



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
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www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: November 14, 2017

REGARDING: 25875 Novi Road, Suite 100, Parcel # 50-22-22-227-029 (PZ17-0054)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Intercity Neon/Panera Bread

Variance Type

Sign Variance

Property Characteristics

Zoning District:	Town Center - 1
Location:	West of Novi Road and South of Grand River Ave
Parcel #:	50-22-22-227-029

Request

The applicant is requesting a variance from the City of Novi Code of Ordinances Section 28-5.e.1, for the proposed installation of a building mounted projecting sign, one pedestrian projecting sign allowed by code.

This property is zoned Town Center-1 (TC-1).

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. **PZ17-0054**, 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. **PZ17-0054**, 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



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

Variance Justification

Panera bread #667

25878 Novi Road

Novi, MI

October 20, 2017

Standard #1

A. Shape of lot

The subject parcel is unique in shape, causing the parking lot to be somewhat remote from the entrance to the café. For this reason an additional sign is needed for clear direction to customers, as the primary wall sign is beyond the entrance.

B. Environmental Conditions

The subject parcel is encumbered by several natural environmental conditions, including the Middle Rouge River and associated wetland buffer at the rear of the site. These conditions have resulted in the building placement at an angle to coincide with the river. As a result, the parking lot is remote from the building front and an additional sign is needed to provide clear direction to customers.

C. Abutting Property

Does not apply

D. Building Scale

The proposed sign package complies with the allowed area and height. The proposed blade sign has been designed to respect the scale and proportions of Panera's leased frontage while providing clear direction to the entrance.

Standard # 2

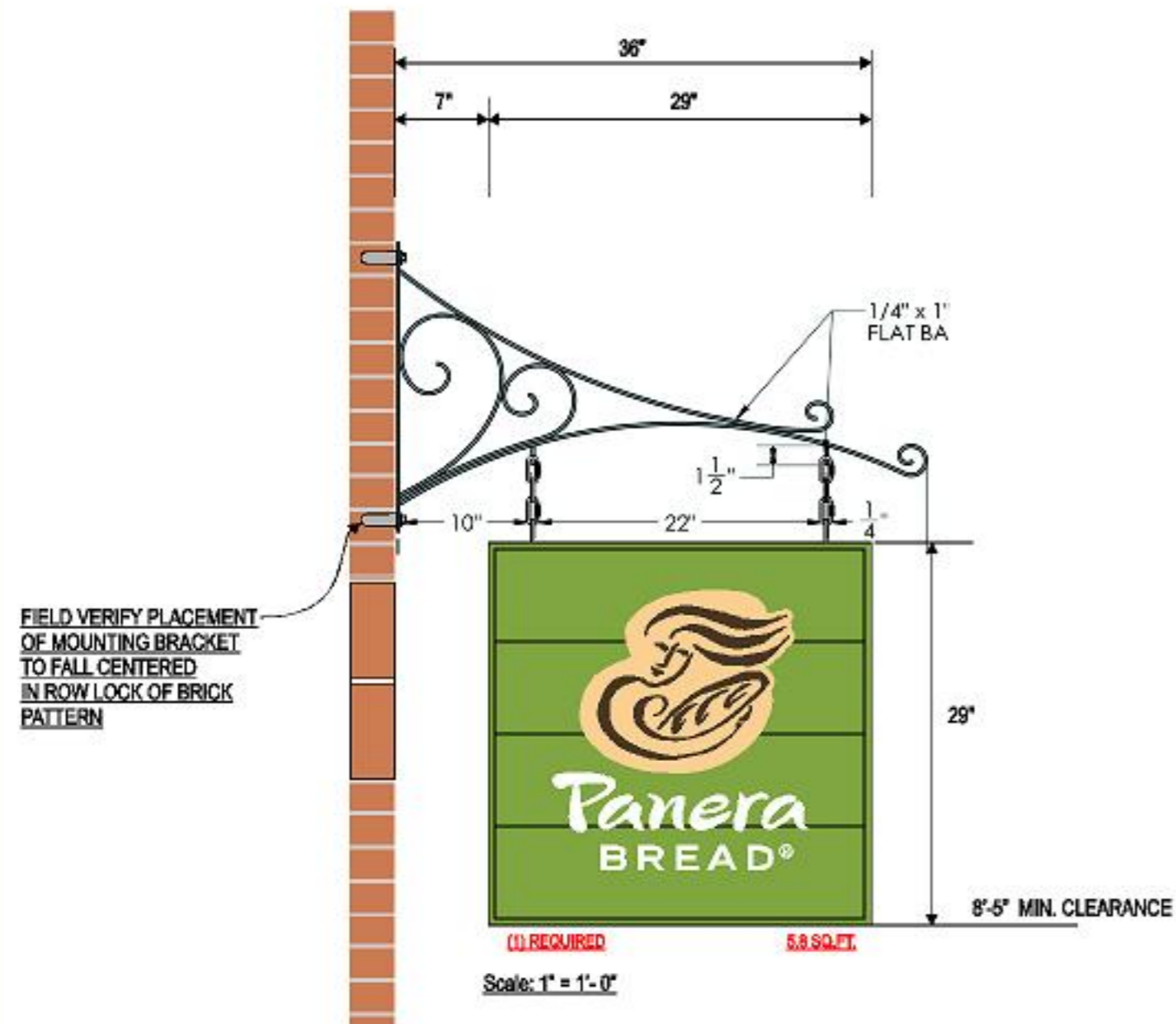
Limit Use

Failure to grant relief will cause more than an inconvenience in that Panera franchise operations are required to utilize the Corporate Branding and Trade Dress per the franchise agreement. The "Mother Bread" logo is an important part of Panera's branding and represents a commitment to providing the highest quality food and service to their customers. The required relief will not result in total sign area in excess of that which is allowed by code, but will exceed the number of signs only.

Standard #3

Adverse Impact

The granting of the requested relief will not have an adverse impact on the adjacent properties and will not result in any incompatibility or interfere with adjacent surrounding buildings. The proposed blade sign has been designed to respect the scale and design of the building and is consistent with the spirit of the Sign Ordinance.



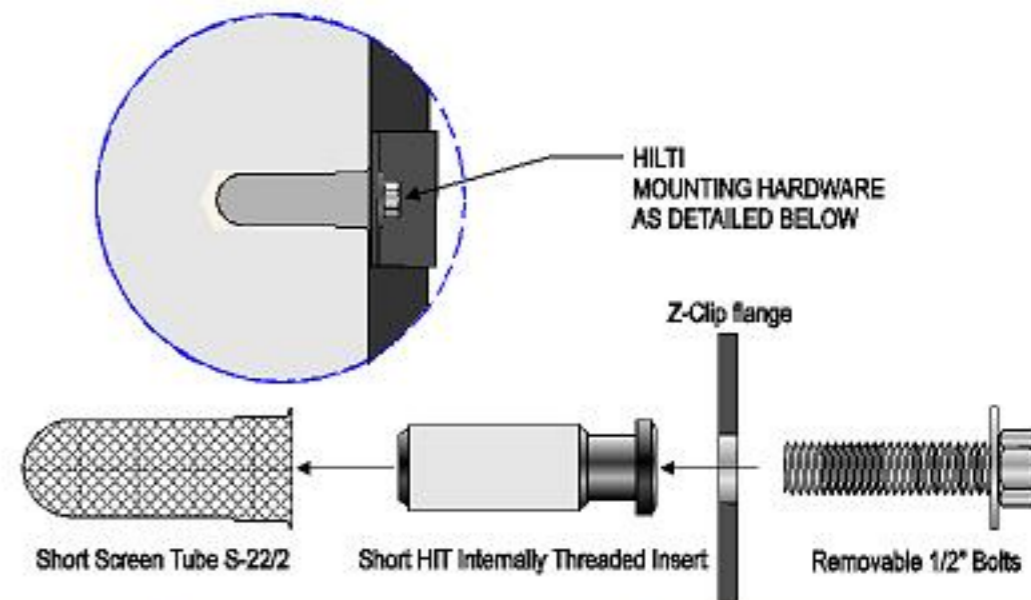
(1) REQUIRED

5.8 SQ.FT.

Scale: 1" = 1'-0"

D/F, NON-ILLUMINATED BLADE SIGN:

- CEMENT BOARD BACKGROUND PAINTED 5757U
- 3/8" THICK FLAT CUT OUT COPY
- PANTONE 1345u PEACH LOGO w/ BROWN DETAILS
- WHITE LETTER COPY & "®" SYMBOL
- STEEL FABRICATED BRACKET PAINTED BLACK
- BLACK ALUMINUM SIGN CABINET
- 3/8" MOUNTING HARDWARE



NETWORK EXCLUSIVE PROPERTY OF

SINCE 1917

MANDEVILLE SIGN
making your mark.

678 GEORGE WASHINGTON HIGHWAY
LINCOLN, RI 02865-4255

PHONE 401-334-9100 FAX 401-334-7799

WEB www.mandevillesign.com

APPROVALS	
Signatures Required Before Release to Production	
Engineering	DATE
Sales	DATE
Production	DATE
Quality Control	DATE

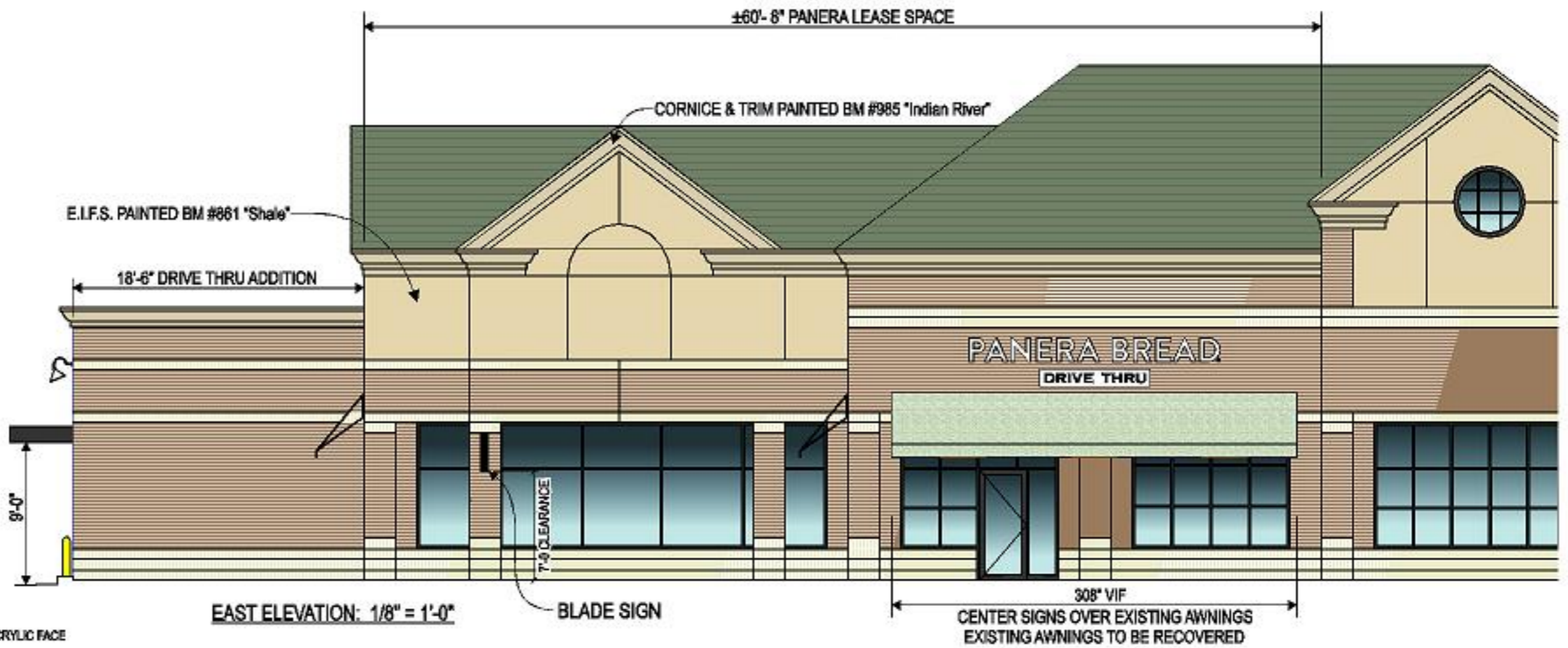
REVISIONS			
NO.	BY	DESCRIPTION	DATE
1	JM	updated blade sign	07/18/17
2	JM	updated blade sign	08/08/17
3			
4			
5			
6			
7			

CLIENT #667

25875 NOVI RD.,
NOVI, MI

LOCATION

30011-1		
WORK ORDER NUMBER(S)		
PROJECT MANAGER Carla		
NOTED	JM	07/11/17
SCALE	ARTIST	DATE
DRAWING NAME 30011-4		



EAST ELEVATION: 1/8" = 1'-0"

BLADE SIGN

308" VIF
CENTER SIGNS OVER EXISTING AWNINGS
EXISTING AWNINGS TO BE RECOVERED

REMOVABLE FASTENERS FOR SERVICE ACCESS AT TOP OF LETTER

4" DEEP ALUM. CHANNEL

1/4" #2447 WHITE ACRYLIC FACE

WHITE L.E.D. ILLUMINATION

10' ELEC. WHIP CONNECTION TO PRIMARY BY G.C.

REMOTE POWER SUPPLY

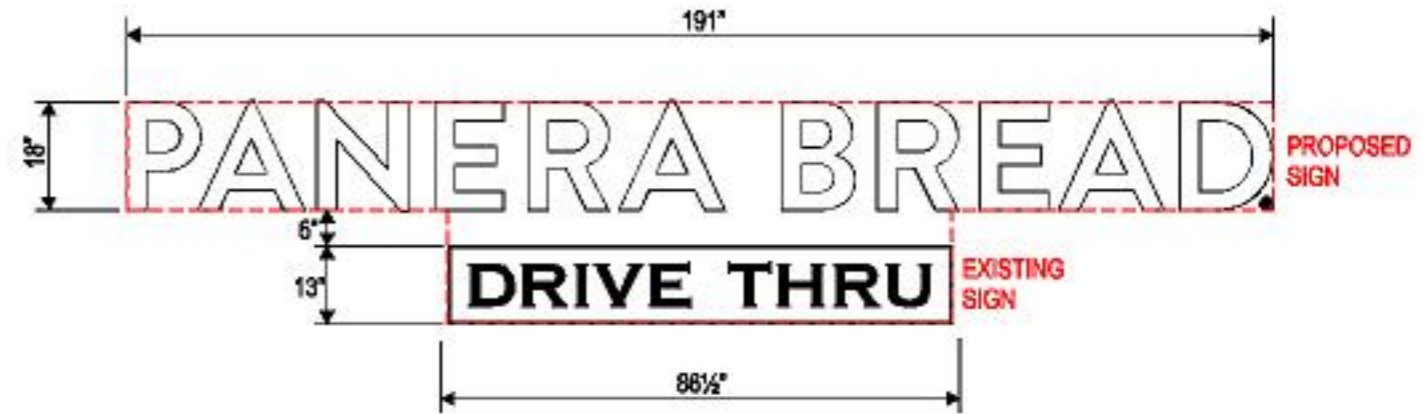
5/8" HOLE IN LETTER BACK WITH SNAP-IN BUSHING

FASTENERS APPROPRIATE TO FASCIA

WEEP HOLES IN CHANNEL BOTTOM FOR EXTERIOR LETTERS

INTERNALLY ILLUMINATED CHANNEL LETTERS AND "Drive Thru" SIGN:

- (#2447 WHITE) 1/4" ACRYLIC FACES
 - 4" DEEP ALUM. RETURNS PAINTED SATIN BLACK
 - ALUMINUM COMPOSITE BACKS
 - (WHITE) L.E.D. ILLUMINATION
 - LOW VOLTAGE OUTPUT POWER SUPPLIES
 - U.L. AND MFG. LABELS OUT OF VIEW
 - WEEP HOLES REQUIRED
- Drive Thru SIGN ONLY:
- (BROWN) VINYL BACKGROUND for WHITE LETTERS w/ BLACK OUTLINES



SIGN ELEVATION: 3/8" = 1'-0"

TOTAL SIGN AREA: 35.27 SQ.FT.

TYPICAL CHANNEL LETTER CROSS SECTION: N.T.S.

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APPROVALS

Signatures Required Before Release to Production

Engineering	DATE
Sales	DATE
Production	DATE
Quality Control	DATE

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	JM	updated to Brandon font and revised letter construction	07/19/17
2	WD	color corrections	08/08/17
3	WD	awning color change	08/08/17
4	WD	show existing drive thru sign under main sign	08/05/17
5			
6			
7			



CLIENT #667

25875 NOVI RD.,
NOVI, MI

LOCATION

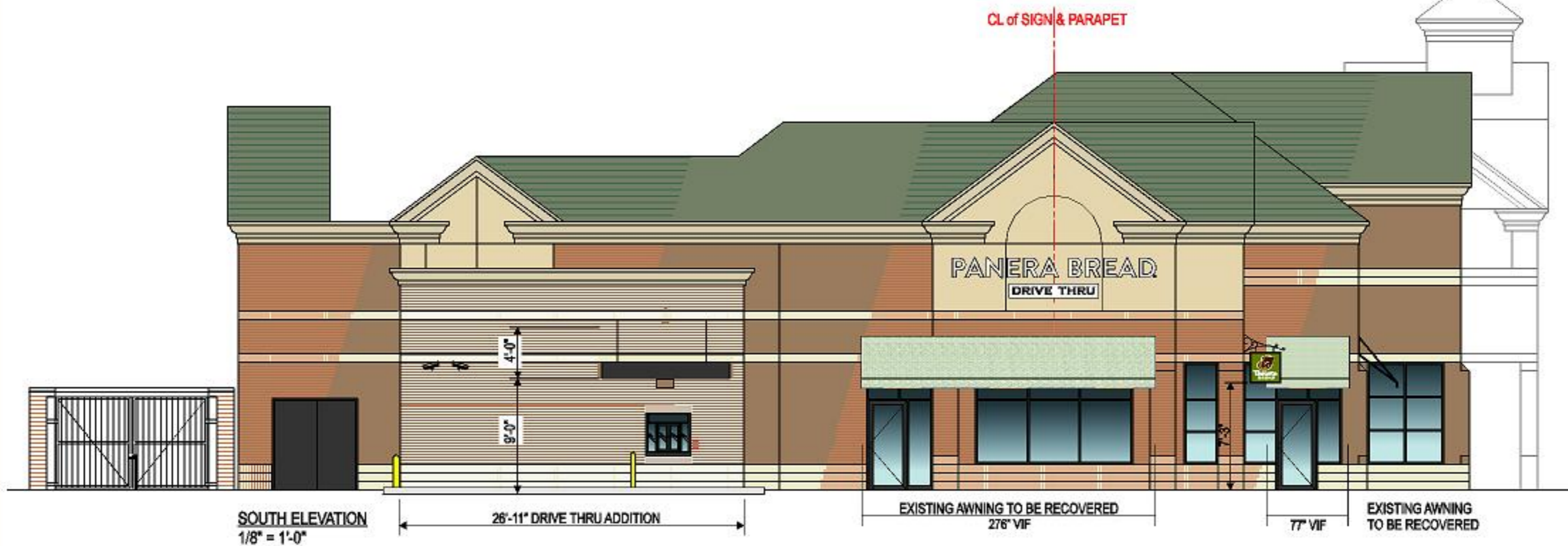
30011-1

WORK ORDER NUMBER(S)

PROJECT MANAGER Carla

NOTED JM 07/11/17
SCALE ARTIST DATE

DRAWING NAME 30011-2



SOUTH ELEVATION
1/8" = 1'-0"

26'-11" DRIVE THRU ADDITION

EXISTING AWNING TO BE RECOVERED
276" VIF

77" VIF

EXISTING AWNING TO BE RECOVERED

RECOVER EXISTING EXTERNALLY ILLUMINATED AWNINGS:

- 1" SQ. ALUMINUM EXTRUSION WELDED FRAME
- FRAME POWDER COATED SEIBERT SILVER #189110
- TRUSS SPACING N.T.E. 36" APART O.C.
- SUNBRELLA #4862 SILICA SILVER:
- GRAY PVC TRIM STAPLE COVER
- MOUNTED USING Z-CLIPS & APPROPRIATE ANCHORS
- G.C. TO PROVIDE 2" x 8" BLOCKING AS NECESSARY



SIGN ELEVATION: 3/8" = 1'-0"
TOTAL SIGN AREA: 35.27 SQ.FT.

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APPROVALS	
Signatures Required Before Release to Production	
Engineering	DATE
Sales	DATE
Production	DATE
Quality Control	DATE

REVISIONS			
NO.	BY	DESCRIPTION	DATE
1	WD	sign and drive thru awning updates	08/12/13
2	WD	sign updates	04/28/15
3	JM	updated to Brandon font and revised letter construction	07/19/17
4	WD	color corrections	08/08/17
6	WD	awning color change	08/09/17
6	WD	sign updates	08/09/17
7			



ORDER #667

25875 NOVI RD.,
NOVI, MI

LOCATION

30011-1		
WORK ORDER NUMBER(S)		
PROJECT MANAGER Carla		
NOTED	JM	07/11/17
SCALE	ARTIST	DATE
DRAWING NAME 30011-3		