



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:** August 8, 2023

REGARDING: 39600 Lewis Drive, Parcel # 50-22-12-200-026 (PZ23-0026)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Davide Piccirilli-Hannon Systems USA, LLC

Variance Type

Sign Variance

Property Characteristics

Zoning District: This property is zoned Office Service Technology (OST)

Location: West of Haggerty Road, South of Thirteen Mile

Parcel #: 50-22-12-200-026

Request

The applicant is requesting a variance from the City of Novi Sign Ordinance Section 28-5(d) to allow an additional wall sign on the northeast elevation (Maximum of two wall signs are allowed for this tenant, a variance of 1 additional wall sign). This request would increase the total allowed number of signs for this tenant (including entrance ground signs) to (5). This property is zoned Office Service Technology (OST).

II. STAFF COMMENTS:

The existing building is large and configured in a "L" shape which faces both Haggerty Road and Lewis Drive. Providing additional signs to make the overall wayfinding design more efficient seems appropriate for the existing conditions of this unique site plan.

III. RECOMMENDATION:

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

I move that we **grant** the variance in Case No. **PZ23-0026**, sought by **Davide Piccirilli-Hannon Systems USA, LLC**, for _____ because Petitioner has shown practical difficulty including _____ requiring _____ on the basis of any of the following:

Zoning Board of Appeals

Davide Piccirilli-Hannon Systems USA, LLC

Page 2 of 3

Case # PZ23-0026

August 8, 2023

- a. That 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 including _____

_____.
- b. That 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 _____

_____.
- c. That the grant of relief would be offset by other improvements or actions, such as increased setbacks or increased landscaping, such that the net effect will result in an improvement of the property or the project _____

_____.
- d. That construction of a conforming sign would require the removal or significant alteration of natural features on the property because _____

_____.
- e. the grant of relief 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 because _____

_____.

The variance granted is subject to:

- 1. _____.
- 2. _____.
- 3. _____.
- 4. _____.

I move that we **deny** the variance in Case No. **PZ23-0026**, sought by **Davide Piccirilli-Hannon Systems USA, LLC**, for _____ because Petitioner has not shown practical difficulty because: _____

- a. That the request is based upon circumstances or features that are not exceptional and/or unique to the property and/or that result from conditions that exist generally in the city or that are self-created including _____.
- b. That the failure to grant relief will not unreasonably prevent or limit the use of the property and/or will not result in substantially more than mere inconvenience or inability to attain a higher economic or financial return because _____.
- c. That the grant of relief would not be offset by other improvements or actions, such as increased setbacks or increased landscaping, such that the net effect will not result in an improvement of the property or the project _____.
- d. That construction of a conforming sign would not require the removal or significant alteration of natural features on the property because _____.
- e. the grant of relief will result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will not result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is inconsistent with the spirit and intent of this chapter because _____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0423.

Alan Hall – Deputy Director Community Development - City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

JUN 30 2023

CITY OF NOVI
COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>300</u>	
PROJECT NAME / SUBDIVISION Hanon Systems				Meeting Date: <u>8-8-23</u>	
ADDRESS 39600 Lewis Drive		LOT/SIUTE/SPACE #		ZBA Case #: PZ <u>23-0026</u>	
SIDWELL # 50-22-12 -200 -026		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY Haggerty and Lewis					
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 checked="" type="checkbox"/> NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS dpicciri@hanonsystems.com		CELL PHONE NO.	
NAME Daive Piccirilli		TELEPHONE NO. (248) 907-8000			
ORGANIZATION/COMPANY Hanon Systems USA, LLC		FAX NO.			
ADDRESS 39600 Lewis Drive		CITY Novi		STATE MI	ZIP CODE 48377
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 bflores@granitereit.com		CELL PHONE NO. 214.677.7326	
NAME Granite REIT America Inc. signed by Belinda Flores		TELEPHONE NO.			
ORGANIZATION/COMPANY Granite REIT America Inc.		FAX NO.			
ADDRESS 3102 Oak Lawn Ave, Ste 540		CITY Dallas		STATE TX	ZIP CODE 75219
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 <u>OST</u>					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>28-5(d)(14)</u>		Variance requested <u>additional wall sign</u>			
2. Section <u>28-5(d)</u>		Variance requested <u>additional signage on parcel</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 & PROPERTY SIGNATURES

A. APPLICANT

DocuSigned by:

Daide Piccinilli

6/27/2023

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.

DocuSigned by:

Belinda Flores

June 27, 2023

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



Community Development Department
 45175 Ten Mile Road
 Novi, MI 48375
 (248) 347-0415 Phone
 (248) 735-5600 Facsimile
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**CITY OF NOVI
 COMMUNITY DEVELOPMENT**

**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:

- 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:

The shape of the building is unusual and is made up of two rectangular sections attached at the southeast corner (site plan attached). The dedicated pedestrian entrance for Hanon Systems visitors is inset and faces northeast. The canopy over the entrance is not clearly visible from Lewis Drive or Haggerty Road. The lettering is proposed to be placed on the canopy. Without the lettering, there is no signage on the inset portion of the northeast wall to guide clients and guests into the tenant space.

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.

Hanon Systems is expanding our lease space in the building and we will occupy approximately 75% of the tenant space in the building. We expect additional clients and guests to visit the building. Lettering on our entrance canopy indicates to our visitors that they are entering in the correct location. Additionally, it also communicates to visitors of the potential second tenant that it is not the entrance for the second tenant.

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.

The canopy lettering is non lit and is attached directly to the wall. It is not visible from Lewis Drive or Haggerty Road. It becomes visible when driving toward the building from Lewis Drive, or when driving through the parking lot toward Haggerty. Once visitors see the lettering they will clearly know that they are parked near the entrance and clearly know what door to enter. Likewise, any visitors of the potential second tenant will know that the northeast inset door is the Hanon Systems entrance.



FLAT CUT ALUMINUM LETTERING.

SQUARE FOOTAGE:

12

CLIENT:

Hanon Systems

ADDRESS:

39600 Lewis Drive
Novi, MI 48377

DATE:

6/29/23

CUSTOMER APPROVAL _____

DATE _____

VITAL SIGNS

SIGN MANUFACTURER
37037 Schoolcraft, Livonia, MI 48150
734-542-4800 (o) 734-542-4070 (f)
mcnvital@aol.com



39600 Lewis Drive Signage Site Plan

Northeast inset proposed 12sf of lettering on canopy

Mock Up



East Elevation Hanon Wall Sign at 62.47sf

North elevation Hanon Wall Sign at 62.47sf

