



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: March 12, 2019

REGARDING: 43460 West Oaks Drive, Parcel # 50-22-15-200-106 (PZ19-0002)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Allied Signs Inc/Bob's Discount Furniture

Variance Type

Sign

Property Characteristics

Zoning District:	Regional Center
Location:	West of Novi Road and South of Twelve Mile Road
Parcel #:	50-22-15-200-106

Request

The applicant is requesting variance from the Novi Code of Ordinances Section 28-5,(a)(b)(1)a and 28-5(a) to allow the installation of 247.16 square foot wall sign,)150 square feet allowed(based on previous variance), to allow a third sign wall sign at 40 square feet, 65 square feet max allowed.

This property is zoned Regional Center (R-C).

II. STAFF COMMENTS:

Previous variances from former tenant exist

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ19-0002**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.
- (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.
- (b) The property is unique because _____.

- (c) Petitioner did not create the condition because _____
_____.
- (d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____
_____.
- (e) The relief is consistent with the spirit and intent of the ordinance because _____
_____.
- (f) The variance granted is subject to:
 - 1. _____.
 - 2. _____.
 - 3. _____.
 - 4. _____.

2. I move that we **deny** the variance in Case No. **PZ19-0002**, sought by _____,
for _____ because Petitioner has not shown practical difficulty requiring _____.

- (a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.
- (b) The circumstances and features of the property relating to the variance request are self-created because _____
_____.
- (c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioner's statements that _____.
- (d) The variance would result in interference with the adjacent and surrounding properties by _____.
- (e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____
_____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler
Deputy Director Community Development
City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$300.00</u>	
PROJECT NAME / SUBDIVISION Bob's Discount Furniture				Meeting Date: <u>3/12/19</u>	
ADDRESS 43460 W. Oaks Dr		LOT/SIUTE/SPACE #		ZBA Case #: <u>PZ 19-0002</u>	
SIDWELL # 50-22- 15 - 200 - 105		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY 12 Mile and Novi Rd.					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input checked="" type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS Kim@alliedsignsinc.com		CELL PHONE NO.	
NAME Patrick Stieber		TELEPHONE NO. 586-791-7900			
ORGANIZATION/COMPANY Allied Signs, Inc.		FAX NO. 586-791-7788			
ADDRESS 33650 Giftos		CITY Clinton Twp.	STATE MI	ZIP CODE 48375	
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS		CELL PHONE NO.	
NAME Scott Forman		TELEPHONE NO. 440-465-2141			
ORGANIZATION/COMPANY Ramco-Gershenson Properties LLC		FAX NO.			
ADDRESS P.O. Box 4900, Dept 365		CITY Scottsdale	STATE AZ	ZIP CODE 85261-4900	
III. ZONING INFORMATION					
A. ZONING DISTRICT					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input checked="" type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input checked="" type="checkbox"/> OTHER _____					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>28-5(b)(1)(a)</u>		Variance requested		<u>To be allowed (1) wall sign @ 247.16 square feet</u> ←	
2. Section <u>28-5(a)</u>		Variance requested		<u>To be allowed a second wall sign @ 40 square feet</u>	
3. Section _____		Variance requested		<u>Third</u>	
4. Section _____		Variance requested		_____	
IV. FEES AND DRAWINGS					
A. FEES					
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input checked="" type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
<ul style="list-style-type: none"> • Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable 			<ul style="list-style-type: none"> • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • Any other information relevant to the Variance application 		

add 28-5(a) Number of signs



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be 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.

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:


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

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE

ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

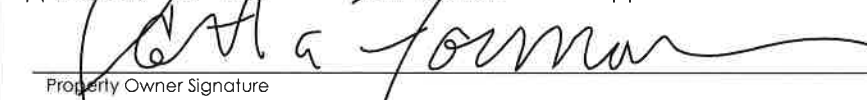

Applicant Signature

1/14/19
Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.


Property Owner Signature

1/14/19
Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED

DENIED

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

Chairperson, Zoning Board of Appeals

Date



Community Development Department

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
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**REVIEW STANDARDS
SIGN VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Sign Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Sign Variance.)

Standard #1. Extraordinary Circumstances or Conditions.

Explain how the circumstances or physical conditions applying to the property that do not apply generally to other properties in the same Zone District or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** A sign could not be placed in the location required by the Zoning Ordinance due to the shape, topography or other physical conditions of the lot or due to the location of an existing structure.

Not Applicable Applicable If applicable, describe below:

and/or

- b. **Environmental Conditions.** A sign could not be placed in the location required by the Zoning Ordinance without removing or severely altering natural features, such as trees, topography, drainage courses or encroaching upon stormwater facilities.

Not Applicable Applicable If applicable, describe below:

and/or

- c. **Abutting Property.** A sign could not be reasonably seen by passing motorists due to the configuration of existing buildings, trees, signs or other obstructions on an abutting property.

Not Applicable Applicable If applicable, describe below:

Due to the size of the building front and the fact that it faces West Oaks Drive, there are also buildings and trees that obstruct the view of the shopping center along Novi Road that makes it a bit more difficult to see.

- d. Scale of Building or Lot Frontage.** A sign that exceeds permitted dimensions for area and/or height could be considered appropriate in scale due to the length of the building frontage (wall sign only) or length of the lot frontage (ground sign only).

Not Applicable Applicable If applicable, describe below:

Due to the length of the building front and the natural barrier along Novi Road, there is a lack of identification and a larger sign is needed in order to be seen. The second wall sign is to direct customers to the pick-up area.

- e. Not Self-Created.** Describe the immediate practical difficulty causing the need for the Variance was not created by the applicant or any person having an interest in the sign, sign structure, or property.

Not Applicable Applicable If applicable, describe below:

The requested variance is not self created. The ordinance was written to only allow (1) sign per parcel despite the size and shape of said parcel or building.

Standard #2. Limit Use of Property.

Explain how 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.

Failure to grant relief won't prevent the use of the property but will be burdensome with a smaller sign and only being allowed (1) sign.

Standard #3. Adverse Impact on Surrounding Area.

Explain how the Sign Variance will not result in a use or 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 and intent of this chapter.

The proposed signs will not interfere with surrounding properties as they are just wall signs that have been designed to be esthetically cohesive with the overall building design and surrounding area.

From: Underhill, Maureen <munderhill@cityofnovi.org>

Sent: Monday, January 07, 2019 12:17 PM

To: Kim Allard <kim@alliedsignsinc.com>

Subject: RE: Bobs Discount Furniture - sign review

Hi Kim :

The review for Bob's Furniture signs is complete

Sign # 1 - *DENIED – proposed wall sign is oversized by +/- 97 sq. ft. 28-5(b)(1)(a) AND Number of signs 28-5(a) - 1 wall sign is permitted. Note: Pending ZBA variance allows for #150 sq. ft. sign

Sign # 2 - APPROVED – call when you're ready for the invoice

Sign # 3 - No permit required – sign is not visible from Public Way or any other property 28-1

Sign # 5 - *DENIED – proposed wall sign is denied based on number of wall signs permitted



The next ZBA meeting available is Tuesday March 12th. Must apply to ZBA by Feb 1st

How's that ? 😊

Maureen Underhill / Ordinance Enforcement Officer
City of Novi | 45175 Ten Mile Road | Novi, MI 48375 USA
tel: 248.735.5602 | fax: 248-735-5602 cityofnovi.org

SUMMARY OF SIGNAGE

SIGN	GRAPHIC	DESCRIPTION	SQ FT
1.0		- FRONT ELEVATION - (1) ONE LED FACE LIT CHANNEL LETTERS - 5" DEEP - FLUSH MOUNT	247.16
2.0		- (1) ONE REQUIRED - SINGLE-SIDED - .080" ALUMINUM WITH PSV GRAPHICS	10.69
3.0		- (1) ONE REQUIRED - SINGLE-SIDED - .080" ALUMINUM WITH PSV GRAPHICS	2.66
5.0		- (1) ONE REQUIRED - SINGLE FACE - ILLUMINATED WALL SIGN	40.00

Requires ZBA approval

Approved w/permit

No permit required

Requires ZBA approval



NORTH

SITE MAP

NOT TO SCALE

SIGN CODE

Jurisdiction: City of Novi
 Zoned: RC
 Allowable Wall sign square footage: 1.25sf per linear foot of front, maximum 65sf. Allowed a max of 1 wall sign.

Variance Process:
 Sign needs to be submitted for a sign review and get denied before submitting for the variance. ZBA meets the 2nd Tuesday of every month, with the submittal due the 1st Wednesday the month prior to the meeting. Therefore the next meeting we could submit to would be the January 8 meeting. Submittal deadline for the 1/8 meeting would be 12/5.

BOB'S DISCOUNT FURNITURE

43460 W. OAKS DRIVE
 NOVI, MI 48377

DRAWING NO.
027536

DATE OF
 LAST CHANGE:
 12/18/18

SUM/
 SITE

REVISION NO.
3

APPROVALS
 THIS DRAWING SUPERCEDES ALL OTHER DOCUMENTS PROVIDED CONCERNING THE FABRICATION AND INSTALLATION OF THIS DESIGN. A SIGNATURE ANYWHERE ON THE DRAWING WILL BE TAKEN AS APPROVAL OF THE DESIGN AND SPECIFICATIONS AS NOTED.

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CONSULTANT:
 ANDY WASSERSTROM
 PROJECT MANAGER:
 BRIA STAIB
 DESIGNER:
 THW

FILE LOC:
 BOB'S DISCOUNT
 FURNITURE/NOVI, MI
 027742

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Sign # 1: Requires ZBA approval



FRONT ELEVATION

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

BOB'S DISCOUNT FURNITURE

43460 W. OAKS DRIVE
NOVI, MI 48377

DRAWING NO.
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ELEV

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FILE LOC:
BOB'S DISCOUNT
FURNITURE/NOVI, MI
027742



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CHANNEL LETTERS SIGN

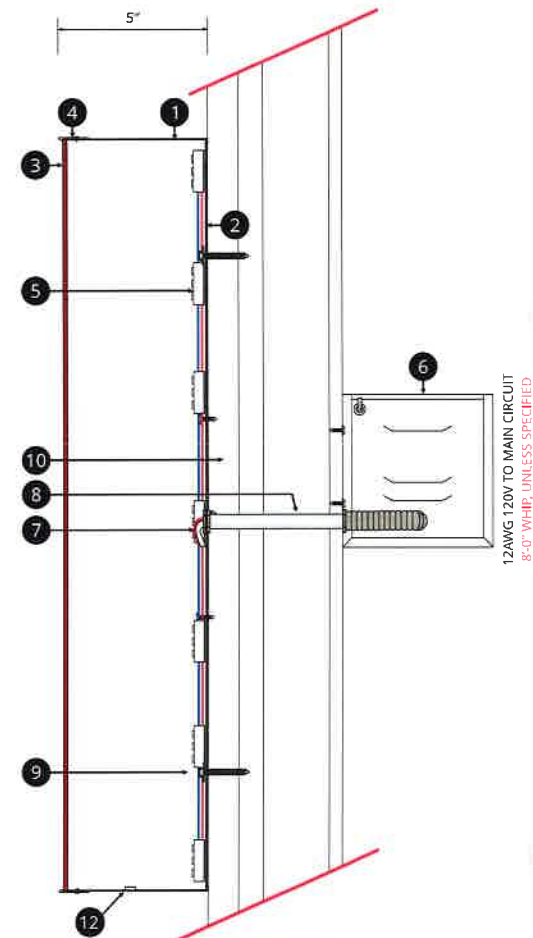
(1) ONE REQUIRED

SCALE 3/16" = 1'-0"
247.16 SQUARE FEET

Sign # 1

SIGN DETAILS

- 1 5" DEEP - .040 ALUMINUM RETURNS OUTSIDE PRE-PAINTED RED/INSIDE WHITE
- 2 .063 ALUMINUM BACKS OUTSIDE WHITE/INSIDE WHITE
- 3 3/16" RED SG 2111 ACRYLIC FACES.
- 4 2" RED JEWELITE TRIM CAP (HEIGHT OF LETTERS TO LARGE FOR 3/4" TRIMCAP)
- 5 RED LED ILLUMINATION (QTY & PLACEMENT DETERMINED BY SIGN SIZE)
- 6 REMOTE 120V/277V POWER SUPPLIES MOUNTED INSIDE UL LISTED/RECOGNIZED BOXES
- 7 UL LISTED/RECOGNIZED 18 AWG/2PLTC WIRING AND FIXTURES GOING TO POWER SUPPLIES
- 8 SIGN TO HAVE AN 8'-0" WHIP, **INSTALLER TO SPECIFY IF SPECIFIC LENGTH IS REQUIRED**
- 9 MOUNTING DETAILS TO BE DETERMINED
- 10 WALL CONSTRUCTION IS TO BE DETERMINED
- 11 "DISCOUNT" IS 3/4" FLAT CUT OUT LETTERS STUD MOUNTED TO THE WALL
- 12 WEEP HOLES



SIGN SECTION DETAIL

NOT TO SCALE

INSTALLATION NOTES 1: USE NON-CORROSIVE HARDWARE AND SEAL ALL EXTERIOR FACADE PENETRATIONS WATERTIGHT.

INSTALLATION NOTES 2: ONE DEDICATED (1) 120VAC CIRCUIT BY OTHERS REQUIRED WITHIN 5' OF CENTER OF SIGN. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDING.

INSTALLATION NOTES 3: GC TO PROVIDE ADEQUATE WOOD OR METAL BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.

BOB'S DISCOUNT FURNITURE

43460 W. OAKS DRIVE
NOVI, MI 48377

DRAWING NO.
027536

DATE OF LAST CHANGE:
12/18/18

1.0

REVISION NO.
3

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DESIGN DOCUMENTATION: THIS DESIGN IS THE PROPERTY OF ADVANCE SIGN GROUP. NEITHER THE DRAWINGS NOR THE DESIGN MAY BE USED OR DISTRIBUTED WITHOUT APPROVAL OF ADVANCE SIGN GROUP.

CONSULTANT:
ANDY WASSERSTROM
PROJECT MANAGER:
BRIA STAIB
DESIGNER:
THW

FILE LOC:
BOB'S DISCOUNT
FURNITURE/NOVI, MI
027742

ASG

ADVANCE SIGN GROUP

800.861.8006
ADVANCESIGNGROUP.COM





WALL SIGN
QTY: (1) ONE REQUIRED

SCALE 1 1/2" = 1'-0"
10.69 SQUARE FEET

SIGN DETAILS

- 1 .063 PREPAINTED WHITE ALUMINUM
- 2 RED PSV: POPPY RED 3630-143
BLACK PSV: BLACK 3630-22

Sign # 2:
This sign is approved with a permit. Information provided for square footage purposes and so the ZBA board is aware of ALL signs being installed.

EXISTING & PROPOSED

NOT TO SCALE

BOB'S DISCOUNT FURNITURE
43460 W. OAKS DRIVE
NOVI, MI 48377

DRAWING NO.
027536
REVISION NO.
1.0

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BOB'S DISCOUNT FURNITURE\NOVI, MI 027742



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EXISTING & PROPOSED

NOT TO SCALE

WALL SIGN

QTY: (1) ONE REQUIRED

SCALE 3" = 1'-0"

2.66 SQUARE FEET

SIGN DETAILS

- 1 063 PREPAINTED WHITE ALUMINUM
- 2 RED PSV: POPPY RED 3630-143
BLACK PSV: BLACK 3630-22

Sign # 3:

No permit is required for this sign.
Information provided for square footage purposes and so the ZBA board is aware of ALL signs being installed.

BOB'S DISCOUNT FURNITURE

43460 W. OAKS DRIVE
NOVI, MI 48377

DRAWING NO.
027536

DATE OF
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SIGN NO.
3.0

REVISION NO.
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FILE LOC:
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FURNITURE\NOVI, MI
027742



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ADVANCESIGNGROUP.COM





WALL SIGN
(1) ONE REQUIRED

SCALE 3/4" = 1'-0"
40.00 SQUARE FEET

SIGN DETAILS

- 1 6" DEEP SIGNCOMP FRAME
BLACK OUTSIDE/INSIDE WHITE
- 2 3/16" WHITE POLYCARBONATE FACE WITH PSV GRAPHICS.
- 3 WHITE LED ILLUMINATION (QTY & PLACEMENT DETERMINED BY SIGN SIZE)
- 4 REMOTE 120V/277V POWER SUPPLIES MOUNTED INSIDE UL LISTED/RECOGNIZED BOXES
- 5 UL LISTED/RECOGNIZED 18 AWG/2PLTC WIRING AND FIXTURES GOING TO POWER SUPPLIES
- 6 SIGN TO HAVE AN 8'-0" WHIP. *INSTALLER TO SPECIFY IF SPECIFIC LENGTH IS REQUIRED*
- 7 WALL CONSTRUCTION TO BE DETERMINED

Sign # 5: Requires ZBA approval.



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