



cityofnovi.org

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department
(248) 347-0415

Case No. 11-025 ULTA

Location: 26132 INGERSOL (NOVI TOWN CENTER)

Zoning District: Town Center (TC)

The applicant is requesting a variance to allow placement of an additional 65 sf wall sign on a tenant suite in the Novi Town Center retail center.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) allows only one sign per business.

City of Novi Staff Comments:

Staff cannot support the request as the failure to grant relief will not unreasonably prevent or limit the use of the property and will not result in substantially more than mere inconvenience or inability to attain a higher economic or financial return.

Standards for Granting a Sign Variance

- The request is based upon circumstances or features that are exceptional and unique to the property and do not result from conditions that exist generally in the City or that are self-created.
- The failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return.
- The grant of relief will not result in a use of structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit of the ordinance.



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For Official Use Only

ZBA Case No: 11-025 ZBA Date: APRIL Payment Received: \$ 300 (Cash)
 Check # _____ Include payment with cash or check written to "City of Novi."

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

Please submit one original signed application and 13 copies of all supporting documentation relevant to the appeal,

Applicant's Name PATRICK STIEBER Date 6/7/11

Company (if applicable) ALLIED SIGNS INC.

Address* 33150 GIFTS City CLINTON TWP MI ZIP 48035
*Where all case correspondence is to be mailed.

Applicant's E-mail Address: KALLARD@ALLIEDSIGNSINC.COM

Phone Number (313) 791-7900 FAX Number (313) 791-7788

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: ULTA, 26132 INGERSOL ZIP _____

2. Sidwell Number: 5022 may be obtained from Assessing Department (248) 347-0485

3. Is the property within a Homeowner's Association jurisdiction? Yes No

4. Zoning: RA R-1 R-2 R-3 R-4 RT RM-1 RM-2 MH OS-1 OS-2 OSC OST TC OTHER

5. Property Owner Name (if other than applicant) NOVI TOWN CENTER INVESTORS

6. Does your appeal result from a Notice of Violation or Citation Issued? Yes No

7. Indicate ordinance section(s) and variances requested:

1. Section 28-3(3) Variance requested 2ND WALL SIGN
2. Section _____ Variance requested _____
3. Section _____ Variance requested _____
4. Section _____ Variance requested _____

8. Please submit an accurate, scaled drawing of the property showing:

- a. All property lines and dimensions correlated with the legal description.
- b. The location and dimensions of all existing and proposed structures and uses on property.
- c. Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
- d. Dimensions necessary to show compliance with the regulations of this Ordinance.

9. State the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach separate sheet if necessary):

The practical difficulty is lack of identification on the East elevation and the fact that "Ultra" has a double entryway into their store. By being allowed a sign over each entryway, customers going to Walmart and all the other stores to the East will be able to see what the name of the store is across the parking lot. Otherwise, it will not be identifiable to all the stores and potential customers to the East.

10. Describe any unique circumstances regarding the property (i.e., shape, topography, etc.) which are not common to other properties in the area and which prevent strict compliance with the Zoning Ordinance:

The unique circumstances of the property is the fact that Ultra is located in the interior portion of the shopping complex. It will be difficult to see Ultra from any of the roads because of the lack of visibility so they really need to be identifiable to the patrons who are already on the premises.

SIGN CASES ONLY:

Your signature on this application indicates that you agree to install a Mock-Up Sign ten (10) days before the scheduled ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next scheduled ZBA meeting, or cancelled. A mock-up sign is NOT to be the actual sign. Upon approval, the mock-up sign must be removed within five (5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five (5) days of the meeting.

Variance approval is void if permit not obtained within one hundred eighty (180) days of date of decision. There is a five (5) day hold period before work/action can be taken on variance approvals. All property owners' within 300 feet of ZBA property address will be notified of the ZBA case and variance requests.

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official/ Inspector or Ordinance Officer made

Construct New Home/Building Addition to Existing Home/Building Accessory Building
 Use Signage Other

[Handwritten Signature]
Applicants Signature

6/17/11
Date

SEE ATTACHED LETTER
Property Owners Signature

Date

DECISION ON APPEAL

Granted _____ Denied Postponed by Request of Applicant _____ Board _____

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following items and conditions:

Chairperson, Zoning Board of Appeals _____ Date



May 17, 2011

Allied Signs Inc.
33650 Giftos Drive
Clinton Township, Michigan 48035

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Bob Gatt

Terry K. Margolis

Andrew Mutch

Dave Staudt

Justin Fischer

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Deputy Director of
Community Development
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Building Official
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Building Division
248.347.0415
248.735.5600 fax

Planning Division
248.347.0475
248.735.5633 fax

Ordinance Enforcement
Division
248.735.5678
248.735.5600 fax

RE: ULTA - 26132 Ingersol

The sign permit applications for the above location have been reviewed and denied.

Sign Code Section 28-5 (2) b.1.(a)(i)a. allows 1-1/4 square foot of sign for each lineal foot of street frontage up to a maximum of 65 square feet.

The sign proposed on the south elevation is 94.50 square feet. Based on a lineal frontage of 118 feet the maximum sign allowed would be 65 square feet.

Sign Code Section 28-5 (3) allows only one sign per business. The proposed east elevation sign would be a second sign.

Sign Code Section 28-5 (2) f. permits projecting signs only in the TC-1 and GE zoning districts. This property is zoned TC. Therefore, the 2 projecting signs cannot be approved.

Should you wish to request consideration of a variance from the Zoning Board of Appeals you may contact the board secretary, Angela Pawlowski, at 248-347-0459.

If you have any questions please feel free to contact me at 248-347-0438.

Sincerely,

CITY OF NOVI

Jeannie Niland
Ordinance Enforcement Officer

City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

cityofnovi.org



Site Identification

INDIVIDUAL ILLUMINATED LETTERS

Reference Drawing B53395B for construction & color specifications.

Note:

Elevation shown is preliminary, field survey required prior to fabrication of letters & awnings.

PAIN T NOTE:

Existing Metal Canopies - paint to match PMS 164C Orange.



EAST STOREFRONT ELEVATION

Scale: 3/32" = 1' - 0"

Landlord Signature: _____ Printed Name: _____ Company: _____ Date: _____



FOR A 60 DAY PERIOD, ANY PRODUCT IS SUBJECT TO THE PRICE IN EFFECT AT THE TIME OF THE ORDER. THE PRICE IN EFFECT AT THE TIME OF THE ORDER IS THE PRICE IN EFFECT AT THE TIME OF THE ORDER. THE PRICE IN EFFECT AT THE TIME OF THE ORDER IS THE PRICE IN EFFECT AT THE TIME OF THE ORDER.

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585 Bond Street - Lincolnshire, IL 60069
PHONE: (847) 520-1555 FAX: (847) 520-1545
www.kiefferlights.com

CUSTOMER: **ULTA** Store No. 485
LOCATION: **Novi, MI**
SALESMAN: **LC**
DESIGNER: **MAK**
DATE: **1/7/11**

- Artwork
 - Design
 - Survey
- All items checked to Enter Order



COMPANION FILES

PRODUCTION PROCESSING

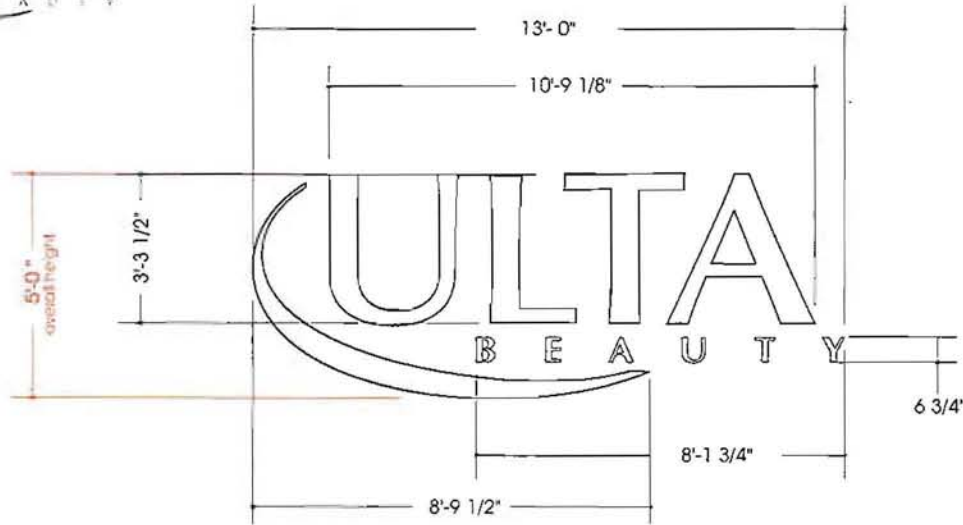
Order # _____
Job # _____
-001 _____
-002 _____
-003 _____
-004 _____

INITIALS: _____ DATE: _____
REVISION:
A. Delete awnings, paint metal canopies. MAX. 3/2/11
B. Reduce letters size. MAX. 5/26/11

B60360



Individual Illuminated Letters
Option 2A-60 LED



Iso View

ELECTRICAL NOTE:
LED channel letters to be bonded and grounded with a minimum #14 ground wire from each letter back to the power supplies and wiring must be protected thru the wall w/ conduit.

Letter Set Layout
Option 2A-60 LED

Scale: 3/8" = 1'-0"

A ILLUMINATION	TYPE-SWOOSH/ULTA	SLOAN VALUE LINE LONG
	TYPE-BEAUTY	SLOAN VALUE LINE MINI
B FACE	THICKNESS	.150"
	COLOR	WHITE POLYCARBONATE
C RETURN	DEPTH	5"
	COLOR	MATCH 3M #3630-61 SLATE GRAY
D RETAINER	TYPE	SEE RETAINER NOTE
	SIZE	SEE RETAINER NOTE
E BACKS	MATERIAL	ALUMINUM
	GAUGE	.063
F WIREWAY	SIZE	-
	TYPE	-
G POWER SOURCE	SLOAN MODULAR 60	
H BEAUTY	INTERNAL	1/4" RIVNUT
	EXTERNAL	1/4" THREADED ROD
SWOOSH/ULTA	INTERNAL	1/4" RIVNUT
	EXTERNAL	1/4" THREADED ROD
I SCREWS	SIZE	#8 X 1/2" PHILLIPS HD.
	COLOR	MATCH RETAINERS
J SWITCH	DISCONNECT/TOGGLE	

*SPST DISCONNECT SWITCH LOCATE ON RACEWAY.
*2 WEEP HOLES PER LETTER REQUIRED (1/4" DIA.).
*ALL ELECTRICAL OUTS LOCATED FOR RACEWAY OR REMOTE APPLICATION.
*CAULK REQUIRED.

Note: All electrical to be out the bottom of the letters & swoosh

RETAINER NOTE:
ULTA Letters/Swoosh use the large aluminum retainer painted to match the 3M #3630-61 Slate Gray.
BEAUTY letters have 3/4" Dove Gray (P40-0328) trim cap retainer.

Landlord Signature: _____ Printed Name: _____ Company: _____ Date: _____



ONE OR MORE ILLUSTRATED CHANNEL LETTERS PER 2D OR 3D DRAWING WITH A PHOTO SHOWING HOW THE TOP OF LETTER IS TO BE ATTACHED TO THE WALL. ALL DRAWINGS TO BE APPROVED BY KIEFFER & CO., INC.
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585 Bond Street - Lincolnshire, IL 60069
PHONE: (847) 520-1255 FAX: (847) 520-1543
www.kiefferlights.com

CUSTOMER: ULTA
LOCATION: VARIOUS
SALESMAN: LC
DESIGNER: LMK
DATE: 7/31/06

Artwork
 Design
 Survey
All items checked to Order
UL US LISTED
COMPANION FILES

PRODUCTION PROCESSING
Kieffer Item # _____
Job # _____
-001 _____
-002 _____
-003 _____
-004 _____

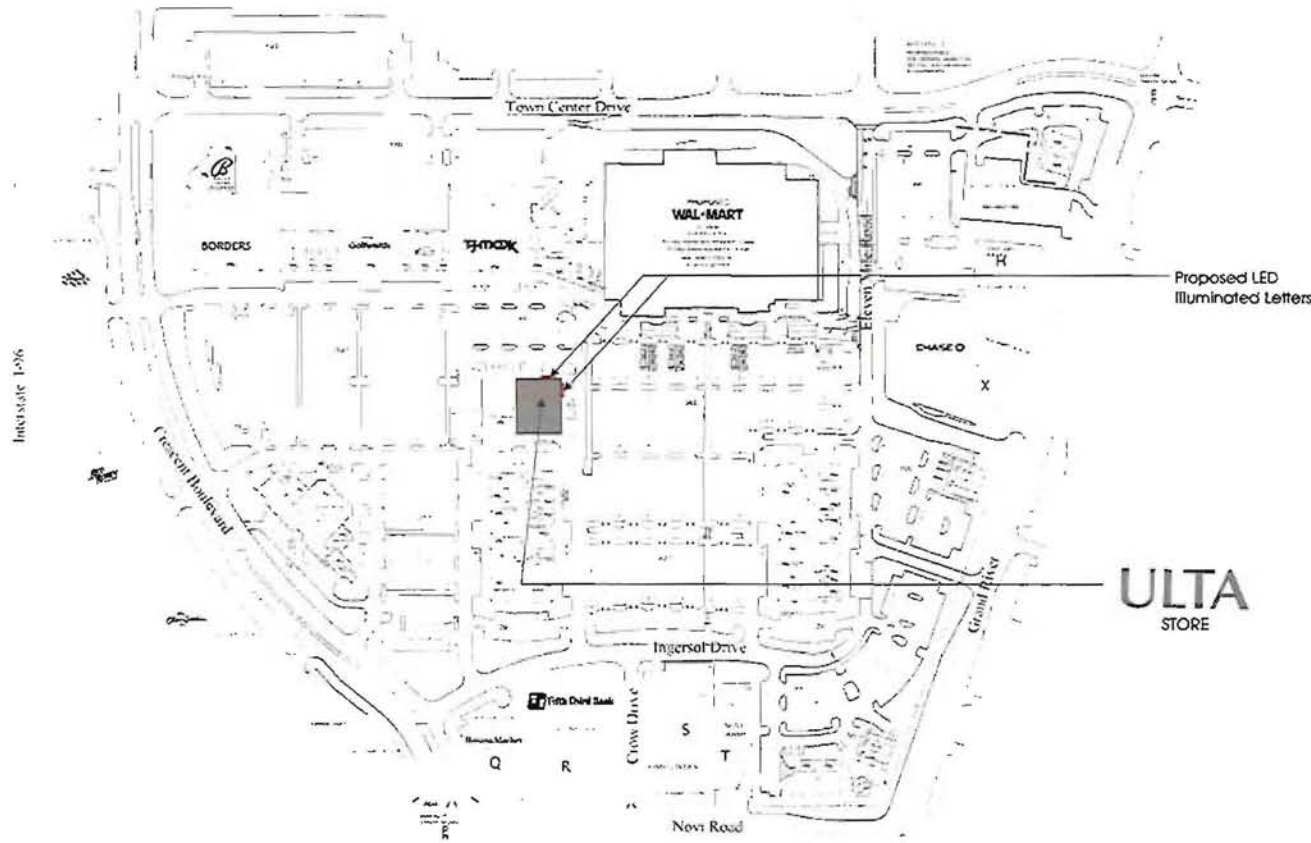
REVISION:	INITIALS:	DATE:
▲ ISO VIEW added	LMK	8/3/06
▲ Revised spec. box detail	DwB	12/11/06
▲ Change return color/retainers to Slate Gray	LMK	2/17/07
▲ To NEW 2-19-07 Logo	DwB	3/20/07
▲ Chg. illumination designation	LMK	7/18/07
▲ Add spacer note to Beauty letters	DwB	9/19/07
▲ Updated tube support spec.	LMK	11/6/07
▲ Revised E.O. letters to revise channel	LMK	2/14/08
▲ Revised 1/4" Rivnuts to 5/16"	LMK	3/18/08
▲ Revised reverse channel details	DwB	4/12/08
▲ Chg. 5/16 rivnut to 1/4"	DwB	8/13/09
▲ Chg. acrylic to polycarbonate facets	LMK	10/28/09
▲ Change to LED illumination	LMK	1/29/10
▲ Revised to external BEAUTY trim cap note	LMK	

B53395C

Dwg. No. 12/01/0



Site Identification



Proposed LED
Illuminated Letters

ULTA
STORE

SITE PLAN

Landlord Signature: _____ Printed Name: _____ Company: _____ Date: _____



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www.kieffers.com

CUSTOMER: ULTA Store No. 485
LOCATION: Novi, MI
SALESMAN: LC
DESIGNER: MAK
DATE: 1/7/11

- Artwork
 - Design
 - Survey
- All items checked to Order



COMPANION FILES

PRODUCTION PROCESSING

Kieffer Item # _____
Job # _____
-001 _____
-002 _____
-003 _____
-004 _____

INITIALS: DATE:
MAK 5/3/11

REVISION: Revised site plan

B60360C

