

AGENDA
BIRMINGHAM DESIGN REVIEW BOARD MEETING
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY – October 1, 2014
******* 7:15 PM*******

- 1) **Roll Call**
- 2) **Approval of the DRB Minutes of September 17, 2014**
- 3) **Sign Review**
 - 970 S. Old Woodward – Clarity Advanced Eyecare
- 4) **Design Review**
 - 34100 Woodward – Exterior lighting plan
- 5) **Short Term Projects**
- 6) **Miscellaneous Business and Communication**
 - A. Staff Reports
 - **Administrative Approvals**
 - Violation Notices
 - B. Communications
 - Commissioners Comments
- 7) **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 SEPTEMBER 17, 2014
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, September 17, 2014. Chairman John Henke called the meeting to order at 7:05 p.m.

Present: Chairman John Henke; Commission Members Vice-Chairman Keith Deyer, Natalia Dukas, Darlene Gehringer, Shelli Weisberg, Michael Willoughby

Absent: Commission Member Mark Coir; Student Representatives Mitch Boorstein, Cambrea Rush

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

09-66-14

APPROVAL OF MINUTES
DRB Minutes of September 3, 2014

Motion by Ms. Gehringer

Seconded by Ms. Weisberg to approve the DRB Minutes of September 3, 2014 as presented.

Motion carried, 6-0.

VOICE VOTE

Yeas: Gehringer, Weisberg, Deyer, Dukas, Henke, Willoughby

Nays: None

Absent: Coir

09-67-14

SIGN REVIEW

663 S. Adams (postponed from 09-03-14)

Orange Theory Fitness

Zoning: B-2 General Business

Proposal: The applicant proposes to install a new name letter sign on the existing one-story building.

Signage: The total linear building frontage is 25 ft., permitting 25 sq. ft. of sign area. The proposed name letter sign will measure 19.2 sq. ft., in accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area which allows that 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 wall sign is located at a height of 11 ft. 8 in. on the storefront elevation, meeting the requirement of Article 1.0, Table B of the Birmingham Sign Ordinance that states 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 and at a height of less than 15 ft. above a public alley.

The proposed raceway depth is 4 in. in accordance with the Sign Ordinance. The total depth of the sign is 9 in. Article 1.0, section 1.05 (K) of the Birmingham Sign Ordinance, states no wall signs shall project more than 9 in. measured from the wall to which it is attached to the outer surface.

The proposed sign consists of LED channel letters representing ORANGE THEORY FITNESS and colored in orange, red and gray. The raceway color is still to be determined.

Illumination: The name letter sign is proposed to be internally illuminated with LEDs.

In response to Ms. Gehringer's inquiry, Mr. Scott Marcus, the business owner, confirmed the Orange Theory Fitness truck parked in the lot is used in their business. He established the raceway will be black. He did not have material samples but indicated the sign letters will be Plexi. Their space starts at the right side of the door, but the sign looks better centered between the columns.

Motion by Mr. Willoughby

Seconded by Ms. Gehringer to approve the Sign Review for 663 S. Adams, Orange Theory Fitness, as long as the applicant submits the actual material samples and color of the raceway to staff for administrative approval.

No one in the audience commented on the motion.

Motion carried, 6-0.

VOICE VOTE

Yeas: Willoughby, Gehringer, Deyer, Dukas, Henke, Weisberg

Nays: None

Absent: Coir

Mr. Willoughby suggested to the applicant that the raceway color should blend with the brick.

09-68-14

DESIGN REVIEW
980 S. Old Woodward Ave.
Rear facade renovation

Zoning: B-2B General Business

Proposal: The applicant proposes to rehabilitate a portion of the existing rear (west) façade of the building. The front façade and the northern section of the rear façade were recently renovated based on previous approvals issued in July and September of 2013. The applicant proposes to strip the wood paneling and decorative coping to expose the brick underneath, create a new entranceway and enlarge the size of the window openings. The wood paneling has already been removed.

Design: The existing rear elevation has three large single-pane windows and one recessed doorway, set in a brick wall. The applicant proposes to remove the existing windows and doorway. A new entry alcove is proposed at the north end of the space. Three new large insulated windows are proposed to the south of the doorway alcove. The windows are proposed to have 2 in. aluminum frames. A portion of the wall was previously reconstructed with masonry block. The applicant is proposing to remove the block and to install the larger insulated windows and doorway. The remaining area of block will be replaced with full sized face brick matching the existing wall. The applicant has indicated the face brick will be full size brick, not thin brick or veneer. The proposed insulated glass windows with clear aluminum frames will be single pane. The windows will measure approximately 10 ft. 4 in. h x 7 ft. w.

At the north end of the three windows, the applicant proposes to install an entry door in a recessed alcove that is 8 ft. 4 in. h x 6 ft. 6 in. w. The inside of the alcove is proposed to be constructed of E.F.I.S. and painted Sherwin Williams color SW 6922 – “Outrageous Green.” The proposed door will be installed on the right-hand side of the alcove. The door and side-lite window will be clear glass with aluminum frames.

Illumination: No illumination is proposed at this time.

Mr. Mauro Bianchino, 359 S. Old Woodward Ave., was present for the applicant.

Mr. Deyer noticed there was no attempt to delineate the new structure. Mr. Bianchino explained that portion of the building reads differently. They elected to

keep existing brick, add new face brick to match existing, enlarge the windows, and remove the existing cornice. That will create a nice clean look.

Mr. Willoughby thought this is a big improvement to the building.

**Motion by Mr. Willoughby
Seconded by Ms. Gehringer to approve the Design Review for 980 S. Old Woodward Ave. He is happy with the door color as it matches Inkwell that the board approved.**

Motion carried, 6-0.

VOICE VOTE

Yeas: Willoughby, Gehringer, Deyer, Dukas, Henke, Weisberg

Nays: None

Absent: Coir

09-69-14

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 720-724 N. Old Woodward Ave., Woodridge Properties, LLC - Replace windows.
- 33495 Woodward Ave., US Mattress - Install two halo illuminated channel letter wall signs per Master Sign Plan.

-- Violation Notices (none)

B. Communications

-- Commissioners' Comments (none)

09-70-14

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:20 p.m.

Matthew Baka
Sr. Planner

MEMORANDUM

Date: September 23, 2014
To: Design Review Board Members
From: Matthew Baka, Senior Planner
RE: Sign Review – 970 S. Old Woodward Ave – CLARITY Advanced Eyecare

Zoning: B-2B General Business, D-2 Downtown Overlay District, Located within the Retail frontage area

Existing Use: Vacant

Proposal

The applicant proposes to install a wall sign reading “**CLARITY advanced eyecare**” on a multi-tenant, one-story building.

Signage

The total linear building frontage is 41', permitting 41' square feet of sign area. The proposed wall sign will measure 36" h x 120" w or 30 square feet. *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 square foot (1.5 square feet for addresses on Woodward Avenue) for each linear foot of principal building frontage. **The proposal meets this requirement.*** In Accordance with Article 1.0, Table B of the Birmingham Sign Ordinance – *Wall signs are permitted to be up to 36" in height. **The proposal meets this requirement.*** The applicant has indicated that the sign will be mounted 14' 6" above grade on the existing sign band. *In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance - Wall signs that project more than 3 inches from the building facade shall not be attached to the outer wall at a height of less than 8 feet above a public sidewalk and at a height of less than 15 feet above public alley. **The proposal meets this requirement.***

The proposed wall sign is to be placed above the front entrance on the east elevation facing S. Old Woodward. The sign consists of an aluminum composite face in matte black with ½" thick PVC non-illuminated dimensional letters painted white and teal.

The applicant has been advised that the window signage in the proposal appears to exceed the permitted 12 sq. ft.

Illumination

The sign is proposed to be halo-lit around the perimeter of the cabinet with white LED lights.

Sign Recommendation

In accordance with Section 86, Article 2, 2.02 (c) of the City of Birmingham Sign Ordinance, Planning Division Sign review approval shall be granted only upon determining the following:

1. The scale, color, texture and materials of the sign being used will identify the business succinctly, and will enhance the building on which it is located, as well as the immediate neighborhood.

2. The scale, color, texture and materials of the sign will be compatible with the style, color, texture and materials of the building on which it is located, as well as neighboring buildings.
3. The appearance of the building exterior with the signage will preserve or enhance, and not adversely impact, the property values in the immediate neighborhood.
4. The sign is neither confusing nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety.
5. The sign is consistent with the intent of the Master Plan, Urban Design Plan(s), and/or Downtown Birmingham 2016 Report, as applicable.
6. The sign otherwise meets all requirements of this Chapter.

The Planning Division recommends that the Design Review Board consider a motion to approve the proposal for signage on 970 S. Old Woodward;

Sample Motion Language

Motion to APPROVE the sign review application for 970 S. Old Woodward Avenue. The proposal meets the requirements of Section 126-514 of the Zoning Code.

OR

Motion to TABLE the sign review application for 970 S. Old Woodward Avenue. The applicant must provide the following items:

- 1.

OR

Motion to DENY the sign review application for 970 S. Old Woodward Avenue. The proposal does not meet the requirements of section 126-514 of the Zoning Code.

Sec. 126-514. Duties of Design Review Board.

The Design Review Board shall review all documents submitted pursuant to this section determining the facts given in this section.

- (1) All of the materials required by this section have been submitted for review.
- (2) All provisions of chapter 126 of this Code have been complied with.
- (3) The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
- (4) The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
- (5) The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
- (6) The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the city.
- (7) The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the city commission.
(Code 1963, § 5.192(4))

Article 2, 2.20. Sign review

(b) Restrictions.

- (1) The Historic District Commission, Design Review Board or Planning Board may impose restrictions on the size, placement and appearance of signs in addition to those requirements set forth by this ordinance.
- (2) The Historic District Commission, Design Review Board or Planning Board shall not allow the alteration or construction of any sign which would violate the requirements of this ordinance.



Sign Ordinance Requirements – Name Letter/Wall Signs Planning Division

Property Address: 970 S. Old Woodward.

Current Zoning: B-2B, General Business, D-2 Downtown Overlay

Sign Copy: Clarity advanced eyecare

	Required	Proposed	Review
Maximum Area	<input type="checkbox"/> Woodward – 1.5 square feet per linear foot. <input checked="" type="checkbox"/> Other – 1 square foot per linear foot 41' Total Linear Street Frontage	Sign height: 36" Sign width: 120" Total sign area: 30 sq. ft.	Meets requirements
Maximum Height	<input type="checkbox"/> Name Letter Sign <input type="checkbox"/> Woodward – 3' <input type="checkbox"/> Other – 2' <input checked="" type="checkbox"/> Wall Sign <input type="checkbox"/> Woodward – 4' <input checked="" type="checkbox"/> Other – 3'	Sign height: 3'	Meets requirements
Other Sign measurements	<ul style="list-style-type: none"> Logos/design elements may be greater than 3' in height subject to approval Thickness = 9" maximum Height from grade = 8' sidewalk if over 3" thick Height from grade – 15' alley, etc. 	Logo height:N/A Sign Thickness:2" Sign Height above grade:14' 6"	Meets requirements
Illumination	<input checked="" type="checkbox"/> Non-historic District <ul style="list-style-type: none"> Steady light only No exposed neon B1 Zone – 10:00pm or ½ Hour after close of Business Adj. residential – no side or rear lights <input type="checkbox"/> Historic District <ul style="list-style-type: none"> As listed above Halo backlighting Exterior light fixtures No internal illumination 	LED Halo lighting	Meets requirements
# Allowed	<input checked="" type="checkbox"/> Principal Wall Sign <ul style="list-style-type: none"> 1 street = 1 sign 2 streets = 2 identical sign 3 + streets = each frontage 	One Street = one signs	Meets requirements

	<ul style="list-style-type: none">• All above can not exceed maximum sign area for building <input checked="" type="checkbox"/> Wall / Name Letter Sign <ul style="list-style-type: none">• Limited by area per frontage		
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Reviewed by: Matthew Baka

Date: September 23, 2014

MEMORANDUM

Date: September 24, 2014
To: HDDRC Commission Members
From: Matthew Baka, Senior Planner
RE: Design Review – 34100 Woodward – Wells Fargo

Zoning: B-2/MU5, General Business

Existing Use: Office

Proposal

The applicant proposes to install up lighting on the canopy of the entry tower of the three-story office building.

Illumination

The lighting is proposed to be located on the tower at the southwest corner of the building and it illuminates the canopy that extends from the top of the building. Lumacove and Lumafacade LED up-lights by Lumenpulse are spaced evenly around the perimeter of the tower. The lights are designed for washing walls and they have the ability to project a fixed color and color wash or change color and create several different effects. The lighting is programmable allowing for the cycle to be changed or remain constant. The applicant has indicated that they will provide details on the color and patterns of the light at the meeting

The current lighting standards in the Birmingham Zoning Ordinance require that all exterior light be cut-off fixtures. Exception to cutoff luminaires can be made at the discretion of the Planning Board, Historic District Commission, or Design Review Board under any of the following conditions:

- a) The distribution of upward light is controlled by means of refractors or shielding to the effect that it be used solely for the purpose of decorative enhancement of the luminaire itself and does not expel undue ambient light into the nighttime environment.
- b) The luminaire is neither obtrusive nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety, with appropriate methods used to eliminate undesirable glare and/or reflections.
- c) The luminaire is consistent with the intent of the Master Plan, Urban Design Plan(s), Triangle district plan, Rail district plan and/or Downtown Birmingham 2016 Report, as applicable.
- d) The scale, color, design or material of the luminaire will enhance the site on which it is located, as well as be compatible with the surrounding buildings or neighborhood.
- e) Lighting designed for architectural enhancement of building features. Appropriate methods shall be used to minimize reflection and glare.
- f) The site lighting meets all requirements set forth in this ordinance including, but not limited to, light trespass and nuisance violations.

The Planning Division finds that the lighting plan as proposed will not create a traffic hazard or otherwise adversely impact public safety, they are not incompatible with other buildings in the area, they are not garish or offensive to the sense of sight.

The Planning Division recommends that the Commission consider a motion to APPROVE the lighting plan design review application for 34100 Woodward.

Sample Motion Language

Motion to APPROVE the Design review application for 34100 Woodward Avenue. The proposal meets the requirements of Section 126-514 of the Zoning Code.

OR

Motion to TABLE the sign review application for 34100 Woodward Avenue. The applicant must provide the following items:

1.

OR

Motion to DENY the sign review application for 34100 Woodward Avenue. The proposal does not meet the requirements of section 126-514 of the Zoning Code.

Sec. 126-514. Duties of Design Review Board.

The Design Review Board shall review all documents submitted pursuant to this section determining the facts given in this section.

- (1) All of the materials required by this section have been submitted for review.
- (2) All provisions of chapter 126 of this Code have been complied with.
- (3) The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
- (4) The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
- (5) The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
- (6) The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the city.
- (7) The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the city commission.
(Code 1963, § 5.192(4))



Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: SCOTT IRON WORKS
Address: 24529 JOHN R
HAZEL PARK
Phone Number: 248 548 2822
Fax Number: 248 548 2082
Email: PETER.SCOTT@IRON.COM

Property Owner

Name: EILEEN STEGERT (PRESIDENT, CONDO BOARD)
Address: 1035-2 N OLD WOODWARD
BIRMINGHAM, MI 48009
Phone Number: 248-594-4229
Fax Number: 594
Email: _____

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: 1035 N. Old Woodward
Busin
Name of Development: GLEN WOOD TERRACE
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

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Digital Copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

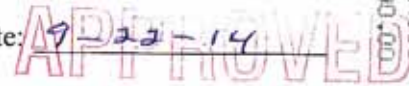
5. Details of the Request for Administrative Approval

Re Build to 30" High Same style
24" Spacer
CORE DRILL IN CONCRETE
All 21 Units of Condos

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: Robert G. Peltz

Date: 9-22-14



CITY OF BIRMINGHAM
Date 09/23/2014 11:51:56 AM
Ref 09112138
Resub # 224730
Fees \$100.00

Application #: <u>14-065</u>	Office Use Only Date Received: <u>9/22/14</u>	Fee: <u>\$100</u>
Date of Approval: <u>9/23/14</u>	Date of Denial: _____	Reviewed by: <u>M. B. [Signature]</u>

112138
PA14-0082



CONSENT OF PROPERTY OWNER

I, EILEEN STEGERT (GLENNWOOD TERRACE CONDO BOARD PRESIDENT) OF THE STATE OF MICHIGAN AND COUNTY OF
(Name of property owner)

OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at 1035, 1037, 1039, 1041, 1043, 1045, 1047 N. OLD WOODWAY BIRMINGHAM MI 48009;
(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: 9-19-14

EILEEN STEGERT
Owner's Name (Please Print)

Eileen Stegert
Owner's Signature

09/21/2014 15:19



GLENWOOD TERRACE RAILINGS

1035-1, 2, 3, 4, 5, 6, 7

1037-1, 2, 3, 4

1039-1, 2, 3, 4, 5, 6, 7, 8

1041-1, 2

1043-1, 2, 3, 4, 5, 6, 7

1045-1, 2, 3

1047-1, 2, 3, 4

BLDG ADDRESSES
AND UNIT NUMBERS (35 UNITS)

ALL ARE N. OLD WOODWARD
IN BIRMINGHAM

ALL HAVE FRONT PORCHES

1 RAILING FOR BACK PORCH
AT ADDRESS 1043-5 N. OLD WOODWARD