



## COMMUNITY DEVELOPMENT DEPARTMENT

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

## ZONING BOARD OF APPEALS STAFF REPORT

**FOR:** City of Novi Zoning Board of Appeals

**ZONING BOARD APPEALS DATE:** August 11, 2015

**REGARDING:** DIVERSIFIED MEMBER CREDIT UNION (CASE NO. PZ15-0025)

**BY:** Thomas M. Walsh, Building Official

### I. GENERAL INFORMATION:

#### Applicant

John Nagel with Image 360 on the behalf of Detroit Metropolitan Credit Union

#### Variance Type

Sign Variance

#### Property Characteristics

Zoning District: TC, Town Center  
Site Location: 25880 Novi Road, south of Grand River Ave. and north of Main Street  
Parcel #: 50-22-23-176-033

#### Request

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow additional wall (3-wall signs) signs (one sign allowed in a TC, Town Center District).



**II. ZONING AND LAND USE:**

The table below lists the zoning district, existing land use and future land use for the subject site and surrounding parcels.

Parcel	Zoning District	Existing Land Use	Future Land Use
<b>Subject Property</b>	TC, Town Center	Under Construction DMCU	TC, Commercial
<b>North</b>	TC, Town Center	Vacant Parcel	TC, Commercial
<b>South</b>	TC, Town Center	Ace Cutting Equipment	TC, Commercial
<b>East</b>	TC, Town Center	Vacant Parcel	TC, Commercial
<b>West</b>	TC, Town Center	City Center Plaza	TC, Commercial

**III. STAFF COMMENTS:**

**Proposed Changes**

The applicant is requesting **variance for installation of a three wall signs** for the proposed new credit union under construction. The applicant is entitled to a single sign under the Novi Sign Ordinance and has approval for ground sign. The applicant is requesting to install a wall signage as follows:

- West Elevation:  
 Sign #1: 4.58' x 14' for 64.1 sq. ft.
- North Elevation:  
 Sign #2: 2.91' x 8.3' for 24.3 sq. ft.
- South Elevation:  
 Sign #1: 2.91' x 8.3' for 24.3 sq. ft.
- Ground Sign: approved per ordinance

See attached drawings.

**IV. RECOMMENDATION:**

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ15-0025**, 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. **PZ15-0025**, 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



Thomas M. Walsh  
Building Official  
City of Novi



cityofnovi.org

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Novi, MI 48375
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ZONING BOARD OF APPEALS
APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: \_\_\_\_\_

Meeting Date: 8-11-15

ZBA Case #: PZ 15-0025

I. PROPERTY INFORMATION (Address of subject ZBA Case)
PROJECT NAME / SUBDIVISION
Diversified Member Credit Union
ADDRESS
25880 Novi Rd
LOT/SIUTE/SPACE #
SIDWELL #
50-22-23 -176 -033
May be obtain from Assessing
Department (248) 347-0485

CROSS ROADS OF PROPERTY
Novi Rd and Main Street
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION?
[ ] YES [x] NO
REQUEST IS FOR:
[ ] RESIDENTIAL [x] COMMERCIAL [ ] VACANT PROPERTY [x] SIGNAGE
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED?
[ ] YES [x] NO

II. APPLICANT INFORMATION
A. APPLICANT
EMAIL ADDRESS
john.nagel@image360.com
CELL PHONE NO.
810-599-6734
NAME
John Nagel
TELEPHONE NO.
810-225-7446
ORGANIZATION/COMPANY
Image 360
FAX NO.
810-220-1202
ADDRESS
2150 Plessis Dr. Suite 3A
CITY
Brighton
STATE
MI
ZIP CODE
48114

B. PROPERTY OWNER [ ] CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER
Identify the person or organization that owns the subject property:
EMAIL ADDRESS
KFinneran@dmcu.com
CELL PHONE NO.
NA
NAME
Kevin Finneran
TELEPHONE NO.
313-568-5000
ORGANIZATION/COMPANY
Diversified Member Credit Union
FAX NO.
NA
ADDRESS
1480 Jefferson Ave
CITY
Detroit
STATE
MI
ZIP CODE
48207

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 [x] 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

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
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

\_\_\_\_\_  
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



WEST ELEVATION #1



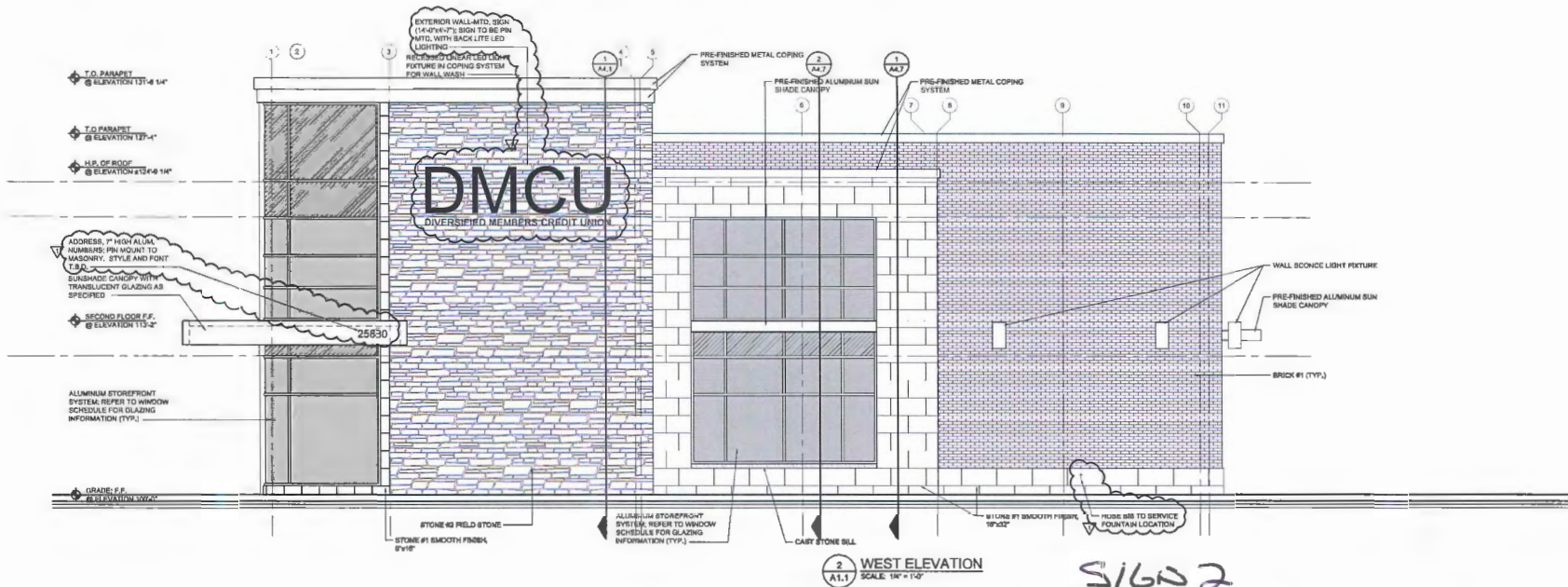
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Company:	
Address:	
City:	State/ZIP:
Phone:	
Fax:	



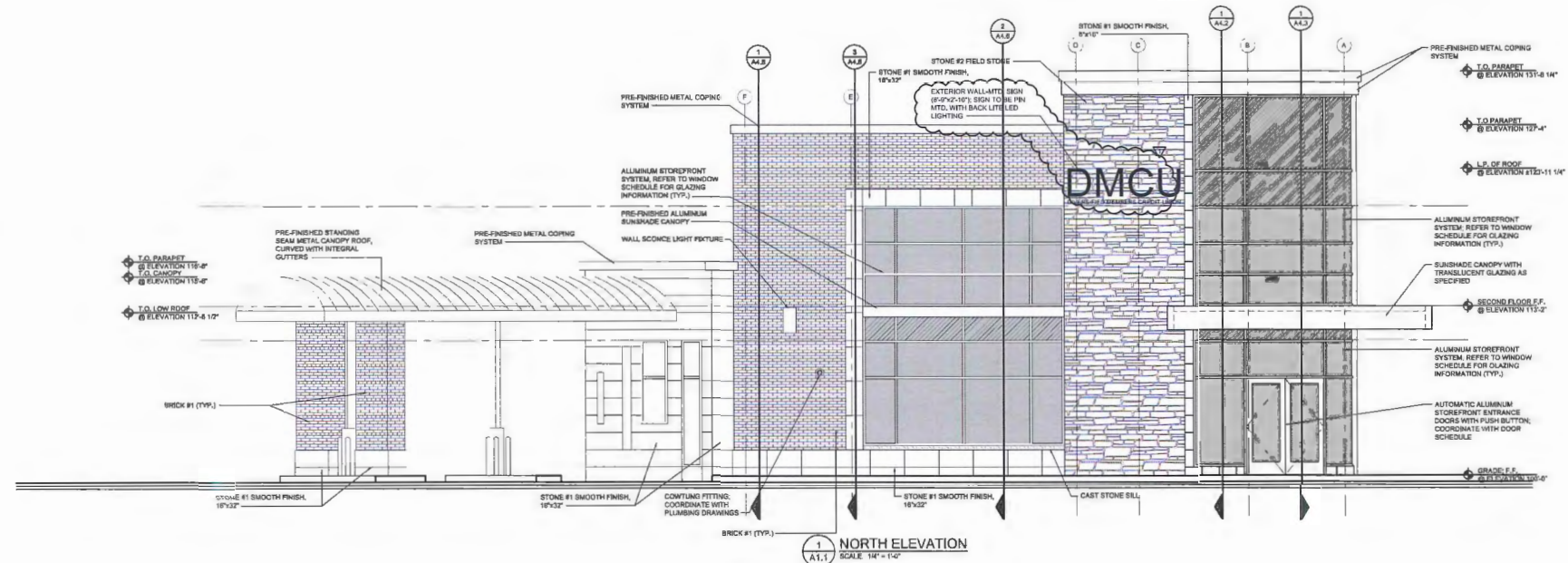
Brighton Signs by Tomorrow  
2150 Pless Rd. Ste. 3A  
Brighton, Michigan 48114  
810-225-7446  
[signsbytomorrow.com/brighton](http://signsbytomorrow.com/brighton)

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# SIGN 1



# SIGN 2



**SVA**  
**STUCKY VITALE ARCHITECTS**  
 27172 WOODWARD AVENUE  
 ROYAL OAK, MI 48067-0925  
 P. 248.546.6700  
 F. 248.546.8454  
 WWW.STUCKYVITALE.COM

**Project:**  
 DETROIT METROPOLITAN  
 CREDIT UNION -  
 NEW FACILITY  
 25880 NOVI ROAD  
 NOVI, MI 48375

**Issued for:**  
 PERMITS 07/30/14  
 PERMIT/BIDS 08/26/14  
 BIDS 09/23/14  
 ADDENDUM #1 10/28/14  
 BULLETIN #1 04/07/15



**Drawn by:**  
 ACV  
**Checked by:**  
 MJS

**Sheet Title:**  
 EXTERIOR  
 ELEVATIONS

**Project No.:**  
 2012.023

**Sheet No.:**  
**A3.1**

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WEST ELEV.

"DMCU" Reverse Pin Mounted LED Channel Letter



"DIVERSIFIED MEMBERS CREDIT UNION - 2" DEEP PAN FACE X 3mm THICK SILVER ALUMINUM WITH 3/8" THICK LASER CUT ACRYLIC LETTERS (PURPLE BAKED ENAMEL FINISH) FLUSH MOUNTED

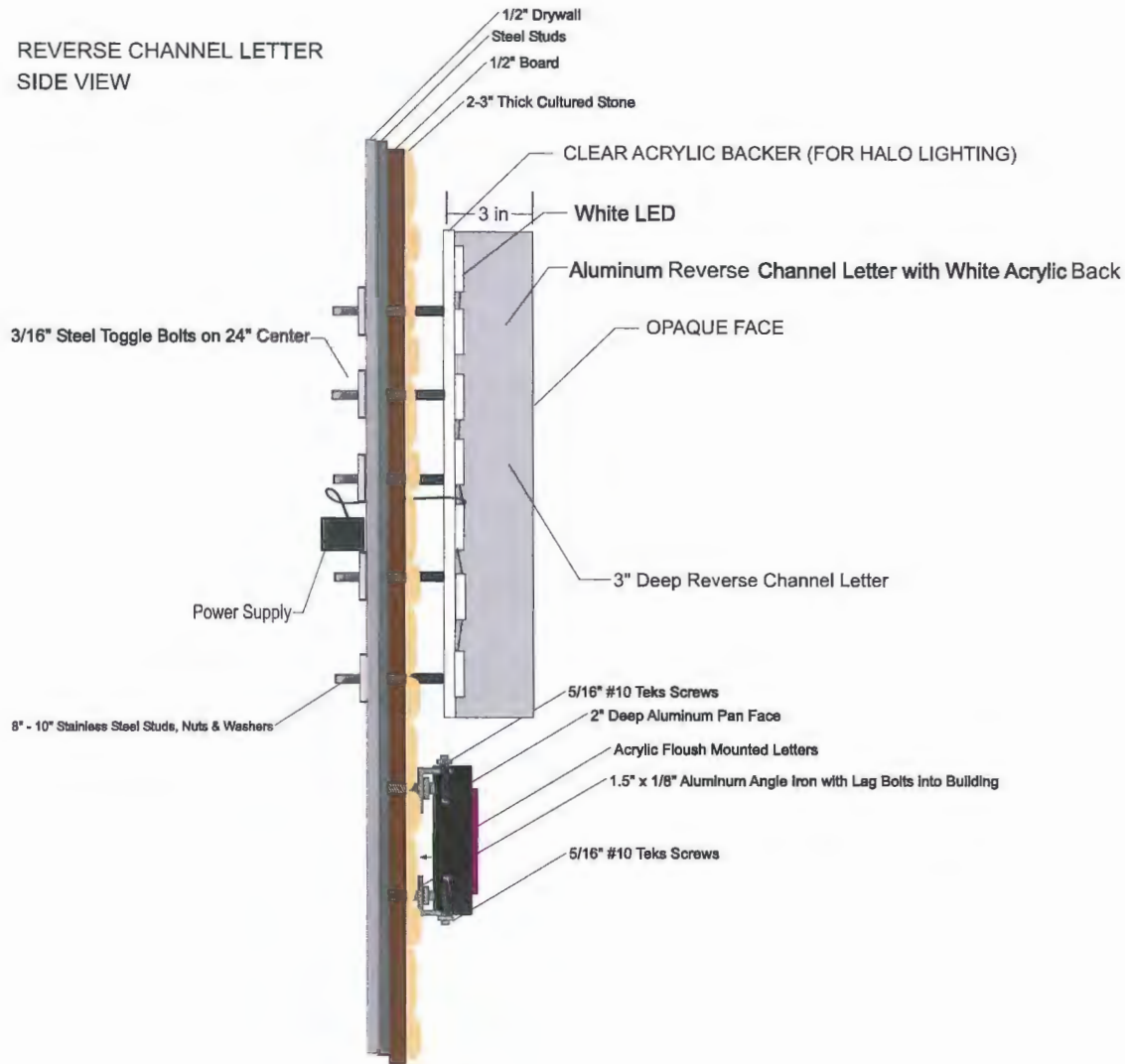
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SIDE VIEW



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#2

"DMCU" Reverse Pin Mounted LED Channel Letter



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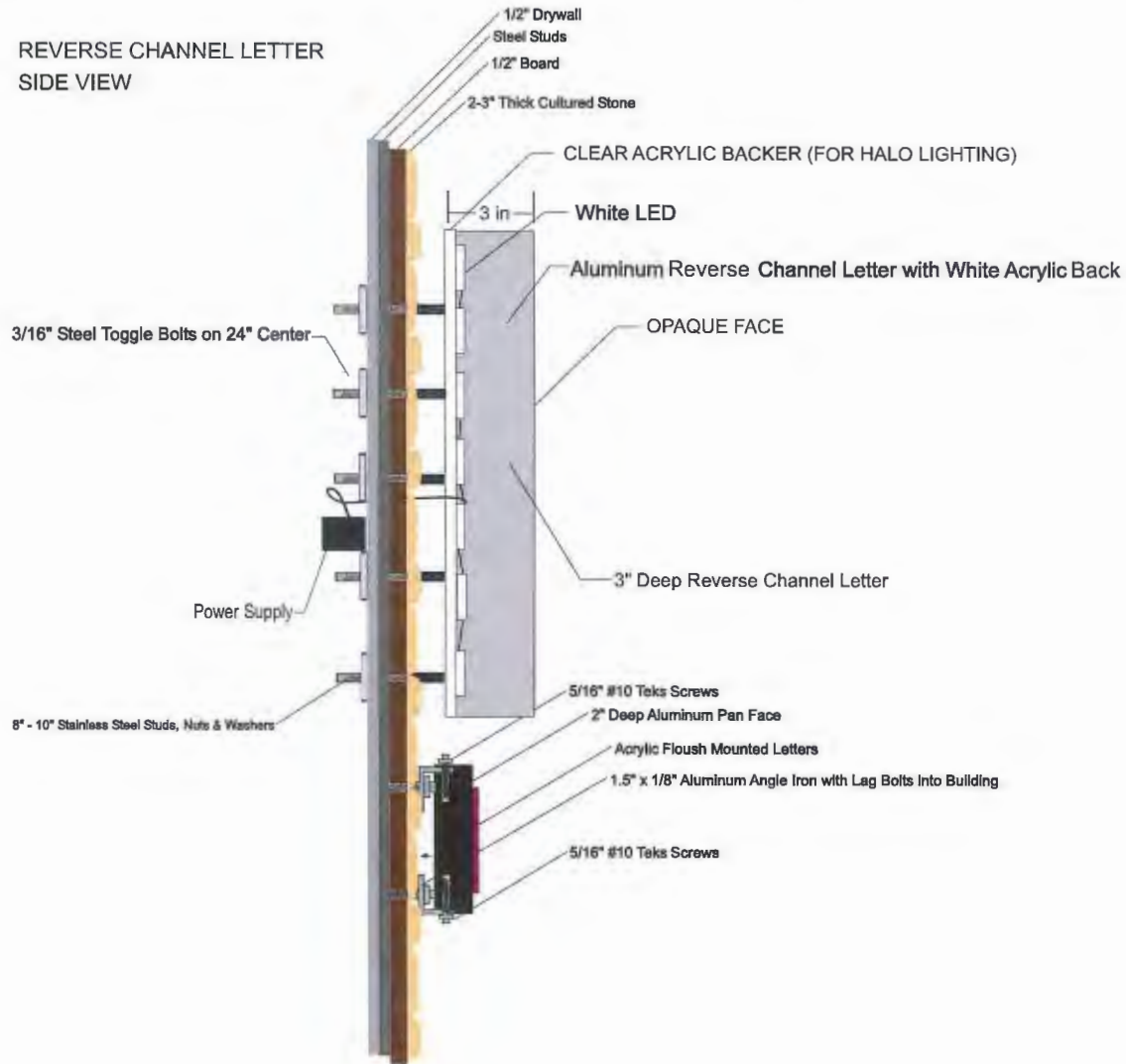
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SIDE VIEW

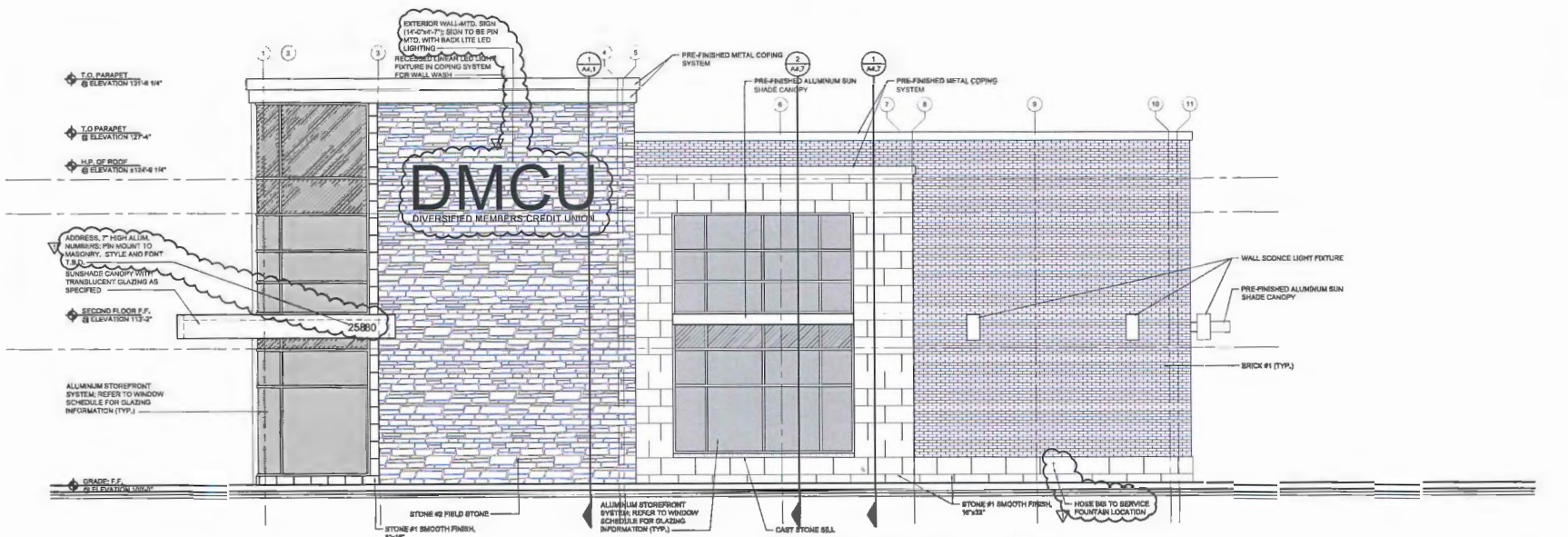


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City:	State/ZIP:
Phone:	
Fax:	



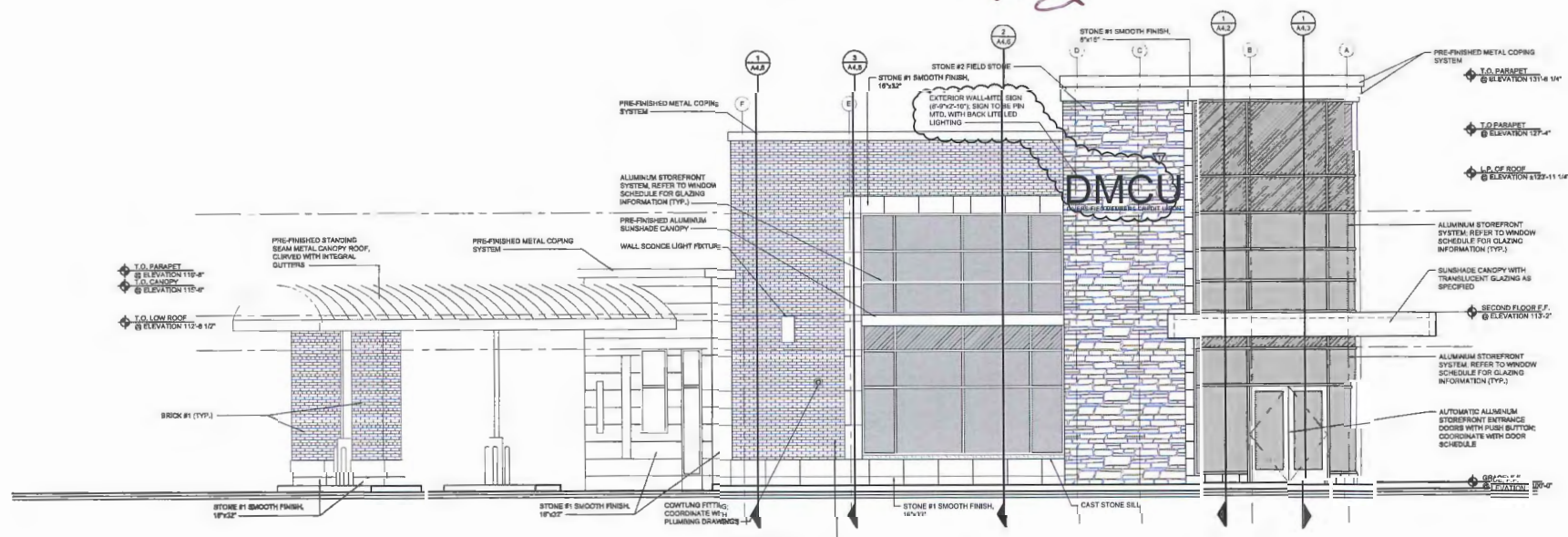
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2 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

#2



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

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Drawn by:  
ACV  
Checked by:  
MJB

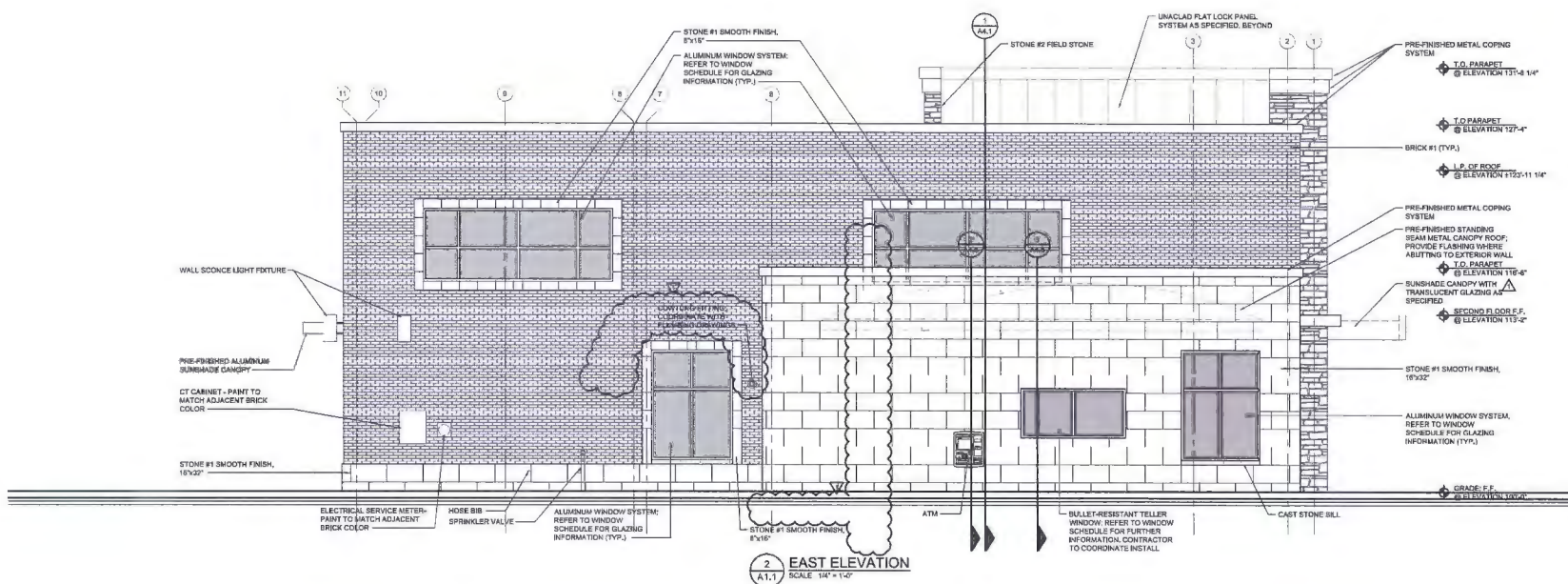
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EXTERIOR  
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Project No.:  
2012.023

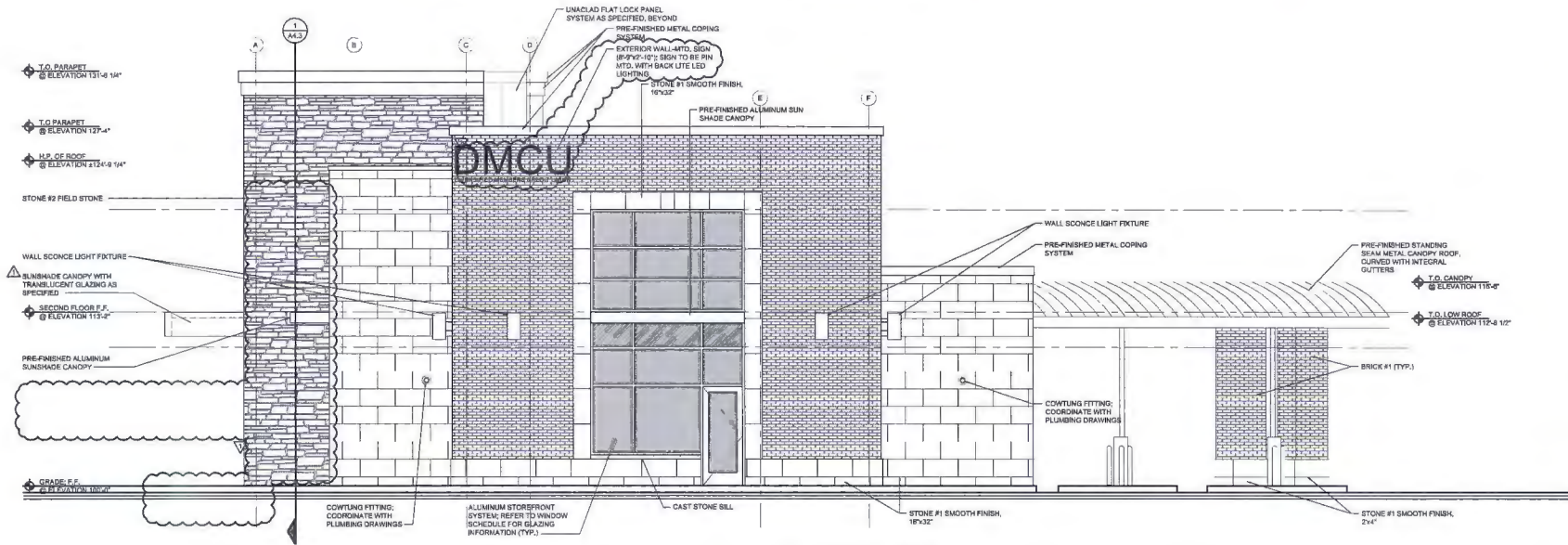
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#3



2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



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

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**Project:**  
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Drawn by:  
ACV  
Checked by:  
MJS

Sheet Title:  
EXTERIOR  
ELEVATIONS

Project No.:  
2012.023  
Sheet No.:  
**A3.2**

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"DMCU" Reverse Pin Mounted LED Channel Letter



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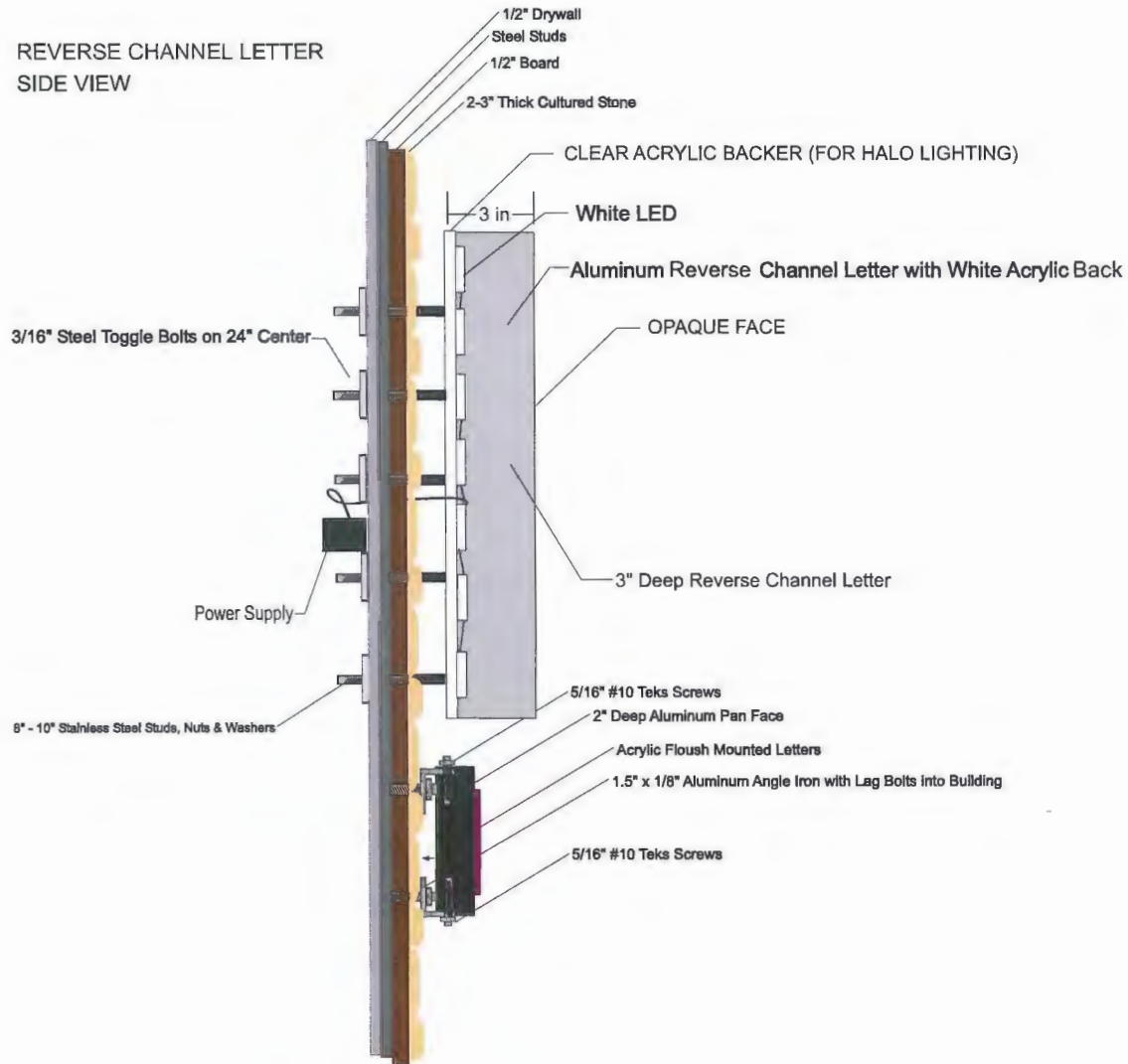
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BELOW FIN GRADE; MIN

4  
SP1.1

# SCREENWALL ELEVATION

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

@ PEDESTRIAN NODE

3  
SK-1

"DIVERSIFIED MEMBERS CREDIT UNION" 7" HIGH ALUM. LETTERS; PIN MOUNT TO MASONRY. STYLE AND FONT T.B.D.

1

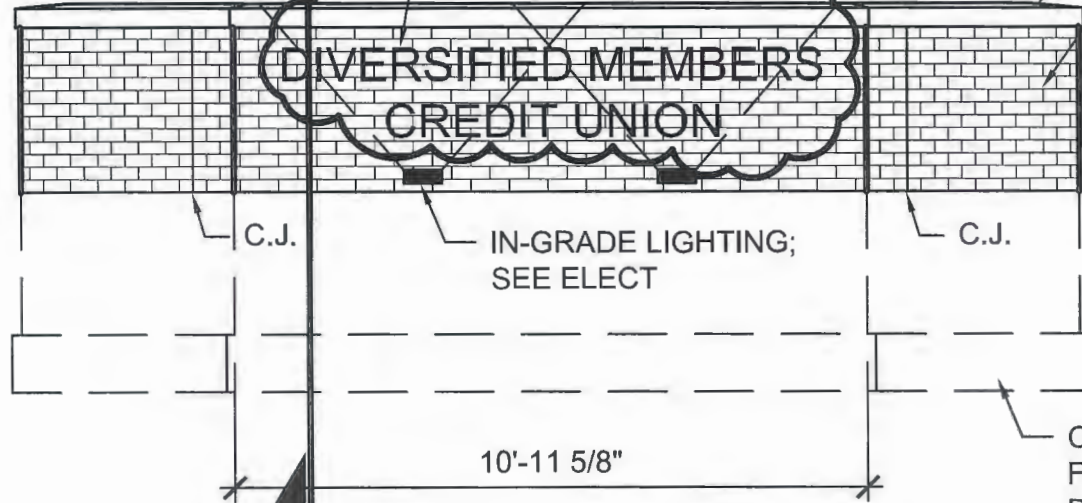
LIMESTONE WALL

BRICK #1 RUNNING BOND; TYPICAL

ADDRESS

T.O. MASONRY  
@ ELE 102'-10"

FIN. FLOOR  
@ ELE 100'-0"



C.J.

IN-GRADE LIGHTING;  
SEE ELECT

C.J.

10'-11 5/8"

CONCRETE FOUNDATION @ 42"  
BELOW FIN GRADE; MIN

3  
SP1.1

# SCREENWALL ELEVATION

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

@ PEDESTRIAN NODE

