



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:** November 15, 2016

REGARDING: 27212 Beck Road, Parcel # 50-22-16-176-033
BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant
ALLIED SIGNS, INC.

Variance Type
SIGN VARIANCE

Property Characteristics
Zoning District: OST (Office Service Technology)
Location: SOUTH OF 1-96 AND EAST OF BECK ROAD
Parcel #: 50-22-16-176-033

Request
The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance Section 28-5(3) to allow 3 additional wall signs and Section 28-5(2) b variance to allow 25.86 square feet of additional signage. One sign of 65 square feet is allowed. This property is zoned OST (Office Service Technology).

II. STAFF COMMENTS:

Proposed Changes
Request is for an additional 25.86 square feet of signage for franchise logos and drive thru direction for public visibility 65 square feet allowed.

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. **PZ16-0052**, 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. **PZ16-0052**, 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

Application Fee: _____

Meeting Date: _____

ZBA Case #: PZ _____

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION Starbucks			
ADDRESS <u>27212 Beck Rd</u>		LOT/SUITE/SPACE # <u>A1</u>	
SIDWELL # 50-22-16 - 175 - 033		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY Grand River and Beck			
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 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		TELEPHONE NO. 248-892-2222	
ORGANIZATION/COMPANY Grand Beck Partners LLC		FAX NO.	
ADDRESS 4036 Telegraph Road, Ste: 205	CITY Bloomfield Hills	STATE MI	ZIP CODE 48302
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 checked="" type="checkbox"/> OTHER _____			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>28-5(3)</u>	Variance requested	<u>To be allowed (3) additional wall signs</u>	
2. Section <u>28-5(2)b</u>	Variance requested	<u>To be allowed 25.86 additional square feet</u>	
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:

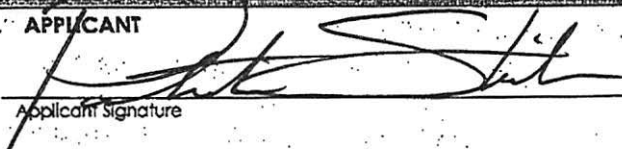
The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

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

ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT AND PROPERTY SIGNATURES

A. APPLICANT

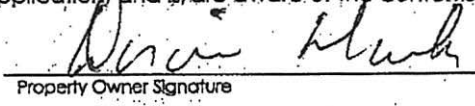

Applicant Signature

9/23/16
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

9/6/16
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

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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:

There is a lack of identification for this site. The proposed wall signs are visible on all 3 sides of the building. There is an access road on the side of the building that brings you into the development. The rear of the building faces the main parking lot.

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:

Due to the location of the building, it has visibility on all 3 sides and needs to be properly identified as per corporate branding standards.

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.

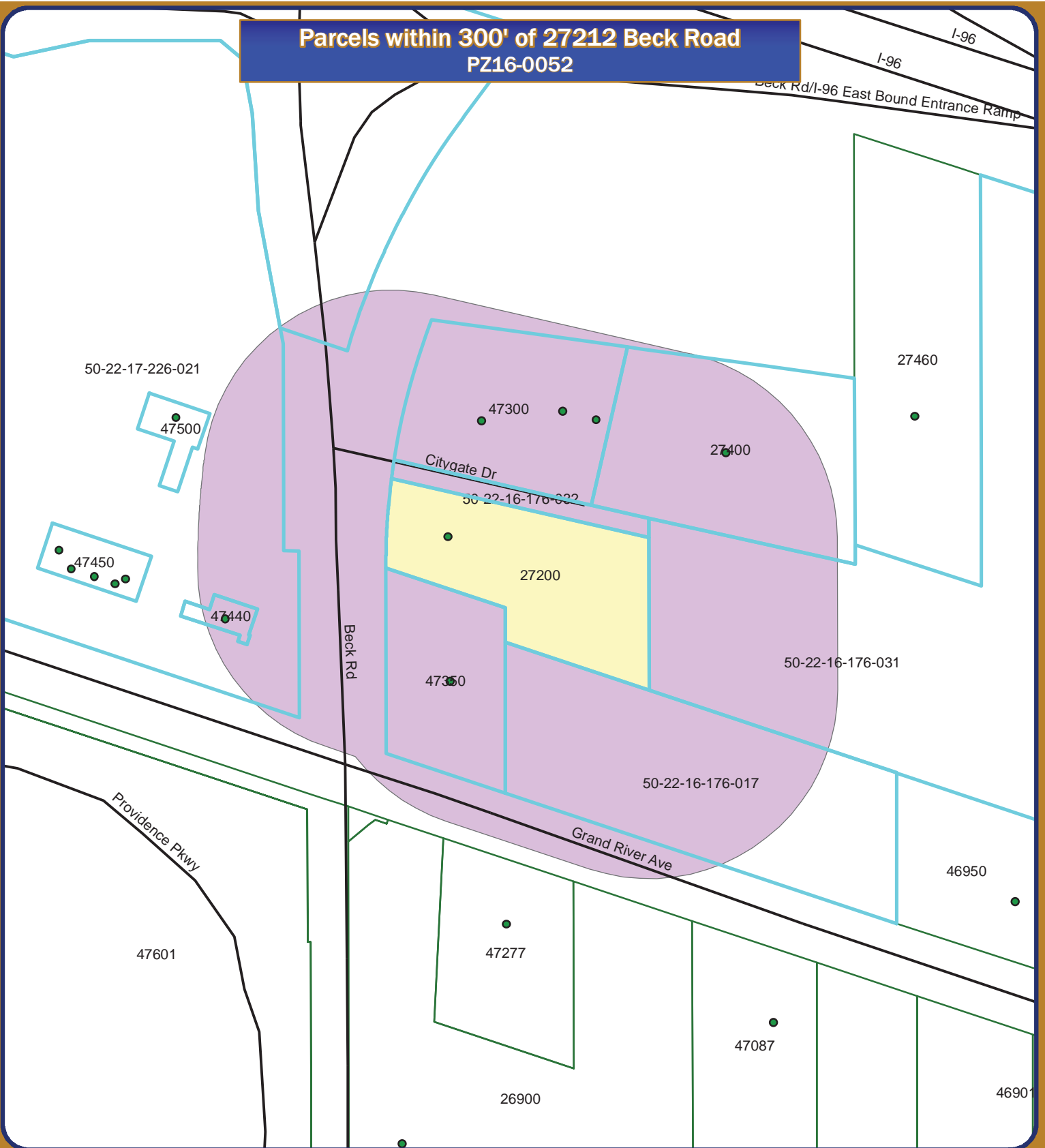
It won't prevent Starbucks from using the property but there will be detrimental effects by lack of identification.

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.

These signs will not impact the surrounding area as they are just wall signs. The wall signs are designed to be esthetically cohesive with the building design and surrounding neighborhood.

Parcels within 300' of 27212 Beck Road PZ16-0052



Map Author: Jon Gartha
 Date: October 14, 2016
 Address List for 50-22-16-176-033
 Version #: 1.0

Amended By:
 Date:
 Department:

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Map Legend

- 300' Buffer
- Subject Property
- Tax Parcel

Municipality

- Novi
- Novi Twp.



City of Novi

IT Department
 GIS Division
 45175 Ten Mile Rd
 Novi, MI 48375
cityofnovi.org



1 inch = 208 feet





August 12, 2016

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

RE: STARBUCKS – 27212 BECK ROAD

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

The "Starbucks" lettering on the west elevation has been approved.

The logos and drive-thru signs on the north, east and west elevations are denied.
Sign Code Section 28-5(3) permits only one sign.

Should you wish to request consideration of a variance from the Zoning Board of Appeals you may do so by completing the application available on our website at www.cityofnovi.org and submitting it along with the required application fee to the Novi Community Development Department.

Should you have any questions please feel free to contact me at 248-347-0438 or jniland@cityofnovi.org

Sincerely,

CITY OF NOVI

A handwritten signature in black ink, appearing to read 'Jeannie Niland', is positioned above the typed name.

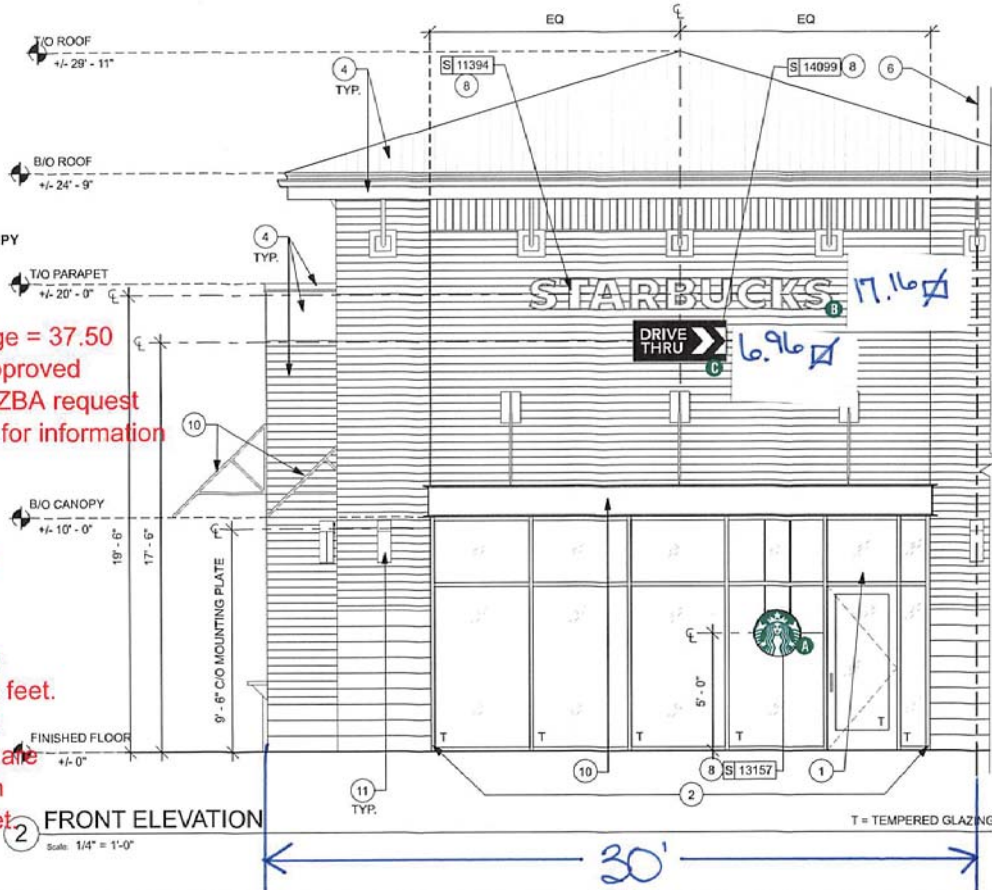
Jeannie Niland
Ordinance Enforcement Officer

ELEVATION

- A 24" WINDOW SIREN
- B 16" CHANNEL LETTERS
- D 48" DT WALL SIGN
- I 60" WALL SIREN
- E 46" DIRECTIONAL TYEO
- F 46" DIRECTIONAL <DT / DT>
- G CLEARANCE BAR
- H TENANT PANELS
- I PRE MENU BOARD
- J MENU BOARD
- K DIGITAL ORDER SCREEN ON CANOPY

Allowable square footage = 37.50
 Starbucks letters are approved
 and are not part of this ZBA request
 but they are 17.16 sq ft for information
 purposes.

Variance Request:
 Drive Thru = 6.96 sq ft
 Logo = 19.62 sq ft
 Logo = 19.62 sq ft
 (3) additional wall signs
 25.86 additional square feet.
 All wall signs combined
 equal 63.36 sq ft. They are
 still under the maximum
 allowable 65 square feet.



2 FRONT ELEVATION
 Scale: 1/4" = 1'-0"

QID 16-32088
JOB NAME
Starbucks #26894
LOCATION
27200 Beek Road Novi, MI 48374
CUSTOMER CONTACT
SALESMAN / PM
Maddie Oxendine
DESIGNER
Alex Davis
DWG. DATE
6-22-16
REV. DATE / REVISION
X-XX-XX XXXXXXXX

SCALE
As Noted
FILE
2016/Starbucks/Novi MI/ 16-32088/SB Novi MI.cdr

DESIGN SPECIFICATIONS ACCEPTED BY:
EST: CLIENT:
SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



ELEVATION

- A 24" WINDOW SIREN
- B 16" CHANNEL LETTERS
- C 48" DT WALL SIGN
- D 60" WALL SIREN
- E 46" DIRECTIONAL TY/EO
- F 46" DIRECTIONAL <DT / DT>
- G CLEARANCE BAR
- H TENANT PANELS
- I PRE MENU BOARD
- J MENU BOARD
- K DIGITAL ORDER SCREEN ON CANOPY



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

HILTON DISPLAYS
123 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 333 9132 • F 804 242 2204
www.hiltondisplays.com

QID 16-32088

JOB NAME

Starbucks #26894

LOCATION

27200 Beck Road
Novi, MI 48374

CUSTOMER CONTACT

SALESMAN / PM

Maddie Oxendine

DESIGNER

Alex Davis

DWG. DATE

6-22-16

REV. DATE / REVISION

X-XX-XX XXXXXXXX

SCALE

As Noted

FILE

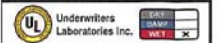
2016/Starbucks/Novi MI/
16-32088/SB Novi MI.cdr

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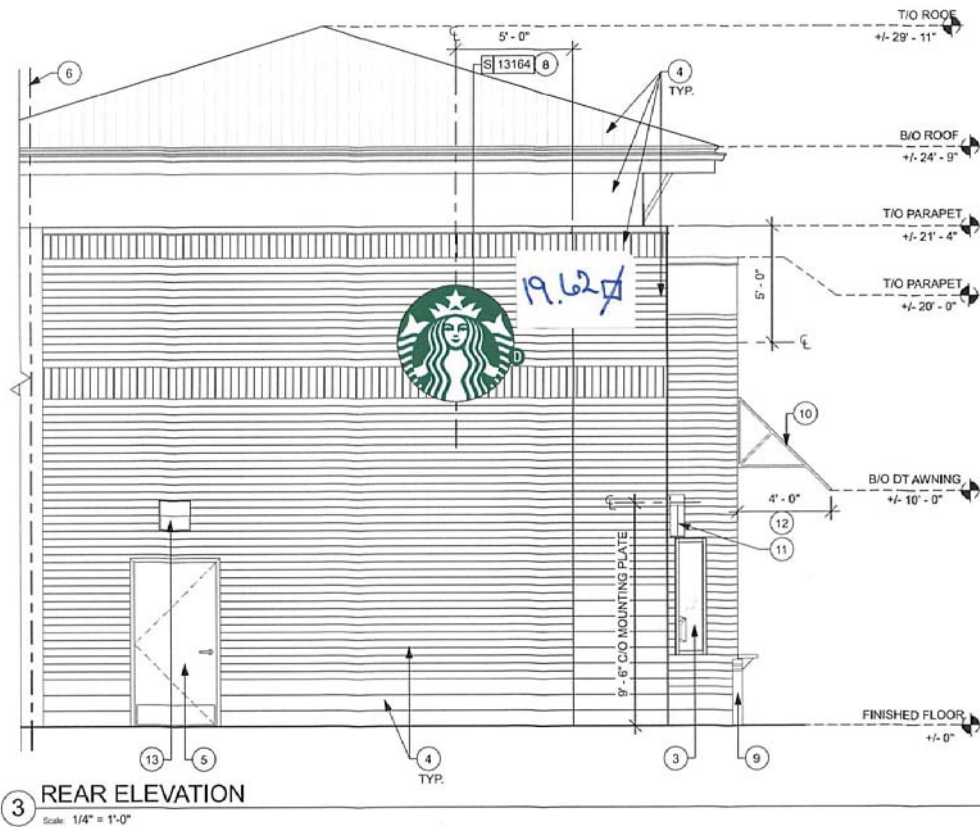
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ELEVATION

- A** 24" WINDOW SIREN
- B** 16" CHANNEL LETTERS
- D** 48" DT WALL SIGN
- E** 60" WALL SIREN
- F** 46" DIRECTIONAL TY/EO
- P** 46" DIRECTIONAL <DT / DT>
- G** CLEARANCE BAR
- H** TENANT PANELS
- I** PRE MENU BOARD
- J** MENU BOARD
- K** DIGITAL ORDER SCREEN ON CANOPY



3 REAR ELEVATION
Scale: 1/4" = 1'-0"

HILTON DISPLAYS
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P 803 253 9132 • F 864 242 2204
www.hiltondisplays.com

QID 16-32088

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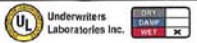
SCALE
As Noted

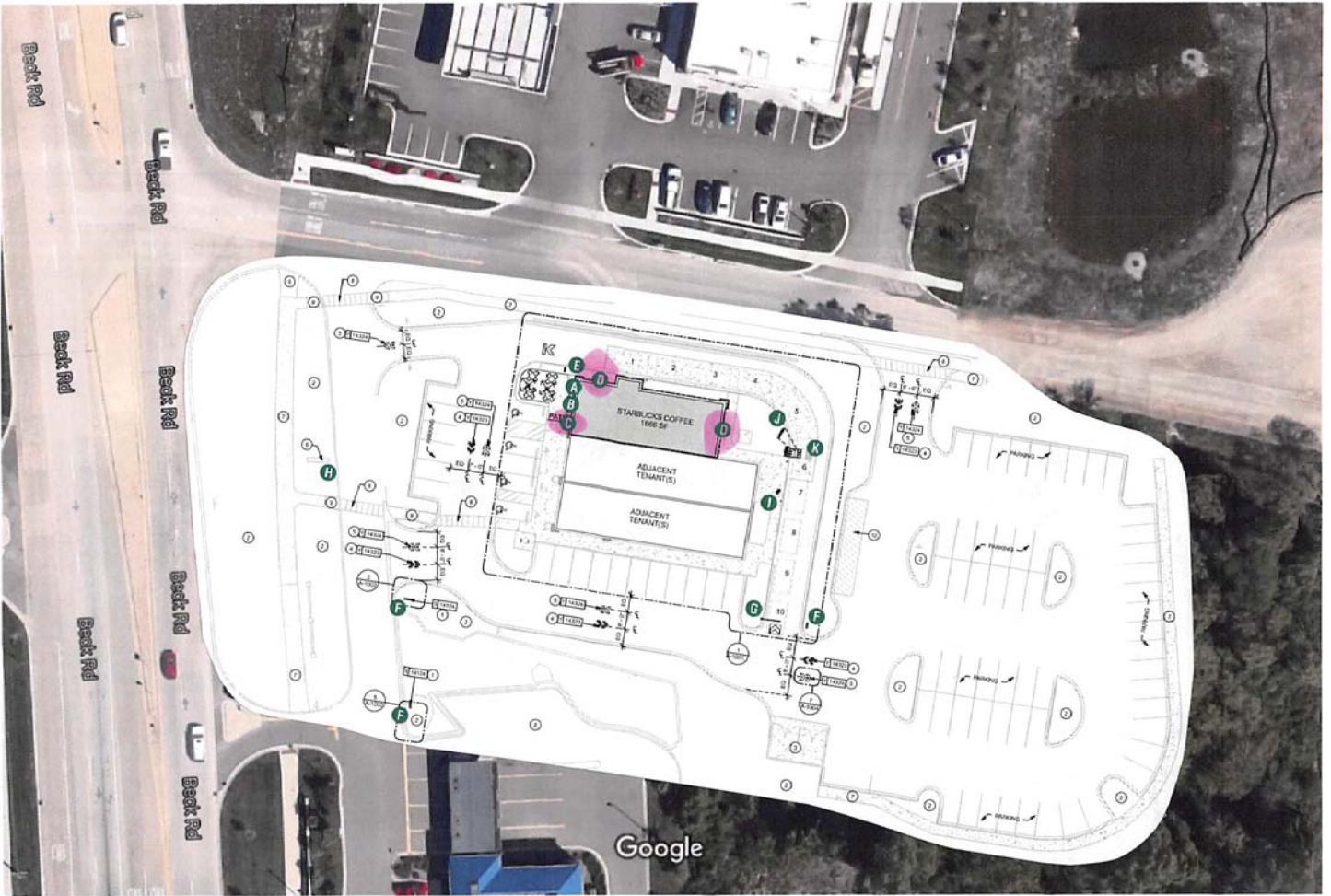
FILE
2016/Starbucks/Novi MI/
16-32088/SB Novi MI.cdr

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EST: CLIENT:
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Imagery ©2016 Google, Map data ©2016 Google 50 ft

21" DT Wall Sign

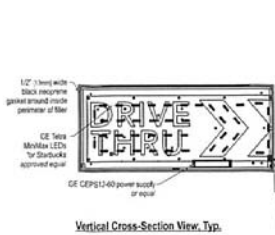
Qty. 1 SBC S14099



Left Side View

Front Elevation View

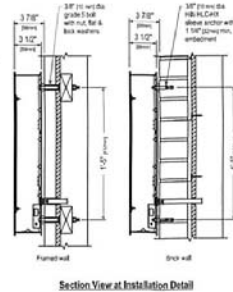
Right Side View



Vertical Cross-Section View, Typ.



Service Position View



Section View at Installation Detail

Sign Specifications:

- Cabinet:**
- Fabricated .090" [2mm] aluminum housing painted black to match RAL 7021M with 3M #180-10 white vinyl end cap as shown.
 - Directional copy and chevrons backed up with .125" white polycarb. All polycarb face elements to be attached to aluminum face panel with weld studs.
 - Welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in the assembly of internal components shall be coated to prevent corrosion.
 - Internal structure of cabinet shall be per approved shop drawings.
 - Graphic elements are internally illuminated using GE Tetra MiniMax LED system or Starbucks approved equal. LEDs to be mounted on back panel with self-contained power supply. All electrical components are removable for service.

- Regulatory:**
- Sign must meet all regulations in the National Electric Code as well as any local or state electrical codes.
 - As per NEC 600.6, sign is equipped with a service disconnect switch.
 - Sign must be listed as an Electric Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL or CSA relevant certification marks.
 - Primary power by electrical contractor per NEC.

Size	Sq. Ft. 1	Sq. Ft. 2	Volts	Amps
21"	4.52	6.96	120	0.85

1 Figured as illuminated center cut
2 Figured as complete signage

COLOR LEGEND	
FINE PRINT	VINYL
PMS 3425 C	3M 3630-76
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-20/ 7725-10 (White/Gloss) (Printed)
PMS 369 C	NA
REFL. WHITE	3M 640-10

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www.hiltondisplays.com

QID 16-32088

JOB NAME

Starbucks #26894

LOCATION

27200 Beck Road
Novi, MI 48374

CUSTOMER CONTACT

SALESMAN / PM

Middle Oxendine

DESIGNER

Alex Davis

DWG. DATE

6-22-16

REV. DATE / REVISION

X-XX-XX XXXXXXXX

SCALE

As Noted

FILE

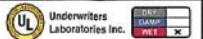
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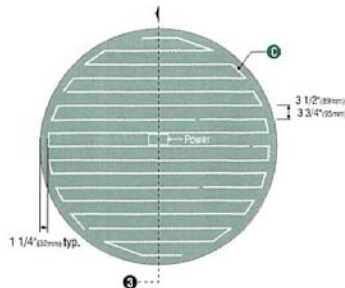


60" ILLUMINATED SIREN
 Qty. 2 **SBC S13164**

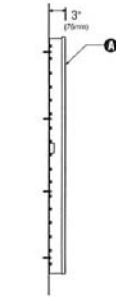
D



1 Front View
 1/2" = 1' (11x17 Paper)



2 LED Detail



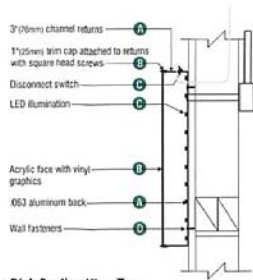
3 Section View



4 Side View

SPECIFICATIONS:

- A** Single faced internally illuminated wall mount logo disk. Cabinet to be 3" (76mm) deep, fabricated aluminum sidewalls and back. Paint cabinet black polyurethane. Faces to be 3/16" (4.8mm) White acrylic. 1" black trimcap with square head screws retainer edging.
- B** Graphics of logo to be 1st surface 3M Translucent Scotchcal vinyl- Holly Green #3630-76. Siren to show thru White.
- C** Internally illuminate logo disk with Lumilicent™ white LEDs installed to back of disk. Power with self-contained Lumilicent™ power supply enclosed in painted white I-box. Fasten to wall with required fasteners.



5 Disk Section View Typ.

wall mount EVOLVED			
Size	Sq.Ft.	Sq.M.	Volts
60" (1524mm)	19.62	1.82	120

COLOR LEGEND	
PMS PAINT	VINYL
PMS 3425 C	3M 3630-76
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-20 7725-10 (backsheet)
PMS 369 C	NA
REFL. WHITE	3M 680-10

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27200 Beck Road
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CUSTOMER CONTACT

SALESMAN / PM

Maddie Oxendine

DESIGNER

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SCALE

As Noted

FILE

2016/Starbucks/Novi MI/
 16-32088/SB Novi MI.cdr

DESIGN SPECIFICATIONS ACCEPTED BY:

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