

AGENDA
BIRMINGHAM DESIGN REVIEW BOARD MEETING
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY – November 7, 2018
******* 7:15 PM*******

- 1) **Roll Call**
- 2) **Approval of the DRB Minutes of October 3, 2018**
- 3) **Public Hearing**
 - **Sign Ordinance Amendment – Elimination of overlay sign standards & addition of window signage standards**
- 4) **Design Review**
- 5) **Sign review**
- 6) **Study Session**
- 7) **Miscellaneous Business and Communication**
 - A. Staff Reports
 - **Administrative Approvals**
 - Violation Notices
 - B. Communications
 - Commissioners Comments
- 8) **Adjournment**

Notice: Individuals requiring accommodations, such as interpreter services, for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al [\(248\) 530-1880](tel:2485301880) por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.

**DESIGN REVIEW BOARD
MINUTES OF OCTOBER 3, 2018**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board (“DRB”) held Wednesday, October 3, 2018. Chairman John Henke called the meeting to order at 7:16 p.m.

Present: Chairman John Henke; Board Members Vice-Chairman Keith Deyer, Joseph Mercurio, Michael Willoughby

Absent: Board Members Natalia Dukas, Alternate Board Member Dulce Fuller; Student Representatives Grace Donati, Ava Wells

Administration: Matthew Baka, Sr. Planner
Carole Salutes, Recording Secretary

10-36-18

**APPROVAL OF MINUTES
DRB Minutes of August 15, 2018**

**Motion by Mr. Willoughby
Seconded by Mr. Mercurio to approve the DRB Minutes of August 15, 2018
as presented.**

Motion carried, 4-0.

VOICE VOTE

Yeas: Willoughby, Mercurio, Deyer, Henke

Nays: None

Absent: Dukas, Fuller

10-37-18

Chairman Henke cautioned the petitioners that since there are only four of seven board members present, they would need an affirmative vote of all four to receive approval. He offered them the opportunity to move to the next available DRB meeting without penalty in the hope that a fuller board would be present. The petitioners chose to move forward this evening.

**DESIGN REVIEW
34000 Woodward Ave.
Commercial Building**

Zoning: B-2b – General Business

Proposal: The applicant proposes to renovate the exterior of the one-story commercial building. The proposal includes delineating the existing large commercial space into two separate spaces. In order to accomplish the separation, the applicant is proposing to add three (3) additional entrances into the building. One new entrance is proposed to be installed on the front façade along Worth St. and two new entrances are proposed on the back of the building abutting the parking lot. Also, the proposal calls for five (5) new windows. Two of the windows are proposed for the Lincoln façade and three new windows are proposed for the back of the building. The new windows and doors are proposed to match the existing in both style and color.

In addition, the applicant is proposing to remove all the existing awnings, repair the brick facades of the building and paint the brick and CMU SW 7065 Argos, which is a light gray color. At the base of the building the applicant is proposing to clad the façade with panelized fiber cement board in “Desert Beige” color. The fiber cement board is also proposed to be used to create a decorative surround for each entrance on the building.

Signage: The applicant is proposing four (4) locations for new signage. The locations are centered above each door. The total square footage of the four locations is 152 sq. ft. In accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area - *For all buildings, including multi-tenant office or retail 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 width of the principal building frontage along Worth St. is 89 ft. 2 in. permitting 133 ft. 9 in. **The proposal does not meet this requirement.** Accordingly, the proposed signage area must be reduced from 152 sq. ft. to a maximum of 133 sq. ft. 9 in. In addition, each sign must be administratively approved prior to installation. New plans have now been received that adjust the signage area down to 133 sq. ft. 9 in.

Illumination: The applicant is proposing LED light fixtures above each signage location. In addition, the applicant is proposing 19 new wall sconces. The applicant has provided the specifications for the wall sconce fixture but not the mounting height. They look to be mounted lower than 8 ft. above grade and may have to be bumped up a few inches.

Mr. Baka thought this is a nice upgrade to the exterior of the building.

Mr. Deyer asked why one sign at the Woodward/Worth facade is over an entrance but the other one isn't. Mr. Dan Winter from Prime Management responded that the building angles where the door is and the sign would have to hang out over the sidewalk. Therefore they had to move it to the south.

Mr. Willoughby noticed that the plan doesn't agree with the elevation. It looks like there are two windows north of the door that was just discussed, but the plan shows a solid wall on Worth.

Mr. Baka said they will have to verify the uses in the building and what their parking requirement is, and then determine the new parking requirement. Mr. Winter verified they will stick with a retail use so there will not be a parking issue.

Motion by Mr. Deyer

Seconded by Mr. Willoughby to approve the Design Review as submitted with the understanding that the drawings will be revised to depict two new windows on Worth and the light fixtures will be raised to a minimum of 8 ft. above grade. Also, a paper copy of the revised signage details is needed.

There were no comments from members of the public.

Motion carried, 4-0.

VOICE VOTE

Yeas: Deyer, Willoughby, Henke, Mercurio

Nays: None

Absent: Dukas, Fuller

10-38-18

STUDY SESSION

Overlay Signage and Window Signage

Mr. Baka said that a separate public hearing needs to be set up for this board the same as it was for the HDC.

Motion by Mr. Deyer

Seconded by Mr. Mercurio to set a public hearing of November 7, 2018 to consider amendments to the Birmingham Sign Ordinance eliminating the Overlay Signage Standards and adding regulations regarding the application and maintenance of Window Signage.

Motion carried, 4-0.

VOICE VOTE

Yeas: Deyer, Mercurio, Henke, Willoughby

Nays: None

Absent: Dukas, Fuller

10-39-18

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 1405 - 1427 E. Fourteen Mile Rd., Manors of Birmingham - Repairs of balconies.
- 347 N. Eton, Unit F22 - Window replacement.
- 35300 Woodward Ave. #501, Poppleton Place - Install three (3) vinyl replacement window, one (1) doorwall, style for style.
- 2049 E. Maple Rd. - Replacement windows style for style.
- 2037 E. Maple Rd. - Replacement windows style for style.
- 2057 E. Maple Rd. - Replacement windows style for style.
- 377 Hamilton Row - New paint color of EFIS and brick, front and rear.
- 221-327 Hamilton Row - New paint color of exterior brick and EFIS, all sides.
- 555 S. Old Woodward Ave. - Remove glass storefront doors and replace with new revolving glass doors.
- 555 S. Old Woodward Ave. - Remove existing glass storefront and install new glass storefront.
- 2211 Cole St., Dobi Real Estate - Installation of projecting wall sign at corner of 2211 Cole St..
- 2010 Cole St. - Move existing wall sign from 555 S. Old Woodward Ave. to 2010 Cole St.
- 327 Southfield #2AN, Victoria Place Condos - Replacement of Window style for style.
- 808 S. Old Woodward Ave. - Window replacement.

B. Communications

-- Commissioners' Comments (none)

10-40-18

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:29 p.m.

Matthew Baka
Sr. Planner



MEMORANDUM

Planning Divisions

DATE: November 2, 2018
TO: Design Review Board members
FROM: Matthew Baka, Senior Planner
SUBJECT: Public Hearing - Sign Ordinance amendment

Overlay Sign Standards

The City of Birmingham has two sets of standards that are used to regulate signage throughout the City. There is the standard Sign Ordinance which governs most of the City, and there is the Overlay Sign Ordinance which regulates signage on buildings that were constructed under the Downtown Overlay development standards.

The amount of signage permitted by the standard Sign Ordinance provisions is based on the amount of building frontage. The width of the building determines the amount of square footage that can be used for signage. The allowable signage can be divided among any of the building tenants regardless of which floor they are located on provided that they meet all other provisions of the Sign Ordinance.

In contrast to the standard Sign Ordinance, the Overlay sign regulations do not limit the amount of signage or number of signs. Instead the number of signs permitted is dictated by the number of entrances and only tenants whose primary square footage is located on the first floor may have a sign. In addition to the differing restrictions listed above, there are also subtle differences between the two ordinances which make interpretation confusing for business owners and sign companies. In an attempt to illustrate the differences, the planning staff has created a chart that outlines the main differences between the ordinance sections and how they affect the use of signage in the City.

Issue:

Overlay

Over the past year the Board of Zoning Appeals has heard several variance requests for exceptions from the overlay signage standards. The primary cause of these requests has resulted from the difference between what is permitted by the standard sign ordinance and the overlay sign ordinance. The two provisions of the overlay sign ordinance that have initiated the majority of the variance requests are the following;

- The number of signs permitted determined by the number of entrances;
- Signage for upper floor commercial tenants is prohibited;

The commercial tenants on the upper floors of buildings developed under the Overlay are not currently permitted signage as they otherwise would be if they were located in a building

governed by the standard ordinance. In addition, the limitation of one sign per entry does not take into consideration businesses that occupy a corner space.

Discussion:

Overlay

The standard sign ordinance regulates signage by the size and location of the building and allows tenants/property owners to divide the allowable signage between tenants as they see fit. The successful variance requests that have been heard recently have argued that it is a hardship for the signage options to be limited in ways that are afforded to the majority of properties in the City.

On June 18, 2018 at the joint meeting the City Commission and Planning Board discussed this issue. There was consensus at that time that the sign ordinance should be studied and amendment as deemed appropriate.

Window signage

Window signage in the City of Birmingham is currently limited to 12 square feet per frontage (façade facing a street) or 18 square feet per frontage on "Big" Woodward.

The window signage throughout town is inconsistent and often exceeds the allowable amounts permitted by ordinance. While code enforcement is sent out periodically to site specific complaints and the Planning Division sends out literature to all businesses in town on a regular basis, the problem persists.

On June 18, 2018 at the joint meeting the City Commission and Planning Board discussed this issue. There was consensus at that time that the sign ordinance should be studied and amendment as deemed appropriate.

On October 3, 2018 the Design Review Board set a Public Hearing for November 7, 2018.

SUGGESTED ACTION:

To recommend APPROVAL to the City Commission of the proposed amendments to the Birmingham Sign Ordinance eliminating the Overlay Signage Standards and adding regulations regarding the application and maintenance of Window Signage.

CITY OF BIRMINGHAM

ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND THE SIGN ORDINANCE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 1, SECTION 1.10, OVERLAY DISTRICT SIGN STANDARDS, TO ELIMINATE THE OVERLAY DISTRICT SIGN STANDARDS.

1.10 Overlay District Sign Standards

~~Applicants who elect to develop under the Downtown Birmingham Overlay Zoning District may utilize the following standards:~~

~~A. General Standards:~~

- ~~1. The design of the buildings and sites shall be regulated by the provisions of Article 3: Overlay District in the City of Birmingham Zoning Ordinance.~~
- ~~2. Article 3: Overlay District in the City of Birmingham Zoning Ordinance shall govern the design of all privately owned land within the downtown Birmingham Overlay Zoning District.~~
- ~~3. The provisions of Section 1.10: Overlay District Sign Standards shall take precedence when in conflict with other provisions of the Sign Ordinance.~~

~~B. Sign Standards. Signs, when provided shall be as follows:~~

- ~~1. Building Sign Design Plan: For all newly constructed or exterior renovated buildings, an overall building sign design plan shall be approved by the appropriate reviewing body.~~
- ~~2. Design: Signs shall be integrally designed with the storefront.~~
- ~~3. Address Numbers: Address numbers shall be a maximum of 8 inches in vertical dimension.~~
- ~~4. Sign Band:
 - ~~a) General: 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 feet in vertical dimension by any horizontal dimension.~~
 - ~~b) Woodward Avenue Address: The external sign band or zone shall be a maximum of 2 feet 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 whose principal square footage is on the first floor.~~
 - ~~c) Lowercase letters with ascenders and descenders that extend beyond the limits of the sign height by a maximum of 50% will not be calculated into total sign area.~~
 - ~~d) Each business whose principal square footage is on the first story, may have one sign per entry.~~
 - ~~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:
 - ~~i. The sign must fit within the total sign area allowed for the business;~~
 - ~~ii. The sign shall be compatible with the building's street design and will enhance the streetscape;~~~~~~

- iii. ~~The sign adheres to the goals of the 2016 Plan.~~
- 5. ~~Building Identification:~~
 - a) ~~Signs identifying the entire structure by a building name may be permitted on the sign band.~~
 - b) ~~One sign will be allowed on the principal building frontage.~~
 - c) ~~Two identical signs will be allowed on each elevation of a corner building.~~
 - d) ~~Non-illuminated signs identifying the entire structure by a building name may be permitted above the first floor provided the following conditions apply:~~
 - i. ~~The building shall be located on Woodward;~~
 - ii. ~~A tenant name shall have legal naming rights to the building;~~
 - iii. ~~The sign shall be located on the top floor; and~~
 - iv. ~~Only one Building Identification sign may be located on the principal building frontage.~~
- 6. ~~Tenant Directory Sign: A directory sign may be comprised of individual nameplates no larger than one square foot each, or a changeable copy board for characters not exceeding one inch in height.~~
- 7. ~~Additional Signs: Additional pedestrian signs for first floor tenants shall meet the following requirements:~~
 - a) ~~These signs shall be attached to a building perpendicular to the facade, and extend up to 4 feet from the facade.~~
 - b) ~~These signs shall be a maximum of 1.5 feet in vertical dimension and 4 feet in horizontal dimension.~~
 - c) ~~There may be 1 individual pedestrian sign for each business located on the first floor, provided that such signs are spaced no less than 20 feet apart horizontally; this shall not deny any first floor place of business at least one projecting sign.~~
- 8. ~~Glass: The storefront glass may be stenciled with signs not to exceed 1.5 feet in vertical dimension and 4 feet in horizontal dimension.~~
- 9. ~~First Floor Awning: The valance shall not be more than 9 inches in height. The valance of an awning may be stenciled with signage totaling no more than 33% of the valance area.~~
- 10. ~~Lighting:~~
 - a) ~~General: External signs shall not be internally illuminated but may be back~~

ORDAINED this _____ day of _____, 2018 to become effective upon publication.

Andrew Harris, Mayor

Cherilynn Mynsberge, City Clerk

CITY OF BIRMINGHAM

ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND THE SIGN ORDINANCE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 1, SECTION 1.05, PERMANENT BUSINESS SIGN AND BROADCAST MEDIA DEVICE STANDARDS, TO AMEND SUBSECTION M TO PERMIT ADD APPLICATION AND MAINTENANCE REQUIREMENTS TO WINDOW SIGNAGE.

1.05 Permanent Business Sign and Broadcast Media Device Standards

This Permanent Business Sign and Broadcast Media Device Standards section applies to the following districts:

PP, O1, O2, B1, B2, B2b, B2c, B3, B4

The following temporary business sign standards apply:

A. – L. Unchanged.

M. Window Signs (Business).

1. See Table B for specific requirements.
2. **Application and Maintenance: Window signage must be applied to the windows in a well-ordered and consistent manner. Torn, dirty or hand written signage is not permitted. Use of tape or adhesive must be applied in a manner that is predominately concealed from public view.**

ORDAINED this _____ day of _____, 2018 to become effective upon publication.

Andrew Harris, Mayor

Cherilynn Mynsberge, City Clerk

**BIRMINGHAM CITY COMMISSION /
PLANNING BOARD JOINT WORKSHOP SESSION MINUTES
JUNE 18, 2018
DPS FACILITY, 851 SOUTH ETON
7:30 P.M.**

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Andrew Harris called the meeting to order at 7:30 PM.

II. ROLL CALL

PRESENT: Mayor Nickita
Mayor Pro Tem Harris
Commissioner Bordman
Commissioner Boutros
Commissioner DeWeese
Commissioner Hoff
Commissioner Sherman

Scott Clein, Planning Board Chairman
Robin Boyle, Member
Stuart Jeffares, Member
Bert Koseck, Member
Naseem Ramin, Member
Daniel Share, Member
Janelle Whipple-Boyce, Member
J. Bryan Williams, Member

ABSENT: Jason Emerine, Member

ADMINISTRATION: City Manager Valentine, City Attorney Currier, Deputy Clerk Arft, Assistant Planner Cowan, Planning Director Ecker, Building Official Johnson

C. SIGN ORDINANCE REVIEW

Planning Director Ecker said current issues are:

- Overlay sign standards, which do not specify the square footage of signage permitted, but limit signage to one sign per entrance. As a result, businesses on a corner with two sets of windows facing two different streets are permitted only one sign. Additionally, upper-floor tenants are permitted from displaying any signage in the overlay. Businesses are appearing in front of the Board of Zoning Appeals (BZA) frequently to appeal these restrictions, which indicate the need to consider an adjustment to the ordinance.
- Window signage standards, which is limited by size – 12 sq. ft. or 18 sq. ft. on big Woodward – with no limits on quality of signage or content of signage.
- Window treatment standards, which currently prohibit window-tinting but permit first-floor businesses to put up blinds, drapes, screens and other window-blocking materials.

She concluded by saying the Community Development office gets complaints regarding these issues frequently.

Planning Director Ecker specified that the current window ordinances prevent tinting, blockage with shelves, blockage with furniture, and require 80% visible light transmittance. There is no current prohibition on blinds or other window treatments.

Commissioner Nickita said window-blockage is a huge discouragement to pedestrian activity and he would like to see the above issues explored seriously.

Mr. Koseck said the ordinance likely needs to be updated to reflect the spirit and intent of what Birmingham would like to see in windows.

Mayor Pro Tem Bordman concurred that these issues should be explored, adding that overlay businesses should likely not be limited to one sign per entrance if Birmingham is trying to encourage retail.

Commissioner DeWeese said he would like to see parking ordinances, retail ordinances, and sign ordinances addressed in that order.

Mr. Williams said he would like to see the City have increased influence on interior space in terms of what is seen from the windows.

Commissioner Hoff agreed with Mr. Williams, adding that current ordinances might provide relief for some of these concerns but would require increased enforcement.

Commissioner Boutros said he would like to see increased enforcement and further exploration of the issues.

Commissioner Nickita said Birmingham should explore prohibiting taped window signs in order to discourage the posting of haphazard signage.

Mayor Harris noted consensus to explore the aforementioned issues further.

BIRMINGHAM HISTORIC DISTRICT COMMISSION

MINUTES OF OCTOBER 3, 2018

Municipal Building Commission Room

151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission (“HDC”) held Wednesday, October 3, 2018. Chairman John Henke called the meeting to order at 7 p.m.

Present: Chairman John Henke; Board Members Doug Burley (arrived at 7:15 p.m.), Vice-Chairman Keith Deyer, Michael Willoughby; Alternate Board Member Kevin Filthaut

Absent: Board Member Natalia Dukas; Alternate Member Dulce Fuller; Student representatives Grace Donati, Ava Wells

Administration: Matthew Baka, Sr. Planner
Carole Salutes, Recording Secretary

10-37-18

STUDY SESSION

Overlay Signage Standards

Mr. Baka provided background information.

The City of Birmingham has two sets of standards that are used to regulate signage throughout the City. There is the Standard Sign Ordinance which governs most of the City, and there is the Overlay Sign Ordinance which regulates signage on buildings that were constructed under the Downtown Overlay development standards.

Standard Sign Ordinance

The amount of signage permitted by the Standard Sign Ordinance provisions is based on the amount of building frontage. The width of the building determines the amount of square footage that can be used for signage. The allowable signage can be divided among any of the building tenants regardless of which floor they are located on, provided that they meet all other provisions of the Sign Ordinance.

Overlay Sign Standards

In contrast to the Standard Sign Ordinance, the Overlay Sign Regulations do not limit the amount of signage or number of signs. Instead the number of signs permitted is dictated by the number of entrances and only tenants whose primary square footage is located on the first floor may have a sign. In addition to the differing restrictions listed above, there are also subtle differences between the two ordinances which make interpretation confusing for business owners and sign companies.

Issue

Overlay

Over the past year the Board of Zoning Appeals has heard several variance requests for exceptions from the Overlay Signage Standards. The primary cause of these requests has

resulted from the difference between what is permitted by the Standard Sign Ordinance and the Overlay Sign Ordinance. The two provisions of the Overlay Sign Ordinance that have initiated the majority of the variance requests are the following:

- The number of signs permitted determined by the number of entrances;
- Signage for upper floor commercial tenants is prohibited.

The commercial tenants on the upper floors of buildings developed under the Overlay are not currently permitted signage as they otherwise would be if they were located in a building governed by the Standard Ordinance. In addition, the limitation of one sign per entry does not take into consideration businesses that occupy a corner space.

Discussion

Overlay

The Standard Sign Ordinance regulates signage by the size and location of the building and allows tenants/property owners to divide the allowable signage between tenants as they see fit. The successful variance requests that have been heard recently have argued that it is a hardship for the signage options to be limited in ways that are afforded to the majority of properties in the City.

On June 18, 2018 at the City Commission/Planning Board joint meeting the City Commission and Planning Board discussed this issue. There was consensus that the Sign Ordinance should be studied and amended as deemed appropriate.

Window Signage:

Window signage in the City of Birmingham is currently limited to 12 sq. ft. per linear frontage or 18 sq. ft. per linear frontage on Woodward Ave. The window signage throughout town is inconsistent and often exceeds the allowable amounts permitted by ordinance. While Code Enforcement is sent out periodically to cite specific complaints and the Planning Division sends out literature to all businesses in town on a regular basis, the problem persists.

On June 18, 2018 at the joint meeting the City Commission and Planning Board discussed the issue of window signage. There was consensus at that time that the Sign Ordinance should be studied and amended as deemed appropriate.

Staff has provided draft ordinance language that would add regulations regarding the application and maintenance of window signs.

Mr. Deyer said he has noticed that businesses outside of Birmingham have been adding perimeter lighting around their windows. In effect, they are trying to create additional signage. Mr. Baka responded that Birmingham has always enforced that as not being permitted.

Discussion brought out that eliminating the Overlay Signage Standards helps the business owners that are under the Overlay. The Standard Sign Ordinance is much more flexible

Motion by Mr. Deyer

Seconded by Mr. Filthaut to set a public hearing of November 7, 2018 to consider amendments to the Birmingham Sign Ordinance eliminating the Overlay Signage Standards and adding regulations regarding the application and maintenance of Window Signage.

Motion carried, 5-0.

Yeas: Deyer, Filthaut, Burleyy, Henke, Willoughby

Nays: None

Absent: Dukas, Fuller

.



PAA 18-0183

Administrative Sign Approval Application

Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Alltech Signs LLC
Address: 6101 Waldo Ave
Sterling Heights MI 48314
Phone Number: 586-354-1475
Fax Number: _____
Email: alltechsigns@live.com

Property Owner

Name: Simply Good LTD.
Address: 1105 S ADAMS Rd.
BIRMINGHAM, MI
Phone Number: 248-399-2750
Fax Number: _____
Email: SIMPLYGOODKITCHEN@COMCAST.NET

2. Applicant's Attorney/Contact Person

Name: Mahmoud Ttami
Address: 6101 Waldo Ave
Sterling Heights 48314
Phone Number: 586-354-1475
Fax Number: _____
Email: alltechsigns@live.com

Project Designer

Name: ROCHESTER SIGN SHOP
Address: 714 N MAIN UNIT 102
ROCHESTER, MI 48307
Phone Number: 248-652-2750
Fax Number: 248-652-1667
Email: GRAPHICS@ROCHESTERSIGNSHOP.COM

3. Project Information

Address/Location of Property: 1105 S ADAMS
Name of Development: SIMPLY GOOD TAKE OUT FOOD
Parcel ID #: _____
Current Use: _____
Area in Acres: _____
Current Zoning: _____

Name of Historic District site is in, if any: _____
Date of HDC Approval, if any: _____
Date of Application for Preliminary Site Plan: _____
Date of Preliminary Site Plan Approval: _____
Date of Application for Final Site Plan: _____
Date of Final Site Plan Approval: _____
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

REMOVE EXISTING 3 SIGNS ON NORTH, SOUTH & WEST WALLS (ALL NON-ILLUMINATED)
REPLACE NORTH & SOUTH WITH ILLUMINATED SIGNS WITH SLIGHTLY DIFFERENT DESIGN
REPLACE WEST SIGN WITH NON-ILLUMINATED SIGN WITH SLIGHTLY DIFFERENT DESIGN

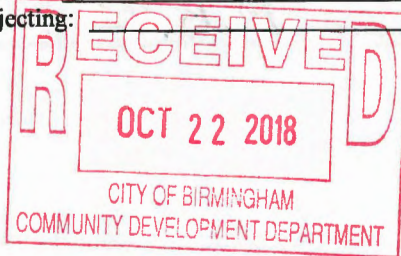
6. Location of Proposed Signs

NORTH, SOUTH & WEST WALLS

7. Type of Sign(s)

Wall: 3
Ground: _____
Projecting: _____

Canopy: _____
Building Name: _____
Post-mounted Projecting: _____



015 3368/9

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

Front: X
Left side: X

Rear: _____
Right side: X

9. Size of Sign

Width: 2 @ 84" / 1 @ 29.5
Depth: 6"
Height of lettering: 8" max

Height: 2 @ 36"
Total square feet: 49.38

10. Existing signs currently located on property

Number: 3 (TO BE REPLACED)
Square feet per sign: 2 @ 19.86 sq, 1 @ 11.09 sq

Type(s): WALL
Total square feet: 50.8

11. Materials/Style

Metal: ALUMINUM
Plastic: ACRYLIC
Color 1 (including PMS color #): _____
Additional colors (including PMS color #): _____

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

12. Sign(s) Read(s): "SIMPLY GOOD TAKE OUT FOOD", "SIMPLY GOOD KITCHEN"

13. Sign Lighting

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

Number proposed: 2
Height from grade: 7'

Maximum wattage per fixture: 80 Watts
Location: INTERNAL

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

14. Landscaping (Ground signs only)

Location of landscape areas: _____

Proposed landscape material: _____

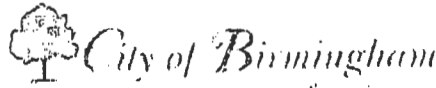
The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: _____

Date: 10/18/2018

APPROVED

Application #: <u>18-0183</u>	Date Received: <u>10/22/18</u>	Fee: <u>\$100</u>
Date of Approval: <u>10/23/18</u>	Date of Denial: _____	Reviewed by: <u>M. B/L</u>



CONSENT OF PROPERTY OWNER

I, Richard Brodie, OF THE STATE OF Mich. AND COUNTY OF
(Name of property owner)

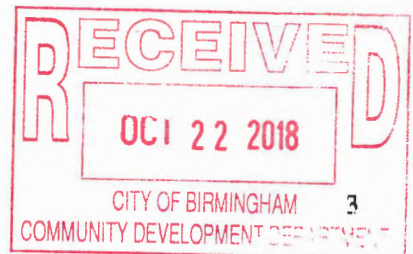
Oakland STATE THE FOLLOWING:

- 1. That I am the owner of real estate located at 1105 S. Adams Rd.
(Address of affected property)
- 2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
Simply Good, Ltd.
(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: 9-20-2018

Richard A. Brodie
Owner's Name (Please Print)

[Signature]
Owner's Signature





New illuminated Sign



South Elevation
Existing non-illuminated Sign

Building Lineal: 63'
 South Sign: 36" x 84" = 21 sq.ft.
 North Sign: 36" x 84" = 21 sq.ft.
 West Sign: 36" x 29.5" = 7.38 sq.ft.
 Total of Signs = 49.38 sq.ft.

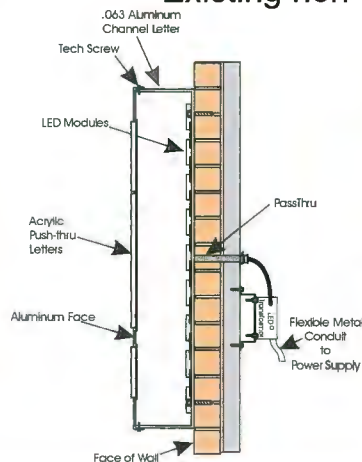


Existing non-illuminated Sign

New non-illuminated Sign

APPROVED

M. B. 10/23/18
 18-0183 DRB



West Elevation

1105 S Adams Road

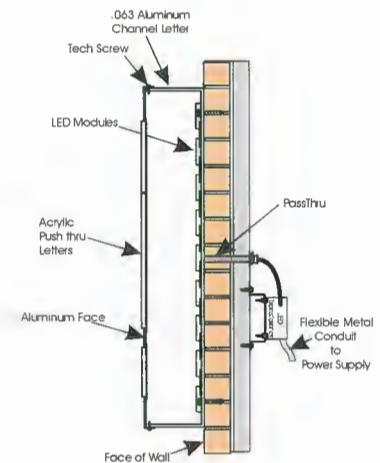


New illuminated Sign



North Elevation
Existing non-illuminated Sign

Building Lineal: 63'
 South Sign: 36" x 84" = 21 sq.ft.
 North Sign: 36" x 84" = 21 sq.ft.
 West Sign: 36" x 29.5" = 7.38 sq.ft.
 Total of Signs = 49.38 sq.ft.





1105 S Adams Road



Administrative Sign Approval Application

Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Fast Signs Birmingham
Address: 3322 Woodward
Birmingham, MI 48018
Phone Number: 248 642 9911
Fax Number: _____
Email: 212@fastsigns.com

Property Owner

Name: ROBERT LAWRENCE
Address: 1620 Northlawn Blvd.
Birmingham, AL 35209
Phone Number: 248 705 2026
Fax Number: _____
Email: RobL@LawrenceCollc.com

2. Applicant's Attorney/Contact Person

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

Project Designer

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

3. Project Information

Address/Location of Property: 2055 14 Mile
Name of Development: _____
Parcel ID #: _____
Current Use: _____
Area in Acres: _____
Current Zoning: _____

Name of Historic District site is in, if any: _____
Date of HDC Approval, if any: _____
Date of Application for Preliminary Site Plan: _____
Date of Preliminary Site Plan Approval: _____
Date of Application for Final Site Plan: _____
Date of Final Site Plan Approval: _____
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

New Wall Signage

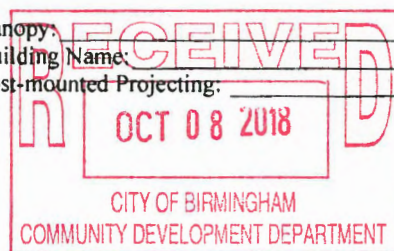
6. Location of Proposed Signs

East & West of building

7. Type of Sign(s)

Wall: 1/2" Acrylic letters
Ground: _____
Projecting: _____

Canopy: _____
Building Name: _____
Post-mounted Projecting: _____



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

Front: _____
Left side: East

Rear: _____
Right side: West

9. Size of Sign

Width: 130"
Depth: 1/2"
Height of lettering: 8"

Height: 30"
Total square feet: 27

10. Existing signs currently located on property

Number: 1 will be replaced with new sign
Square feet per sign: 27

Type(s): 1/2" PVC letters on West wall
Total square feet: 27

11. Materials/Style

Metal: _____
Plastic: Acrylic
Color 1 (including PMS color #): White
Additional colors (including PMS color #): _____

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

12. Sign(s) Read(s): Eastman, Wozniak, Groebe Pediatrics

13. Sign Lighting

Type of lighting proposed: N/A
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: 10/5/18

APPROVED	Application #: <u>18-0178</u>	<small>Office Use Only</small>	Date Received: <u>10/18/18</u>	Fee: <u>\$100</u>
	Date of Approval: <u>10/26/18</u>	Date of Denial: _____	Reviewed by: <u>[Signature]</u>	



CONSENT OF PROPERTY OWNER

I, ROBERT LAWRENCE, OF THE STATE OF AL AND COUNTY OF
(Name of property owner)

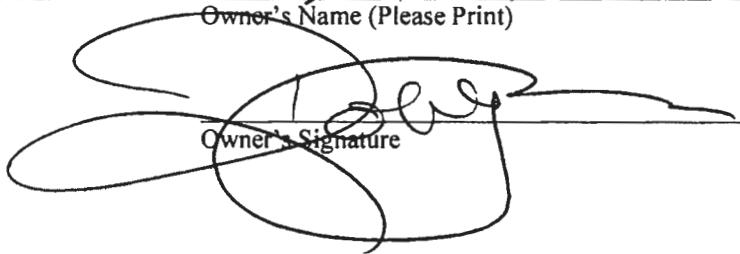
Caldwell STATE THE FOLLOWING:

1. That I am the owner of real estate located at 2055 E 14th Rd.;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:

(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: 9/19/18

ROBERT LAWRENCE
Owner's Name (Please Print)


Owner's Signature

APPROVED
M. Bosh 10/26/18
18-0178 PRB

JOB ADDRESS
2055 14 MILE RD.
WEST ELEVATION

40' BUILDING FRONT

26' BUILDING HEIGHT

130"
**EASTMAN, WOZNIAK,
GROEBE
PEDIATRICS**

30"

12' CLEARANCE

20 55

**EASTMAN &
PEDIA**

JOB ADDRESS
2055 14 MILE RD.

EAST ELEVATION

40' BUILDING FRONT

26' BUILDING HEIGHT

130"

30"

**EASTMAN, WOZNIAK,
GROEBE
PEDIATRICS**

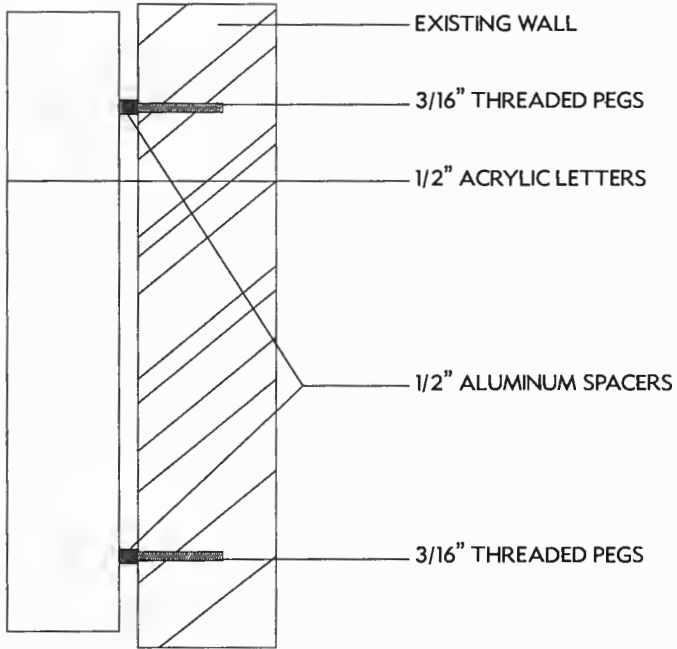
14' CLEARANCE

2059

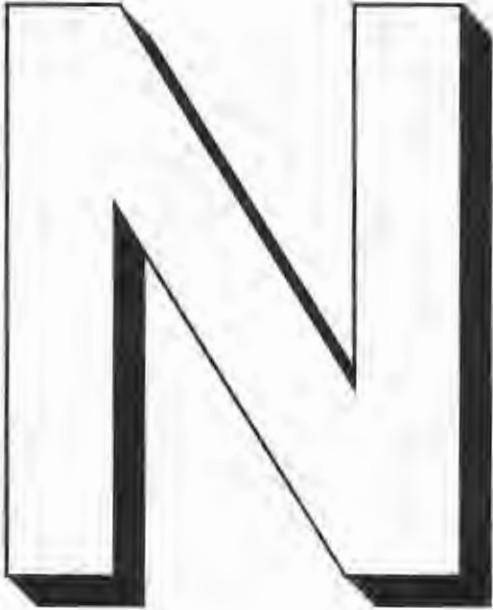
GENERAC

PEG MOUNTED ACRYLIC LETTERS

SIDE VIEW



FRONT VIEW



EASTMAN & WOZNIAK PEDIATRICS
RAINBOW PEDIATRICS, P.C.

84"

49"