

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

Case No. PZ13-0012 46100/46080 Grand River/26925 Taft Road

Location: 46100/46080 Grand River/26925 Taft Road

Zoning District: OST with EXO, Planned Office Service Technology District with Exposition Overlay

The applicant is requesting variances from Section 28-5(3), 28-5(2)a.1.i and 28-7(b)2 of the Novi Sign Ordinance to allow nine additional or altered signs as follows:

- (3) oversize 12 sq. ft. drive identifications signs
- (1) additional internal site directional sign of 26.9 sq. ft. at vehicle drop off
- (1) additional 65 sq. ft. wall or oversize 100 sq. ft. ground sign
- (3) additional oversize wall signs of 162 sq. ft., 375 sq. ft. and 170 sq. ft.
- Modification of previous variance ZBA04-009 to permit addition of 46 sq. ft. panel to a pylon sign adjacent to I-96.

The property is located west of Novi Road, and north of Grand River.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCE, Section 28-5(3) permits only one sign per parcel of property. Section 28-5(2)a.1.i (fka 28-(2)a.1.i) allows a maximum area of 100 sq. ft. and 28-7(b)2 limits directional signage to 3 sq. ft. with max. 30% business information. Section 28-5(2) b.1.(a)ii allows a maximum of 65 sq. ft. total sign area for a multi-tenant, multi-story building.

City of Novi Staff Comments:

The applicant is requesting approval for nine additional signs for the Suburban Collection Showplace complex. Included are requests for signage for the new hotel currently under construction as well as directions signage, additional signage for the existing Diamond Center facility and future signage for anticipated future possible use for a separate existing building on the site. These requests are above and beyond the signage allowed by right and approved under previously approved ZBA04-009.

Standards for Granting a Sign Varlance

- 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_____.



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

For Official Use Only

ZBA Case No: P213-0012 ZBA Date: 3/12/13 Payment Received: \$ _____ (Cash)

Check # _____ 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 TRON LLC Date 1-31-13

Company (if applicable) _____

Address* 46100 GRAND RIVER City NOVI ST MI ZIP 48374
*Where all case correspondence is to be mailed.

Applicant's E-mail Address: bbowman@suburbanshowplace.com

Phone Number (248) 348-5600 FAX Number (248) 347-7720

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 46100 & 46080 GRAND RIVER 26925 TAFT ZIP 48374

2. Sidwell Number: 5022 - 22 - 16 - 251 - 021 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 OSC EXO OST OTHER

5. Property Owner Name (if other than applicant) SAME

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 _____ Variance requested ADDITIONAL SIGNAGE
- 2. Section _____ Variance requested _____
- 3. Section _____ 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.

RECEIVED

February 1, 2013

FEB 01 2013

CITY OF NOVI
COMMUNITY DEVELOPMENT

Zoning Board of Appeals
City of Novi
45175 West Ten Mile Road
Novi, Michigan 48375

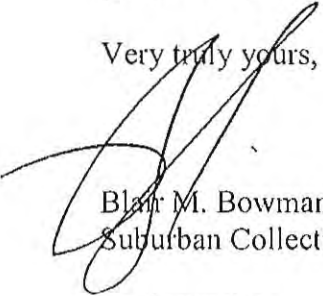
Re: Sign Variance Package – Suburban Collection Showplace/Diamond Center/Hyatt Place/Future Tenant

Dear Zoning Board Members & City Officials:

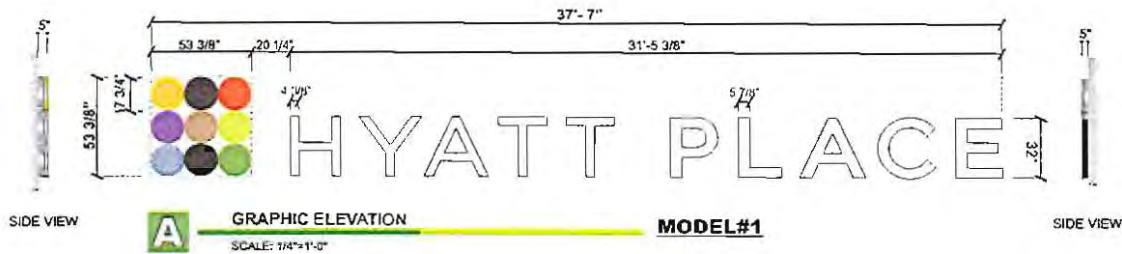
Please accept our enclosed application for a total of eight (8) additional signs for the Suburban Collection Showplace site. The proposed signage package includes the addition of important signage necessary for the new Hyatt Place Hotel, as well as direction and identification signage for the major functions within the Showplace itself. In addition, we are requesting some non-illuminated directional signage which will be extremely beneficial for traffic management and direction.

We thank you in advance for your consideration and look forward to making a presentation to the Board during your March meeting.

Very truly yours,


Blair M. Bowman
Suburban Collection Showplace

Enclosure(s)



(1) ILLUMINATED CHANNELS SET

ALUMINUM SIDES, GREY CLEAR ANODIZED COLOR.
ACRYLIC FACES.
VINYL GRAPHIC APPLIED ON 1st SURFACE.

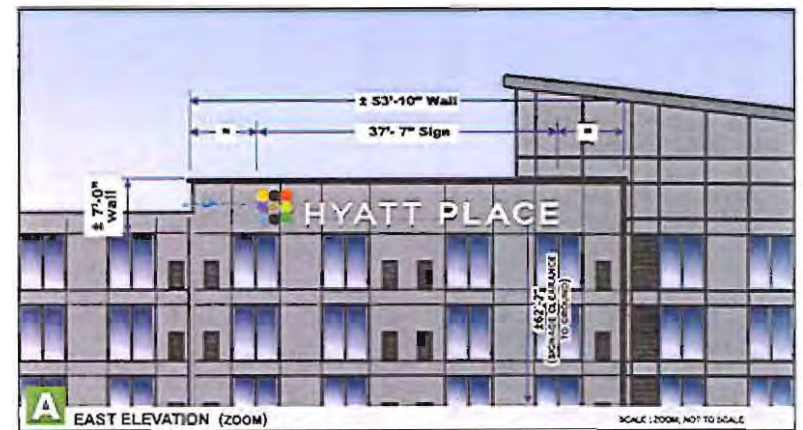
120 VOLT
5 AMPERE

AREAS

HYATT PLACE = 83.52 sq. ft. / 7.76 m²
LOGO = 19.80 sq. ft. / 1.84 m²
TOTAL AREA = 103.32 sq. ft. / 9.60 m²

"COLOR DETAIL"

	BLACK : ARLON SERIES 2500-22 3M 3630-23		ORANGE : ARLON SERIES 2500-84 3M 3630-84		ARLON BLACK 1ST SURFACE DW FESF: VINYL
	YELLOW : ARLON SERIES 2500-2244A 3M V1-2178		LIME GREEN : ARLON SERIES 2100-946		
	LAVENDER : ARLON SERIES 2500-3146 AVORY A8460-T		SPRING GREEN : SERIES 2500-2498 (3M 3630-156) Light Blue & SERIES 2500-2210 (3M V1-2099) Light Green (LAYER OF 6000) LIGHT BLUE ALWAYS APPLIED AS A DIFFUSER FOR THE LOGO		CLEAR ANODIZED ALUMINUM GREY
	BLUE : ARLON SERIES 2500-2679 3M 3630-147	PSTACHIO : ARLON SERIES 2500-2157 3M 3630-149			



9310 Parkway, Montreal (Quebec) H1J 1N7
Tel./Tél. : 514 252-8030 / 1 888 805-8030
Fax : 514 252-0206
info@transworldsigns.com
www.transworldsigns.com

Avia / Notice

Ce dessin, incluant la conception graphique et les données techniques est la seule propriété d'Enseignes Transworld. Ce et ses données ne peuvent être reproduits, copiés ou utilisés pour fabrication sans l'autorisation préalable d'Enseignes Transworld. Ce.
This drawing, including graphic layout and technical detail is the property of Transworld Signs. Ce and cannot be reproduced, copied or used without prior authorization from Transworld Signs Co.
L'Enseignes Transworld, 2770-88 (514) 252-8030, est une marque déposée au nom de la loi sur le brevet de Québec.

Client



Adr./Add. : 46080 Grand River Ave, Novi, MI, USA
Date : 2012/10/19 Rep : S. Gabrisch #Des/Draw# : 240163m5
Des. : Clarisse P. Tech. : _____ Ref. # : Identification Program / 2012

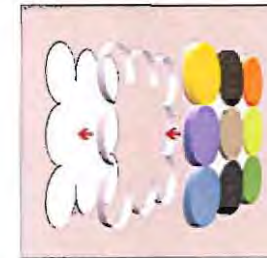
Révision / Revision

#	Description	Par/By	Date
1	Increase 40" logo to 53 3/8"	ND	2012-12-11

SIMULATION



DETAIL



SMALL LOGO
SINGLE PIECE MOLDED FACE

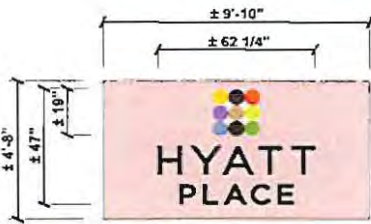
EXIST.

**DIMENSIONS TO BE
CONFIRMED BY SURVEY.**

"COLOR DETAIL"

BLACK	ARLON SERIES 2500-32 3M 3630-22	ORANGE	ARLON SERIES 2500-64 3M 3630-64
YELLOW	ARLON SERIES 2500-2244A 3M VT-0719	LIME GREEN	ARLON SERIES 2100-848
LAVENDER	ARLON SERIES 2500-3148 AVIARY AVIARY-T	SPRING GREEN	SERIES 2500-2252 (3M 3630-186 Light Blue & SERIES 2500-2252 (3M VT-0899) Light Green) 11 LAYS OF MGC LIGHT BLK. ALWAYS APPLIED AS A DRIFTER FOR THE LOGO
SLATE	ARLON SERIES 2500-2529 3M 3630-147	WHITE DIFFUSER	3630-30
PISTACHIO	ARLON SERIES 2500-2157 3M 3630-149		

TO MATCH
TMR COLUMN
CLADDING



GRAPHIC ELEVATION

MODEL #4

SCALE: 1/4" = 1'-0"

REPLACED COLUMN FACES SECTION (BOTH SIDES)
BY ROUTED ALUMINUM FACES, PAINTED TO MATCH THE COLUMN.
CLEAR ACRYLIC ± 3/4" THICK CUT-OUT LETTERS INSERTED PUSH-THROUGH
THE FACE PERFORATIONS.
GRAPHIC VINYL APPLIED ON 1st SURFACE.

ILLUMINATION LETTERS BY WHITE HALO ALL AROUND.
INSTALLED ILLUMINATION IN COLUMN.

OPTION 1



8210 Parkway, Montreal (Quebec) H1J 1K7
Tel./Tel. : 514 252-8636 / 1 888 866-8636
Fax : 514 252-2386
info@transworldsigns.com
www.transworldsigns.com

Arts / Motion

Ce document, soumis à nos conditions générales et les détails techniques est la seule propriété d'Ensignes Transworld. Ce et ses droits sont réservés, excepté un usage pour information sans autorisation préalable d'Ensignes Transworld.

This drawing, including graphic layout and technical detail is the property of Transworld Signs Co and cannot be reproduced, copied or used without prior authorization from Transworld Signs Co.
Ce document, soumis à nos conditions générales et les détails techniques est la seule propriété d'Ensignes Transworld.

Client



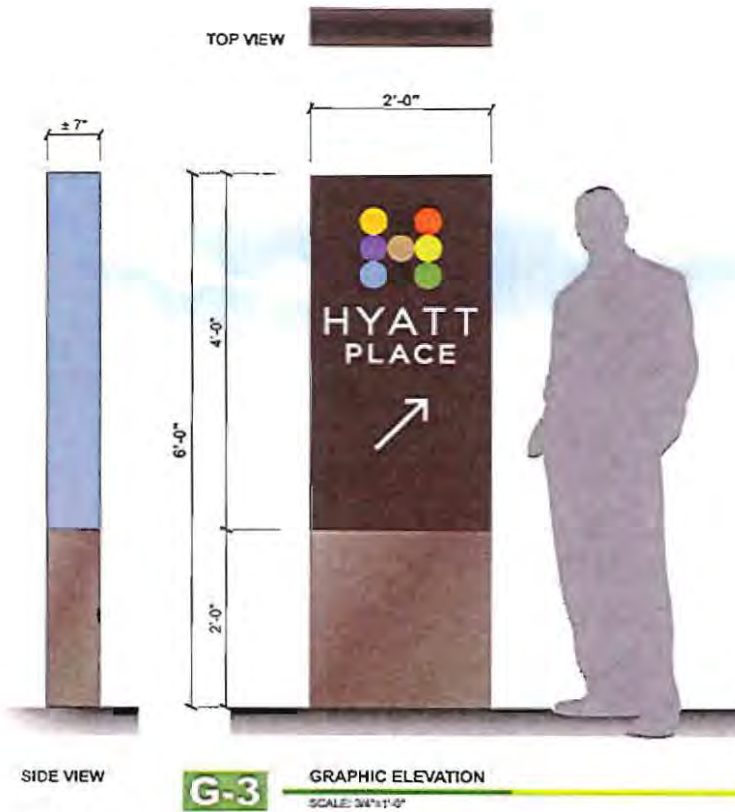
Adr./Add. : 46080 Grand River Ave, Novi, MI, USA

Date : 2012/12/12 Rep : S. Gabrisch #Des/Draw# : 240163m6

Des. : N. Dion Tech. : Ref. # : Modification Program / 2012

Revision / Revision

#	Description	Par/By	Date

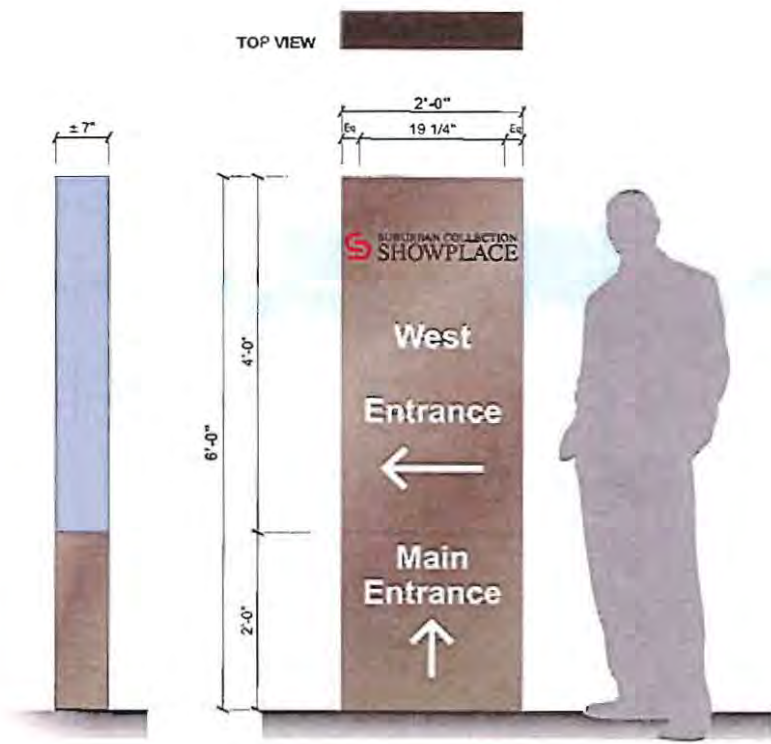


(1) NON ILLUMINATED DIRECTIONAL SIGN

ALUMINIUM CABINET PAINTED.
GRAPHIC VINYL APPLIED ON FIRST SURFACE.

COLORS CODE	MAT.	#	FINISH	SURFACE
(C1) BROWN	PAINT	AZ00-H12-HE	SEMI GLOSS	ALUM. PANEL
(C2) LIGHT BRONZE	PAINT	AZ00-016-02	SEMI GLOSS	ALUM. COLUMN
(C3) WHITE	OPAQUE VINYL	3035-208	OPAQUE	INFLUETTER HYATT PLACE
(C4) WHITE	1/8" ACRYLIC	WHITE PIGM. #7328	NA	DIFFUSER (LOGO)
(C5) CLEAR	3/4" ACRYLIC	CLEAR	NA	LOGO
(C6) WHITE	3/16" ACRYLSTEEL	WHITE PIGM. #7328	NA	1.Surf SIDE OF FILLER
(C7) BLUE	VINYL	ARLON SERIES 2500-2529	OPAQUE	SIDE OF FILLER
(C8) BROWN INT RED	VINYL	ARLON SERIES 2500-2529	OPAQUE	1.Surf
(C9) BLACK	VINYL	ARLON SERIES 2500-2529	OPAQUE	1.Surf LOGO
(C10) YELLOW	VINYL	ARLON SERIES 2500-2544A	OPAQUE	1.Surf LOGO
(C11) LAVENDER	VINYL	ARLON SERIES 2500-2544B	OPAQUE	1.Surf LOGO
(C12) PISTACHIO	VINYL	ARLON SERIES 2500-2544C	OPAQUE	1.Surf LOGO
(C13) ORANGE	VINYL	ARLON SERIES 2500-2544D	OPAQUE	1.Surf LOGO
(C14) LIME GREEN	VINYL	ARLON SERIES 2500-2544E	OPAQUE	1.Surf LOGO
(C15) LIGHT GREEN	VINYL	ARLON SERIES 2500-2544F	OPAQUE	1.Surf LOGO
(C16) LIGHT BLUE	DIFFUSER VINYL	ARLON SERIES 2500-2498	OPAQUE	1.Surf LOGO

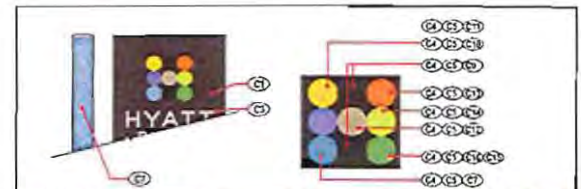




G-4 GRAPHIC ELEVATION
SCALE: 3/4"=1'-0"

(1) NON ILLUMINATED DIRECTIONAL SIGN

ALUMINIUM CABINET PAINTED.
GRAPHIC VINYL APPLIED ON FIRST SURFACE.



COLORS CODE	MAT.	#	FINISH	SURFACE
(C1)	BROWN	AKZO-413-142	SEM GLOSS	ALUM. PANEL
(C2)	LIGHT BRONZE	AKZO-316-G2	SEM GLOSS	ALUM. COLUMN
(C3)	WHITE	OPAQUE VINYL 3035-208	OPAQUE	FILLED LETTER
(C4)	WHITE	1/8" ACRYLIC WHITE PIGM. #7326	NA	DIFFUSER (LOGO)
(C5)	CLEAR	3/4" ACRYLIC CLEAR	NA	LOGO
(C6)	WHITE	3/16" ACRYSTEEL WHITE PIGM. #7326	NA	SIDE OF FILLER
(C7)	BLUE	VINYL ARLON SERIES 2500-2629	OPAQUE	SIDE OF FILLER
(C8)	BROWN NOT RED	VINYL ARLON SERIES 2500-005	OPAQUE	LOGO
(C9)	BLACK	VINYL ARLON SERIES 2500-202	OPAQUE	LOGO
(C10)	YELLOW	VINYL ARLON SERIES 2500-244A	OPAQUE	LOGO
(C11)	LAVENDER	VINYL ARLON SERIES 2500-314A	OPAQUE	LOGO
(C12)	PISTACHIO	VINYL ARLON SERIES 2500-314A	OPAQUE	LOGO
(C13)	ORANGE	VINYL ARLON SERIES 2500-314A	OPAQUE	LOGO
(C14)	LIME GREEN	VINYL ARLON SERIES 2500-314A	OPAQUE	LOGO
(C15)	LIGHT GREEN	VINYL ARLON SERIES 2500-2082	OPAQUE	LOGO
(C16)	LIGHT BLUE	DIFFUSER VINYL ARLON SERIES 2500-2468	OPAQUE	



9310 Parkway, Montreal (Dorval) H1J 1N7
Tel./Tél. : 514 352-8030 / 1 888 806-8030
Fax : 514 352-0196
Info@transworldsigns.com
www.transworldsigns.com

Avvis / Notice
Ce dessin, incluant le concept, les principes et les détails techniques est la propriété d'Ensignes Transworld Snc et ne doit être reproduit, copié ou utilisé pour fabrication sans l'autorisation préalable d'Ensignes Transworld Snc.
This drawing, including graphic layout and technical detail is the property of Transworld Signs Co and cannot be reproduced, copied or used without prior authorization from Transworld Signs Co.
L'ensemble (SNC, SA, SCS) de Transworld Snc ne peut être utilisé ou copié sans la permission écrite de Transworld Snc.

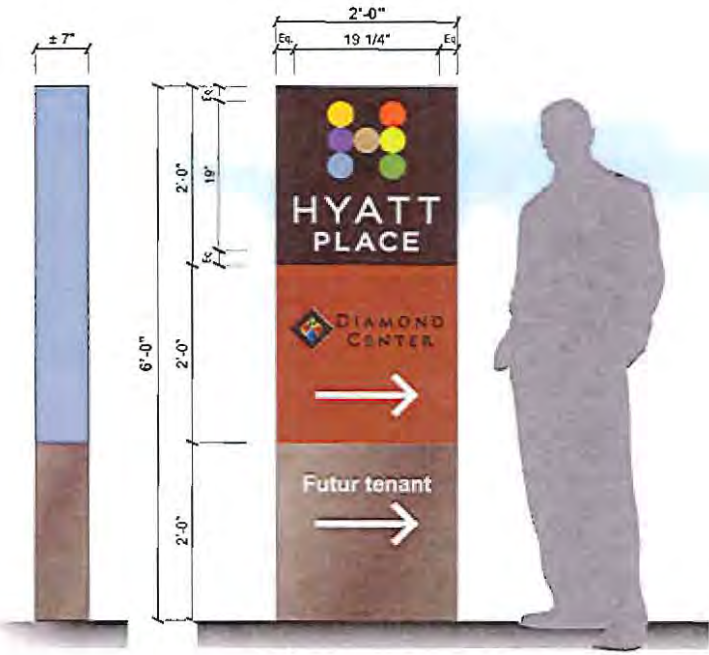


Client
Adr./Add. : 46080 Grand River Ave, Novi, MI, USA
Date : 2013/01/05 Rep : S.Gabrisch #Oua/Ouwa : 240163m11
Des. : N.Dion Tech. : Ref. # : Identification Program / 2012

Révision / Revision

#	Description	Par/Dy	Date

TOP VIEW



SIDE VIEW

G-2

GRAPHIC ELEVATION

SCALE: 3/4"=1'-0"

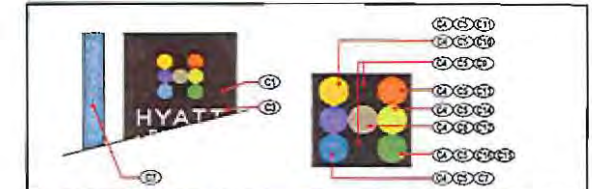
OPTION 1



GRAPHIC ELEVATION

SCALE: 3/4"=1'-0"

OPTION 2



COLORS CODE	MAT.	#	FINISH	SURFACE	
(C1)	BROWN	PAINT	ACC2-41242	SEMI GLOSS	ALUM. PANEL
(C2)	LIGHT BRONZE	PAINT	ACC2-316-02	SEMI GLOSS	ALUM. COLUMN
(C3)	WHITE	OPAQUE VINYL	3035-208	OPAQUE	PAPERS LETTER HYATT PLACE
(C4)	WHITE	1/8" ACRYLIC	WHITE PIGM.#7328	NA	DIFFUSER (LOGO)
(C5)	CLEAR	3/4" ACRYLIC	CLEAR	NA	LOGO
(C6)	WHITE	3/16" ACRYSTEEL	WHITE PIGM.#7328	NA	SIDE OF FILLER
(C7)	BLUE	VINYL	ARLON SERIES 2500-2520	OPAQUE	SIDE OF FILLER
(C8)	BROWN NOT RED.	VINYL	ARLON SERIES 2500-600	OPAQUE	1.5Surf
(C9)	BLACK	VINYL	ARLON SERIES 2500-22	OPAQUE	1.5Surf
(C10)	YELLOW	VINYL	ARLON SERIES 2500-248A	OPAQUE	1.5Surf
(C11)	LAVENDER	VINYL	ARLON SERIES 2500-3148	OPAQUE	1.5Surf
(C12)	PISTACHIO	VINYL	ARLON SERIES 2500-148	OPAQUE	1.5Surf
(C13)	ORANGE	VINYL	ARLON SERIES 2500-148	OPAQUE	1.5Surf
(C14)	LIME GREEN	VINYL	ARLON SERIES 2500-64M	OPAQUE	1.5Surf
(C15)	LIGHT GREEN	VINYL	ARLON SERIES 2500-2022	OPAQUE	1.5Surf
(C16)	LIGHT BLUE	DIFFUSER VINYL	ARLON SERIES 2000-2486	OPAQUE	LOGO

(1) NON ILLUMINATED DIRECTIONAL SIGN

ALUMINIUM CABINET PAINTED.
GRAPHIC VINYL APPLIED ON FIRST SURFACE.



6310 Parkway, Maritain (Québec) H1J 1N7
Tel./Tél. : 514 353-8030 / 1 800 868-8030
Fax : 514 352-0366
Info@transworldsigns.com
www.transworldsigns.com

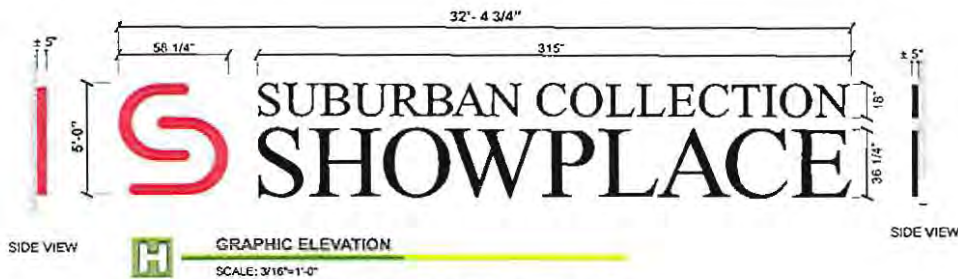
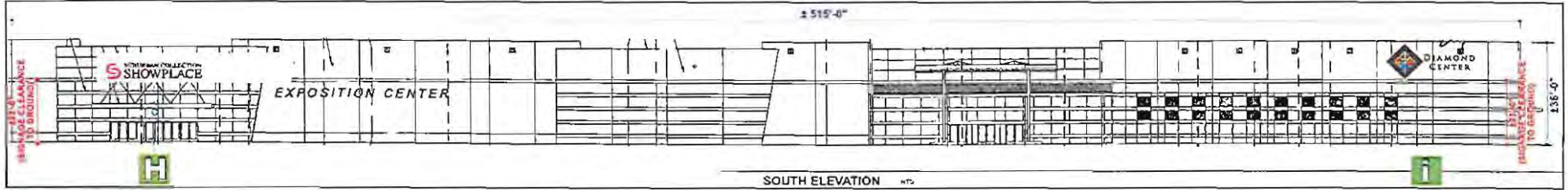
Avise / Notice
Ce dessin, incluant la conception graphique et les détails techniques est la seule propriété d'Enseignes Transworld Sign et ne doit être reproduit, copié ou utilisé pour fabrication sans l'autorisation préalable d'Enseignes Transworld Sign.
Client
This drawing, including graphic layout and technical detail is the property of Transworld Signs Co and cannot be reproduced, copied or used without prior authorization from Transworld Signs Co.
L'ensemble des droits réservés. Toute réimpression ou utilisation sans autorisation préalable est formellement interdite.



Adr./Add. : **46080 Grand River Ave, Novi, MI, USA**
Date : 2013/01/05 Rep : **S.Gabrisch** #Des/Draw# : **240163m9**
Des. : **N.Dion** Tech. : Ref. # : **Manifestation Program / 2012**

Révision / Revision

#	Description	Par/Dy	Date



GRAPHIC ELEVATION

SCALE: 3/16"=1'-0"

(1) ILLUMINATED CHANNELS SET

PAINTED ALUMINUM CABINETS AND JEWELITE.
 3/16" WHITE PIGMENTED ACRYLIC FACES.
 LOGO:
 PAINTED OR VINYL GRAPHIC APPLIED ON 1st SURFACE.
 LETTERS:
 DUAL COLOR VINYL APPLIED ON 1st SURFACE.
 (BLACK AT DAY AND WHITE AT NIGHT)

TOTAL AREA : 161,98 SQ. FT.



GRAPHIC ELEVATION

SCALE: 3/16"=1'-0"

(1) ILLUMINATED CHANNELS SET

PAINTED ALUMINUM CABINETS AND JEWELITE.
 3/16" WHITE PIGMENTED ACRYLIC FACES.
 LOGO:
 DIGITAL PRINTED VINYL APPLIED ON 1st SURFACE.
 LETTERS:
 DUAL COLOR VINYL APPLIED ON 1st SURFACE.
 (BLACK AT DAY AND WHITE AT NIGHT)

DIAMOND AREA : 154,50 SQ. FT.
 LETTERS AREA : 82,38 SQ. FT.

TOTAL AREA : 236,88 SQ. FT.

	BLACK 1	ARLON SERIES 2000-22 3M 3030-22		ORANGE 1	ARLON SERIES 2000-84 3M 3030-84
	YELLOW 1	ARLON SERIES 2000-2244A 3M VT-0719		LIME GREEN 1	ARLON SERIES 2100-042
	LAVENDER 1	ARLON SERIES 2000-2148 AVERY AD40-T		SPRING GREEN 1	SCOTCH 2000-2488 (3M 3030-194) Light Blue & SCOTCH 2000-2103 (3M VT-0909) Light Green IF LAYER OF LAMINATE LIGHT BEHIND ALWAYS APPLIED AS A DIFFUSER FOR THE LOGO
	BLUE 1	ARLON SERIES 2000-2029 3M 3030-147		CLEAR ANODIZED ALUMINUM GREY	
	PISTACHIO 1	ARLON SERIES 2000-2197 3M 3030-146			

"COLOR DETAIL"



EXIST.

Avvis / Notice

Ce dessin, incluant le conception graphique et les détails techniques est la propriété d'Enseignes Transworld et ne doit être reproduit, copié ou utilisé pour fabrication sans l'autorisation préalable d'Enseignes Transworld.

This drawing, including graphic layout and technical detail is the property of Transworld Signs Co and cannot be reproduced, copied or used without prior authorization from Transworld Signs Co.
 License 0002 0275-0413-13 Brevets d'invention déposés au Canada et aux États-Unis.

Client



Adr./Add. : 46080 Grand River Ave, Novi, MI, USA
 Date : 2012/10/19 Rep : S.Gabrisch Des/Draw : 240163m12
 Dos. : Darisse P. Tech. : Ref. # : Identification Program / 2012

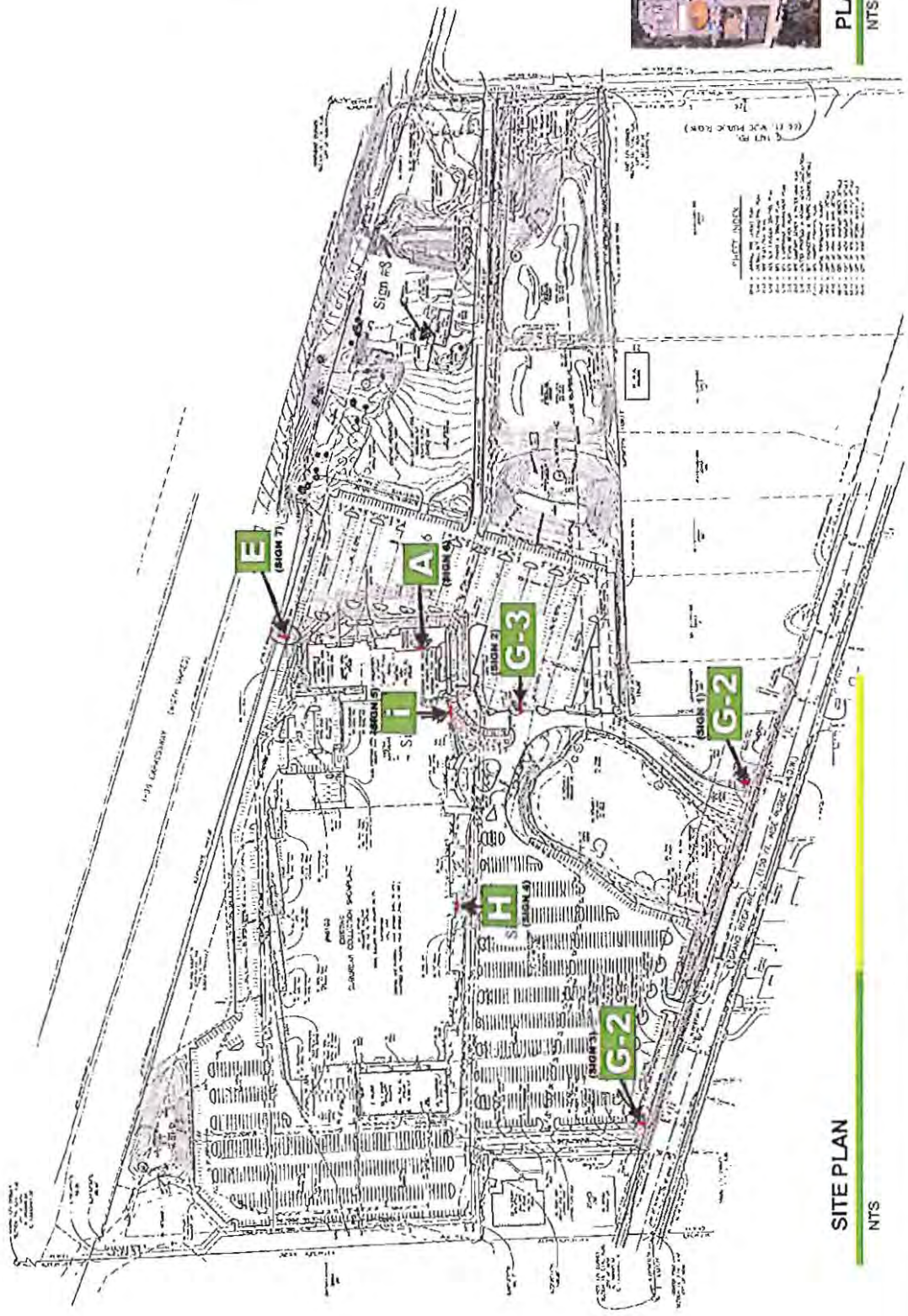
Révision / Revision

#	Description	Par/Dy	Date



9319 Portway, Montréal (Québec) H1J 1N7
 Tél./Tel. : 514 352-8026 / 1 888 806-8530
 Fax : 514 352-0238

info@transworldsigns.com
 www.transworldsigns.com



PLAN
NTS

SITE PLAN
NTS

Revision / Revision	Description	Party	Date

Client: **46080 Grand River Ave, Novi, MI, USA**
 Addr./Add.: **46080 Grand River Ave, Novi, MI, USA**
 Date: **2011/01/05** Rep: **S. Gabrisch** #Des/Draws: **240163m13**
 Des.: **N. Dion** Tech.: Ref. #: Revision Program / 2012



Notes / Notice
 Co-client reserves the right to consider the drawings as the client's property and to use them for any purpose. The drawings, including graphic layout and technical detail, are the property of Transworld Signs Co. and cannot be reproduced, copied or used without prior written permission from Transworld Signs Co. © 2011 Transworld Signs Co. All rights reserved.

5019 Parkway, Montreal (Quebec) H1L 1W7
 Tel: 514 334-0388 Fax: 514 334-0388
 info@transworldsigns.com
 www.transworldsigns.com



