



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: January 9, 2018

REGARDING: 30700 Beck Road, Parcel # 50-22-04-100-032 (PZ17-0062)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

4 Tech Signs

Variance Type

Sign Variance

Property Characteristics

Zoning District:	General Business
Location:	East of Beck Road and South of West Pontiac Trail
Parcel #:	50-22-04-100-032

Request

The applicant is requesting a variance from the City of Novi Code of Ordinances Sections 28-5(a), for a 3 foot height variance for the proposed installation of a 9 foot high ground sign, 6 foot height allowed by code, Section 28-5B(2)A for a variance of 48.5 square feet for the proposed installation of a 90 square foot Internally LED lit sign, maximum calculated allowed is 41.5, Section 28-10(b)(3) for the proposed installation 510 linear feet of LED Strip lighting, Strip lighting is prohibited by code. This property is zoned General Business (B-3).

II. STAFF COMMENTS:

Strip lighting is prohibited and not supported by staff.

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. **PZ17-0062**, 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 if 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. **PZ17-0062**, 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 Petitioners 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

RECEIVED

NOV 29 2017

CITY OF NOVI
COMMUNITY DEVELOPMENT



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

ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>300</u>	
PROJECT NAME / SUBDIVISION <u>BECK VILLAGE PLAZA</u>				Meeting Date: <u>Jan. 9th 2018</u>	
ADDRESS <u>30700 BECK RD</u>		LOT/SUITE/SPACE #		ZBA Case #: <u>PZ 17-0062</u>	
SIDWELL # 50-22- <u>04-100-032</u>		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY					
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 type="checkbox"/> NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS <u>4TECHSIGNS@GMAIL.COM</u>		CELL PHONE NO. <u>313-468-5111</u>	
NAME <u>MICHAEL ZALKS</u>		TELEPHONE NO.			
ORGANIZATION/COMPANY <u>4 TECH SIGNS</u>		FAX NO.			
ADDRESS <u>13300 FOLEY</u>		CITY <u>DET</u>		STATE <u>MI</u>	ZIP CODE <u>48227</u>
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. <u>313-468-5111</u>	
NAME <u>JOHNNY BESI</u>		TELEPHONE NO. <u>313-468-5111</u>			
ORGANIZATION/COMPANY <u>BECK VILLAGE PLAZA LLC</u>		FAX NO.			
ADDRESS <u>30700 BECK RD</u>		CITY <u>NOVI</u>		STATE <u>MI</u>	ZIP CODE
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 type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER <u>B-3</u>					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>28-5A</u>		Variance requested <u>3' VARIANCE</u>			
2. Section <u>28-5B(2)A</u>		Variance requested <u>48' VARIANCE</u>			
3. Section <u>28-10B3</u>		Variance requested <u>STRIP LED LIGHTING VARIANCE</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					
• Dimensioned Drawings and Plans			• Existing & proposed distance to adjacent property lines		
• Site/Plot Plan			• Location of existing & proposed signs, if applicable		
• Existing or proposed buildings or addition on the property			• Floor plans & elevations		
• Number & location of all on-site parking, if applicable			• Any other information relevant to the Variance application		



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

Muhammad Zule
Applicant Signature

11/24/17
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.

John Bashi
Property Owner Signature

11/1/17
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
 (248) 735-5600 Facsimile
www.cityofnovi.org

RECEIVED

NOV 29 2017

CITY OF NOVI
 COMMUNITY DEVELOPMENT

**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:

THE SETBACK OF THE BUILDINGS TO THE ROAD MAKE THE VARIOUS BUSINESSES UNABLE TO BE IDENTIFIED 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:

THE SIGN AS PROPOSED IS IN THE ONLY PRACTICAL LOCATION.

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:

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:

THE PROPERTY HAS APPX 700' FRONTAGE ON BECK RD

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:

PROPERTY HAS INHERENT IDENTIFICATION ISSUES NOT SELF CREATED

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.

TENANTS ARE STRUGGLING TO BE IDENTIFIED, THIS REQUEST WILL ALLOW EACH TENANT A SPACE FOR IDENTIFICATION

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.

WE FEEL GRANTING OF THE VARIANCE DOES NOT VIOLATE THE SPIRIT OF THE ORDINANCE.







83 Feet from Beck Rd.

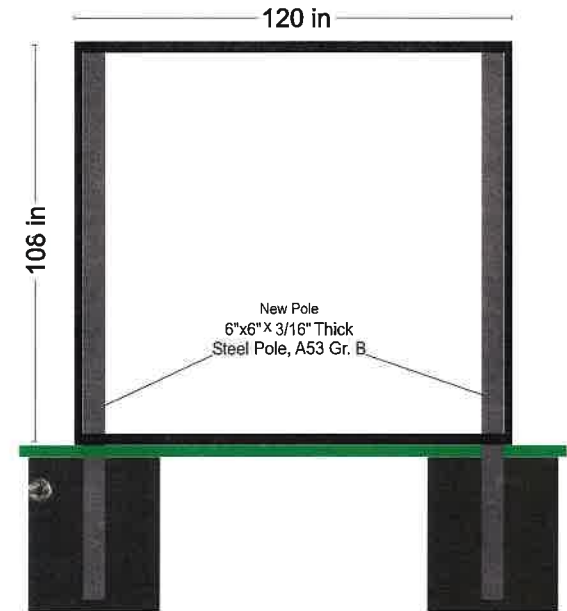
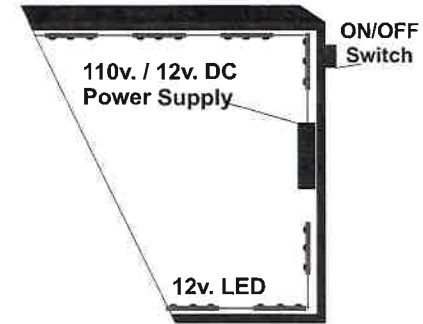
Total Signage: 90 SF

RECEIVED

NOV 29 2017

CITY OF NOVI
COMMUNITY DEVELOPMENT

- Galvanized Steel Frame
- Aluminum Siding and retainers
- 3/16" Lexan Faces
- Internally LIT using 12v. LED modules
UL approved LED modules
- UL Approved Power Supply
- UL Approved ON/OFF Switch



New Foundation
36"x36"x42" Deep

New Foundation
36"x36"x42" Deep

4TECH SIGNS
T. 313-933-4460
F. 313-933-4461
4TechSigns@gmail.com
13300 Foley St., Detroit, MI 48227

File Name: Beck Village Plaza
Job Location : 30700 Beck Rd.
Novi, MI

Job Specs. : Pole 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 local codes. This includes proper grounding and bonding of the sign".
SWITCH to be installed in HOT SIDE of line

PLEASE REVIEW THOROUGHLY: Your approval of this proof marks your acceptance that this art is correct and approval is given to send this art for production. The client is responsible for any changes, edits or corrections of this proof. Please double check spelling, grammar, content, and for any errors. Any changes made after the approval can be made at customer's cost. Take special note of names, phone numbers, and addresses to ensure their accuracy.

X

This Product Complies with **UL48** & Bears the mark



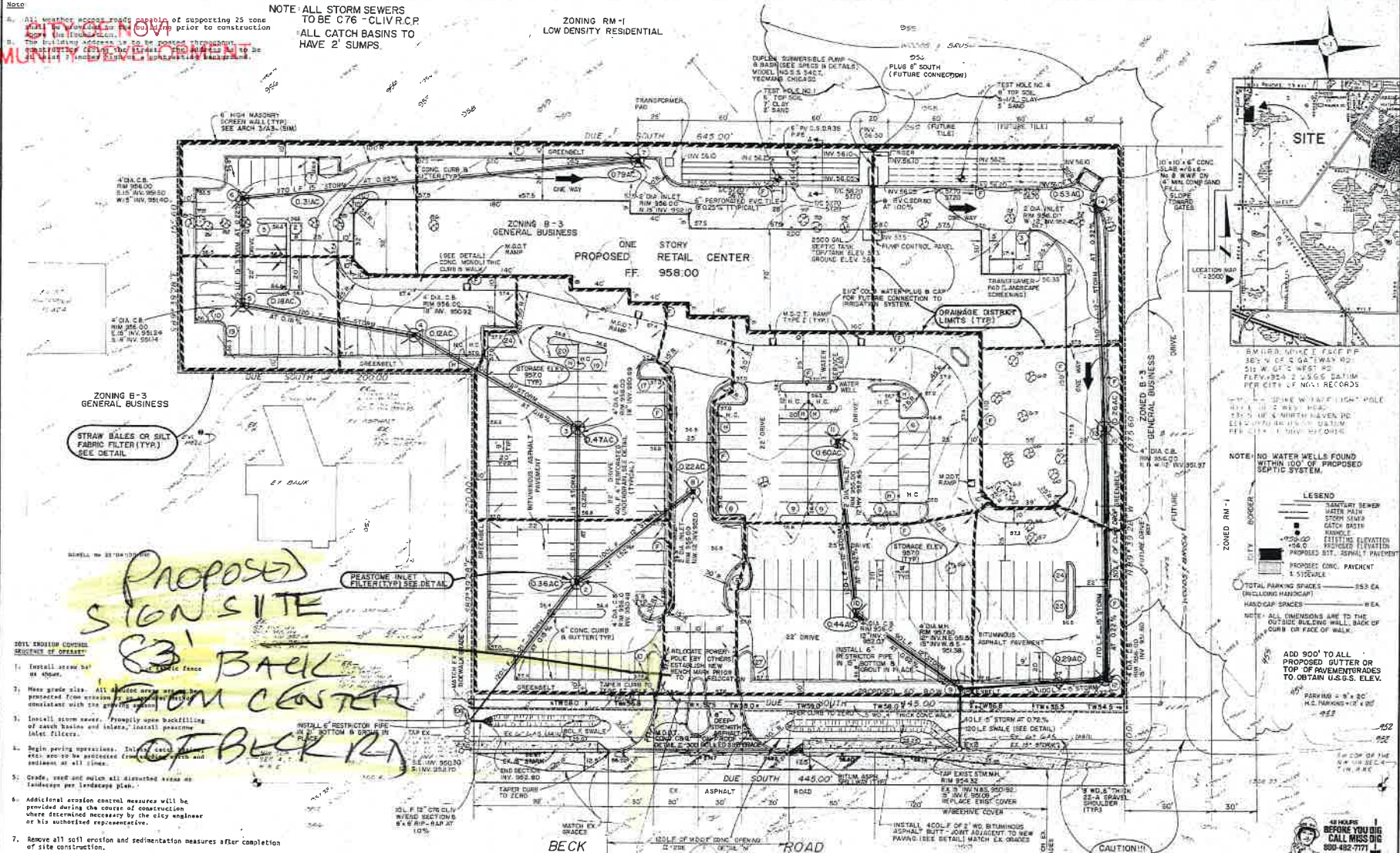
RECEIVED

NOV 29 2017

COMMUNITY DEVELOPMENT

NOTE: ALL STORM SEWERS TO BE C76 - CLIV/RCP. ALL CATCH BASINS TO HAVE 2' SUMPS.

ZONING RM-1 LOW DENSITY RESIDENTIAL



NO WATER WELLS FOUND WITHIN 100' OF PROPOSED SEPTIC SYSTEM.

- LEGENE: SANITARY SEWER, WATER MAIN, STORM SEWER, CATCH BASIN, MANHOLE, EXISTING ELEVATION, PROPOSED ST. ASPHALT PAVEMENT, PROPOSED CONC. PAVEMENT.

ADD 900" TO ALL PROPOSED GUTTER OR TOP OF PAVEMENT GRADES TO OBTAIN U.S.G.S. ELEV.

Proposed SIGN SITE 83' BACK FROM CENTER OF BECK RD

- 1. Install storm bay w/ 400 gal.
2. Mass grade plan. All existing areas to be protected from erosion by...
3. Install storm sewer. Properly open backfilling of catch basins and inlets...
4. Begin paving operations. Install catch basins and inlets...
5. Grade, seed and mulch all disturbed areas...
6. Additional erosion control measures will be provided during the course of construction...
7. Remove all soil erosion and sedimentation measures after completion of site construction.

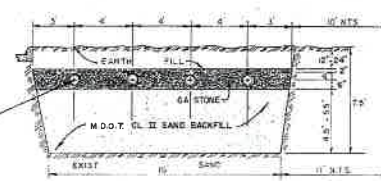
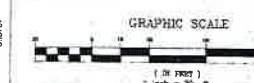


Table with 2 columns: ITEM, QUANTITY. Lists materials like 1/2" PERFORATED R/C, SAND, etc.

ZONING: D-3 GENERAL BUSINESS
SITE AREA: 5.168 ACRES GROSS
BUILDING AREA: 35,560 S.F. GROSS
PARKING: 134 CARS
PROVIDED: 245 STANDARD (9' X 20') B BARRIER FREE (12' X 20') 293 CARS



Vertical sidebar containing project information, client details (NOWAK & FRAUS), and contact information for the engineer and surveyors.

RECEIVED

NOV 29 2017

CITY OF NOVI
COMMUNITY DEVELOPMENT

PROPOSED
SIGN SITE
83' BACK
FROM CENTER OF BECK ROAD

INSTALL 6" RESTRICTOR PIPE
IN 21" BOTTOM & GROUT IN
PLACE

NW COR. 1/4
SEC 4, T. 1 N.
R. 9 E.

10 L.F. 12" C76 CLIV
W/END SECTION 8
8' x 8' RIP-RAP AT
1.0%

SIGN SITE
83' FROM
BECK RD

ESTIMATED QUANTITIES

ITEM	QUANTITY
STORM	

BENCH MARK
PK. & POWER
POLE
ELEV. 958.17

CAUTION!!!
GAS MAIN

