



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: June 13, 2017

REGARDING: **27212 BECK ROAD (PZ17-0013)**

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Allied Signs, Inc.

Variance Type

Sign Variance

Property Characteristics

Zoning District:	Office Service Technology
Location:	East of Beck Road, North of Grand River Ave
Parcel #:	50-22-16-176-033

Request

The applicant is requesting a variance from the City of Novi Code of Ordinance Section 28-5(d)(14) to allow two additional wall signs, 10.66 square feet added to the front logo and a 15.90 square feet logo added on the side total 26.56 square feet requested, 65 square feet of signage allowed by code.

This property is zoned Office Service Technology (OST)

II. STAFF COMMENTS:

Currently the site has three existing wall signs totaling 43.74 square feet. Total square footage with new signage would be 70.30 square feet.

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. **PZ17-0013**, 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. **PZ17-0013**, 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.



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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 Starbucks			
ADDRESS 27212 Beck Road		LOT/SIUTE/SPACE # A1	
SIDWELL # 50-22-16 - 176 - 033		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY Grand River and Beck			
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 type="checkbox"/> NO			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS Kim@alliedsignsinc.com	CELL PHONE NO.
NAME Patrick Stieber		TELEPHONE NO. 586-791-7900	
ORGANIZATION/COMPANY Allied Signs, Inc.		FAX NO. 586-791-7788	
ADDRESS 33650 Giftos	CITY Clinton Twp.	STATE MI	ZIP CODE 48375
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	CELL PHONE NO.
NAME Doraid Markus		TELEPHONE NO. 248-892-2222	
ORGANIZATION/COMPANY Grand Beck Partners LLC		FAX NO.	
ADDRESS 4036 Telegraph Road, Ste: 205	CITY Bloomfield Hills	STATE MI	ZIP CODE 48302
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 _____			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>28-5(d)(14)</u> Variance requested <u>To be allowed (2) additional wall signs</u>			
2. Section <u>28-5(2)b</u> Variance requested <u>To be allowed 26.56 additional square feet</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 • 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 of 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

A. APPLICANT

Applicant Signature

Date

4/26/17

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.

Date

4/20/17

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
www.cityofnovi.org

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:

There is a lack of identification for this site. The proposed wall signs are visible on all 3 sides of the building. There is an access road on the side of the building that brings you into the development. The rear of the building faces the main parking lot.

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:

Due to the location of the building, it has visibility on all 3 sides and needs to be properly identified as per corporate branding standards.

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.

It wont prevent Starbucks from using the property but there will be detrimental affects by lack of identification.

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.

These signs will not impact the surrounding area as they are just wall signs. The wall signs are designed to be esthetically cohesive with the building design and surrounding neighborhood.



April 20, 2017

Allied Signs Inc.
33650 Giftos
Clinton Township, Michigan 48035

RE: STARBUCKS – 27212 BECK ROAD

The sign permit applications for the above location have been reviewed and denied.

Sign Code Section 28-5(d)(14) states: "A maximum of three (3) signs are permitted for a single tenant or a single tenant within a building."

There are currently three (3) signs for this tenant. Two individual wall signs have been permitted on the west elevation and one sign has been permitted on the east elevation.

Should you wish to request consideration of a variance from the Zoning Board of Appeals, you may do so by completing an application available on our website at www.cityofnovi.org and submitting it to the Community Development Department along with the \$300.00 filing fee.

Please feel free to contact me at 248-347-0438 or jniland@cityofnovi.org with any questions.

Sincerely,

CITY OF NOVI

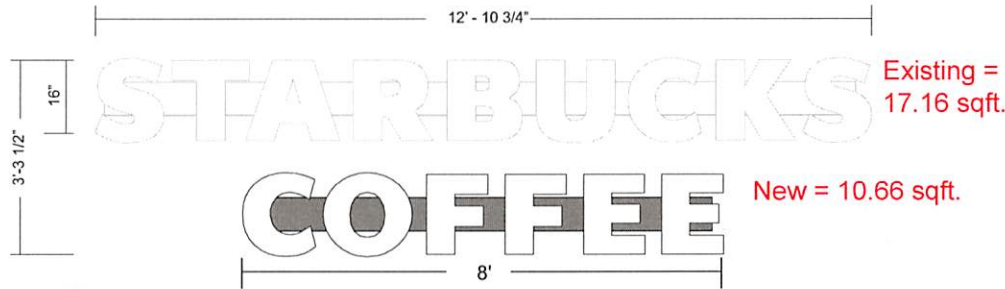
Jeannie Niland
Ordinance Enforcement Officer

16" CHANNEL LETTERS - RW / "COFFEE" ONLY

Qty. 1

SBC-XXXXX

A



1 Front View

SCALE: 1/2" = 1'-0" (11 X 17 PAPER)

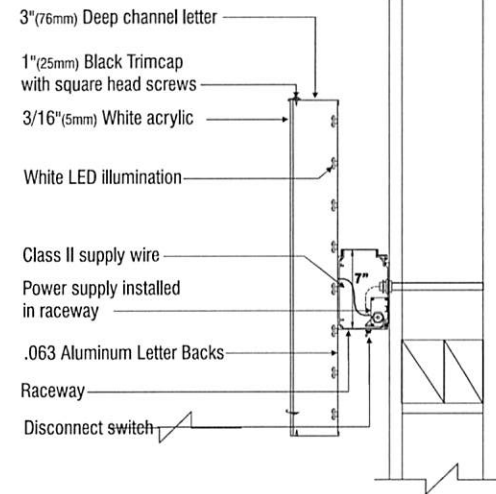
SPECIFICATIONS

- A** Internally illuminated channel letters to be fabricated from .040/3003 aluminum with pre-painted White interiors and painted satin finish Black polyurethane exteriors. Letter backs to be aluminum pop-riveted to sidewalls and sealed.
- B** Faces to be 3/16" (5mm) White acrylic with 1" (25mm) Black trimcap retainer edging. Center of faces to be first surface 3M Scotchcal #3630-76 Holly Green vinyl with White show-through scratch borders.
- C** Letters illuminated w/ "Lumificient LEDs w/ power supplies located in raceway.
- D** Raceway painted to match building

NOTE: MANUFACTURE "COFFEE" LETTERS ONLY. "STARBUCKS" LETTERS / RW INSTALLED PREVIOUSLY

RELOCATE DRIVE-THRU WALL SIGN TO ALLOW INSTALLATION OF RACEWAY LETTERS IN COMPLIANCE WITH SPACING REQUIREMENTS SHOWN ABOVE

Currently the site has (3) existing wall signs that total 43.74 square feet. Starbucks would like to add Coffee at 10.66 sqft. to the front and a logo on the side at 15.90 sqft.



Existing Drive Thru cabinet = 6.96 sqft.



SCALE: 1/8" = 1'-0" (11 X 17)

HILTON DISPLAYS
 125 HILLSIDE DRIVE - GREENVILLE SC 29607
 P 803 353 9132 • F 864 242 2204
 www.hiltondisplays.com

QID 17-36609

JOB NAME

Starbucks #26894

LOCATION

27200 Beck Road
 Novi, MI 48374

CUSTOMER CONTACT

SALESMAN / PM

Malisa Crow

DESIGNER

Greg Sloan

DWG. DATE

3-22-17

REV. DATE / REVISION

SCALE

As Noted

FILE

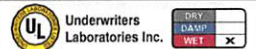
2017/Starbucks/Novi MI/
 17-36609/SB Novi MI
 26894.cdr

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

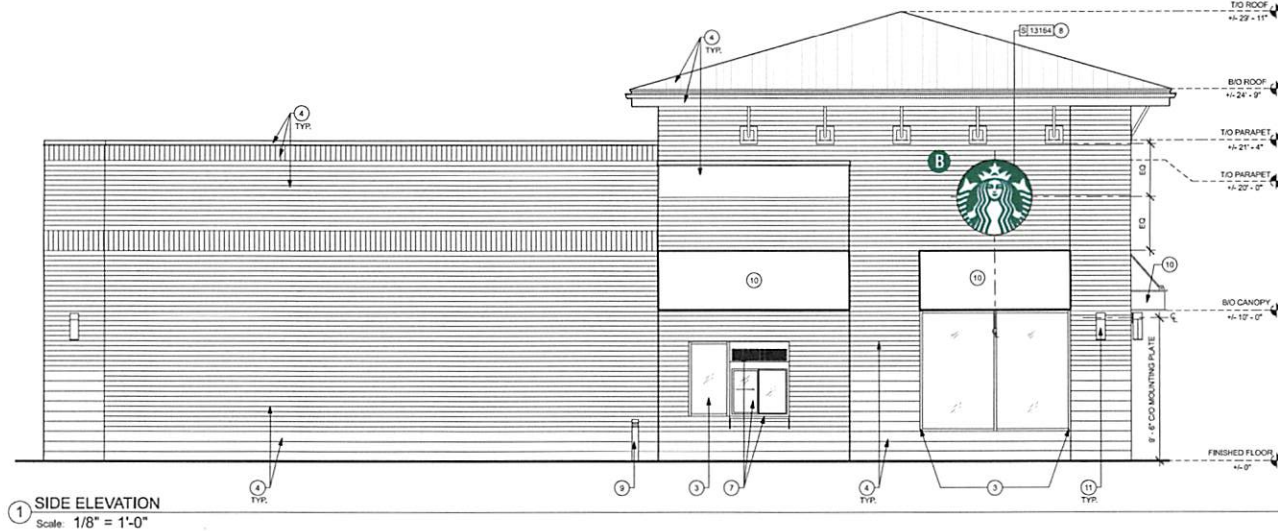
SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



ELEVATION

- A** 16" CHANNEL LETTERS
- B** 60" WALL SIREN



① SIDE ELEVATION
Scale: 1/8" = 1'-0"

Proposed logo = 15.90 sqft.

HILTON DISPLAYS
125 HILLSIDE DRIVE - GREENVILLE SC 29607
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LOCATION

27200 Beck Road
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SALESMAN / PM

Malisa Crow

DESIGNER

Greg Sloan

DWG. DATE

3-22-17

REV. DATE / REVISION

SCALE

As Noted

FILE

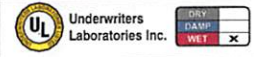
2017/Starbucks/Novi MI/
17-36609/SB Novi MI
26894.cdr

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

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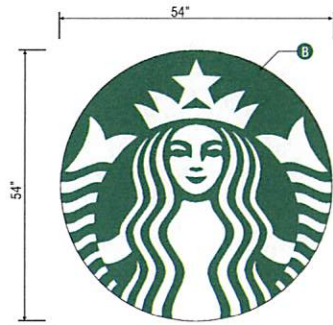


54" ILLUMINATED SIREN

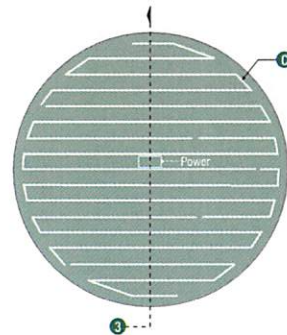
Qty 1

SBC-WS-54

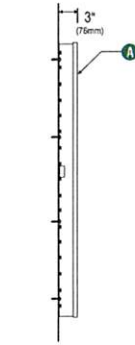
B



1 Front View
1/2" = 1' (11x17 Paper)



2 LED Detail
LEDs Provided by Lumifluent



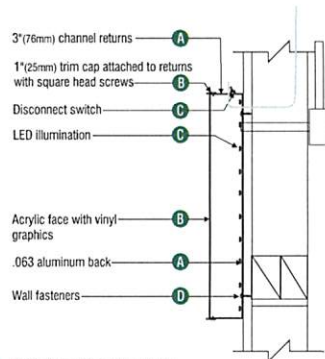
3 Section View



4 Side View

SPECIFICATIONS:

- A** Single faced internally illuminated wall mount logo disk. Cabinet to be 3" (76mm) deep, fabricated aluminum sidewalls and back. Paint cabinet black polyurethane. Faces to be 3/16" (5mm) White acrylic. 1" black trimcap with square head screws retainer edging.
- B** Graphics of logo to be 1st surface 3M Translucent Scotchlcal vinyl- Holly Green #3630-76. Siren to show thru White.
- C** Internally illuminate logo disk with Lumifluent™ white LED's installed to back of disk. Power with self-contained Lumifluent™ power supply enclosed in painted white j-box. Fasten to wall with required fasteners.



5 Disk Section View Typ.

wall mount EVOLVED			
Size	Sq.Ft.	Sq.M.	Volts
54"	15.90	1.477	120

COLOR LEGEND	
PMS PAINT	VINYL
PMS 3425 C	3M 3630-76
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
PMS 369 C	NA
REFL WHITE	3M 680-10

HILTON DISPLAYS
125 HILLSIDE DRIVE - GREENVILLE SC 29607
P 800 353 9132 - F 864 242 2204
www.hiltondisplays.com

QID 17-36609

JOB NAME

Starbucks #26894

LOCATION

27200 Beck Road
Novi, MI 48374

CUSTOMER CONTACT

SALESMAN / PM

Malisa Crow

DESIGNER

Greg Sloan

DWG. DATE

3-22-17

REV. DATE / REVISION

5-15-17 CW/ 54" SIREN

SCALE

As Noted

FILE

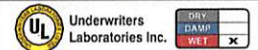
2017/Starbucks/Novi MI/
17-36609/SB Novi MI
26894.cdr

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

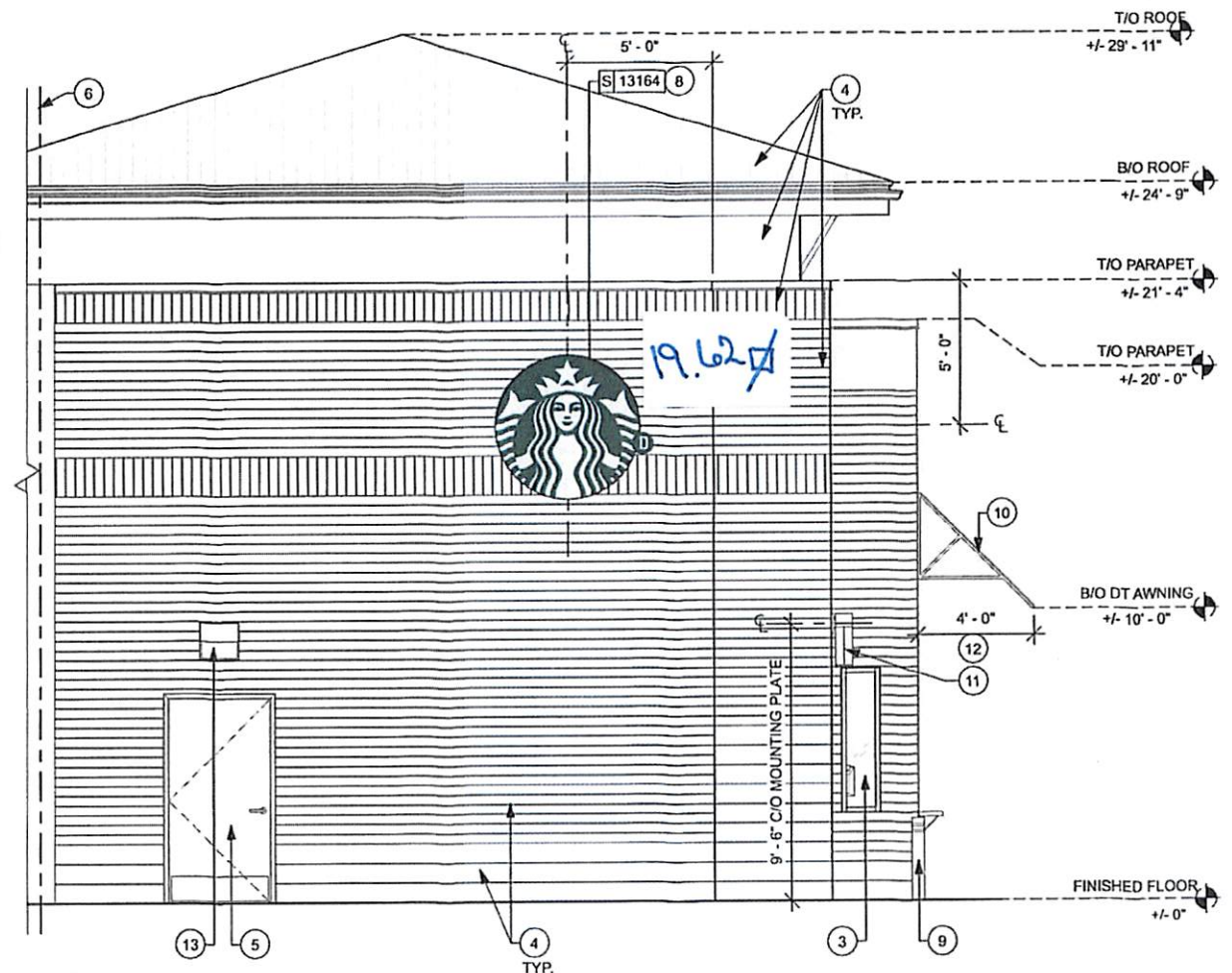
THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



Existing rear sign - FYI

ELEVATION

① 60" WALL SIREN



③ REAR ELEVATION
Scale: 1/4" = 1'-0"

HILTON DISPLAYS
125 HILLSIDE DRIVE - GREENVILLE SC 29607
P: 800 353 9112 - F: 864 242 2204
www.hiltondisplays.com

QID 16-32088

JOB NAME

Starbucks #26894

LOCATION

27200 Beck Road
Novi, MI 48374

CUSTOMER CONTACT

SALESMAN / PM

Maddie Oxendine

DESIGNER

Alex Davis

DWG. DATE

6-22-16

REV. DATE / REVISION

X-XX-XX XXXXXXXX

SCALE

As Noted

FILE

2016/Starbucks/Novi MI/
16-32088/SB Novi MI.cdr

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

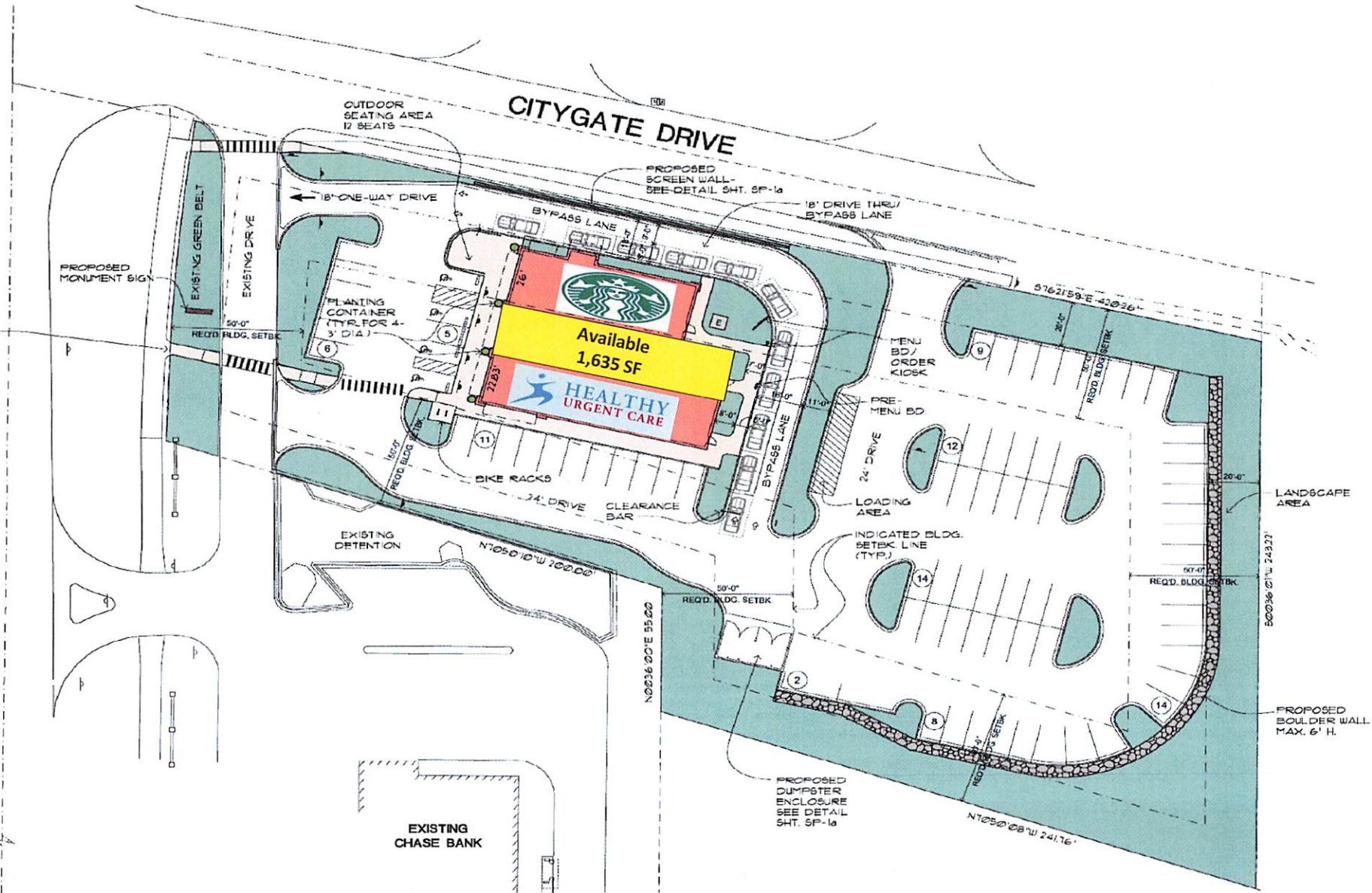
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Underwriters Laboratories Inc.

EDAMP WWT 2x

ARC = 142.76'
 RADIUS = 1096.28'
 DELTA = 072°14'0"
 CHORD = 142.68'
 CH. BRG. = N042°18'E

BECK ROAD



OUTDOOR SEATING AREA 17 SEATS

CITYGATE DRIVE

PROPOSED SCREEN WALL - SEE DETAIL SHT. 5P-1a

18' DRIVE THRU/ BYPASS LANE

PROPOSED MONUMENT SIGN

EXISTING DRIVE

PLANTING CONTAINER (TYP. FOR 4-3' DIA)

BYPASS LANE

Available
1,635 SF
HEALTHY URGENT CARE

5762159'E 43026'

MENU BOARD / ORDER KIOSK

PRE-MENU BOARD

BIKE RACKS

24' DRIVE

CLEARANCE BAR

LOADING AREA

INDICATED BLDG. SETBK LINE (TYP.)

EXISTING DETENTION

N1050°10'W 100.00'

N0036°00'E 55.00'

50'-0" REQD. BLDG. SETBK

607'-0" REQD. BLDG. SETBK

LANDSCAPE AREA

50036°01'W 243.22'

PROPOSED BOULDER WALL MAX. 6' H.

EXISTING CHASE BANK

PROPOSED DUMPSTER ENCLOSURE SEE DETAIL SHT. 5P-1a

N1050°08'W 241.76'