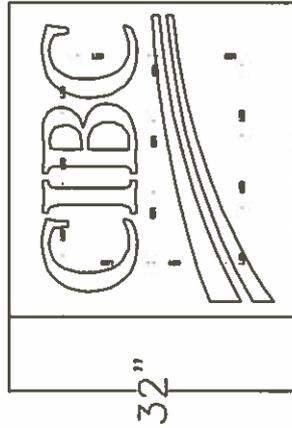
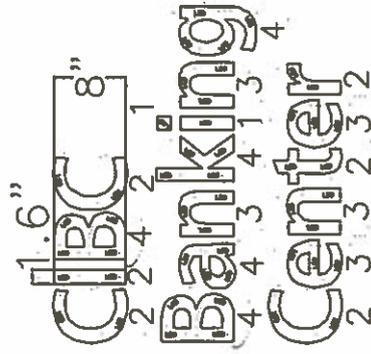


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L-8-5

1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT

- 2) a. PRISM WHITE 6500K LAD OUT AT 1.5 MODULES PER FOOT, 12.0" ON CENTER - LOGO
- b. PRISM WHITE 6500K LAD OUT AT 1.5 MODULES PER FOOT, 10.0" ON CENTER - TEXT
- 3) EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 48 PRISM WHITE 6500K MODULES
- 4) LAYOUT BASED ON A 6" (LOGO CABINET) , 4" (TEXT) CAN DEPTH
- 5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
- 6) 701269-6WSJ1-MB WATTS PER MODULE: 1:12
- 7) PRIMARY SYSTEM POWER: 88.80 WATTS
- 8) LED MODULE POWER USAGE(secondary): 88.44 WATTS



13

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- 3) SloanLED highly recommends applying Light Enhancement Paint (LEP) or Light Enhancement Film (LEF) inside channel letters for optimal illumination.
- 4) Jacketed cable estimated assumes maximum run length of 15' per leg of the power supply.

ESTIMATED PRODUCT B.O.M. PER SIGN:
62 Each Prism White 6500K Modules - 42'
PN: 701269-6WSJ1-MB
2 Each 60C1 (Damp/Dry locations) or Modular 60 (Wet location) 60W Power Supplies 12VDC
1 Each 100' Roll of Jacketed Cable

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L-8-5

1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT

- 2) a. PRISM WHITE 6500K LAD OUT AT 1.5 MODULES PER FOOT, 12.0" ON CENTER - LOGO
- b. PRISM WHITE 6500K LAD OUT AT 1.5 MODULES PER FOOT, 10.0" ON CENTER - TEXT

3) EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 48 PRISM WHITE 6500K MODULES

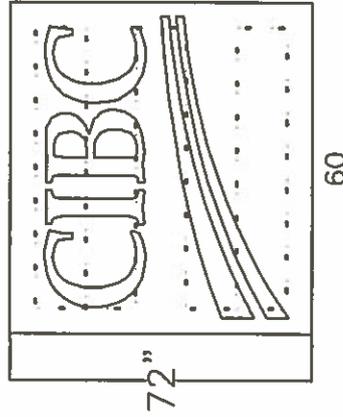
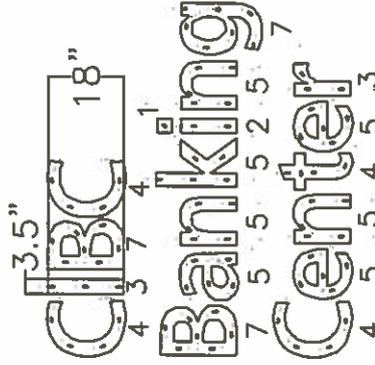
4) LAYOUT BASED ON A 6" (LOGO CABINET) , 4" (TEXT) CAN DEPTH

5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE

6) 701269-6WSJ1-MB WATTS PER MODULE: 1.12

7) PRIMARY SYSTEM POWER: 197.40 WATTS

8) LED MODULE POWER USAGE(secondary): 157.92 WATTS



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3) SloanLED highly recommends applying Light Enhancement Point (LEP) or Light Enhancement Film (LEF) inside channel letters for optimal illumination.

4) Jacketed cable estimated assumes maximum run length of 15' per leg of the power supply.

ESTIMATED PRODUCT B.O.M. PER SIGN:

141 Each Prism White 6500K Modules - 94'

PN: 701269-6WSJ1-MB

3 Each 60C1 (Damp/Dry locations) or Modular 60 (Wet location) 60W

Power Supplies 12VDC

1 Each 100' Roll of Jacketed Cable

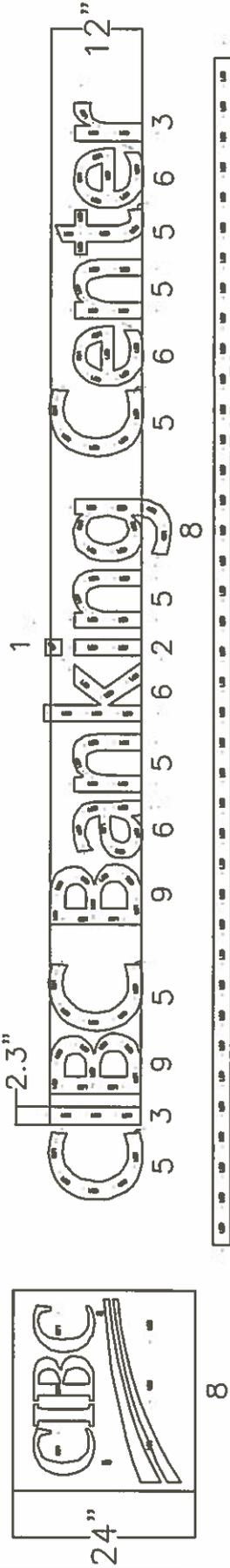
OWNER	DATE	JOB NUMBER	DESCRIPTION
KM/JU	8/3/2017	52290	CIBC BANKING CENTER



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HL-12-24-H

- 1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
- 2) a. VL PLUS 2 WHITE 6500K SHORT LAD OUT AT 3.0 MODULES PER FOOT TO CREATE HALO EFFECT - TEXT
b. PRISM WHITE 6500K LAD OUT AT 1.5 MODULES PER FOOT, 12.0" ON CENTER - LOGO
- 3) EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 100 VL PLUS 2 WHITE 6500K SHORT OR 48 PRISM WHITE 6500K MODULES
- 4) LAYOUT BASED ON A 3" (TEXT) . 5" (LOGO CABINET) CAN DEPTH
- 5) ALL OUTSIDE INSTALLATIONS MUST HAVE PROTECTIVE LENS TO KEEP FOREIGN MATERIALS OUT
- 6) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
- 7) 701269-6WSA2-MB WATTS PER MODULE: 24; 701269-6WSJ1-MB WATTS PER MODULE: 1.12
- 8) PRIMARY SYSTEM POWER: 100.96 WATTS
- 9) LED MODULE POWER USAGE(secondary): 80.76 WATTS



ESTIMATED PRODUCT B.O.M. PER SIGN:	
133	Each VL Plus 2 White 6500K Short Modules - 54'
PN:	701269-6WSA2-MB
8	Each Prism White 6500K Modules - 6'
PN:	701269-6WSJ1-MB
2	Each 60C1 (Damp/Dry locations) or Modular 60 (Wet location) 60W Power Supplies 12VDC
1	Each 100' Roll of Jacketed Cable
OWNER	DATE
KM/JU	8/3/2017
JOB NUMBER	52290
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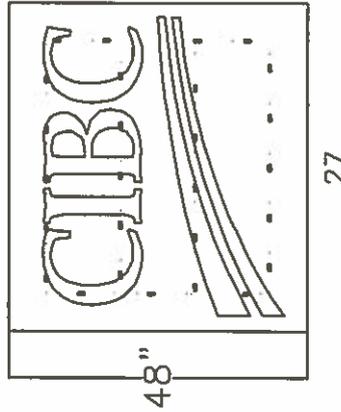
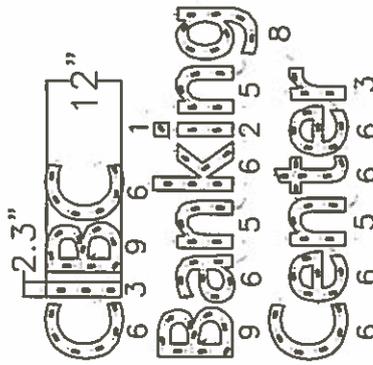
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- 3) SloanLED highly recommends applying Light Enhancement Paint (LEP) or Light Enhancement Film (LEF) inside channel letters for optimal illumination.
- 4) Jacketed cable estimated assumes maximum run length of 15' per leg of the power supply.



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K-12-5

- 1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
- 2) a. VL PLUS 2 WHITE 6500K SHORT LAD OUT AT 3.0 MODULES PER FOOT, TO CREATE HALO EFFECT - TEXT
b. PRISM WHITE 6500K LAD OUT AT 1.5 MODULES PER FOOT, 12.0" ON CENTER - LOGO
- 3) EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 100 VL PLUS 2 WHITE 6500K SHORT OR 48 PRISM WHITE 6500K MODULES
- 4) LAYOUT BASED ON A 3" (TEXT) . 5" (LOGO CABINET) CAN DEPTH
- 5) ALL OUTSIDE INSTALLATIONS MUST HAVE PROTECTIVE LENS TO KEEP FOREIGN MATERIALS OUT
- 6) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
- 7) 701269-6WSA2-MB WATTS PER MODULE: .54; 701269-6WSJ1-MB WATTS PER MODULE: 1.12
- 8) PRIMARY SYSTEM POWER: 103.95 WATTS
- 9) LED MODULE POWER USAGE(secondary): 83.16 WATTS



ESTIMATED PRODUCT B.O.M. PER SIGN:	
98	Each VL Plus 2 White 6500K Short Modules - 40'
PN:	701269-6WSA2-MB
27	Each Prism White 6500K Modules - 18'
PN:	701269-6WSJ1-MB
2	Each 6001 (Damp/Dry locations) or Modular 60 (Wet location) 60W Power Supplies 12VDC
1	Each 100' Roll of Jacketed Cable
DMRN	DATE
KM/JU	8/3/2017
JOB NUMBER	52290
CIBC BANKING CENTER	

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- 3) SloanLED highly recommends applying Light Enhancement Point (LEP) or Light Enhancement Film (LEF) inside channel letters for optimal illumination.
- 4) Jacketed cable estimated assumes maximum run length of 15' per leg of the power supply.



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1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT

2) PRISM WHITE 6500K LAID OUT AT 1.5 MODULES PER FOOT, 12.0" ON CENTER

3) EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 48 PRISM WHITE 6500K MODULES

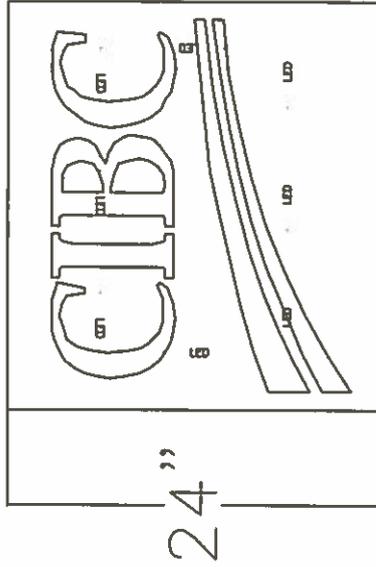
4) LAYOUT BASED ON A 6" CAN DEPTH

5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE

6) 701269-6WSJ1-MB WATTS PER MODULE: 1.12

7) PRIMARY SYSTEM POWER: 11.20 WATTS

8) LED MODULE POWER USAGE(secondary): 8.96 WATTS



8

ESTIMATED PRODUCT B.O.M. PER SIGN:

8 Each Prism White 6500K Modules - 6'

PN: 701269-6WSJ1-MB

1 Each 60C1 (Damp/Dry locations) or Modular 60 (Wet location) 60W

Power Supply 12VDC

1 Each 100' Roll of Jacketed Cable

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3) SloanLED highly recommends applying Light Enhancement Paint (LEP) or Light Enhancement Film (LEF) inside channel letters for optimal illumination.

4) Jacketed cable estimated assumes maximum run length of 15' per leg of the power supply.

DRAWN

KM/JU

DATE

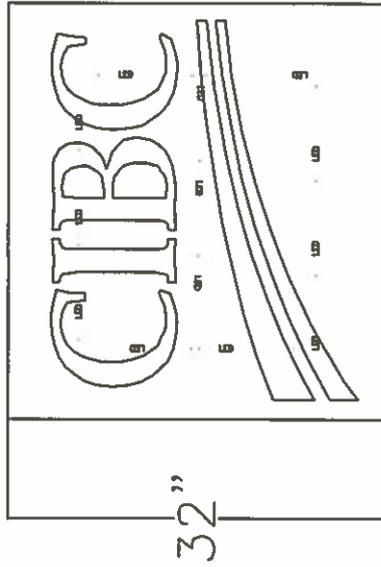
8/3/2017

JOB NUMBER

52290

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- 1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
- 2) PRISM WHITE 6500K LAID OUT AT 1.5 MODULES PER FOOT, 12.0" ON CENTER
- 3) EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 48 PRISM WHITE 6500K MODULES
- 4) LAYOUT BASED ON A 6" CAN DEPTH
- 5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
- 6) 701269-6WSJ1-MB WATTS PER MODULE: 1.12
- 7) PRIMARY SYSTEM POWER: 18.20 WATTS
- 8) LED MODULE POWER USAGE(secondary): 14.56 WATTS



13

ESTIMATED PRODUCT B.O.M. PER SIGN:
 13 Each Prism White 6500K Modules -- 9'
 PN: 701269-6WSJ1-MB
 1 Each 60C1 (Damp/Dry locations) or Modular 60 (Wet location) 60W Power Supply 12VDC
 1 Each 100' Roll of Jacketed Cable

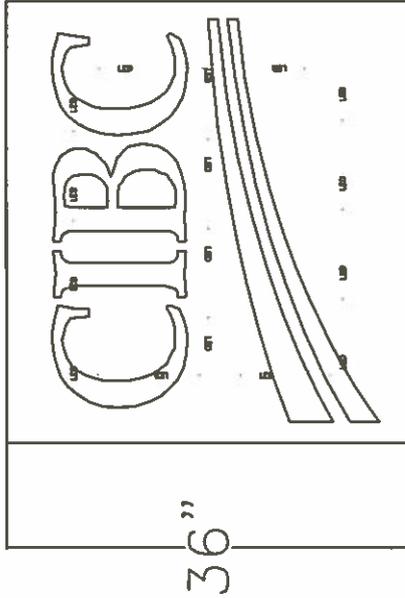
- 1) This design and drawing are proprietary and the property of SloanLED. Any reproduction or use without prior written approval is prohibited.
- 2) SloanLED modules and power supply quantities are ESTIMATES ONLY and are based on the supplied information and drawings. Channel letter depth, lens color, material and thickness can vary, which may lead to an increase or decrease in product at the time of installation. To ensure accurate product requirements, it is recommended that product is tested using customer's specific lens material and letter configuration.
- 3) SloanLED highly recommends applying Light Enhancement Paint (LEP) or Light Enhancement Film (LEF) inside channel letters for optimal illumination.
- 4) Jacketed cable estimated assumes maximum run length of 15' per leg of the power supply.

DRAWN	DATE	JOB NUMBER	CIBC BANKING CENTER
KM/JU	8/3/2017	52290	

- 1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
- 2) PRISM WHITE 6500K LAID OUT AT 1.5 MODULES PER FOOT, 12.0" ON CENTER
- 3) EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 48 PRISM WHITE 6500K MODULES
- 4) LAYOUT BASED ON A 6" CAN DEPTH
- 5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
- 6) 701269-6WSJ1-MB WATTS PER MODULE: 1.12
- 7) PRIMARY SYSTEM POWER: 22.40 WATTS
- 8) LED MODULE POWER USAGE(secondary): 17.92 WATTS



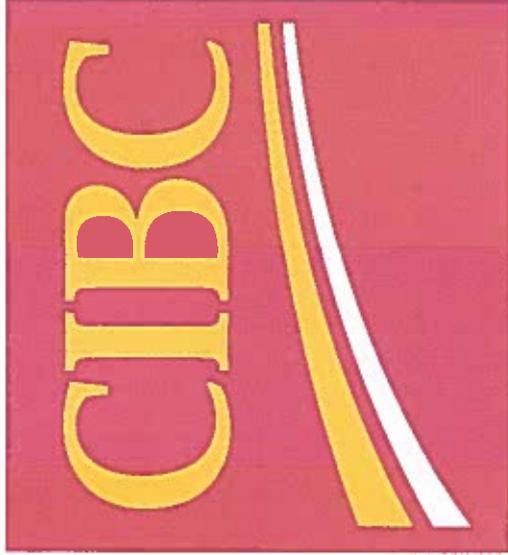
SloanLED®
Leaders in LED Technology
 SloanLED.com Tel 805.676.3200
 Toll-free 888.747.4LED Fax 805.676.3206



ESTIMATED PRODUCT B.O.M. PER SIGN:		16 Each Prism White 6500K Modules - 11'	
PN: 701269-6WSJ1-MB		1 Each 60C1 (Damp/Dry locations) or Modular 60 (Wet location) 60W Power Supply 12VDC	
1 Each 100' Roll of Jacketed Cable			
DRAWN	DATE	JOB NUMBER	
KM/JU	8/3/2017	52290	
			CIBC BANKING CENTER

- 1) This design and drawing are proprietary and the property of SloanLED. Any reproduction or use without prior written approval is prohibited.
- 2) ChannelLED modules and power supply quantities are ESTIMATES ONLY and are based on the supplied information and drawings. Channel letter depth, lens color, material and thickness can vary, which may lead to an increase or decrease in product at the time of installation. To ensure accurate product requirements, it is recommended that product is tested using customer's specific lens material and letter configuration.
- 3) SloanLED highly recommends applying Light Enhancement Paint (LEP) or Light Enhancement Film (LEF) inside channel letters for optimal illumination.
- 4) Jacketed cable estimated assumes maximum run length of 15' per leg of the power supply.

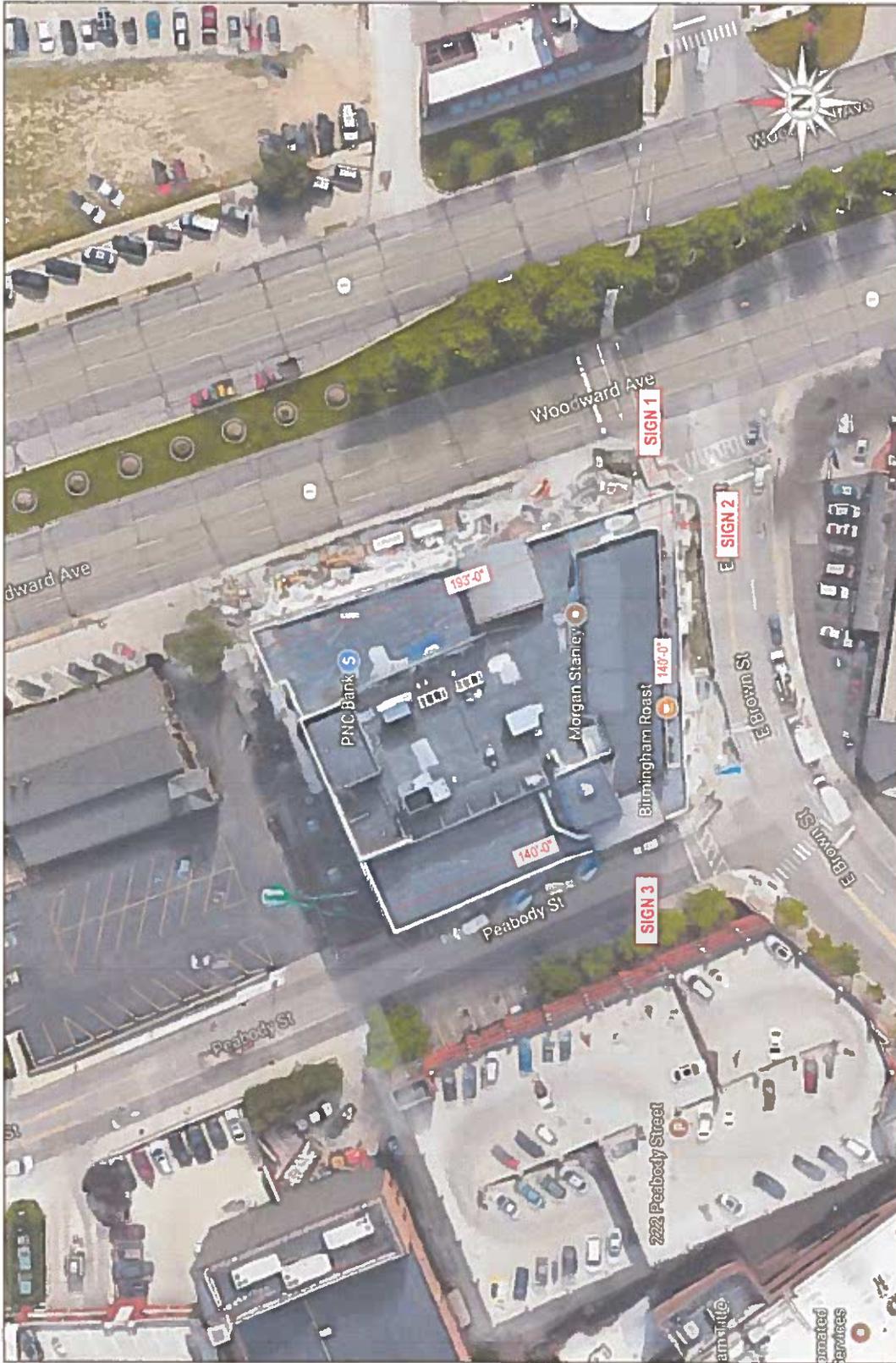
EXHIBIT D
Drawings Proposed



Loc#: 0334

34901 Woodward Ave #200
Birmingham, MI. 48009

icon



Rev #:	Revised:	Date:	Revised By:	Revision Description:	Drawn By:	Check By:	Date:	Check By:
Original	254507	07/22/17	JH	JF				
Rev 1	255072	10/25/17	JH	JF				
Rev 2	255210	10/26/17	JH	JF				
Rev 3	288329	10/24/17	JH	BV				
Rev 4	261077	11/08/17	JH	TT				
Rev 5	262461	11/14/17	JH	TT				
Rev 6	263183	11/30/17	BC	KWK				

Drawing prepared for:

CIBC

Location: 34901 Woodward Ave #200
 Birmingham, MI 48009

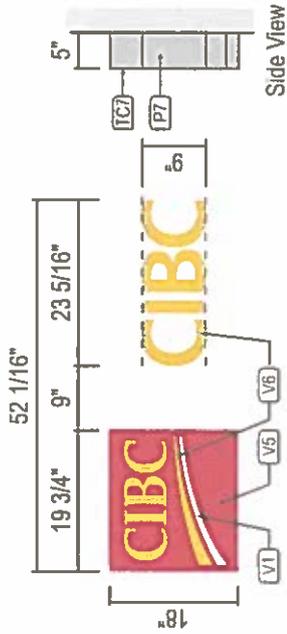
Prof #: 4769
 Loc #: 0334

File Path: K:\EGV-ART\active\BANKS\CIBC\Project 4769\Locations\4769_0334_Birmingham_MI_R5 24X36

Drawing prepared by:

ICON

SITE PLAN



IL-9-18-H ILLUMINATED HORIZONTAL CHANNEL LETTERS - (6.5 SQ. FT.)

QTY: 1
SCALE 1 1/2"=1'-0"

NOTE: PATCH & PAINT WALL AS NEEDED.

ELECTRICAL	
AMPS:	0.6
V.A.:	120
CIRCUITS:	1-20 amp CIRCUIT



EXISTING



PROPOSED

Drawing prepared by: **ICON**

Location: 34901 Woodward Ave #200
Birmingham, MI 48009

Proj #: 4769
Loc #: 0334

File Path: K:\EGV-ART\Active\BANKS\CIBC\Project 4769\Locations\4769_0334_Birmingham_MI_R5 24X36

Drawing prepared for: **CIBC**

SIGN 1

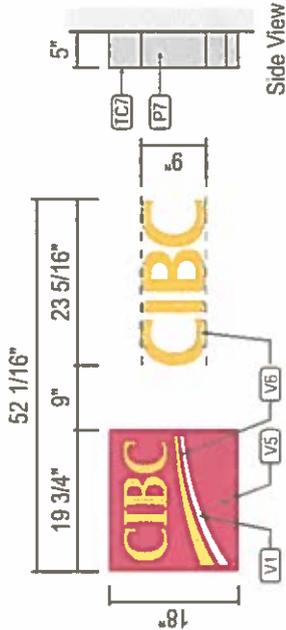
Rev #:	Rev #:	Date:	Rev #:	Date:
Original	254507	07/22/17	JH	JF
Rev 1	255072	07/25/17	JH	JF
Rev 2	255210	07/26/17	JH	JF
Rev 3	258329	09/23/17	JH	BV
Rev 4	261077	11/08/17	JH	TI
Rev 5	262161	11/14/17	JH	TI
Rev 6	263183	11/30/17	BC	KWK

Revised signs 1-3 to logo only
Increase logo size to 24"
Revised alpha per request
Added options
Added placement dimensions.

Rev #:	Rev #:	Date:	Rev #:	Date:
Rev 7	000000	100/00/00	XXX	XXX
Rev 8	000000	100/00/00	XXX	XXX
Rev 9	000000	100/00/00	XXX	XXX
Rev 10	000000	100/00/00	XXX	XXX

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

Pg. 3



Side View

IL-9-18-H ILLUMINATED HORIZONTAL CHANNEL LETTERS - (6.5 SQ. FT.)

QTY: 1

NOTE: PATCH & PAINT WALL AS NEEDED.

SCALE 1 1/2"=1'-0"

ELECTRICAL

AMPS:	0.6	AMPS	
V.A.:	120	VOLTS	WATTS: 72
CIRCUITS:	1-20 amp CIRCUIT		



EXISTING



PROPOSED

Drawing prepared by



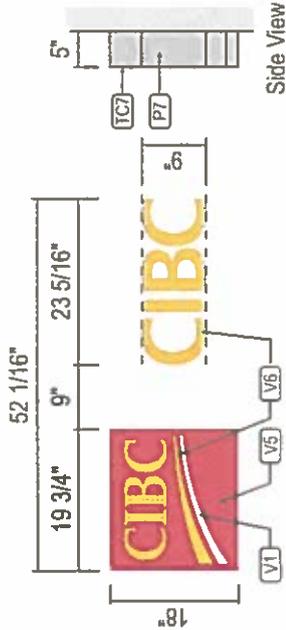
SIGN 2

Drawing prepared for



Location: 34901 Woodward Ave #200
Birmingham, MI 48009
File Path: K:\EGV-ART\Active\BANKS\CIBC\Project 4769\Locations\4769_0334_Birmingham_ML_R5 24X36

Rev #:	Rev #:	Date:	Rev. By:	Drawn By:	Revision Description:	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.
Original	234507	07/22/17	JH	JF		
Rev 1	255072	07/25/17	JH	JF	Revised signs 1-3 to logo only	Rev #:
Rev 2	255210	07/26/17	JH	JF	Increase logo size to 24"	Date:
Rev 3	258329	09/24/17	JH	EV	Revised signs per request	Rev 7
Rev 4	261077	11/09/17	JH	TI	Add options	Rev 8
Rev 5	262161	11/14/17	JH	TI	Add placement dimensions	Rev 9
Rev 6	263183	11/30/17	BC	KWK		Rev 10



IL-9-18-H ILLUMINATED HORIZONTAL CHANNEL LETTERS - (6.5 SQ. FT.)

QTY: 1

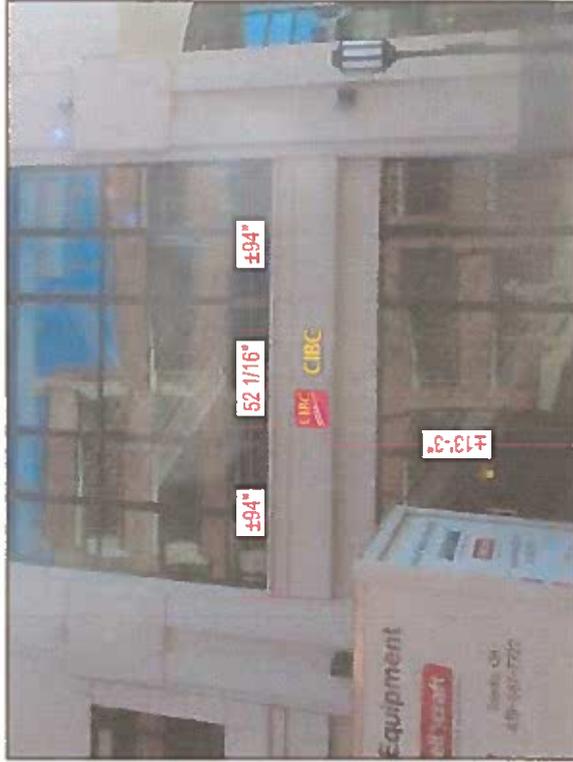
NOTE: PATCH & PAINT WALL AS NEEDED.

ELECTRICAL

AMPS:	0.6	AMPS	
V.A.:	120	VOLTS	WATTS: 72
CIRCUITS:	1-20 amp CIRCUIT		



EXISTING



PROPOSED

Drawing prepared by:



SIGN 3

Drawing prepared for



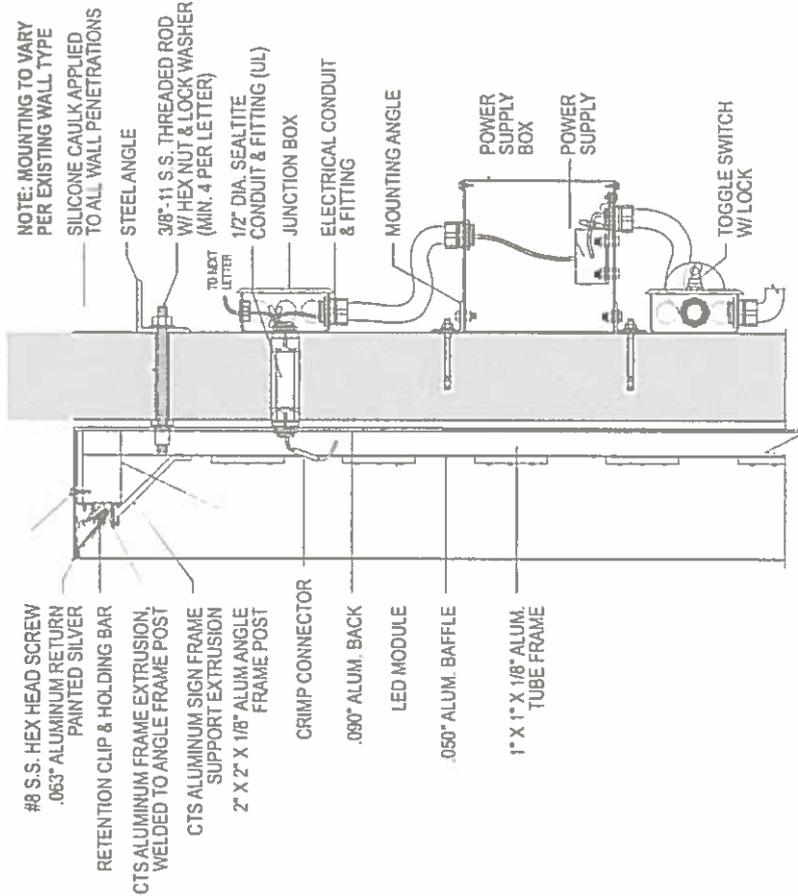
Location: 34901 Woodward Ave #200
Birmingham, MI. 48009
File Path: K:\EGV\ART\Active\BANKS\CIBC\Project 4769\Locations\4769_0334_Birmingham_MI_R5 24X36

Rev #:	Rev'd:	Date:	Drawn By:	Revision Description:	Req. #:	Req. By:	Date:	Drawn By:
Original	254507	07/22/17	JH	JF				
Rev 1	255072	07/25/17	JH	JF				
Rev 2	255210	07/26/17	JH	JF				
Rev 3	255329	09/24/17	JH	BY				
Rev 4	261077	11/09/17	JH	TI				
Rev 5	262161	11/14/17	JH	TI				
Rev 6	263183	11/30/17	BC	KWK				

WALL TYPE	EFS WALL W/ FOAM INSULATION	GLASS WHITE SHEATHING, PLYWOOD
SECTION		
ANCHOR TYPE	Ø3/8" THREADED ROD W/ ALUMINUM OR PVC COMPRESSION SLEEVE	Ø3/8" TOGGLE BOLT (W/ WING OR PIVOT ROD)

MOUNTING OPTIONS

SCALE: N.T.S.



PANAFLEX SECTION DETAIL

SCALE: N.T.S.

Rev #:	Original	254507	07/25/17	JH	JF	JF	Req. By:	Drawn By:	Revision Description:	Drawn By:	Req. By:	Drawn By:
Rev 1:	254507	07/25/17	JH	JF	JF	JF			Revised signs 1,3 to logo only			
Rev 2:	254507	07/26/17	JH	JF	JF	JF			Increase logo size to 24"	Rev 7	0000000	00/00/00
Rev 3:	258329	09/24/17	JH	BV	BV	BV			Revised signs per request	Rev 8	0000000	00/00/00
Rev 4:	261077	11/08/17	JH	T	T	T			Added options	Rev 9	0000000	00/00/00
Rev 5:	262161	11/14/17	JH	T	T	T			Added placement dimensions	Rev 10	0000000	00/00/00
Rev 6:	263183	11/30/17	BC	KWK	KWK	KWK						

Drawing prepared by:

Location: 34901 Woodward Ave #200
Birmingham, MI 48009
File Path: K:\EGV-ART\active\BANKS\CIBC\Project 4769\Locations\4769_0334_Birmingham_MI_R5 24X36

SECTION DETAIL

Proj #: 4769
Loc #: 0334

ICON



Drawing prepared by:



Location: 34901 Woodward Ave #200
Birmingham, MI 48009
File Path: K:\EGV\ART\Active\BANKS\C-BC\Project 4769_0334_Birmingham_MI_R5 24X36

Drawing prepared for:



OVERVIEW PHOTOS

Proj #: 4769
Loc #: 0334

Rev #	Rev #	Date	Req. By	Drawn By	Revision Description	Rev #	Date	Rev. By	Drawn By
Original	254507	07/22/17	JH	JF		Rev 7	000000	000000	XXX
Rev 1	255072	07/25/17	JH	JF	Revised signs 1-3 to logo only	Rev 8	000000	000000	XXX
Rev 2	255210	07/26/17	JH	JF	Increase logo size to 24"	Rev 9	000000	000000	XXX
Rev 3	258329	09/24/17	JH	BV	Revised signs per request	Rev 10	000000	000000	XXX
Rev 4	261077	11/08/17	JH	TI	Added options				
Rev 5	262161	11/14/17	JH	TI	Added placement dimensions.				
Rev 6	263183	11/30/17	BC	KWK					

EXHIBIT E

Drawings Previously Approved

The PrivateBank: The Balmoral - 34901 Woodward Avenue - Birmingham, MI 48009
 Location 1



3.5" (deep) reverse channel halo-lit fabricated aluminum letters.
 3.5" (deep) reverse channel halo-lit and face-lit fabricated aluminum logo.
 Internal LED illumination. Letters have faces & returns painted black.
 Logo is a square with returns painted to match PMS 158C Orange
 Face is translucent white acrylic with surface applied translucent vinyl to match PMS 158C Orange
 All elements have clear backers for halo illumination and are installed
 on the building facade with studs and 2" long spacers.



Night View

H.M. WITT & CO.
Signs
Signs & Graphics
 3315 West Newport Ave. Chicago, IL 60618
 office | 773.250.5000 fax | 773.250.5100
 mobile | 1.888.427.0705 web | www.hmwitt.com

		REVISIONS	CLIENT
APPROVED AS IS	<input type="radio"/>		The PrivateBank
APPROVED W/CHANGES	<input type="radio"/>	11-05-15 Reduced overall height to 24"	DATE 10-19-15
REVISE AND RESUBMIT	<input type="radio"/>		JOB # Elevation - Location 1
APPROVAL			DRAWN BY bs
DATE			SCALE 3/4" = 1'-0"

THIS IS AN ORIGINAL DRAWING BY H.M. WITT & CO. SIGNS AND IS NOT TO BE REPRODUCED WITHOUT PERMISSON OF H.M. WITT & CO. SIGNS

The PrivateBank: The Balmoral - 34901 Woodward Avenue - Birmingham, MI 48009
Location 1 (East Elevation / Woodward Avenue)



H.M. WITT & CO.
Signs
 333 West Hubbard Ave. Chicago, IL 60618
 office | 773.250.5000 fax | 773.250.5100
 toll free | 1.888.427.0005 web | www.hmw.com

- APPROVED AS IS
- APPROVED W/CHANGES
- REVISE AND RESUBMIT

APPROVAL
 DATE

REVISIONS

11-05-15 Reduced overall height to 24"

CLIENT The PrivateBank
 DATE 10-19-15
 JOB # Location 1
 DRAWN BY bs
 SCALE No Scale

THIS IS AN ORIGINAL DRAWING BY H.M. WITT & CO. SIGNS AND SHOULD NOT BE REPRODUCED WITHOUT PERMISSION OF H.M. WITT & CO. SIGNS

The PrivateBank: The Balmoral - 34901 Woodward Avenue - Birmingham, MI 48009
 Location 2



3.5" (deep) reverse channel halo-lit fabricated aluminum letters.
 3.5" (deep) reverse channel halo-lit and face-lit fabricated aluminum logo
 Internal LED illumination. Letters have faces & returns painted black.
 Logo is a square with returns painted to match PMS 158C Orange.
 Face is translucent white acrylic with surface applied translucent vinyl to match PMS 158C Orange
 All elements have clear backers for halo illumination and are installed
 on the building facade with studs and 2" long spacers.



Night View

<p>333 West Newberry Ave, Chicago, IL 60612 office 773.250.5000 fax 773.250.5140 toll free 1.888.427.0705 web www.hmwitt.com</p>	APPROVED AS IS <input type="radio"/>	REVISIONS	CLIENT The PrivateBank
	APPROVED W/CHANGES <input type="radio"/>	11-05-15 Reduced overall height to 18"	DATE 10-19-15
	REVISE AND RESUBMIT <input type="radio"/>		JOB # Elevation - Location 2
	APPROVAL		DRAWN BY bs
DATE		SCALE 3/4" = 1'-0"	
<small>THIS IS AN ORIGINAL DRAWING BY H.M. WITT & CO. SIGNS AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF H.M. WITT & CO. SIGNS</small>			

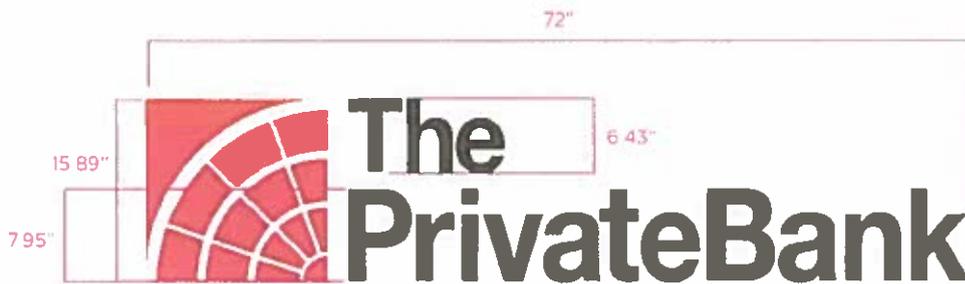
The PrivateBank The Balmoral - 34901 Woodward Avenue - Birmingham, MI 48009
 Location 2 (South Elevation / Brown Street)



H.M. WITT & CO.
Signs
 333 West Newberry Ave, Chicago, IL 60610
 office | 773.250.5000 fax | 773.250.5116
 toll free | 888.437.0705 web | www.hmw.com

APPROVED AS IS <input type="radio"/>	REVISIONS	CLIENT The PrivateBank
APPROVED W/CHANGES <input type="radio"/>		DATE 10-19-15
REVISE AND RESUBMIT <input type="radio"/>		JOB # Location 2
APPROVAL		DRAWN BY bs
DATE		SCALE No Scale
<small>THIS IS AN ORIGINAL DRAWING BY H.M. WITT & CO. SIGNAGE AND SHOULD NOT BE REPRODUCED WITHOUT PERMISSION OF H.M. WITT & CO. SIGNAGE</small>		

The PrivateBank: The Balmoral - 34901 Woodward Avenue - Birmingham, MI 48009
 Location 3



3.5" (deep) reverse channel halo-lit fabricated aluminum letters
 3.5" (deep) reverse channel halo-lit and face-lit fabricated aluminum logo.
 Internal LED illumination. Letters have faces & returns painted black
 Logo is a square with returns painted to match PMS 158C Orange
 Face is translucent white acrylic with surface applied translucent vinyl to match PMS 158C Orange
 All elements have clear backers for halo illumination and are installed
 on the building facade with studs and 2" long spacers.

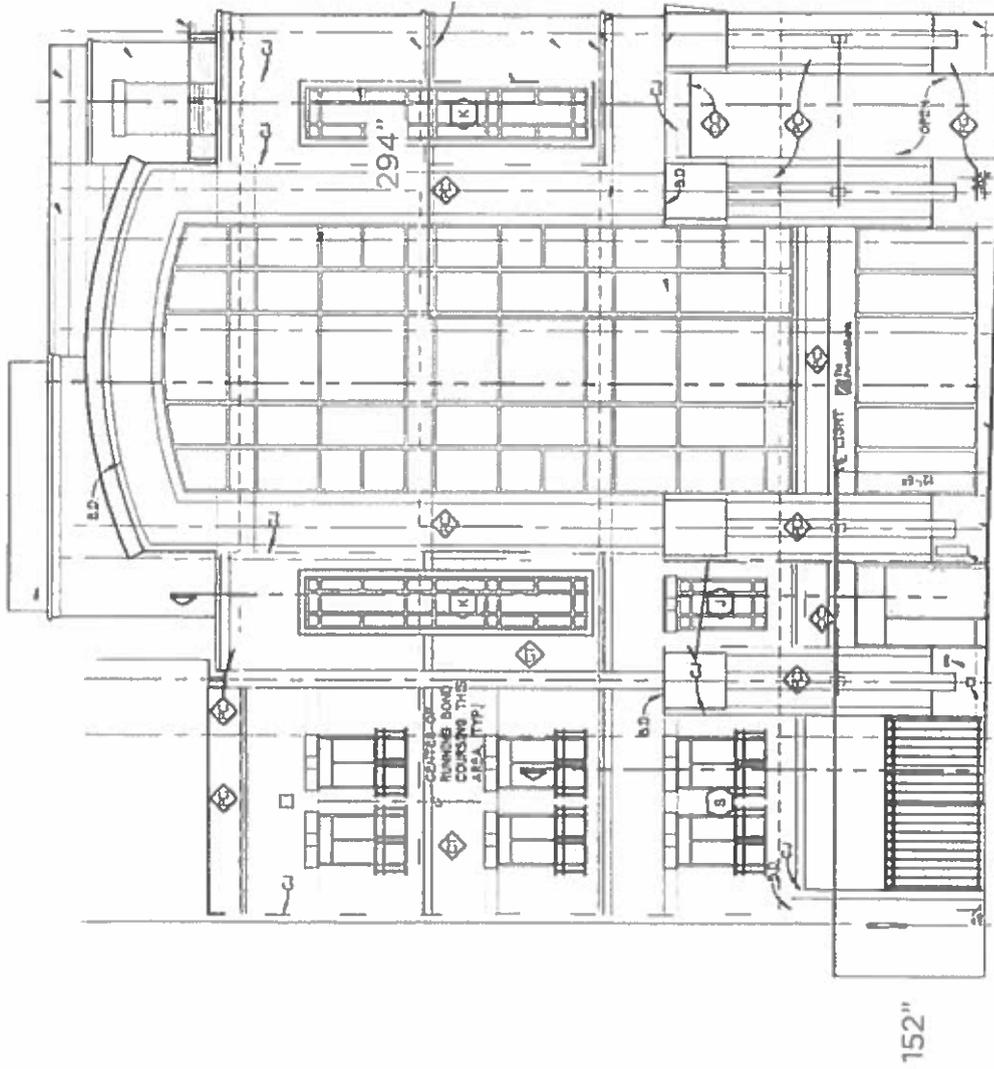


Night View

H.M. WITT & CO.
 Signs
 3313 West Newland Ave, Chicago, IL 60618
 office | 773.250.5000 fax | 773.250.5100
 cell | 618.884.2710031 web | www.hm-witt.com

APPROVED AS IS <input type="radio"/> APPROVED W/CHANGES <input type="radio"/> REVISE AND RESUBMIT <input type="radio"/>	REVISIONS	CLIENT The PrivateBank DATE 10-27-15 JOB # Elevation - Location 3 DRAWN BY bs SCALE 3/4" = 1'-0"
APPROVAL DATE		
THIS IS AN ORIGINAL DRAWING BY H.M. WITT & CO. SIGNS AND IS NOT TO BE REPRODUCED WITHOUT PERMISSION OF H.M. WITT & CO. SIGNS		

The PrivateBank: The Balmoral - 34901 Woodward Avenue - Birmingham, MI 48009
 Location 3 (West Elevation / Peabody Street)



H.M. WITT & CO.
Signs

3315 West Newcomb Ave. Chicago, IL 60613
 office | 773.250.5000 fax | 773.250.6100
 toll free | 888.427.0703 web | www.hmwitt.com

APPROVED AS IS
 APPROVED W/CHANGES
 REVISE AND RESUBMIT

APPROVAL

DATE

REVISIONS

71-16-15 Moved to transom above windows

CLIENT The PrivateBank

DATE 10-27-15

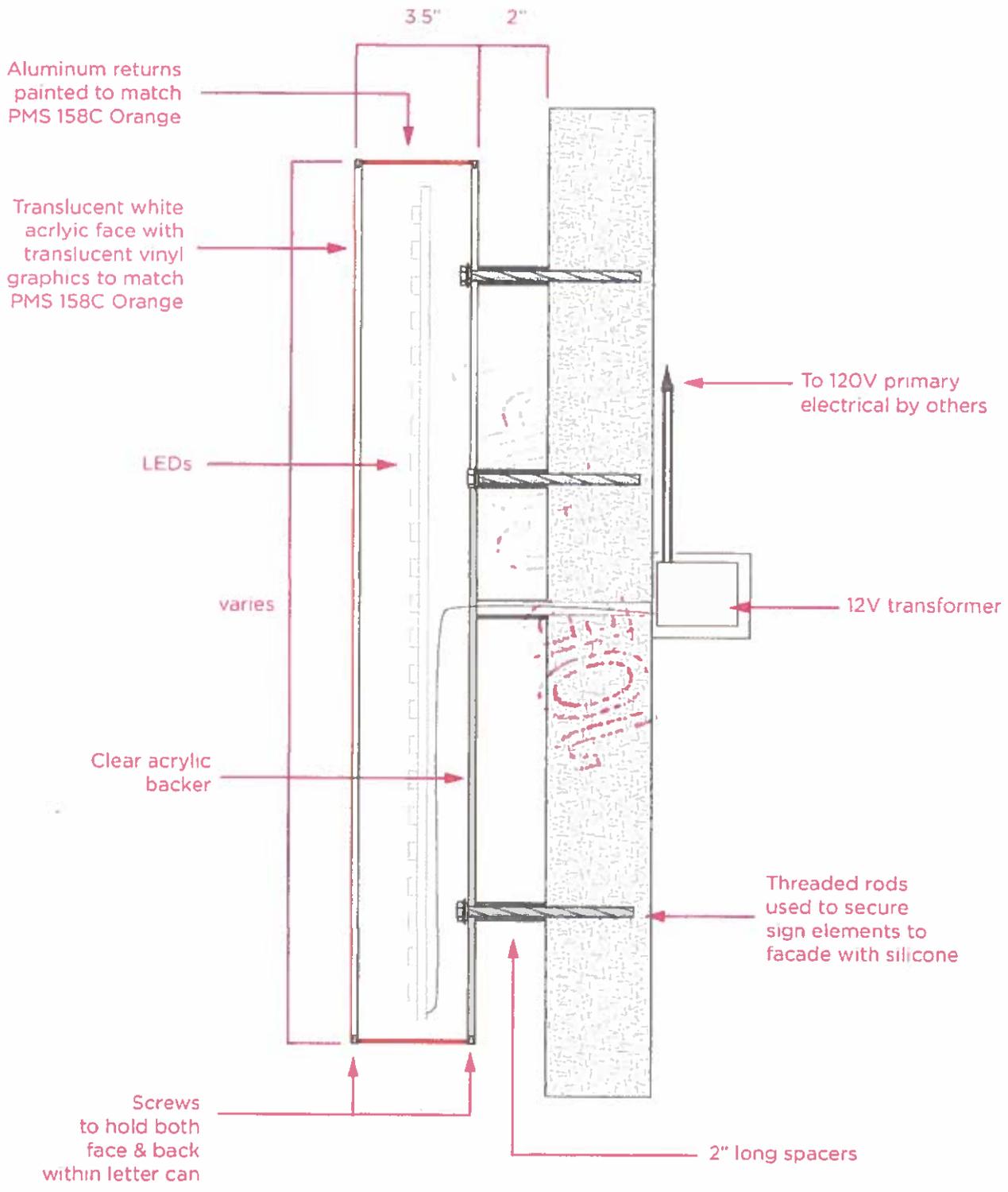
JOB # Location 3

DRAWN BY bs

SCALE No Scale

THIS IS AN ORIGINAL DRAWING BY H.M. WITT & CO. SIGNS AND IS NOT TO BE REPRODUCED WITHOUT PERMISSION OF H.M. WITT & CO. SIGNS

The PrivateBank: The Balmoral - 34901 Woodward Avenue - Birmingham, MI 48009
 Locations 1, 2 & 3



H.M. WITT & CO.
Signs

3113 West Newport Ave., Chicago, IL 60618
 Tel: 773.250.5000 Fax: 773.250.5000
 Toll-free: 1.888.427.0705 Web: www.hm-witt.com

APPROVED AS IS
 APPROVED W/CHANGES
 REVISE AND RESUBMIT

APPROVAL
 DATE

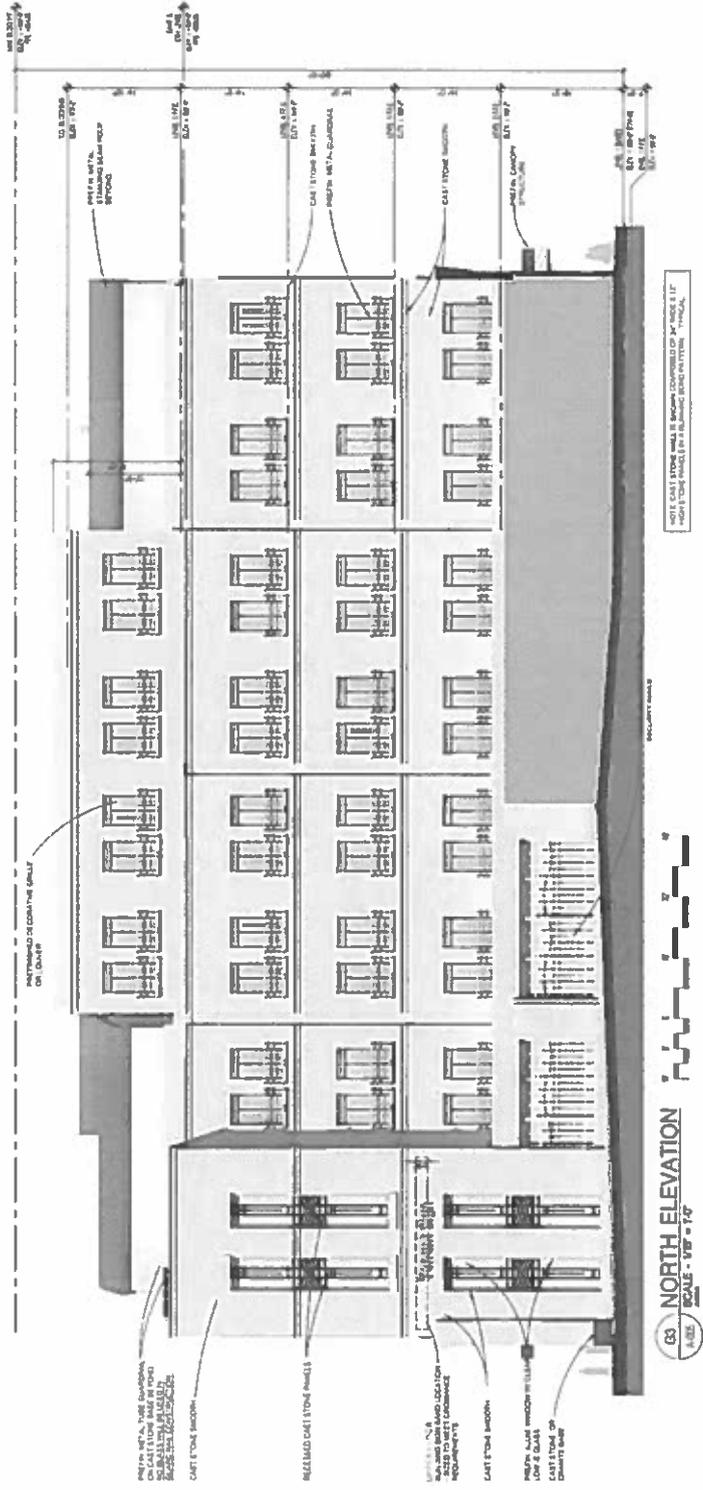
REVISIONS

CLIENT The PrivateBank
 DATE 10-19-15
 JOB # Section - Logo
 DRAWN BY bs
 SCALE 1/4" = 1"

THIS IS AN ORIGINAL DRAWING BY H.M. WITT & CO. SIGNS AND IS NOT TO BE REPRODUCED WITHOUT PERMISSION OF H.M. WITT & CO. 9-075

EXHIBIT F

Sign Plan Drawings



03 NORTH ELEVATION
SCALE - 1/8" = 1'-0"

SCALE ELEVATION

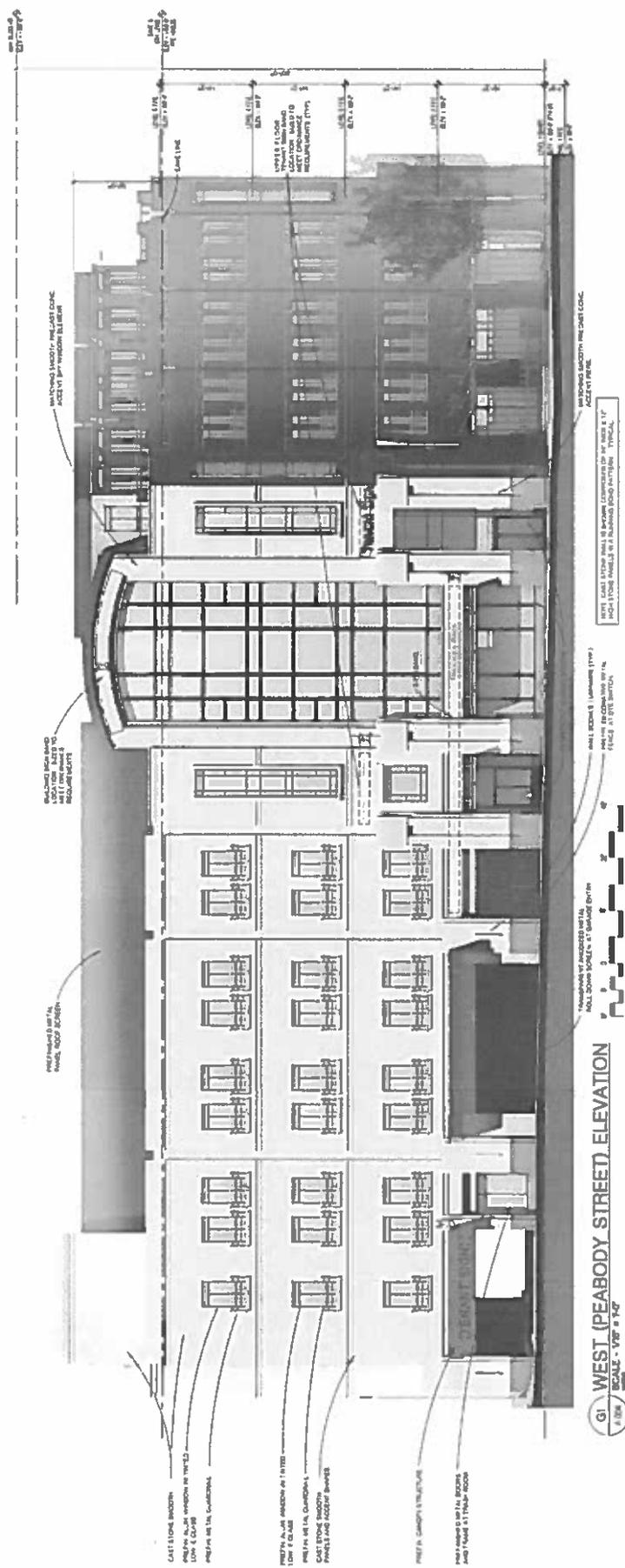
03/26/2014



01 SOUTH (BROWN ROAD) ELEVATION
SCALE - 1/8" = 1'-0"

SCALE ELEVATION

03/26/2014



SCALE ELEVATION

03/26/2014

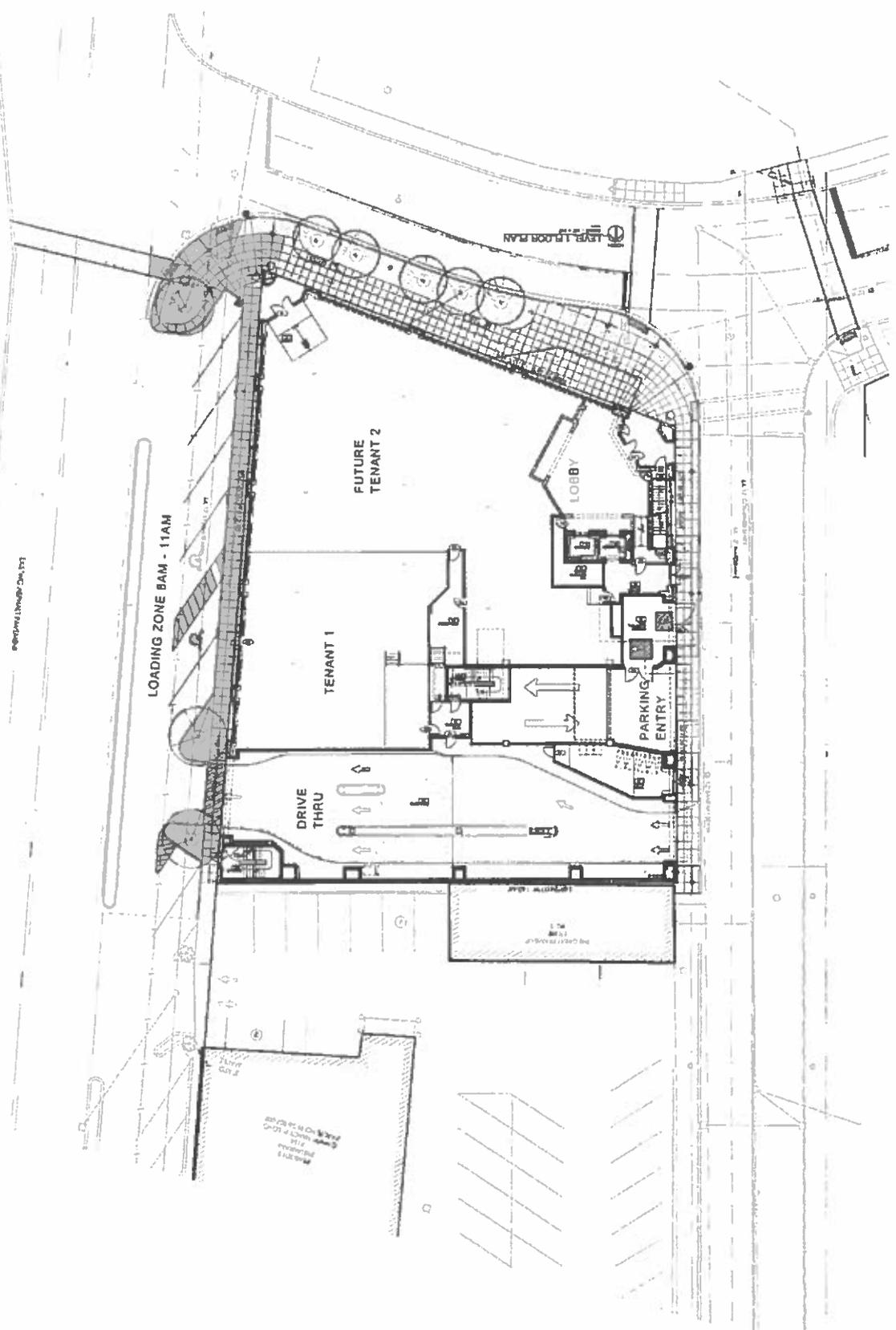
11-005

BIRMINGHAM, MICHIGAN

THE BALMORAL

HOBBS + BLACK ARCHITECTS

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2013.12.05

11-005

BIRMINGHAM, MICHIGAN

THE BALMORAL

HOBBS + BLACK ARCHITECTS
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EXHIBIT G

Previously Approved Applications



Preliminary or Final Sign / Design Review Application Design Review Board

Planning Division

1. Applicant

Name: Harvey Weiss, Woodward Brown, LLC
Address: c/o Weiss Properties, 32820 Woodward Ave
Suite 200, Royal Oak, MI, 48073
Phone Number: 248-549-3600 ext 14
Fax Number: 248-549-9960
Email Address: hweiss@samonaweiss.com

2. Applicant's Attorney/Contact Person

Name: Harvey Weiss
Address: _____

Phone Number: _____
Fax Number: _____
Email Address: _____

3. Required Attachments

- Warranty Deed with legal description of property
- Photographs of existing site and buildings
- Completed Checklist
- Certified Land Survey
- Landscape Plan showing all existing and proposed elements
- Required fee (see Fee Schedule for applicable amount)
- Samples of all materials to be used
- Twelve (12) folded copies of plans including color elevations showing all materials and an itemized list of all changes for which approval is requested with the changes marked in color
- Catalog sheets for all proposed lighting & outdoor furniture
- One (1) additional set of plans mounted on a foam board, including a color rendering of each elevation.

Please See Sign Review Presentation Requirements

4. Project Information

Address/Location of Property: 34901-34953 Woodward Ave

Name of Development: The Balmoral

Sidwell #: 19-36-207-006, 19-36-207-007

Current Use: Vacant

Proposed Use: Mixed Use 5 story high-rise

Area in Acres: +/- 0.5 acres

Current Zoning: B-4 Bus/Res, D-4 Overlay District

Zoning of Adjacent Properties: North B-4, East none, West
across Peabody PP Parking, South none.

Property Owner

Name: Woodward Brown, LLC
Address: _____

Phone Number: _____
Fax Number: _____
Email Address: _____

Project Designer/Developer

Name: Thom Phillips, VP, HOBBS+BLACK ASSOC.
Address: 100 North State Street,
Ann Arbor, Michigan 48104
Phone Number: 734-663-4189
Fax Number: 734-663-1770
Email Address: tphillips@hobbs-black.com

Date of Planning Board Approval, if any: 01/08/2014

Date of Application for Preliminary Historic Design Review: NA

Date of Preliminary Historic Design Review Approval: NA

Date of Application for Preliminary Site Plan: _____

Date of Preliminary Site Plan Approval: _____

Date of Final Site Plan Approval: _____

Will proposed project require the division of platted lots? No.

5. Details of the Nature of Work Proposed (Attach separate sheet if necessary)

(Please specifically list all materials and colors to be used)

SUBMITTAL:

MASTER SIGN AREA PLAN:

The project is a new high rise building at Woodward and Brown Roads. As part of the design, we are submitting this application requesting approval for general signage locations.

Once tenants are signed and ready to proceed, they will apply for a separate sign permits indicating the type, materials, size, etc. of their specific signs.

6. Buildings and Structures

Number of Buildings on site: _____
Height of Building & # of stories: _____

Use of Buildings: _____
Height of rooftop mechanical equipment: _____

7. Addition

Proposed use: _____
Number of floors: _____
Number of sq. ft. on each floor: _____
Retail space in sq. ft.: _____
Assembly space in sq. ft.: _____

Height: _____
Total Floor area in sq. ft. (all floors): _____
Office space in sq. ft.: _____
Industrial space in sq. ft.: _____
Seating Capacity: _____

8. Required and Proposed Parking

Required number of parking spaces: _____
Typical angle of parking spaces: _____
Typical width of maneuvering lanes: _____
Location of parking on the site: _____
Location of off site parking: _____
Number of light standards in parking area: _____
Screenwall material: _____

Proposed number of parking spaces: _____
Typical size of parking spaces: _____
Number of spaces < 180 sq. ft.: _____
Number of handicap spaces: _____
Shared Parking Agreement?: _____
Height of light standards in parking area: _____
Height of screenwall: _____

9. Landscaping

Location of landscape areas: _____

Proposed landscape material: _____

10. Building Lighting

Number of light standards on building: _____
Size of light fixtures (LxWxH): _____

Maximum wattage per fixture: _____
Light level at each property line: _____

Type of light standards on building: _____
Height from grade: _____

Proposed wattage per fixture: _____
Number & location of holiday tree lighting receptacles: _____

Street Frontage:

Width: _____

Length: _____

Height: _____

11. Location of Proposed Signs

MASTER SIGN AREA PLAN: Wall mounted building signs. _____

12. Type of Sign(s)

Wall: _____ X _____

Ground: _____

Projecting: _____

Canopy: _____

Building Name: _____

Post-mounted Projecting: _____

13. If a wall sign, indicate wall to be used:

Front: See elevations. _____

Left side: _____

Rear: _____

Right side: _____

14. Size of Sign

Width: TBD by future applicant. _____

Depth: _____

Height of lettering: 24" and 18" per ordinance. _____

Height: _____

Total square feet: _____

15. Existing signs currently located on property

Number: NA _____

Square feet per sign: _____

Type(s): _____

Total square feet: _____

16. Materials/Style

Metal: Per ordinance, TBD by future applicant. _____

Plastic: _____

Color 1(including PMS color #): _____

Additional colors (including PMS color #: _____

Wood: _____

Glass: _____

Color 2 (including PMS color #) _____

17. Sign(s) Read(s): TBD by future applicant. _____

18. Sign Lighting

Type of lighting proposed: Applying for areas only. _____

Size of light fixtures (LxWxH): _____

Number proposed: _____

Height from grade: _____

Maximum wattage per fixture: _____

Location: _____

Proposed wattage per fixture: _____

Style (include specifications): _____

19. Landscaping (Ground signs only)

Location of landscape areas: _____

Proposed landscape material: _____



The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for site plan review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

Signature of Owner: _____ Date: _____

Print Name: _____

Signature of Applicant: _____ Date: _____

Print Name: _____

Signature of Architect: Thomas J. Phillips Date: 03/27/2014

Print Name: Thomas L. Phillips, VP, HOBBS+BLACK ASSOCIATES, INC.

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted by: _____



PRELIMINARY or FINAL SIGN / DESIGN REVIEW APPLICATION CHECKLIST – PLANNING DIVISION

Applicant: Harvey Weiss, Woodward Brown, LLC Case #: _____ Date: 03/27/2014
32820 Woodward Ave
Address: Suite 200, Royal Oak, MI, 48073 Project: The Balmoral

All site plans and elevation drawings prepared for approval shall be prepared in accordance with the following specifications and other applicable requirements of the City of Birmingham. If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for quality reproduction or recording. Plans must be no larger than 24" x 36", and must be folded and stapled together. The address of the site must be clearly noted on all plans and supporting documentation.

Final Site Plan

A full site plan detailing the proposed changes for which approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- ____ 1. Name and address of applicant and proof of ownership;
- ____ 2. Name of Development (if applicable);
- ____ 3. Legend and notes, including a graphic scale, north point, and date;
- ____ 4. A separate location map;
- ____ 5. A list of all requested elements / changes to the site plan;
- ____ 6. Any changes requested marked in color on the site plan and on all elevations of any building(s);
- ____ 7. General description, location, and types of structures on the site;
- ____ 8. Details of existing or proposed lighting, signage and other pertinent development features;
- ____ 9. A landscape plan showing all existing and proposed planting and screening materials, including the number, size, and type of plantings proposed and the method of irrigation; and
- ____ 10. Any other information requested in writing by the Planning Division, the HDC, or the Building Official deemed important to the development.

Elevation Drawings

Complete elevation drawings detailing the proposed changes for which approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- 11. Color elevation drawings showing the proposed design for each façade of the building;
- 12. List of all materials to be used for the building, marked on the elevation drawings;
- ____ 13. Details of existing or proposed lighting, signage and other pertinent development features;
- ____ 14. A list of any requested design changes;
- ____ 15. Itemized list of all materials to be used, including exact size specifications, color, style, and the name of the manufacturer;
- 16. All items listed on the **Sign Review Presentation Requirements**
- ____ 17. Any other information requested in writing by the Planning Division, the HDC, or the Building Official deemed important to the development.

Sign Review Presentation Requirements

12 sets of photos and plans (stapled together and folded) must be submitted for the Board members.

- 1. Color minimum 8 1/2" x 11" Photo of Existing Building Without Signage**
- 2. Scaled color rendering or minimum 8 1/2" x 11" photo of building with signage showing:**
 - a. Length of building
 - b. Height above grade of sign
 - c. Sign height and width (Letters, Logo, and/or Background)
 - d. Dimensions from sign to each end of the building or tenant space
 - e. Dimensions from sign to the top and bottom of the sign band
 - f. Location of all existing and proposed lighting fixtures
 - g. A landscape plan showing all existing and proposed planting and screening materials (for ground signs only)
 - h. Site plan showing location of sign (ground signs only)
 - i. Any existing signage with dimensions
- 3. Color measured drawing of sign:**
 - a. Height and width of background, letters and logo.
 - b. PMS Color numbers
 - c. Sign Materials
 - d. Cut view of sign showing:
 - I. Thickness of sign background and / or letters.(Letters must be a minimum 1/4" thick)
 - II. Electrical details
 - III. Mounting details
- 4. Lighting Information:**
 - a. Cut sheet of proposed lighting including:
 - I. Exact fixture size specifications
 - II. Fixture color
 - III. Fixture Style
 - IV. Bulb type and wattage
 - V. Manufacturer
- 5. Color minimum 8 1/2" x 11" photos of adjacent buildings**
- 6. Foam Core presentation Board:**
 - a. Approximately 24" x 36"
 - b. Attach all above pictures and plans
 - c. Attach material samples

****No painted signs allowed.**



Fee Schedule

Administrative Approval	\$100.00
Board of Zoning Appeals* <ul style="list-style-type: none"> • Single Family Residential • All Others 	\$310 \$510
Community Impact Study Review*	\$2,050
Design Review*	\$350
Lot Division*	\$200 / parcel affected
Historic District Review* <ul style="list-style-type: none"> • Single Family Residential District • All other zone districts 	No charge \$350
Public Notice Sign	\$100 / refundable deposit \$50 fee
Site Plan Review* <ul style="list-style-type: none"> • R4 through R8 zone district • Nonresidential districts 	\$850 plus \$50 per dwelling unit \$1050 plus \$50 per acre or portion of acre
Special Land Use Permit* <ul style="list-style-type: none"> • Plus Site Plan Review • Plus Design Review • Plus Publish of Legal Notice • Plus sign rental and deposit 	\$800 \$1050 \$350 \$450 \$150 Total fee: \$2800
Special Land Use Permit Annual Renewal Fee	\$200.00
Temporary Use Permit	\$100
Zoning Compliance Letter	\$50
Zoning Ordinance Amendment Hearing (Rezoning)*	\$1500

***Require public notice sign to be posted (\$150 – rental fee & deposit)**

The fees for design review, site plan review, historic district review and special land use permits shall be double the listed amounts in the even the work is commenced prior to the filing of an application for review by the City of Birmingham.

Ordinance No. 1751 (Appendix A, Section 7.38 of the Birmingham City Code)



Community Development Department
 151 Martin Street
 Birmingham, MI 48012-3001
 (248) 530-1850

Applicant:
 ARANEAE INC
 28785 HAAS RD
 WIXOM MI 48393

Status: ISSUED

Sign

Type

Permit Number:
 PS15-0085
 JSGC15-0056
Applied: 11/16/2015
Issued: 11/24/2015
Expires: 05/22/2016
Finalled:

LOCATION	OWNER	CONTRACTOR
0 34901 WOODWARD AVE STE 200 08-19-36-207-007 Zoning District: Special District:	WOODWARD BROWN ASSOCIATES LLC 32820 WOODWARD AVE STE 240 ROYAL OAK MI 48073 Phone: Fax:	ARANEAE INC 28785 HAAS RD WIXOM MI 48393 Phone: (248) 344-8840 Fax: (248) 344 8841

Work Description: 3-SIGNS WALL, ELECTRIC, METAL/PLASTIC FOR: THE PRIVATE BANK

Stipulations:

Primary Constructions Type:
Primary Use Group:

Primary Zoning District:
Project: JSGC15-0056

Permit Item	Work Type	Fee Basis	Item Total
01) Minimum Sign Permit Fee	Planning Permits	1.00	\$100.00
01) Minimum Sign Permit Fee	Planning Permits	1.00	\$100.00
01) Minimum Sign Permit Fee	Planning Permits	1.00	\$100.00
		Fee Total:	300.00
		Amount Paid:	300.00
		Balance Due:	0.00

City Planner Approval: M. B. [Signature]

Date: 11/24/2015



Preliminary or Final Sign / Design Review Application Design Review Board

Planning Division

1. Applicant

Name: Harvey Weiss, Woodward Brown, LLC
Address: c/o Weiss Properties, 32820 Woodward Ave
Suite 200, Royal Oak, MI, 48073
Phone Number: 248-549-3600 ext 14
Fax Number: 248-549-9960
Email Address: hweiss@samonaweiss.com

Property Owner

Name: Woodward Brown, LLC
Address: _____
Phone Number: _____
Fax Number: _____
Email Address: _____

2. Applicant's Attorney/Contact Person

Name: Harvey Weiss
Address: _____
Phone Number: _____
Fax Number: _____
Email Address: _____

Project Designer/Developer

Name: Thom Phillips, VP, HOBBS+BLACK ASSOC
Address: 100 North State Street,
Ann Arbor, Michigan 48104
Phone Number: 734-663-4189
Fax Number: 734-663-1770
Email Address: tphillips@hobbs-black.com

3. Required Attachments

- Warranty Deed with legal description of property
- Photographs of existing site and buildings
- Completed Checklist
- Certified Land Survey
- Landscape Plan showing all existing and proposed elements
- Required fee (see Fee Schedule for applicable amount)
- Samples of all materials to be used
- Twelve (12) folded copies of plans including color elevations showing all materials and an itemized list of all changes for which approval is requested with the changes marked in color
- Catalog sheets for all proposed lighting & outdoor furniture
- One (1) additional set of plans mounted on a foam board, including a color rendering of each elevation.

Please See Sign Review Presentation Requirements

4. Project Information

Address/Location of Property: 34901-34953 Woodward Ave

Name of Development: The Balmoral

Sidwell #: 19-36-207-006, 19-36-207-007

Current Use: Vacant

Proposed Use: Mixed Use 5 story high-rise

Area in Acres: +/- 0.5 acres

Current Zoning: B-4 Bus/Res, D-4 Overlay District

Zoning of Adjacent Properties: North B-4, East none, West
across Peabody PP Parking, South none..

Date of Planning Board Approval, if any: 01/08/2014

Date of Application for Preliminary Historic Design Review: NA

Date of Preliminary Historic Design Review Approval: NA

Date of Application for Preliminary Site Plan: _____

Date of Preliminary Site Plan Approval: _____

Date of Final Site Plan Approval: _____

Will proposed project require the division of platted lots? No.

5. Details of the Nature of Work Proposed (Attach separate sheet if necessary)

(Please specifically list all materials and colors to be used)

SUBMITTAL:

MASTER SIGN AREA PLAN:

The project is a new high rise building at Woodward and Brown Roads. As part of the design, we are submitting this application requesting approval for general signage locations.

Once tenants are signed and ready to proceed, they will apply for a separate sign permits indicating the type, materials, size, etc. of their specific signs.

6. Buildings and Structures

Number of Buildings on site: _____
Height of Building & # of stories: _____

Use of Buildings: _____
Height of rooftop mechanical equipment: _____

7. Addition

Proposed use: _____
Number of floors: _____
Number of sq. ft. on each floor: _____
Retail space in sq. ft.: _____
Assembly space in sq. ft.: _____

Height: _____
Total Floor area in sq. ft. (all floors): _____
Office space in sq. ft.: _____
Industrial space in sq. ft.: _____
Seating Capacity: _____

8. Required and Proposed Parking

Required number of parking spaces: _____
Typical angle of parking spaces: _____
Typical width of maneuvering lanes: _____
Location of parking on the site: _____
Location of off site parking: _____
Number of light standards in parking area: _____
Screenwall material: _____

Proposed number of parking spaces: _____
Typical size of parking spaces: _____
Number of spaces < 180 sq. ft.: _____
Number of handicap spaces: _____
Shared Parking Agreement?: _____
Height of light standards in parking area: _____
Height of screenwall: _____

9. Landscaping

Location of landscape areas: _____

Proposed landscape material: _____

10. Building Lighting

Number of light standards on building: _____
Size of light fixtures (LxWxH): _____
Maximum wattage per fixture: _____
Light level at each property line: _____

Type of light standards on building: _____
Height from grade: _____
Proposed wattage per fixture: _____
Number & location of holiday tree lighting receptacles: _____

Street Frontage:

Width: _____ Length: _____
Height: _____

11. Location of Proposed Signs

MASTER SIGN AREA PLAN: Wall mounted building signs

12. Type of Sign(s)

Wall: _____ X _____ Canopy: _____
Ground: _____ Building Name: _____
Projecting: _____ Post-mounted Projecting: _____

13. If a wall sign, indicate wall to be used:

Front: _____ See elevations. _____ Rear: _____
Left side: _____ Right side: _____

14. Size of Sign

Width: _____ TBD by future applicant. _____ Height: _____
Depth: _____ Total square feet: _____
Height of lettering: _____ 24" and 18" per ordinance. _____

15. Existing signs currently located on property

Number: _____ NA _____ Type(s): _____
Square feet per sign: _____ Total square feet: _____

16. Materials/Style

Metal: _____ Per ordinance, TBD by future applicant. _____ Wood: _____
Plastic: _____ Glass: _____
Color 1 (including PMS color #): _____ Color 2 (including PMS color #): _____
Additional colors (including PMS color #): _____

17. Sign(s) Read(s): _____ TBD by future applicant. _____

18. Sign Lighting

Type of lighting proposed: _____ Applying for areas only. _____ Number proposed: _____
Size of light fixtures (LxWxH): _____ Height from grade: _____
Maximum wattage per fixture: _____ Proposed wattage per fixture: _____
Location: _____ Style (include specifications): _____

19. Landscaping (Ground signs only)

Location of landscape areas: _____ Proposed landscape material: _____



The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for site plan review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

Signature of Owner: [Signature] Date: 3/27/14

Print Name: NAJIB SAMONA, MANAGER
WOODWARD BROWN ASSOC

Signature of Applicant: [Signature] Date: 3/27/14

Print Name: HARRY WEISS

Signature of Architect: [Signature] Date: 03/27/2014

Print Name: Thomas L. Phillips, VP, HOBBS+BLACK ASSOCIATES, INC.

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted by: _____



PRELIMINARY or FINAL SIGN / DESIGN REVIEW APPLICATION CHECKLIST – PLANNING DIVISION

Applicant: Harvey Weiss, Woodward Brown, LLC Case #: _____ Date: 03/27/2014
Address: 32820 Woodward Ave
Suite 200, Royal Oak, MI, 48073 Project: The Balmoral

All site plans and elevation drawings prepared for approval shall be prepared in accordance with the following specifications and other applicable requirements of the City of Birmingham. If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for quality reproduction or recording. Plans must be no larger than 24" x 36", and must be folded and stapled together. The address of the site must be clearly noted on all plans and supporting documentation.

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- ___ 3. Legend and notes, including a graphic scale, north point, and date;
- ___ 4. A separate location map;
- ___ 5. A list of all requested elements / changes to the site plan;
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- ___ 15. Itemized list of all materials to be used, including exact size specifications, color, style, and the name of the manufacturer;
- 16. All items listed on the Sign Review Presentation Requirements
- ___ 17. Any other information requested in writing by the Planning Division, the HDC, or the Building Official deemed important to the development.

Sign Review Presentation Requirements

12 sets of photos and plans (stapled together and folded) must be submitted for the Board members.

1. Color minimum 8 1/2" x 11" Photo of Existing Building Without Signage
2. Scaled color rendering or minimum 8 1/2" x 11" photo of building with signage showing:
 - a. Length of building
 - b. Height above grade of sign
 - c. Sign height and width (Letters, Logo, and/or Background)
 - d. Dimensions from sign to each end of the building or tenant space
 - e. Dimensions from sign to the top and bottom of the sign band
 - f. Location of all existing and proposed lighting fixtures
 - g. A landscape plan showing all existing and proposed planting and screening materials (for ground signs only)
 - h. Site plan showing location of sign (ground signs only)
 - i. Any existing signage with dimensions
3. Color measured drawing of sign:
 - a. Height and width of background, letters and logo.
 - b. PMS Color numbers
 - c. Sign Materials
 - d. Cut view of sign showing:
 - I. Thickness of sign background and / or letters.(Letters must be a minimum 1/4" thick)
 - II. Electrical details
 - III. Mounting details
4. Lighting Information:
 - a. Cut sheet of proposed lighting including:
 - I. Exact fixture size specifications
 - II. Fixture color
 - III. Fixture Style
 - IV. Bulb type and wattage
 - V. Manufacturer
5. Color minimum 8 1/2" x 11" photos of adjacent buildings
6. Foam Core presentation Board:
 - a. Approximately 24" x 36"
 - b. Attach all above pictures and plans
 - c. Attach material samples

**No painted signs allowed.



Fee Schedule

Administrative Approval	\$100.00
Board of Zoning Appeals* <ul style="list-style-type: none"> • Single Family Residential • All Others 	\$310 \$510
Community Impact Study Review*	\$2,050
Design Review*	\$350
Lot Division*	\$200 / parcel affected
Historic District Review* <ul style="list-style-type: none"> • Single Family Residential District • All other zone districts 	No charge \$350
Public Notice Sign	\$100 / refundable deposit \$50 fee
Site Plan Review* <ul style="list-style-type: none"> • R4 through R8 zone district • Nonresidential districts 	\$850 plus \$50 per dwelling unit \$1050 plus \$50 per acre or portion of acre
Special Land Use Permit* <ul style="list-style-type: none"> • Plus Site Plan Review • Plus Design Review • Plus Publish of Legal Notice • Plus sign rental and deposit 	\$800 \$1050 \$350 \$450 \$150 Total fee: \$2800
Special Land Use Permit Annual Renewal Fee	\$200.00
Temporary Use Permit	\$100
Zoning Compliance Letter	\$50
Zoning Ordinance Amendment Hearing (Rezoning)*	\$1500

*Require public notice sign to be posted (\$150 – rental fee & deposit)

The fees for design review, site plan review, historic district review and special land use permits shall be double the listed amounts in the even the work is commenced prior to the filing of an application for review by the City of Birmingham.

Ordinance No. 1751 (Appendix A, Section 7.38 of the Birmingham City Code)

1162

WOODWARD BROWN ASSOCIATES, LLC

32820 WOODWARD AVE SUITE 200
ROYAL OAK, MI 48073

DATE 3/28/14

74-1358-724

PAY
TO THE
ORDER OF

City of Birmingham

\$ 350.00

Three hundred fifty dollars and 00/100 -

DOLLARS  



THE PRIVATE BANK

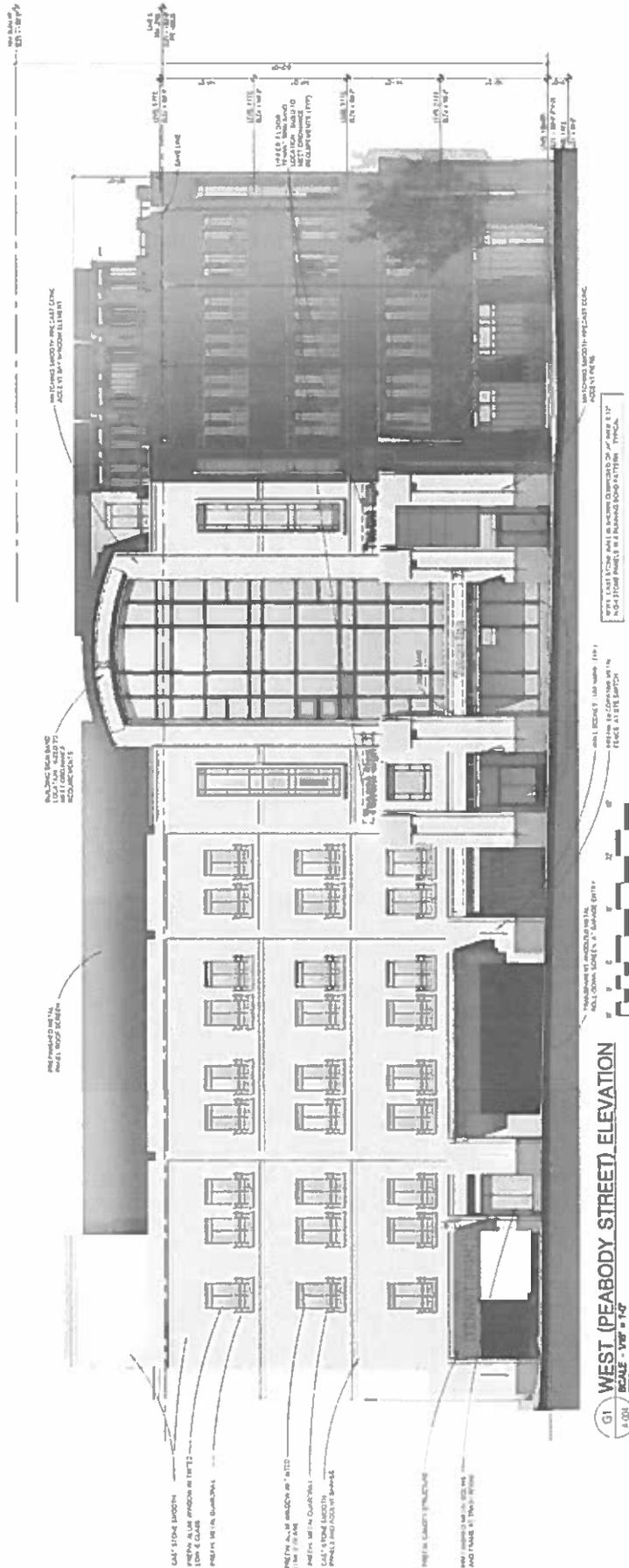
11000 Woodward Hills, MI 48074

FOR Building Signage Review Fee

Robert Morris

⑈001162⑈ ⑆072413586⑆

⑈2287967⑈



07/13/2015

SCALE ELEVATION

11-005

BIRMINGHAM, MICHIGAN

THE BALMORAL

HOBBS + BLACK ARCHITECTS

© 2013 HOBBBS + BLACK ARCHITECTS, L.L.C.



Community Development Department
 151 Martin Street
 Birmingham, MI 48012-3001
 (248) 530-1850

INSPECTION LINE # (248) 530-1860

Applicant:
 ARANEAE INC
 28785 HAAS RD
 WIXOM MI 48393

Electrical

Type

Permit Number:
 PE15-0801
 JSGC15-0056
Applied: 11/16/2015
Issued: 11/24/2015
Expires: 05/22/2016
Finalized:

Status: ISSUED

LOCATION	OWNER	CONTRACTOR
0 34901 WOODWARD AVE STE 200 08-19-36-207-007 Zoning District: Special District:	WOODWARD BROWN ASSOCIATES LLC 32820 WOODWARD AVE STE 240 ROYAL OAK MI 48073 Phone: Fax:	ARANEAE INC 28785 HAAS RD WIXOM MI 48393 Phone: (248) 344-8840 Fax:

Work Description: 3-SIGNS WALL, ELECTRIC, METAL/PLASTIC FOR: THE PRIVATE BANK, 1-EAST SIDE, 1-SOUTH SIDE, 1-WEST SIDE ELEVATIONS.

Stipulations:

Primary Construction Type:
 Primary Use Group:

Primary Zoning District:
 Project: JSGC15-0056

Permit Item	Work Type	Fee Basis	Item Total
Base Fee	Electrical Permits	1.00	\$50.00
Signs, Sidewalk Inspec. Req	Electrical Permits	3.00	\$150.00

Fee Total: 200.00
 Amount Paid: 200.00
 Balance Due: 0.00

Issued By: 

Date: 11/24/2015

EXHIBIT H

Design Review Board Minutes

February 17, 2016

**DESIGN REVIEW BOARD
MINUTES OF FEBRUARY 17, 2016**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, February 17, 2016. Chairman John Henke called the meeting to order.

Present: Chairman John Henke; Board Members Natalia Dukas, Thomas Trapnell, Shelli Weisberg, Michael Willoughby

Absent: Board Members Mark Coir, Vice-Chairman Keith Deyer; Student Representative Loreal Salter-Dodson

Administration: Matthew Baka, Sr. Planner
Mario Mendoza, Recording Secretary

02-01-16

The chairman offered the option of postponement to the applicant because a motion would require an affirmative vote by four board members out of the five that were present. The applicant wished to go forward this evening.

**APPROVAL OF MINUTES
DRB Minutes of October 21, 2015**

**Motion by Mr. Willoughby
Seconded by Ms. Weisberg to approve the DRB Minutes of October 21, 2015 as presented.**

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Weisberg, Dukas, Henke, Trapnell

Nays: None

Absent: Deyer, Weisberg

02-02-16

**SIGN REVIEW
330 Hamilton Row
Office and residential building
Zoning: B-4 Business Residential**

Proposal: The applicant proposes to install a new wall sign on an existing one-story building. The applicant was previously granted administrative approval for a name letter sign to be installed. However, it was discovered by the applicant that the original sign could not be installed due to structural steel elements behind the sign band blocking access for the electrical connection. The applicant is now proposing to create a raceway/backer that will have a digitally printed 3m vinyl adhered to it that mimics that brick pattern of the building façade.

Signage: The total linear building frontage is 38.7 ft., permitting 38.7 sq. ft. of sign area. The proposed wall sign will measure 28.66 sq. ft. which is in accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area that states for all buildings, the combined area of all types of signs shall not exceed 1 sq. ft. (1.5 sq. ft. for addresses on Woodward Ave.) for each linear foot of principal building frontage.

The wall sign is located at a height of 11 ft. 8 in. on the storefront elevation. In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance - Wall signs that project more than 3 in. from the building facade shall not be attached to the outer wall at a height of less than 8 ft. above a public sidewalk. **The proposal meets this requirement.** The proposed raceway depth is 2 in. In accordance with Article 1.0, section 1.05 (K) of the Birmingham Sign Ordinance, No electrical raceway shall have a thickness greater than 4 in. **The proposal meets this requirement.** The total depth of the sign is 6 in. In accordance with Article 1.0, section 1.05 (K) of the Birmingham Sign Ordinance, No wall signs shall project more than 9 in. measured from the wall to which it is attached to the outer surface. **The proposal meets this requirement.**

The proposed sign consists of internally illuminated LED channel letters representing "kw/Jeff Glover & Associates Realtors" and colored in red and black. The raceway is proposed to have digitally printed 3m vinyl adhered to it that mimics that brick pattern of the building façade.

Jennifer from Signs and More described the sign as being a wrap of printed graphic on adhesive backed vinyl that is laminated. It will be made to look as close as possible to the existing brick. The backer will be wrapped so that it will not appear like a typical raceway. Chairman Henke was concerned about the vinyl peeling. If it peels at all everything will have to be taken back off, the backer re-skinned, and then mounted again. Jennifer said the letters themselves contain white LED lights but the halo light behind them will spill out red. All of the letters are 3 in. thick.

Chairman Henke questioned if these are halo lit LED letters, why 3 in. of standoff is needed between the backer and the letter itself. Jennifer responded the light won't spill out if there isn't enough room. Mr. Henke didn't see any photometrics and wondered how bright the light would be and whether the heat would char the vinyl. Jennifer noted the light is not intense. The manufacturer's

warranty on the vinyl is seven to nine years. Chairman Henke observed it depends on the exposure and the application. Ms. Dukas commented the warranty is for the vinyl part and not anything that has been done to it. She was not sure how the vinyl would look over the years.

Ms. Weisberg gave the benefit of doubt to the business owner who would want their sign to continue to look good because it reflects upon their business. She will be interested to see how the photo reproduction of the brick on the backer blends in as opposed to painting the backer. Jennifer stated their company takes pride in their work and they will make this sign just the way Jeff Glover wants it.

Motion by Mr. Willoughby

Seconded by Ms. Weisberg that he feels comfortable with the sign company deciding on the best possible way to have the least maintenance issues. Then it can be brought to Mr. Baka with a sample for his visual approval along with the lumens that are required.

Ms. Dukas announced she feels more comfortable with the idea of painting the backer. Her reason is that over the years the materials will weather differently and end up not looking the same. Mr. Willoughby thought the board should let the sign company experiment. Then they will bring their best possible solution in to the City.

There were no comments from the public on the motion.

Motion carried, 4-0.

VOICE VOTE

Yeas: Willoughby, Weisberg, Henke, Trapnell

Nays: None

Abstain: Dukas

Absent: Coir, Deyer

02-03-16

**SHORT TERM PROJECTS
DRB Action List 2016**

Chairman Henke said the only thing he might do is move Sign Band Designation higher than Sign Guidelines.

02-04-16

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

Mr. Baka advised that with the outdoor dining season approaching the City sent 220 Merrill St. a letter reminding them that they will be held to their approval even though they haven't moved on it yet. They are still supposed to patina the pergola. 220 Merrill St. has responded saying they know this.

The Wells Fargo Building sign is still changing colors.

There will not be a meeting in two weeks because no applications have come in.

-- Administrative Approvals

- 34953 Woodward Ave., PNC Bank - Installing three halo illuminated channel and logo letters.
- 625 - 631 N. Old Woodward Ave.; 633 - 639 N. Old Woodward Ave.; 691 - 697 N. Old Woodward Ave. - Strip and re-roof; gutters and downspouts; and porch deck.
- 34901 Woodward Ave., The Balmoral - Three signs, "The Private Bank" Woodward Ave.: south, east and west elevations.
- 33967 Woodward Ave., Original Pancake House -
 - Addition of new shipping/receiving door at west elevation;
 - Re-painting of existing CMU walls;
 - Addition of three new aluminum storefront windows at north elevation.
- 394 S. Old Woodward Ave., Roche Bobais - Plan review as already approved signs within one year, south location.
- 555 S. Adams Rd., Adams Place LLC - Updated plans showing the removal of a rollup door on the Fiat elevation that has been installed from the original permit and the addition of a new planter enclosure.
- 1051 - 1077 N. Old Woodward Ave. - Remove vinyl siding on front facade over 1051 - 1077 and replace with Hardi Board siding. Same configuration and color.
- 1173 S. Adams, Birmingham Chiropractic Clinic - Request to install one 16 sq. ft. wall sign on the storefront.
- 1157 S. Adams, Comprehensive Women's Health - Request to install one 21 sq. ft. wall sign on the storefront elevation.

- 1185 S. Adams, Block Advisors - Install two new wall signs on the west and south elevations.
 - 270 N. Old Woodward Ave, Bianchi's Salon - Allow a 19.75 sq. ft. wall sign above front entrance doors.
 - 528 Bloomfield Ct., Bloomfield Ct. Condos - Replacement windows, style for style.
 - 33423 S. Woodward Ave. - The Tux Shop on Woodward -
 - Move existing sign from original location on fascia (east) 30 ft. to the right at exact same height. Bottom of sign is 119 in. to ground.
 - Replace monument sign plaque with a new 15 in. x 56 in. plaque.
 - 34256 Woodward Ave., Massage Envy - Install wall sign for massage envy, west elevation.
- Violation Notices (none)

B. Communications

- Commissioners' Comments (none)

02-05-16

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting.

Matthew Baka
Sr. Planner

EXHIBIT I

Design Review Board Minutes

April 16, 2014

**DESIGN REVIEW BOARD
MINUTES OF APRIL 16, 2014
Municipal Building Commission Room
151 Martin, Birmingham, Michigan**

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, April 16, 2014. Acting Chairperson Shelli Weisberg called the meeting to order at 7 p.m.

Present: Board Members Mark Coir, Natalia Dukas, Shelli Weisberg, Michael Willoughby; Student Representative Cambria Rush

Absent: Chairman John Henke; Board Members Vice Chairman Keith Deyer, Darlene Gehringer; Student Representative Mitch Boorstein

Administration: Sheila Bashiri, City Planner
Carole Salutes, Recording Secretary

Acting Chairperson Weisberg announced that only four out of seven board members were present and it requires an affirmative vote of four members to pass a motion. She inquired whether anyone wished to postpone their hearing to a meeting when a fuller board might be present, but all applicants wished to go forward.

04-25-14

**APPROVAL OF MINUTES
DRB Minutes of April 2, 2014**

**Motion by Mr. Willoughby
Seconded Mr. Coir to approve the DRB Minutes of April 2, 2014 as presented.**

Motion carried, 4-0.

VOICE VOTE

Yeas: Willoughby, Coir, Dukas, Weisberg

Nays: None

Absent: Deyer, Gehringer, Henke

04-26-14

**REVIEW WITHOUT PRESENTATION
360 Hamilton Row
Luxe Homes Design Build**

Zoning: B-4 Business Residential

Proposal: The applicant proposes to install signage on a one-story, single-tenant building.

Illumination: The applicant proposes to illuminate the sign letters with LED backlighting.

Motion by Ms. Dukas

Seconded by Mr. Willoughby to approve the Sign Review Application for 360 Hamilton Row, Luxe Homes Design Build, as submitted.

There was no discussion from the audience at 7:03 p.m.

Motion carried, 4-0.

VOICE VOTE

Yeas: Dukas, Willoughby, Coir, Weisberg

Nays: None

Absent: Deyer, Gehringer, Henke

04-27-14

SIGN REVIEW

Master Sign Plan

34901-34943 Woodward Ave.

The Balmoral

Zoning: B-45 General Business-Residential

Proposal: The applicant is seeking approval for the signage master plan for a five-story, multi-tenant building located at 34901-34953 Woodward Ave.. The building has three street frontages: Woodward Ave., Brown, and Peabody. As currently proposed, each tenant will be required to submit individual tenant signs for Planning Department approval. If a master sign plan for the building is approved by the DRB, individual applicants may receive administrative approval for new signage.

The applicant was reviewed by the Planning Board for approval of the construction and the design of the new building. At that time, the applicant was directed to appear before the DRB with a master sign plan for the building. The applicant opted to use the Overlay Zoning District Regulations to develop the building; and as a result, the signage regulations from the Overlay District Sign Standards will be used to review the signage.

Master Sign Plan: In accordance with The City of Birmingham, Article 01, Section 1.10, B, 3, of the Sign Ordinance, Overlay District, Sign Standards:

a. A single external sign band or zone may be applied to the facade of a building between the first and second floors, provided that it shall be a maximum of 1.5 ft. in vertical dimension by any horizontal dimension.

The proposal meets this requirement.

b. Woodward Avenue Address, the external sign band or zone shall be a maximum of 2 ft. in vertical dimension by any horizontal dimension. The sign band or zone may contain multiple individual signs, but all must refer to a tenant of the building.

The proposal meets this requirement.

e. Where the Historic District Commission, Design Review Board or Planning Board has determined that a horizontal sign band is not architecturally feasible based on building design, an alternative design will be considered, provided the following conditions are met:

1. The sign must fit within the total sign area allowed for the business;
2. The sign must be compatible with the building's street design and will enhance the streetscape.
3. The sign adheres to the goals of the 2016 Plan.

The proposal meets this requirement.

Signage: The applicant is proposing to install signage on the east, north, south, and west elevations of the building.

In accordance with the Article 3, Definitions - Sign Band: A horizontal band extending the full width of the building facade and located between the highest first floor windows and the cornice, or if there is more than one story, the highest first floor windows and the bottom of the second floor windows. The design of the building has created two sign bands of differing heights located over the two-story corner bays and the one-story storefront windows. In accordance with the Overlay Sign Standards, all of the Woodward Ave. elevation tenant signs are proposed to be a maximum of 2 ft. in height by any width. All of the tenant signs on the remaining elevations are proposed to be a maximum of 18 in. in height by any width. The materials and colors will be distinct to each tenant's branding. All of the proposed signs will either be administratively approved; or if necessary, the sign will be reviewed by the DRB. This will be determined by the City Planner.

Woodward Ave. - East Elevation

The applicant proposes to add six signs as tenant spaces are leased. Four tenant signs are proposed for the lower level sign band. On each end of the elevation, a tenant sign is proposed to be located on the upper level sign band.

Parking Lot - North Elevation

On the northeast end of the elevation, a tenant sign is proposed to be located on the upper level sign band.

Brown - South Elevation

The applicant proposes to add five signs as tenant spaces are leased. Three tenant signs are proposed for the lower level sign band. On each end of the elevation, a tenant sign is proposed to be located on the upper level sign band.

Peabody - West Elevation

The applicant proposes to add three signs as tenant spaces are leased. A sign is proposed for the canopy over the drive-thru entrance on the northwest end of the building. One tenant sign is proposed for the lower level sign band. On the southwest end of the elevation, a tenant sign is proposed to be located on the upper level sign band. On the submitted plan, a sign band has been located above a second-story and below a third-story window. This is not a designated sign band and therefore, signage will not be allowed in that location.

Illumination: Each tenant will apply for illumination as needed. For the purpose of uniformity, the DRB may direct the applicant to specify the type of illumination that will be allowed on the building.

Mr. Tom Phillips, Hobbs & Black Architects, said they will come back for illumination. They plan to make their lighting consistent. The building identification sign at the top of the building will not be illuminated. Ms. Bashiri indicated her preference for reverse halo lighting on the other signage, as opposed to internally lit signage.

Motion by Mr. Willoughby

Seconded by Mr. Coir that the master sign plan be approved as submitted, save for:

- On the west elevation the sign that is between the second and third floors will be omitted;
- There will be a building identification sign as shown on the plans; and
- Any lighting will be consistent whenever it is determined what it is.

There were no comments from the public at 7:15 p.m.

Motion carried, 4-0.

VOICE VOTE

Yeas: Willoughby, Coir, Dukas, Weisberg

Nays: None

Absent: Deyer, Gehringer, Henke

04-28-14

DESIGN AND SIGN REVIEW
33495 Woodward Ave.
Woodward and Emmons Bldg.

Zoning: B-2 General Business

Proposal: The applicant is seeking approval for the building renovation of a two-story, multi-tenant building located at 33495 Woodward Ave. The building is the former location of Birmingham Motors, located on the corner of Woodward Ave. and Emmons. The applicant proposes to remove siding, replace windows, add awnings, and a new light feature. The applicant is also proposing a master sign plan for the additional tenant spaces. As currently proposed, each tenant will be required to submit individual tenant signs for Planning Department approval. If a master sign plan for the building is approved by the DRB, individual applicants may receive administrative approval for new signage.

Woodward Ave. Elevation (east) and Emmons Elevation (north)

The existing building is clad in vertical wood siding on both the Woodward Ave. and Emmons elevations. The applicant proposes to remove the siding to expose the existing brick wall. The exposed brick will be repaired and painted a Deep Grey called Cyberspace (Sherwin-Williams SW7076). A Dark Bronze aluminum cap is proposed to be added to the top edge of the building on the Woodward Ave. and Emmons elevations.

All of the existing first-story storefront windows are proposed to be removed and replaced with new windows. The proposed new storefront windows will be butt joint glazed clear glass in Dark Bronze aluminum frames. On the Emmons elevation, the applicant proposes to infill an existing overhead door with a fixed window. The proposed new window will be set in a Dark Bronze aluminum frame, and will have a new brick sill, painted to match the building. The two existing windows next to the proposed new window will be replaced with two new fixed windows in Dark aluminum frames. On the second story the existing casement windows will be removed and replaced with operable awning windows in Dark Bronze aluminum frames with clear glass.

The applicant proposes to replace the existing four entry doors and transoms on the Woodward Ave. elevation and the two entry doors and transoms on the Emmons elevation with Dark Bronze aluminum doors with clear glass.

Above the storefront windows on both the Woodward Ave. and Emmons elevations, the applicant proposes to add fabric awnings. The proposed awnings will be continuous over the storefront windows on Woodward Ave.,

terminating at the end of the storefront window on Emmons. The proposed fabric awnings will be constructed of Sunbrella "True Brown" 6021, measuring 2 ft. h x 18 in. deep. The applicant also proposes to add the fabric awnings above the two new glass doors on the Emmons elevation. The underside of each of the awnings is proposed to be enclosed with fabric, and all of the proposed awnings will be mounted 8 ft. 8 ½ in. above grade.

Above the two entry doors on the clipped north end of the Woodward Ave. elevation, the applicant proposes to install a Dark Bronze aluminum canopy. The proposed canopy will be 13 ft. wide x 2 ft. high, and because it will be mounted on an angled wall, the depth of the canopy will vary. The ceiling of the underside of the proposed canopy will be made of painted exterior drywall and it will be notched to hold a recessed downlight.

The existing tall brick wall that rises above the building at the north end of the Woodward Ave. elevation will be extended both vertically and horizontally. The applicant proposes to add height with an EIFS finish (Exterior Insulation Finish System) on each side of the wall. The proposed EIFS application will extend the height of the wall by 12 ft., which will make it 35 ft. high. A vertically illuminated glass light feature will be added to the full height of the front edge of the wall. The feature will be constructed from a 2 ft. w x 2 ft. deep angled Dark Bronze aluminum housing with an ivory acrylic backer which will be mounted on the end of the wall. Pierced openings in the aluminum housing will allow the light to illuminate and highlight the edge of the wall. The new 20 in. high brick base at the bottom of the feature will be painted Cyberspace to match the building.

A decorative metal planter will replace the existing planter on Woodward Ave. The existing tree will remain in place.

Rear Elevation (west)

On the rear elevation, the applicant proposes to paint the existing block wall Cyberspace to match the other elevations of the building. The existing overhead door, the steel entry door, gutters and down spouts, meters, vent louvers, and bollards will all be painted to match the building.

The two existing small windows on the first-story and the second-story casement windows are proposed to be removed and replaced with operable awning windows in Dark Bronze aluminum frames with clear glass.

Parking Lot Elevation (south)

On the rear elevation, the applicant proposes to paint the existing block wall Cyberspace to match the rest of the building. On the second story the existing casement windows will be removed and replaced with operable awning windows in Dark Bronze aluminum frames with clear glass. A Dark Bronze aluminum cap is proposed to be added to the top edge of the building to match the Woodward Ave. and Emmons elevations.

Signage: The applicant proposes to install one name letter sign and designate sign locations for four tenant signs as part of the building master sign plan. The total linear building frontage is 103 ft. 2 in., permitting 154.75 sq. ft. of sign area. The proposed "Guaranteed Rate" sign will measure 51.33 sq. ft. The four proposed "Tenant" signs will measure a maximum of 22.5 sq. ft. The combined area of all five signs will be 141.33 sq. ft. which is in accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area - that states for all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1.5 sq. ft. for addresses on Woodward Ave. for each linear foot of principal building frontage.

The wall signs are proposed to be mounted more than 10 ft. 8 ½ in. above grade in accordance with Article 1.0, Table B of the Birmingham Sign Ordinance that states wall signs projecting more than 3 in. from the building facade shall not be attached to the outer wall at a height of less than 8 ft. above a public sidewalk.

The proposed "Guaranteed Rate" sign letters will be constructed of Dark Bronze Aluminum channel letters with White acrylic faces. Letters reading "Guaranteed Rate" will be 4 in. thick and 18 in. in height. The Red Arrow logo will be located behind the word reading "Rate" and partially on the Dark Bronze Aluminum canopy. The sign letters will be mounted on top of the canopy. In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance that states name letter signs on Woodward Ave. may be no more than 36 in. in height. The proposal does not meet this requirement. However, in accordance with Article 2, section 2.03 (A)(3) of the Birmingham Sign Ordinance, the Design Review Board may, upon sign review, allow a logo or other design element to be calculated separately from the rest of the sign, provided that the Design Review Board finds the logo or emblem to be an integral part of the sign, and the sign complies with the intent of this chapter. If the logo is not included in the sign measurement, it will be 18 in. h x 14 in. w or 21 sq. ft.

The proposed "Tenant" sign letters will be constructed of Dark Bronze aluminum channel letters with acrylic face colors determined by the tenant logo. Letters will be a maximum of 4 in. thick and 18 in. in height. The tenant logos may be no more than 2.25 in. in height. The sign letters will be flush mounted to the building above the fabric awning.

Directory Sign: The applicant proposes to install a directory sign on the north end EIFS light feature wall next to the entry doors on Woodward Ave.. The directory sign will be constructed of six 1/8 in. thick Dark Bronze plaques with applied vinyl letters per the tenant logo. The sign will measure 2 ft. h x 3 ft. w. The plaques will be mounted on the wall with 1 in. stand-offs. The directory sign is not included in the total amount of signage that the building is allowed.

Illumination: The proposed light feature at the edge of the extended wall will be illuminated with Bright White 2700K LED bulbs.

The applicant proposes to add five Progressive Lighting 6 in. cylinder downlights on the rear elevation walls. The downlights will be illuminated with par 38 LED lamps.

The signage will be illuminated with white LEDs. The acrylic face of the letters will be whatever color that is desired.

Mr. Roman Bonislawski, Ron and Roman Architects, passed around a samples board. They plan to keep the garage door and replace it with a brand new Dark Bronze and glass aluminum door. Under the canopy for the door the triangular area will be filled in with hard roof.

Motion by Mr. Willoughby
Seconded by Mr. Coir to approve the Design and Sign Review Application for 33495 Woodward Ave., Woodward and Emmons Bldg. as submitted with the flexibility of replacing the garage door. Individual signage will be administratively approved.

There was no one in the audience who wanted to add comments at 7:29 p.m.

Motion carried, 4-0.

VOICE VOTE

Yeas: Willoughby, Coir, Dukas, Weisberg

Nays: None

Absent: Deyer, Gehring, Henke

04-29-14

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

- Administrative Approvals (none)
- Violation Notices (none)

B. Communications

- Commissioners' Comments (none)

04-30-14

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:30 p.m.

Sheila Bashiri
City Planner

APPROVED



Administrative Sign Approval Application
Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: The Private Bank
Address: 1205. LaSalle St.
Chicago, IL 60603
Phone Number: 312-521-6029
Fax Number: _____
Email: KSTRANINGER@THEPRIVATEBANK.COM

Property Owner

Name: WOODWARD BROWN ASSOCIATES, LLC
Address: 32120 WOODWARD, STE 200
EVANSTON, ILL 60203
Phone Number: (773) 544-3603 x14
Fax Number: _____
Email: HANFESS@SANDOWWEISS.COM

2. Applicant's Attorney/Contact Person

Name: BRIAN SHIPKIN/H.M. WITT SIGN
Address: 513 N. NOLAN AVE.
CHICAGO, IL 60648
Phone Number: 773-290-5166
Fax Number: _____
Email: BRIAN@HMWITT.COM

Project Designer

Name: Hobbs & Black Architects
Address: 100 N. STATE ST.
ANN ARBOR, MI 48104
Phone Number: 734-663-4189
Fax Number: _____
Email: TPHILLIPS@HOBBS-BLACK.COM

3. Project Information

Address/Location of Property: 34901 WOODWARD
Name of Development: THE BARRACADE
Parcel ID #: 19-36-207-006 - 19-36-207-007
Current Use: OFFICE, RETAIL, RESIDENTIAL
Area in Acres: .52
Current Zoning: B-1/D-1

Name of Historic District site is in, if any

Date of HDC Approval, if any: _____
Date of Application for Preliminary Site Plan: 12/1/01
Date of Preliminary Site Plan Approval: 12/1/01
Date of Application for Final Site Plan: _____
Date of Final Site Plan Approval: 10/2/13
Date of Revised Final Site Plan Approval: _____

4. Attachments

- Two (2) folded paper copies of plans
- Authorization from Owner(s) (if applicant is not owner)
- Material Samples
- Digital Copy of plans

5. Details of the Request for Administrative Approval

(3) signs

6. Location of Proposed Signs

34901 Woodward South, East & West Elevations
34901

7. Type of Signs

Wall Channel Letters
Round
Projecting Channel Letters

Canopy _____
Building Name _____
Post-mounted Projecting _____

123546

8. If a wall sign, indicate wall to be used:

Front: _____
Left side: _____

Rear: _____
Right side: _____

9. Size of Sign

Width: _____
Depth: 3 1/2 11 1/4"
Height of lettering: 12.6" & 10.2"

Height: _____
Total square feet: 25.4
2

10. Existing signs currently located on property

Number: _____
Square feet per sign: _____

Type(s): _____
Total square feet: _____

11. Materials/Style

Metal: Aluminum
Plastic: Acrylic
Color 1 (including PMS color #): Black
Additional colors (including PMS color #):
PMS 1585C Orange

Wood: _____
Glass: _____
Color 2 (including PMS color #): _____

12. Sign(s) Read(s): The Private Bank

13. Sign Lighting

Type of lighting proposed: LED (internally lit)
Size of light fixtures (LxWxH): _____

Number proposed: _____
Height from grade: _____

Maximum wattage per fixture: _____
Location: _____

Proposed wattage per fixture: _____
Style (include specifications): _____

14. Landscaping (Ground signs only)

Location of landscape areas: _____

Proposed landscape material: _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: [Signature]

Date: 10/29/15

Application #: 15-0126

Date Received: 11/16/15

Fee: \$100

Date of Approval: 11/24/15

Date of Denial: _____

Reviewed by: M. B. L.



CONSENT OF PROPERTY OWNER

I, Woodward Brown Assoc, LLC, OF THE STATE OF MA AND COUNTY OF

DALLAND STATE THE FOLLOWING.

1. That I am the owner of real estate located at 34901 Woodward Ave;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
H.M. WITTS (O/T) PRIVATE BANK;
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham

Dated: Oct 29, 2015

NATALIA SAMONIA, MANAGER
Owner's Name (Please Print)

[Signature]
Owner's Signature

The PrivateBank: The Balmoral - 34901 Woodward Avenue - Birmingham, AL 35209
 Location: _____



3.5" (deep) reverse channel fabricated aluminum letters
 3.5" (deep) reverse channel fabricated aluminum logo
 Internal LED illumination. Letters have faces & returns painted black
 Logo is a square with returns painted to match PMS 158C Orange
 Face is translucent white acrylic with surface applied translucent vinyl to match PMS 158C Orange
 All elements have color backers for illumination and are installed on the building facade with studs and 2" long spacers.



Night View

H.M. WITT & CO. Signs 1000 1/2 University Blvd, Birmingham, AL 35202 205-988-1111	APPROVED AT 2 <input type="checkbox"/>	REVISIONS	DATE: 11/24/15
	APPROVED WITH CHANGES <input type="checkbox"/>	1. Change Red to PMS 158C Orange	DRAWN BY: [Name]
REVISED AND RESUBMIT <input type="checkbox"/>	2. Change Blue to PMS 158C Orange	CHECKED BY: [Name]	DATE: 11/24/15
APPROVED BY: [Name]	3. Change Blue to PMS 158C Orange	APPROVED BY: [Name]	DATE: 11/24/15

15-0126 DRB
 M. B. 11/24/15

The PrivateBank: The Balmoral - 3490 Woodward Avenue - Birmingham, MI 48009
 Location 1 (East Elevation - Woodward Avenue)



H.M. WITT & CO.
Signs

1100 WOODWARD AVENUE, SUITE 1000
 BIRMINGHAM, AL 35202
 (205) 251-1100

APPROVED AS	REVISIONS	ENT
APPROVED W/ CHANGES		
REVISED AND REBUILT		
APPROVED		

The PrivateBank The Baltimore 34901 Woodward Avenue • Birmingham, MI 48009
 Location 2

9C 76



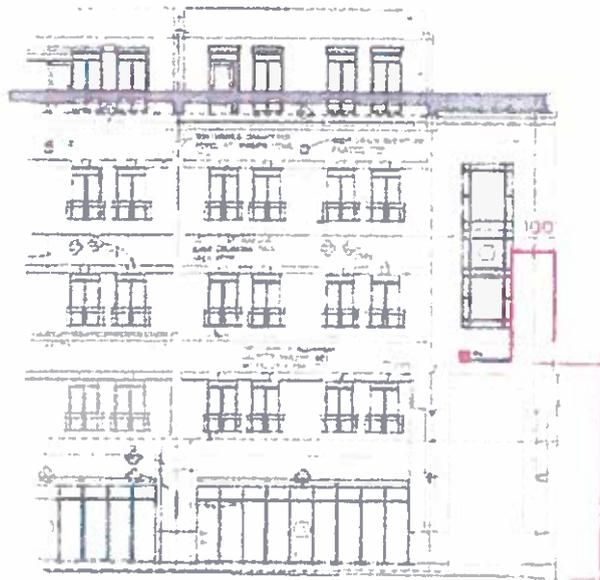
3.5" (deep) reverse channel non-tilt fabricated aluminum letters
 3.5" (deep) reverse channel non-tilt and non-tilt fabricated aluminum logo
 Internal LED Illumination Letters have faces & returns painted black
 Logo is a square with returns painted to match PMS 158C Orange
 Face is translucent white acrylic with surface applied translucent vinyl to match PMS 158C Orange
 All elements have clear backers for side illumination and are installed on the building facade with studs and 2" long spacers



Night View

	APPROVED BY	<input type="checkbox"/>	REVISIONS	DATE	BY	REV
	APPROVED WITH CHANGES	<input type="checkbox"/>	1. Approved drawings	1/16/11	AW	1
	REVISED AND RESUBMITTED	<input type="checkbox"/>		1/16/11	AW	1
	APPROVED	<input type="checkbox"/>		1/16/11	AW	1

The PrivateBank: The Balmors 54901 Woodward Avenue Birmingham, AL 35209
 Location 1 (South Elevation / Brown Street)



<p>342 West Woodward Ave. Ste 100 Birmingham, AL 35209 205.333.7000 Fax: 205.333.7000 www.hmwitt.com</p>	DRAWN BY: <input type="checkbox"/>	<p style="text-align: center;">REVISIONS</p> <table border="1"> <tr> <td>NO.</td> <td>DATE</td> <td>DESCRIPTION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION							CHECKED BY: <input type="checkbox"/>
	NO.		DATE	DESCRIPTION								
APPROVED ARCHITECT: <input type="checkbox"/>	DATE: <input type="checkbox"/>	BY: <input type="checkbox"/>										
REVISED BY: <input type="checkbox"/>	DATE: <input type="checkbox"/>	BY: <input type="checkbox"/>										
PROJECT: <input type="checkbox"/>	DATE: <input type="checkbox"/>	BY: <input type="checkbox"/>										

The PrivateBank: The Bankers - 34201 Woodward Avenue - Birmingham, MI 48009
 Location 3



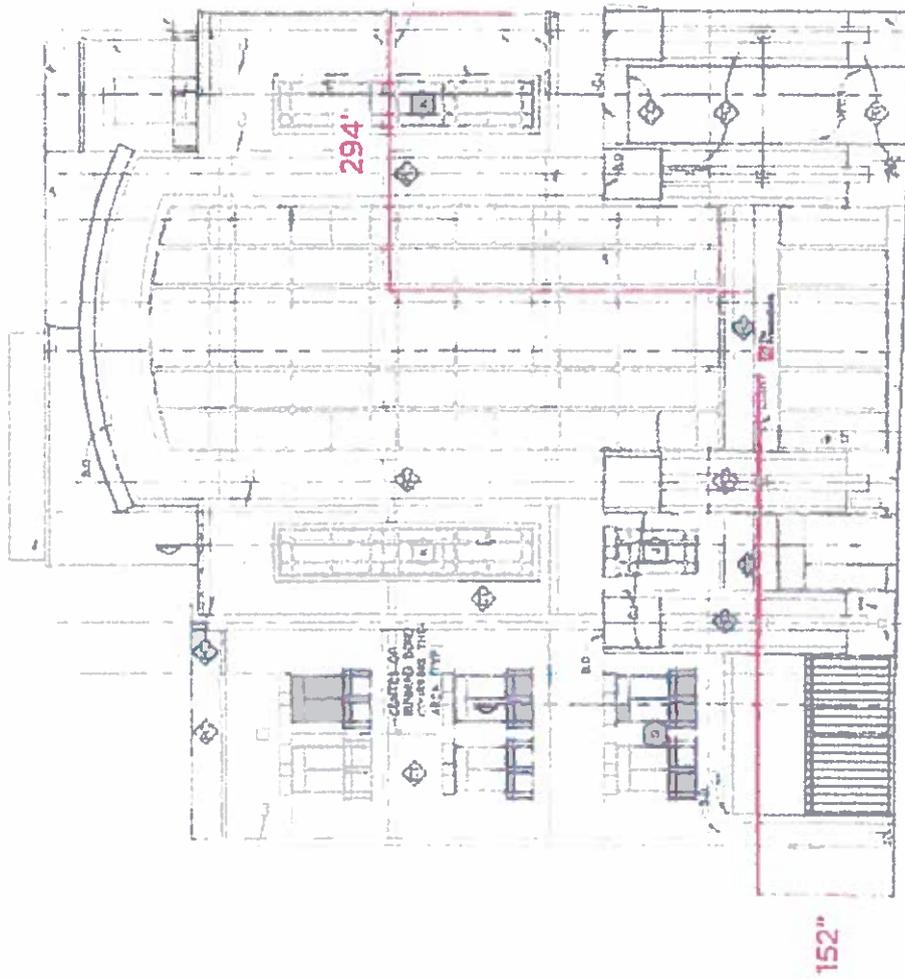
3.5" (deep) reverse channel no-drill fabricated aluminum letters.
 3.5" (deep) reverse channel halo-let and face-let fabricated aluminum logo
 Internal LED illumination. Letters have faces & returns painted black
 Logo is a square with returns painted to match PMS 158C Orange
 Face is translucent white acrylic with surface applied translucent vinyl to match PMS 158C Orange
 All elements have clear backers for back illumination and are installed
 on the building facade with studs and 2" long spacers



Night View

<p>H.M. WITT & CO. Signs</p> <p>3115 W. 13th Street, Suite 100 48127-2250 248-352-2200</p>	PRINTED ON: 11/15/11	<input type="checkbox"/>	REVISIONS	CLIENT: The Bankers
	APPROVED: [Signature]	<input type="checkbox"/>	DATE: 11/15/11	34201 Woodward Avenue
	DESIGNED: [Signature]	<input type="checkbox"/>	DRAWN BY: [Signature]	BIRMINGHAM, MI 48009
	APPROVED: [Signature]	<input type="checkbox"/>	DATE: 11/15/11	

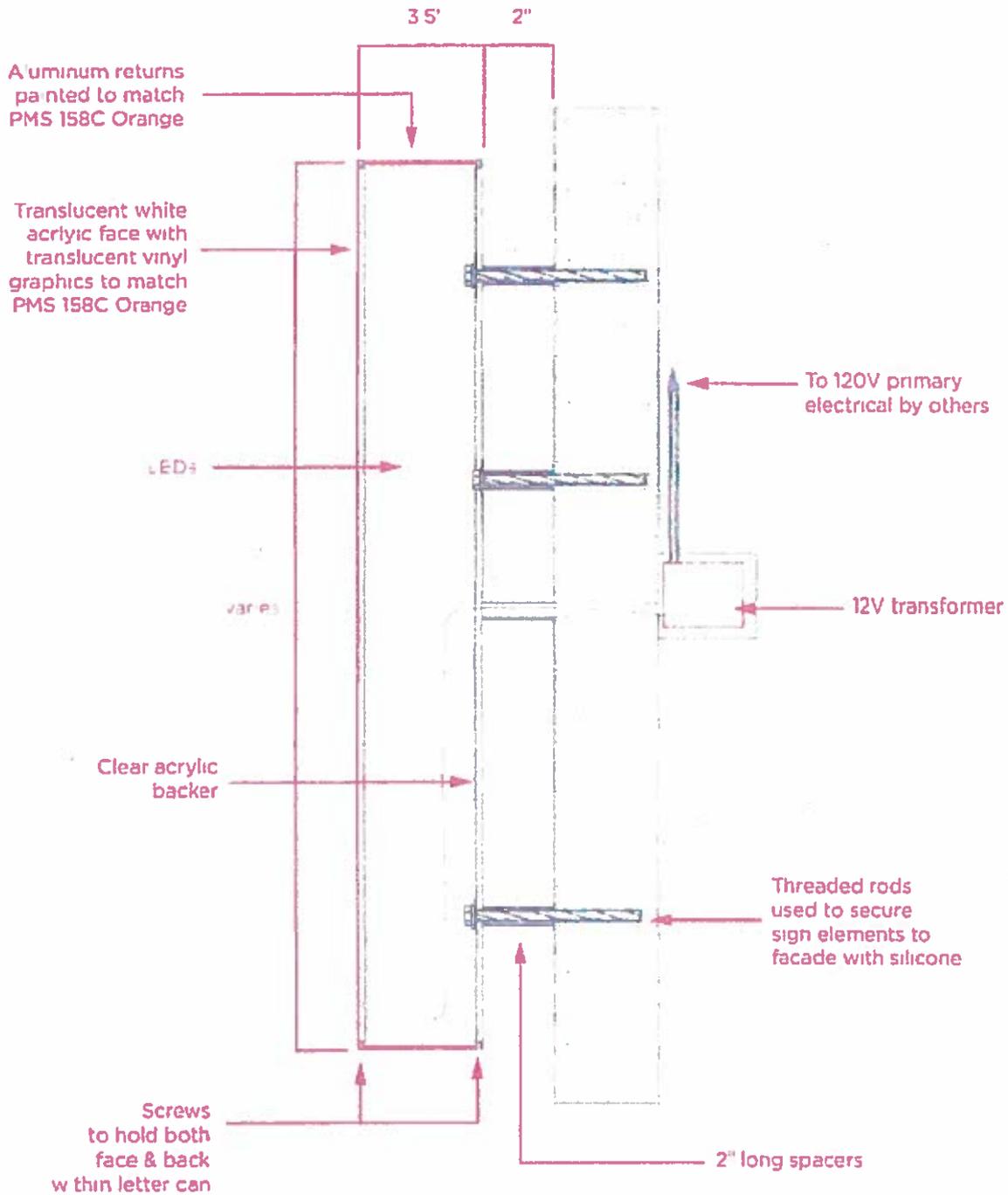
The PrivateBank: The Balmoral - 34901 Woodward Avenue - Birmingham MI 48009
 Location 3 (West Elevatio Peabody Street)



H.M. WITT, & CO. Signs 5312 W. Peabody Ave. Chicago, IL 60612 Office: 773.250.3000 Fax: 773.250.5100 Cell/Fax: 531.427.6700 www.hmwitt.com		APPROVED AS IS <input type="radio"/> APPROVED W/ CHANGES <input type="radio"/> REVISE AND RESUBMIT <input type="radio"/> APPROVAL _____ DATE _____	REVISIONS 1 16 15 Moved to transom above windows	CLIENT The PrivateBank DATE 10-27-15 JOB # Location 3 DRAWN BY DB SCALE NO Scale
--	--	---	---	--

THIS AN ORIGINAL DRAWING BY H.M. WITT & CO. SIGNS AND IS NOT TO BE REPRODUCED WITHOUT PERMISSION OF H.M. WITT & CO. SIGNS

The PrivateBank: The Balmoral - 34901 Woodward Avenue - Birmingham, MI 48009
 Locations 1, 2 & 3



	APPROVED FOR	<input type="checkbox"/>	REVISIONS	
	APPROVED WITH CHANGES	<input type="checkbox"/>		
	REVISED AND RELIABLE	<input type="checkbox"/>		
	APPROVE			
	DATE			

CASE DESCRIPTION

1598 REDDING (18-03)

Hearing date: January 09, 2018

The owners of the property known as 1598 Redding request the following variances to construct a new home.

A. Chapter 126, Article 4, Section 4.61(1) of the Zoning Ordinance requires the minimum street side yard setback for this property to be 37.50 feet. The proposed setback is 32.00 feet; therefore, a variance of 5.50 feet is requested.

B. Chapter 126, Article 4, Section 4.30 C(2) of the Zoning Ordinance requires that projections can project 2.00 inches per foot of required side open space. The required side open space is 37.50 feet, allowing a 75.00 inch projection. Variance A above is requesting a 5.50 foot variance. A 24.00 inch overhang is proposed along with the variance above; therefore a variance of 15.00 inches is requested beyond the allowable 75.00 inches.

Staff Notes: The applicant is proposing to construct a new two story home with an attached garage. This corner lot is irregular in shape, and has a required street side yard setback equal that of the existing front yards along the side street. A dimensional variance is being requested to project into the required street facing side yard. All other setbacks and distance requirements are conforming.

This property is zoned R-1.

Jeff Zielke

Jeff Zielke
Plan Reviewer

1598 Redding



Application Date: 12-14-17



Hearing Date: 1-9-18

Received By: BM

Appeal # 18-03

Board of Zoning Appeals Application

Type of Variance: Interpretation _____ Dimensional Land use _____ Sign _____ Admin review _____

Property Information:

Street address: <u>1598 Redding</u>	Sidwell Number:
Owners name: <u>Avis Jaradi</u>	Phone #: <u>248-202-8874</u>
Owners address: <u>1766 Sheffield</u>	Email: <u>avis.jaradi@me.com</u>
City: State: <u>Birmingham MI</u>	Zip code: <u>48390</u>
Contact person: <u>Avis Jaradi</u>	Phone #: <u>248-202-8874</u>

Petitioner Information:

Petitioner name: <u>Avis Jaradi</u>	Phone #: <u>248-202-8874</u>
Petitioner address: <u>1766 Sheffield</u>	Email: <u>avis.jaradi@me.com</u>
City: <u>Birmingham</u> State: <u>MI</u>	Zip Code:

Required Attachments:

- Original Certified Survey Original BZA application Letter of hardship or practical difficulty
- 10 folded copies of the site plan and building plans (existing and proposed floor plans and elevations)
- Set of plans and survey mounted on foam board
- If appealing a board decision, a written transcript from the meeting is required along with 10 copies of minutes from any previous Planning, HDC or DRB board.

General Information:

Prior to submitting for a Board of Zoning Appeals review, you must schedule an appointment with the Building Official or a City Planner for a preliminary discussion on your submittal. The deadline is the **15th** of the previous month.

The BZA review fee is **\$310.00** for single family residential; **\$510.00** for all others; and **\$50.00** for the public notice sign.

Location of all requested variances must be highlighted on plans and survey. All dimensions to be taken in feet to the first decimal point.

Variance chart example:	Required	Existing	Proposed	Amount of Variance
	25'	24'	24'	1'

By signing this application I agree to conform to all applicable laws of the City of Birmingham. All information submitted on this application is accurate to the best of my knowledge. Changes to the plans are not allowed without approval from the Building Official or City Planner.

Signature of Owner: _____

Date: 12-15-17



CITY OF BIRMINGHAM
 Date: 12/15/2017 3:22:08 PM
 Ref: 0044097
 Recd: 404837
 Amount: \$360.00

To Whom This Matter May Concern,

I would like to preface this letter by stating this land was acquired for our family to live at this property. Not to be developed and sold. Upon completion of the proposed plan our family will be residing at the home.

At the time of purchase of the home, and as a first time home buyer, we were unaware that this home is subject to two front yard setback requirements unlike many other recently built and existing homes in the area.

Moreover the current building envelope's square footage of the lot is twenty one percent of the actual lot. This would be the most challenging hardship to overcome given the lot is far less than half an acre and will force the home design overly narrow. It is our understanding that an owner is typically allowed to build a minimum of thirty percent of their lot.

One other practical difficulty of the property is that it is one of the few lots that backs up to a side yard lot line, thus causing the two front yard setbacks.

The lot also tapers significantly as the home gets closer to the back yard. We have reduced the width of the floor plan to comply with the ordinance setback requirements.

We are asking for a very small variance and not requesting the maximum thirty percent of building envelope that the city typically allows. Actually will be closer to twenty three percent.

As detailed on the plans, we are hoping you will see that the exception is very minimal. In comparison to the existing home, the new home is set much further back. This is also shown on the survey.

We have met with the city inspectors who have guided us to minimize the encroachment into the setbacks. We have reduced the size and the garage to a two car unit and proposed a fence to maximize privacy while maintaining aesthetics of the home favorable to the neighborhood.

We believe this variance maintains the spirit of your ordinance and appreciate the boards consideration of our request.

Thank You,
The Jaradi Family