



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: October 12, 2021

REGARDING: 26060 Ingersol Drive, Parcel # 50-22-14-351-063 (PZ21-0052)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Northern Sign Company / Crumbl Cookies

Variance Type

Sign Variance

Property Characteristics

Zoning District:	Town Center
Location:	East of Novi Road and North of Eleven Mile Road
Parcel #:	50-22-14-351-063

Request

The applicant is requesting variance from the City of Novi Code of Ordinances Section 28-7(a)(11) for 100% window coverage by utilizing etched vinyl sign graphics. Only 25% of all the glass area of the frontage of the building may be covered by signage by code (variance of 75%). This property is zoned Town Center (TC).

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. **PZ21-0052**, 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 _____.

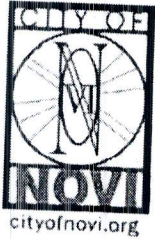
- (c) Petitioner did not create the condition because _____
_____.
- (d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____
_____.
- (e) The relief is consistent with the spirit and intent of the ordinance because _____
_____.
- (f) The variance granted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

2. I move that we **deny** the variance in Case No. **PZ21-0052**, 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 Crumb Cookies	
ADDRESS 26060 Ingersol Dr	LOT/SUITE/SPACE #
SIDWELL # 50-22-5022.14351.063	May be obtain from Assessing Department (248) 347-0485
CROSS ROADS OF PROPERTY	

IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION?
 YES NO

REQUEST IS FOR:
 RESIDENTIAL COMMERCIAL VACANT PROPERTY SIGNAGE

DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED?
 YES NO

II. APPLICANT INFORMATION

A. APPLICANT		EMAIL ADDRESS maryellen@northernsign.com		CELL PHONE NO. 248.333.7938
NAME RICHARD KIELBASA		ORGANIZATION/COMPANY NORTHERN SIGN CO.		TELEPHONE NO. 248.333.7733
ADDRESS 2181 E WALTON BLVE SUITE 100		CITY AUBURN HILLS	STATE MI	ZIP CODE 48326
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 CRUMBLDETROIT@GMAIL.COM		CELL PHONE NO. 810.368.3263
NAME KINDALL PALMER		ORGANIZATION/COMPANY PCH 2 LLC		TELEPHONE NO. "
ADDRESS 215 N MAPLE RD., A7		CITY ANN ARBOR	STATE MI	ZIP CODE 48103

III. ZONING INFORMATION

A. ZONING DISTRICT

R-A R-1 R-2 R-3 R-4 RM-1 RM-2 MH

I-1 I-2 RC TC TC-1 OTHER _____

B. VARIANCE REQUESTED

INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:

1. Section _____ Variance requested _____

2. Section _____ Variance requested _____

3. Section _____ Variance requested _____

4. Section _____ Variance requested _____

IV. FEES AND DRAWINGS

A. FEES

Single Family Residential (Existing) \$200 (With Violation) \$250 Single Family Residential (New) \$250

Multiple/Commercial/Industrial \$300 (With Violation) \$400 Signs \$300 (With Violation) \$400

House Moves \$300 Special Meetings (At discretion of Board) \$600

B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF

- 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
- 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

Richard Tillman
Applicant Signature

8/5/21
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.

[Signature]
Property Owner Signature

8/4/21
Date

VII. FOR OFFICIAL USE ONLY

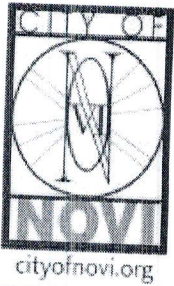
DECISION ON APPEAL:

- 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. **Describe below:**

N/A

We are requested ZBA review approval for window graphics ONLY

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 storm water facilities. **Describe below:**

N/A

We are requested ZBA review approval for window graphics ONLY

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. **Describe below:**

N/A

We are requested ZBA review approval for window graphics ONLY

- 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). **Describe below:**

N/A

We are requested ZBA review approval for window graphics ONLY

- 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. **Describe below:**

Vinyl adhesive window graphics generally don't require permits from other areas nationwide in city/counties.

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.

The window advertisement is policy standard by head quarters corporate on a national level with all locations/franchise owner(s) . This is highly recommended by corporate's highly qualified marketing team for the success of the business for maxima financial return.

Standard #3. Adverse Impact on Surrounding Area.

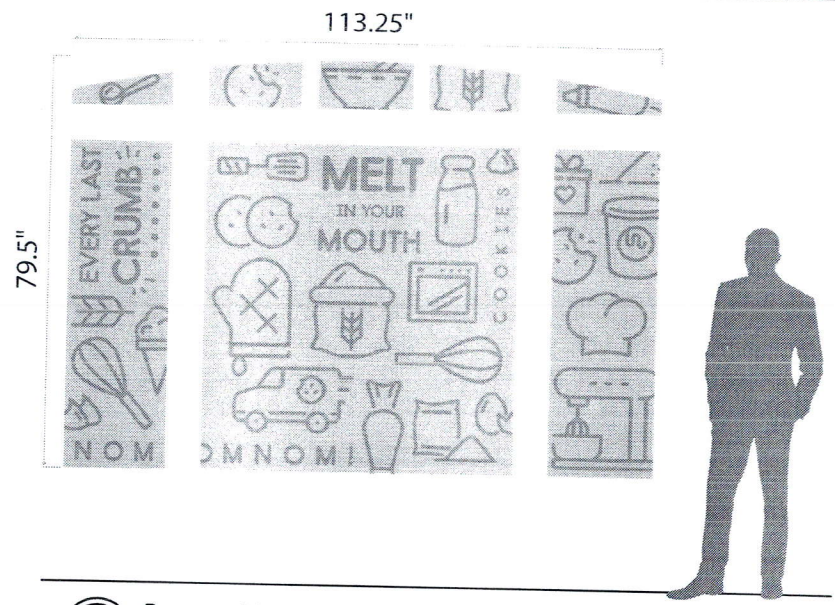
Explain how the Sign Variance will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter.

Window graphics are generally located and positioned on the business glass to benefit only returning customers and or new potential that are entering the business entrance.



DETAILS
▶ HP Etch Vinyls
▶ 2nd Surface

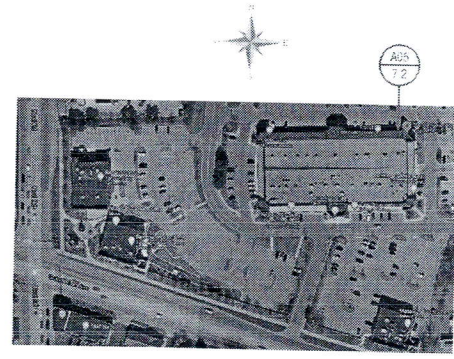
7.1 Etched Vinyl
Scale : 1/2" = 1' - 0"



7.2 Proposed Layout - Right Side Elevation
Scale : 1/2" = 1' - 0"



7.3 Photo Render - Right Side Elevation
Scale : NTS



PLOT PLAN



PROJECT INFORMATION
COMPANY & LOCATION

Crumbl Cookies
26060 Ingersol Dr
Novi, MI 48375

OVERVIEW

Interior Signs
DATE: 04/15/21 PROJECT #: SOLP922
DESIGNER: JA

REVISIONS

APPROVAL

- APPROVED WITH NO CHANGES
- APPROVED WITH CHANGES AS NOTED
- REVISE AS NOTED AND RESUBMIT

Signature _____ Date _____

DESIGN

A05

SHEET

07 of 07

All original ideas, designs and signage remain the property of Sign Design Lab until paid in full.
Color and design are representations of the final product and are subject to change without notice. Final design and signage are subject to change without notice.