



cityofnovi.org

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

Case No. PZ13-0014 26401 Novi Road (Qdoba Mexlcan Grill)

Location: 26401 Novi Road, Suite A

Zoning District: TC, Town Center District

The applicant is requesting a variance from Section 28-5(3) of the Novi Sign Ordinance to allow a second wall sign of 37.5 square feet for a proposed new restaurant. The property is located west of Novi Road, and north of Grand River Avenue.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCE, Section 28-5(3) permits a single sign to be installed at this restaurant location.

City of Novi Staff Comments:

The applicant is requesting approval for installation of second wall sign for a restaurant business with an outside entrance and within a new retail center. The business is allowed and has been granted approval for a single 37.5 square foot wall sign (max. 65 square feet allowed). The requested second sign on the south elevation would also be 37.5 square feet.

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 because_____.
- 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 because_____.
- 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 because_____.



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For Official Use Only

ZBA Case No: P213-0014 ZBA Date: 4/9/13 Payment Received: \$ 300 (Cash)

Check # 2199 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 RICHARD WALTER Date 11/20/2012

Company (if applicable) RWB Walter Associates

Address* 50206 DENNIS CT City WYOM ST MI ZIP 48393
*Where all case correspondence is to be mailed.

Applicant's E-mail Address: SIGNPEOPLE@SBCGLOBAL.NET

Phone Number (248) 669-3131 FAX Number ()

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: (FORDA & NOVI RD, STE. A ZIP TC ZONING)

2. Sidwell Number: 5022-15-476-042 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 CSC OST OTHER TC

5. Property Owner Name (if other than applicant) Versar Development

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 28-5(2)b3 Variance requested 2ND SIGN
- 2. Section 28-5(3)f Variance requested _____
- 3. Section 28-5(3)g,h,1 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):

ATTACHED

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:

ATTACHED

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

Richard M. Wolf
Applicants Signature

12-20-2012
Date

ATTACHED
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



cityofnovi.org

February 15, 2013

R&B Walter Associates
The Sign People
50206 Dennis Court
Wixom, Michigan 48393

RE: QDOBA MEXICAN GRILL – 26401 NOVI ROAD – SUITE A

The sign permit application for the above referenced location has been reviewed and denied.

Sign Code Section 28-5(3) permits only one sign for this property.
A sign permit has previously been approved for this location.

Your application for consideration of a variance from the Zoning Board of Appeals has been received.

Please feel free to contact me at 248-347-0438 if you have any questions.

Sincerely,

CITY OF NOVI

Jeannie Niland
Ordinance Enforcement Officer

ZBA Applied

City of Novi
Zoning Board of Appeals

Re: Qdoba Mexican Grill Wall Signs

A permit has been submitted for a second wall sign at the re-development project at the former Big Boy restaurant for the Qdoba Mexican Grill. Qdoba will be occupying the southern tenant space.

A unique circumstance exists regarding the subject property in that being on the corner justifies the need for signage viewable from both sides. The sign will face the side street adjacent to the tenant space and the front sign toward Novi Road.

The proposed use improvement will aid public safety in providing motorists with additional visual cues to assist in their driving decisions which will reduce driver anxiety. Driver anxiety creates the potential for distractions which results in vehicular/vehicular and vehicular/pedestrian encounters.

Additional visual cues, especially within a development of this nature which lacks sufficient directional and informational way-finding aids, promotes the general welfare in the reduction of public safety services. Better signage (Conspicuous, Visible, Readable, Legible) aids in the appreciation of the value of property.

The proposed use improvement will not be a detriment to public safety and welfare and is consistent with other approved signage along Novi Rd. and Grand River Ave. (e.g.: Famous Dave's, Fifth/Third Bank, Potbelly, Bagger Daves, Biggby Coffee, and Tony Sacco's)

The use improvement will not impair an adequate supply of light and air adjacent to properties because the building is a substantial distance from other buildings.

The proposed use improvement will not unreasonably impair or diminish established property values within the surrounding area or impair the intent or the purpose of the ordinance. The sign will not exceed the square footage of previously approved signage on the said building and will be consistent to the east elevations.

Additionally the signage is consistent with the intent of the sign ordinance:

The standards are designed to promote the health, public safety, and welfare of persons within the community, including the promotion of traffic safety and aesthetics, and to aid in development and promotion of business and industry by providing sign regulations that encourage creativity, effectiveness, and flexibility in design and use of such devices

without creating detriment to the general public.

(a) Encourage good design in the context of the overall image and visual environment of the city, and prescribe sound practices with respect to size, spacing, illumination, type and placement of signs for the purpose of safeguarding and enhancing properties in each of the various types of zoning districts.

(b) Enhance the appearance of the business community, taking into account the nature of the use, and thus stimulate as well as protect the economic vitality of the city and the orderly growth and development of business and industry in the city.

(c) Provide for signage that is adequate but not excessive and that displays a message through use of pictures, symbols and logos for rapid comprehension by the public

k) Preserve property values.

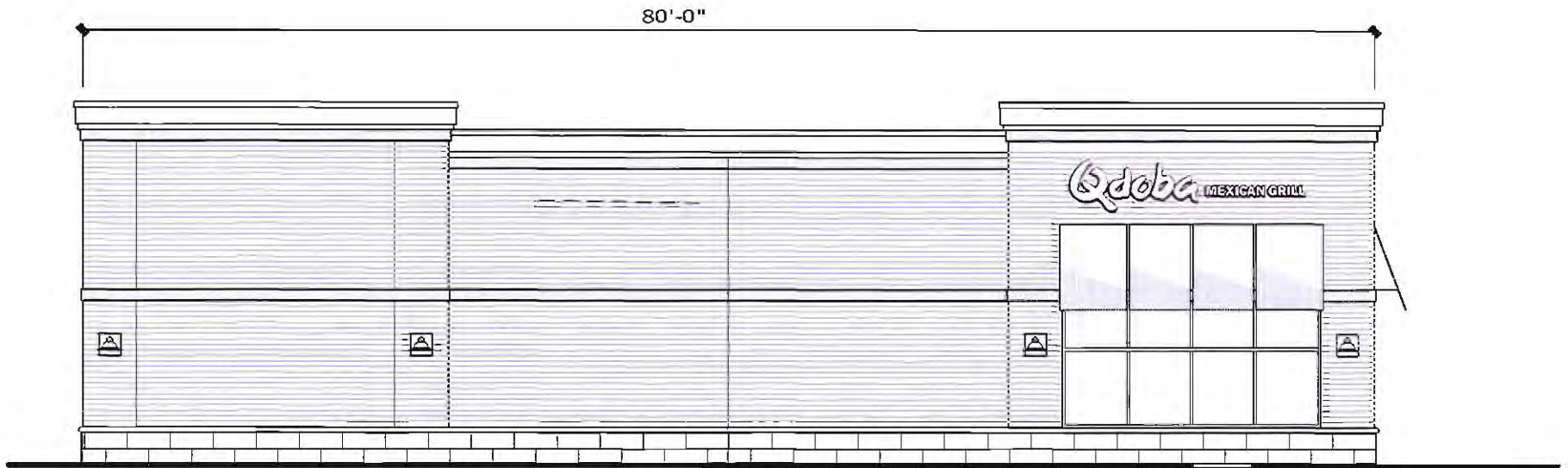
(l) Recognize that advertising signs are a legitimate advertising medium in the locations which neither lessen the visual attributes of the city through the placement of such signs, nor cause confusion, safety problems or lessen the ability to identify local businesses through visual clutter.

(m) Regulate the number and size of advertising signs within the city in the interests of economic prosperity, civic pride, quality of life and general welfare of the people who reside in, are visiting, are employed in or conduct business in the city.

Respectfully submitted.



Richard Walter
R&B Walter Associates



South Elevation

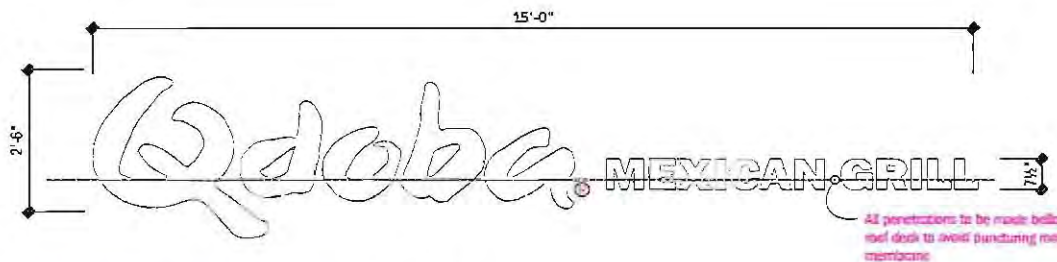
Scale: 1/8" = 1'-0"

City allows:

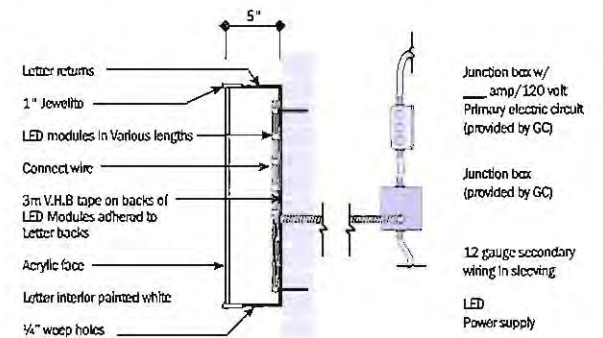
1.25 sq. ft. per lf up to 65 sq. ft. max. 1 sign only otherwise variance required

Awning logos count as a sign

Window signs allowed up to 25% of glass, non illuminated only



Channel Letter Elevation - 37.5 sq ft



5"



Design No.: 11-0117r4
 Date: September 12, 2011
 Sheet: 4 of 5
 Location: Novi Rd & Fonda St
 City/State: Novi Michigan

Contact Information:
 Salesman: Todd Heiner
 Designer: Trent Schultz
 P817.625.4323 P817.625.2123
 www.awningandsign.com

Final electrical connection note:
 Customer is responsible for retaining a licensed electrician to complete final connection.
 Printing Note: Illustration to be printed on 8 1/2"x 14" Legal paper.

The information contained in this Document and the Design work are the sole Property of National Awning & Sign, LLC and may not be copied distributed or made available to others without expressed written consent of National Awning & Sign, LLC.

Final Approvals
 Customer:
 Salesman:
 Project Manager:

