



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: February 11, 2020

REGARDING: 27750 Novi Road, Parcel # 50-22-14-100-050 (PZ20-0002)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Allied Signs/Chick-Fil-A

Variance Type

Sign Variance

Property Characteristics

| | |
|------------------|---|
| Zoning District: | Regional Center |
| Location: | East of Novi Road and South of Twelve Mile Road |
| Parcel #: | 50-22-14-100-050 |

Request

The applicant is requesting variance from the City of Novi Code of Ordinances Section 28-5(d)(14) for the addition of two proposed signs, three sign maximum allowed by code. This property is zoned Regional Center (RC).

II. STAFF COMMENTS:

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 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. **PZ20-0002**, 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 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
City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: _____

Meeting Date: _____

ZBA Case #: PZ _____

| I. PROPERTY INFORMATION (Address of subject ZBA Case) | | | |
|--|--|---|--------------------------------|
| PROJECT NAME / SUBDIVISION Chick-Fil-A | | | |
| ADDRESS 27750 Novi Road | LOT/SIUTE/SPACE # | | |
| SIDWELL # 50-22-14 - 100 - 050 | May be obtain from Assessing Department (248) 347-0485 | | |
| II. APPLICANT INFORMATION | | | |
| A. APPLICANT | | EMAIL ADDRESS Kim@alliedsignsinc.com | CELL PHONE NO. 586-557-2919 |
| 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 pzingas@sszpc.com | CELL PHONE NO. 313-910-0804 |
| NAME Peter Zingas | | TELEPHONE NO. 313-962-6400 Ext. 227 | |
| ORGANIZATION/COMPANY Novi Real Estate Group, LLC | | FAX NO. 313-963-4614 | |
| ADDRESS 18400 Tara Drive | CITY Clinton Twp. | STATE MI | ZIP CODE 48036 |
| 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 type="checkbox"/> OTHER _____ | | | |
| B. VARIANCE REQUESTED | | | |
| INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED: | | | |
| 1. Section <u>28-5(d)(14)</u> Variance requested <u>To be allowed (2) additional wall signs & additional square footage.</u> | | | |
| 2. Section _____ Variance requested _____ | | | |
| 3. Section _____ Variance requested _____ | | | |
| 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 | |



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

 _____ Date 12/20/19

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.

 _____ Date 12/18/2019
Property Owner Signature **PETER N. ZINGAS**

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:

_____ Date _____
Chairperson, Zoning Board of Appeals



Community Development Department

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Novi, MI 48375
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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:

- 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 ordinance states 15% of the frontage surface of the building and not greater than 250 square feet. The ordinance also states that (3) signs per a single tenant building are allowed. The frontage surface of the main elevation is 398 square feet thus allowing the 250 square feet total allowed. All (4) wall signs combined along with the ground sign total 253.37 square feet. The variance request is for (2) additional wall signs and additional square footage. The square footage of the building is 4,990 square feet.

- 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 allow (3) signs per a single tenant building. This building has visibility from all (4) sides.

Standard #2. Limit Use of Property.

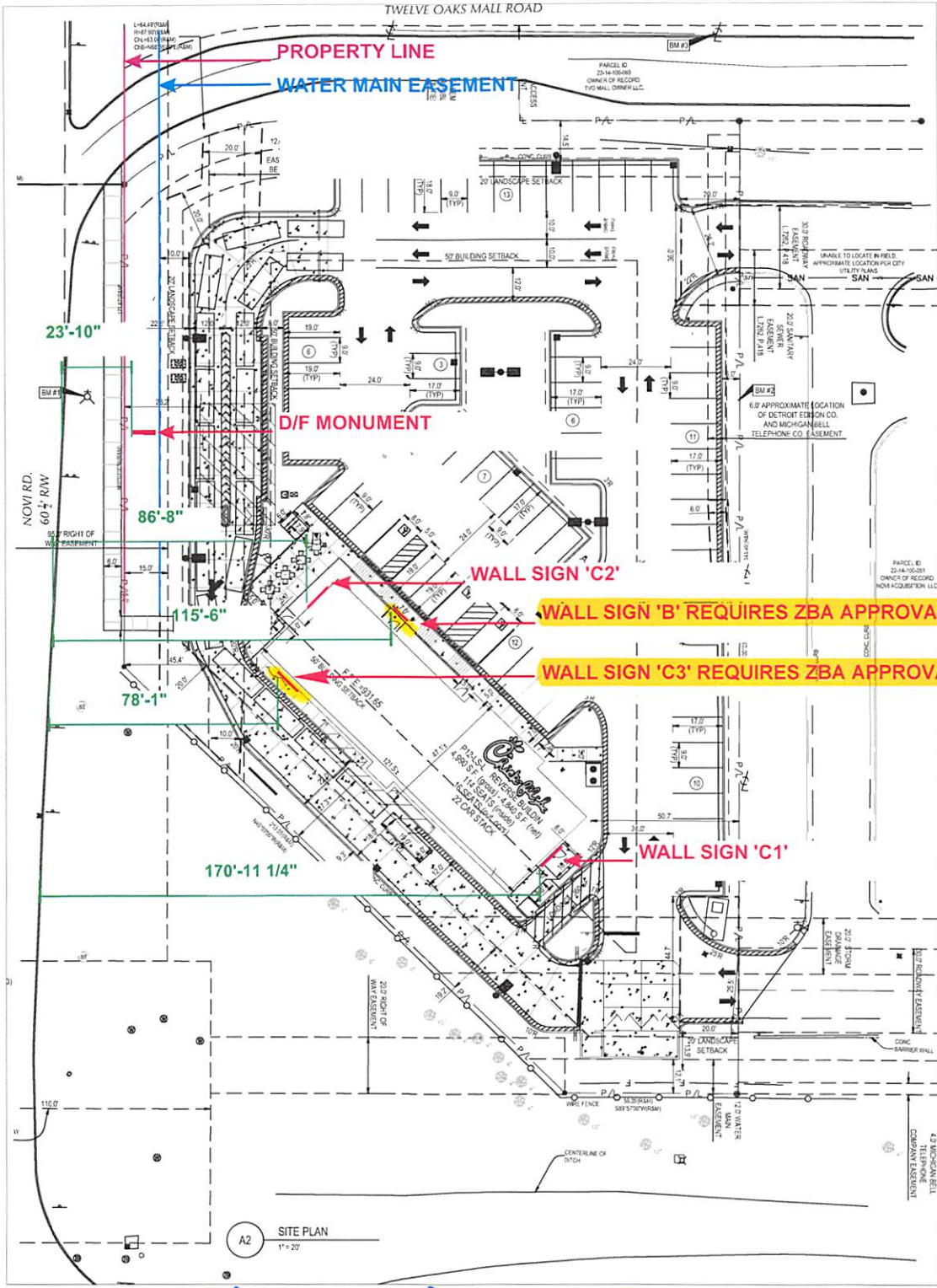
Explain how the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return.

Failure to grant relief won't prevent the use of the property but will be burdensome with less signs since they have exposure on all (4) sides of the building.

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.

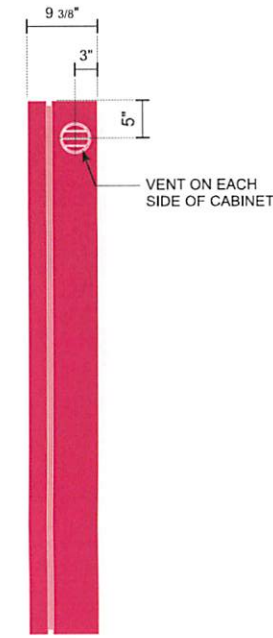


SITE PLAN

Off ramp from I-96
SCALE: 1/64" = 1'-0"

NORTH





B CFA - S/F WALL BLEED SIGN SCALE: 3/4" = 1'-0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL **35 SQ. FT.**

S/F RETAINERLESS EXTRUDED ALUM. WALL CABINET. WHITE BLEED 3M PANOGRAPHIC III FLEX FACE WITH 3M #3630-53 CARDINAL RED TRANSLUCENT VINYL APPLIED 1ST SURFACE. CABINET TO BE PAINTED GENESIS M SINGLE STAGE (G2-SERIES) RED #48247. INTERNALLY ILLUMINATED 7100K WHITE LED'S.

DAL - MANUFACTURING
NEW CFA LOGO

| | |
|----------------------|---------------------------|
| Design # | 066301AR9 |
| Sheet | 8 of 26 |
| Location | #4367 |
| Address | 27750 NOVI RD NOVI, MI |
| Acc. Rep. | KRISTEN HAMILTON |
| Coordinator | A. MCCANN |
| Designer | H. PAYNE |
| Date | 04/03/19 |
| Approval/Date | |
| Date | |
| Sales | |
| Estimating | |
| Art | |
| Engineering | |
| Landlord | |
| Revision/Date | |

06/04/19 19:47 UPDATED SET PLAN, BLENDING ELECTRICAL CLEARANCE BARS, RELOCATED THE FLEX FACE AND CHANNEL, LETTERS QTY CHANGED.

02/05/19 19:47 ADDED FEEDING SIGN.

03/06/19 19:47 UPDATED SITE PLAN

04/02/19 19:47 UPDATED ELEVATIONS

03/08/19 19:47 UPDATED DOT SIGNAGE.

06/05/20 04:04 NA

07/02/19 19:47 UPDATED SET PLAN, REMOVED MOUNTMENT, LOCATED W/FEEDING SIGNAGE TO NEW SIGN STANDARDS.

04/10/19 19:47 UPDATED MOUNTMENT.

04/12/19 19:47 UPDATED MOUNTMENT SIDE, ADD'D DISTANCES TO HANDLE OF THE SIGN ON PAGE 1, MOUNTMENT TO USE NEW SUPPORT AND FEEL.

chandlersigns.com

CHANDLER SIGNS

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8220 Executive Ridge Dr
Ste 202
Waco, CA 92081
2045 Fax 1209 Fax 2045 Fax 9792

Northeast US
2302 River Road
Ste 201
Levittown, NY 10206
2025 800 966 6461 2025 554 4179

Florida
2184 Sand Hill Pointe Circle
Davenport, FL 33827
2045 400 1200 Fax 2045 424 1140

Georgia
111 Woodstone Place
Dawsonville, GA 30734
970 764 6847 Fax 970 764 6724

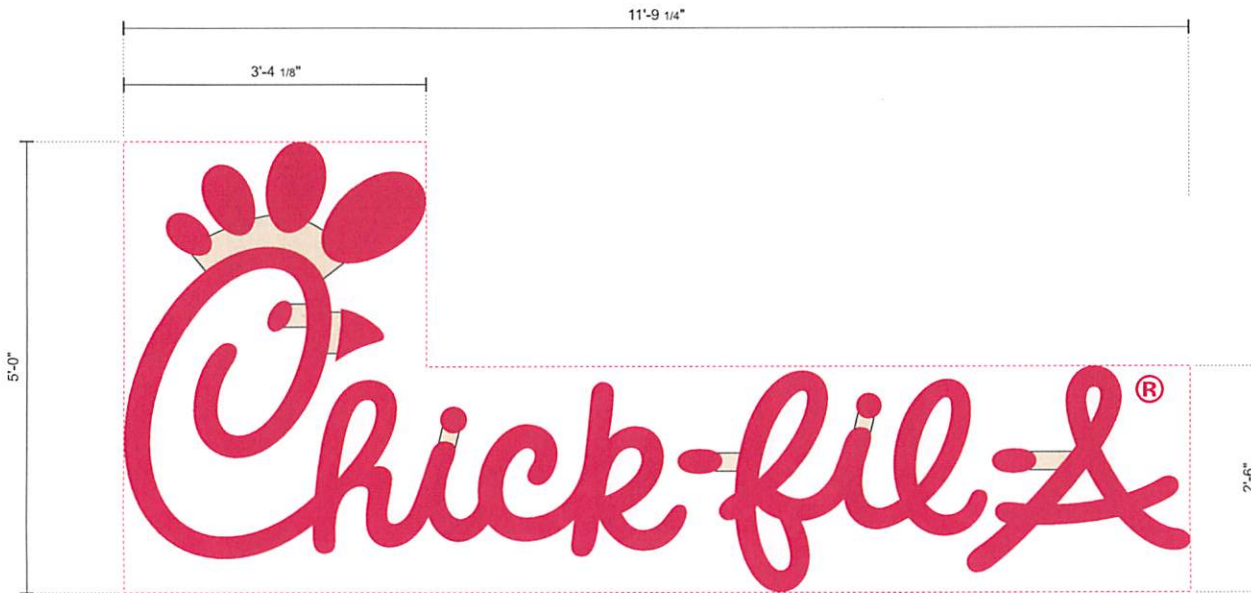
South Texas
PO BOX 125 256 Dorral Drive
Portland, TX 78274
2045 689 1200 Fax 2045 643 6333

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE CODES AND ALL APPLICABLE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE ELECTRICAL CODES, AND THE USER'S PROPER OBSERVANCE & OBSERVANCE OF THE SIGN FOR ALL APPLICABLE LAWS.

FINAL ELECTRICAL CONNECTION BY CUSTOMER

Chick-fil-C

B



C1-3 **CFA - PCL 5-0**
 THREE (3) REQUIRED - MANUFACTURE AND INSTALL

SCALE: 3/4" = 1'-0"
 LIVE AREA: 33 SQ. FT.
 OVERALL AREA: 59 SQ. FT.

SEE SECTION DETAIL

DAL - MANUFACTURING
 NEW CFA LOGO

| | |
|---------------|---------------------------|
| Design # | 066301AR9 |
| Sheet | 10 of 26 |
| Location | #4367 |
| Address | 27750 NOVI RD NOVI, MI |
| Acc. Rep. | KRISTEN HAMILTON |
| Coordinator | A. MCCANN |
| Designer | H. PAYNE |
| Date | 04/03/19 |
| Approval/Date | |
| Date | |
| Sales | |
| Estimating | |
| Art | |
| Engineering | |
| Landlord | |
| Revision/Date | |

R5-06-19HP UPDATED SITE PLAN, BUILDING ELEVATIONS, CLEARANCE LIMITS, RELOCATED THE FLAG POLE AND CHANNEL, LETTERS CITY CHANGED.
 R2-02-19HP ADDED PEEKING SIGN.
 R4-09-19HP UPDATED SITE PLAN
 R4-02-19HP UPDATED ELEVATIONS
 R5-01-19HP UPDATED DOT BRIDGE.
 R6-00-00-00-NA
 R3-09-17-19HP UPDATED SITE PLAN, REMOVED MONUMENT, UPDATED WORKING BRIDGE TO NEW SIGN STANDARDS.
 R4-10-00-19HP UPDATED MONUMENT.
 R6-12-17-19HP UPDATED MONUMENT SIZE, ADDED FENCES TO BACK OF THE SIGN ON FACE 1, MONUMENT TO USE NEW SUPPORT AND FEET.

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CHANDLER SIGNS

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South Texas PO BOX 125 206 Dorval Drive Portland, TX 78754 (817) 491-1000 Fax: (817) 491-8555

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE CODES OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THE INSTALLER MUST OBSERVE ALL APPLICABLE ELECTRICAL AND MECHANICAL CODES AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO INSTALLATION.

FINAL ELECTRICAL CONNECTION BY CUSTOMER

Chick-fil-A

C1-3