



ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department
(248) 347-0415

Case No. PZ13-0019 27145 KAREVICH/ 27155 KAREVICH (PI DISTRIBUTION & GENJI STEAKHOUSE)

Location: 27145 KAREVICH/ 27155 KAREVICH

Zoning District: C, Conference District

The applicant is requesting variances from Sections 28-1, 28-5 and 28-10 of the Novi Sign Ordinance to allow two entrance ground signs of 30 sq. ft., 6 ft. in height including signage for the business on the adjacent parcel, an additional (2nd) wall sign of 1.3 sq. ft. for the restaurant building and the addition of a continuously lit flame at the top of the façade tower for a recently reconstructed restaurant and catering businesses with common ownership on adjacent parcels. The properties are located west of Novi Road, and south of Twelve Mile Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCE, Section 28-1 requires business signs to advertise the business located on the premises only, 28-5 permits a single wall sign or ground sign to be installed on 27145 S. Karevich parcel and a single wall sign and a ground sign on the 27155 S. Karevich parcel and 28-10 states that "a sign not expressly permitted is prohibited" applicable to the proposed continuous open flame.

City of Novi Staff Comments:

The applicant is the owner of a newly reconstructed and opened restaurant and catering business on adjacent parcels. The restaurant (27155) parcel is allowed the previously approved wall sign as well as a ground sign provided it references the restaurant premises only. The petitioner proposes to include information for the catering business location on the adjacent parcel to the west (27145) on this ground sign as well as adding a second small wall sign identifying the restaurant entrance and a continuous open flame located at the top of the restaurant façade tower. The catering business (27145) is allowed a wall sign or ground sign by right, but is requesting approval to install a ground sign at the Donelson Drive entrance advertising the catering business as well as the restaurant on the adjacent parcel. A wall sign has already been approved for this location.

Staff notes the unique location and access challenges for these properties and supports consideration of at least some relief particularly as applicable to the ground and wall signs. Consideration would be suggested of a restriction on the ground signs if the common ownership of the parcels was terminated.

Standards for Granting a Sign Variance

- 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 because _____.

- 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_____.
- The grant of relief will not result in a use of 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 of the ordinance because_____.



cityofnovi.org

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For Official Use Only

ZBA Case No: P213-0019 ZBA Date: 5/14/13 Payment Received: \$ 300 (Cash)

Check # 5984 Include payment with cash or check written to "City of Novi."

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

Please submit one original signed application and 13 copies of all supporting documentation relevant to the appeal,

Applicant's Name Henry Pi Date 4.1.13

Company (if applicable) Pi's Property Management

Address* 135 Saginaw Rd. City Midland ST MI ZIP 48640
*Where all case correspondence is to be mailed.

Applicant's E-mail Address: henry@pispropertymgt.com

Phone Number (989) 860-7596 FAX Number ()

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial X Signage

1. Address of subject ZBA case: 27145 & 27155 S. Karevich Dr. ZIP 48377

2. Sidwell Number: 5022-15-200-107 & 5022-15-200-108 may be obtained from Assessing Department (248) 347-0485

3. Is the property within a Homeowner's Association jurisdiction? Yes No X

4. Zoning: RA R-1 R-2 R-3 R-4 RT RM-1 RM-2 MH OS-1 OS-2 JSC OST X OTHER C conference

5. Property Owner Name (if other than applicant)

6. Does your appeal result from a Notice of Violation or Citation Issued? Yes X No

7. Indicate ordinance section(s) and variances requested:

- 1. Section 28-1(3) Variance requested allow both businesses to be advertised on both ground signs
2. Section 28-5(3) Variance requested more than one wall sign for the restaurant
3. Section 28-10(a) Variance requested allow open flames as a sign
4. Section Variance requested

8. Please submit an accurate, scaled drawing of the property showing:

- a. All property lines and dimensions correlated with the legal description.
b. The location and dimensions of all existing and proposed structures and uses on property.
c. Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
d. Dimensions necessary to show compliance with the regulations of this Ordinance.

9. State the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach separate sheet if necessary):

see attached sheet

10. Describe any unique circumstances regarding the property (i.e., shape, topography, etc.) which are not common to other properties in the area and which prevent strict compliance with the Zoning Ordinance:

see attached sheet

SIGN CASES ONLY:


Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten (10) days before the scheduled ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next scheduled ZBA meeting, or cancelled. A mock-up sign is **NOT** to be the 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.

Variance approval is void if permit not obtained within one hundred eighty (180) days of date of decision. There is a five (5) day hold period before work/action can be taken on variance approvals. All property owners' within 300 feet of ZBA property address will be notified of the ZBA case and variance requests.

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official/ Inspector or Ordinance Officer made

Construct New Home/Building Addition to Existing Home/Building Accessory Building
 Use Signage Other


Applicants Signature

4-2-13
Date


Property Owners Signature

4-2-13
Date

DECISION ON APPEAL

Granted Denied Postponed by Request of Applicant Board

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following items and conditions:

Chairperson, Zoning Board of Appeals

Date

R O N A N D R O M A N

April 1, 2013

Letter of Hardship

Genji Restaurant - 27145 S. Karevich Dr.

Pi Distribution - 27155 S. Karevich Dr.

The practical difficulties which prevent conformance with the Zoning Ordinance requirements are specifically related to the unique circumstances regarding the property. The property is located on a service drive which runs alongside Novi Rd., making access from the main thoroughfare difficult and confusing. Additionally, the long, narrow property is configured in a way that the buildings are also accessible from Donelson Dr., but it is unclear that this entry leads to either business. Additionally, the name of the drive was recently changed from Sheraton Dr. to S. Karevich Dr., further confusing anyone previously familiar with the property location.

The majority of patrons and clients approach the property from Novi Rd., which requires a turn onto West Oaks Dr., then another abrupt turn onto S. Karevich Dr. Once on Karevich Dr. the restaurant is not visible because of the curving street and the front setback being based on the deepest part of the curve. Patrons actually pass the entry drive before they have a chance to recognize the buildings. In order to make the restaurant most visible from Novi Rd., the main wall sign #1 is located high on the steel tower facing Novi Rd. Pi Distribution is located in the middle of the property, behind the restaurant, so that it is not readily visible from Novi Rd. at all. When a patron is able to navigate correctly onto S. Karevich Dr., the wall sign #1 is no longer as visible because of its elevation, and Pi Distribution is set far back off of the road. In this case, a ground sign advertising both businesses is necessary to alert the drivers along S. Karevich Dr. of the buildings' locations.

Similarly, neither business is readily visible from Donelson Dr. The Pi Distribution building is allowed only one wall sign, which is wall sign #3 located on the East facade which faces S. Karevich Dr. This building has no visible signage from Donelson Dr., and the Genji restaurant is blocked by it. Again in this case, a ground sign advertising both businesses is necessary to alert the drivers along Donelson Dr. of the buildings' locations.

We are also proposing two additional signs for the Genji restaurant. Currently, patrons that are able to navigate their way into the Genji parking lot are unclear about where to enter the building. Wall sign #2 is proposed at the porte-cochere above the main entry in order to direct patrons to the correct location - we see this as acting as a directional sign. This proposed sign is petite in size, as we are not attempting to "over sign" the restaurant. Wall sign #1 and #2 would have a combined square footage of 31sf, which is less than half of the allowable 65sf for a single wall sign. In an effort to draw more attention to the restaurant, and in order to offset the site's problematic location, we are also proposing to add an open flame architectural element to the top of the existing tower. We propose this is not a sign, however if interpreted as such, we feel that the difficulties associated with this property location represent a unique

condition that justifies the use of a unique component.

It is also worth noting that we have worked with this property several times, as far back as when it was formerly Chez Raphael and then Too Chez along with the Epoch Restaurant Group. The site location and configuration proved to be an issue for the former businesses as well, as further proof the hardship is inherent to the site itself. The business owners have a reasonable expectation that the city should be willing to help remedy a problem that is not of their own doing, in order to prevent the loss of business for both buildings.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Roman Bonislawski". The signature is written in a cursive, flowing style with a prominent initial "R".

*Roman Bonislawski, RA
Ron and Roman, L.L.C.*



April 1, 2013

PI's Property Management
135 Saginaw Road
Midland, Michigan 48640

RE: GENJI – 27145 S. KAREVICH / PI DISTRIBUTION – 27155 S KAREVICH

The sign permits for the above locations have been reviewed and denied.

Ground Sign #1 (Located on Genji Property)

Ground Sign #2 (Located on PI Distribution Property)

These signs are not approved as they contain information regarding a business that is not located on the property. Both signs advertise both businesses.

Sign Code Section 28-1 (3) requires business signs to advertise the business located on the premises.

Wall Sign #2 (Genji)

This sign is not approved as a wall sign already exists for this business.

Sign Code Section 28-5 (3) permits one sign per parcel of property.

Open Flames (Genji)

This sign is not approved.

Sign Code Section 28-10 (a) states: "A sign not expressly permitted is prohibited".

Wall Sign #3 - (PI Distribution)

This sign is approved. Contractor information must be submitted.

Should you wish to request consideration of a variance from the Zoning Board of Appeals, you may do so by contacting the board secretary, Angie Pawlowski, at 248-347-0459.

If you have any questions please feel free to contact me at 248-347-0438.

Sincerely,

CITY OF NOVI

Jeannie Niland
Ordinance Enforcement Officer

PROPOSED LOCATION OF OPEN FLAMES
GAS BURNER MOUNTED TO TOP OF TOWER

PROPOSED LOCATION OF WALL SIGN #3
MOUNTED TO BUILDING FACE



WALL SIGN #1 - EXISTING
MOUNTED TO FACE OF EXISTING TOWER

PROPOSED LOCATION OF WALL SIGN #2
MOUNTED TO PORTE COCHERE

PROPOSED LOCATION OF GROUND SIGN #1
AT S. KAREVICH DR.

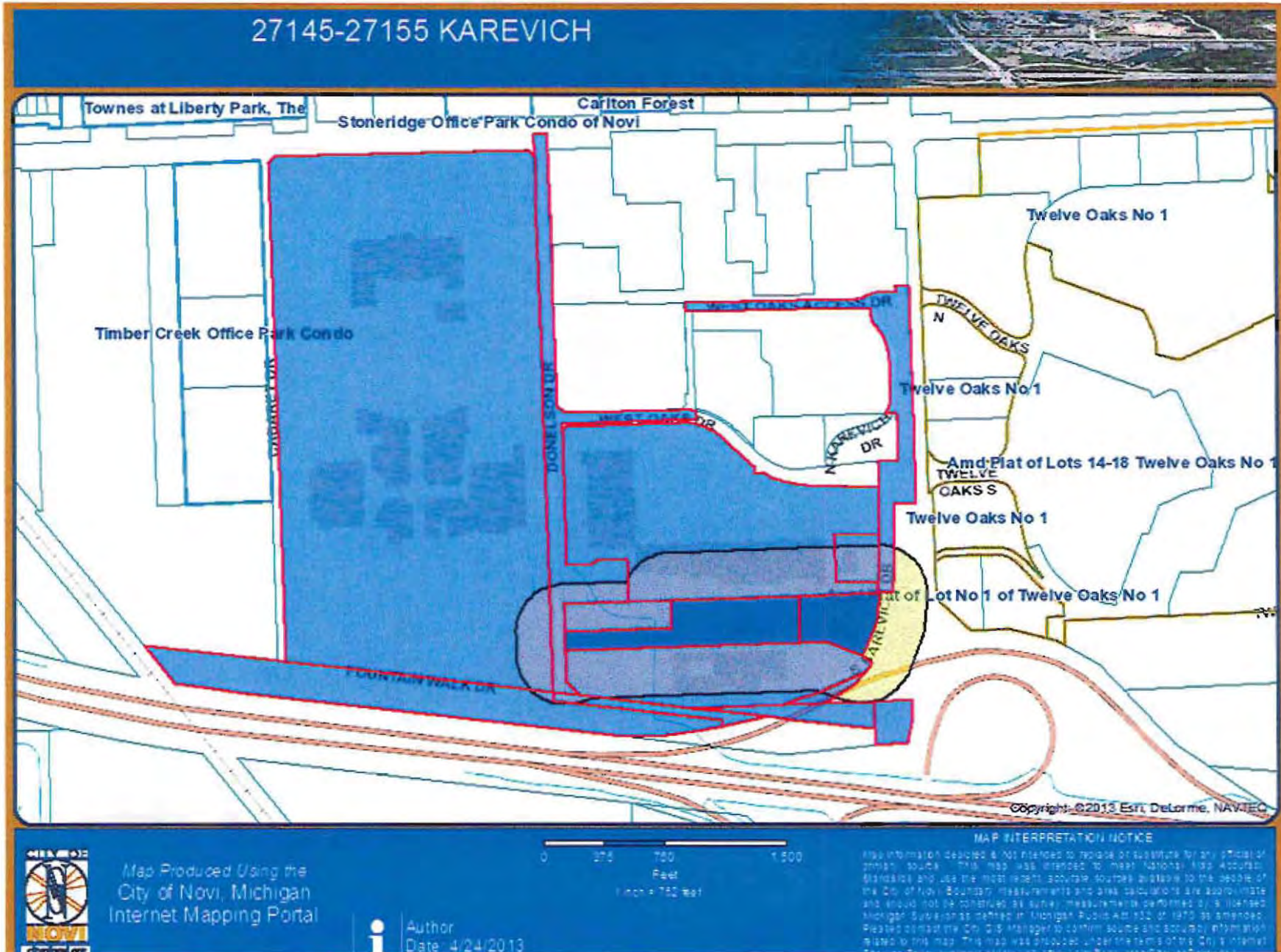
S. KAREVICH DR. ENTRY

PI DISTRIBUTION BUILDING



PROPOSED LOCATION OF GROUND SIGN #2
AT DONELSON DR.

DONELSON DR. ENTRY



WEST OAKS DR.

S. KAREVICH DR.

NOVI RD.

DONELSON DR.

GROUND SIGN #1

WALL SIGN #1 - EXISTING
ON TOWER

WALL SIGN #2
ON PORTE COCHERE

PROPERTY LINE

WALL SIGN #3
ON BUILDING FACE

GROUND SIGN #2

PI DISTRIBUTION
27145

GENJI
RESTAURANT
27155

OPEN FLAME
ON TOWER

EXISTING CROWNE
PLAZA GROUND SIGN



SIGNAGE SITE PLAN

N.T.S.

WALL SIGN #1 - EXISTING
 MOUNTED TO FACE OF EXISTING TOWER

NEW PYRAMIDAL SKYLIGHT UNITS ON RAISED CURB

EPS FINISH ON ALL EXIST. & REWORKED EXTERIOR WALLS - TYP.

NEW COPPER GUTTER @ CORNER

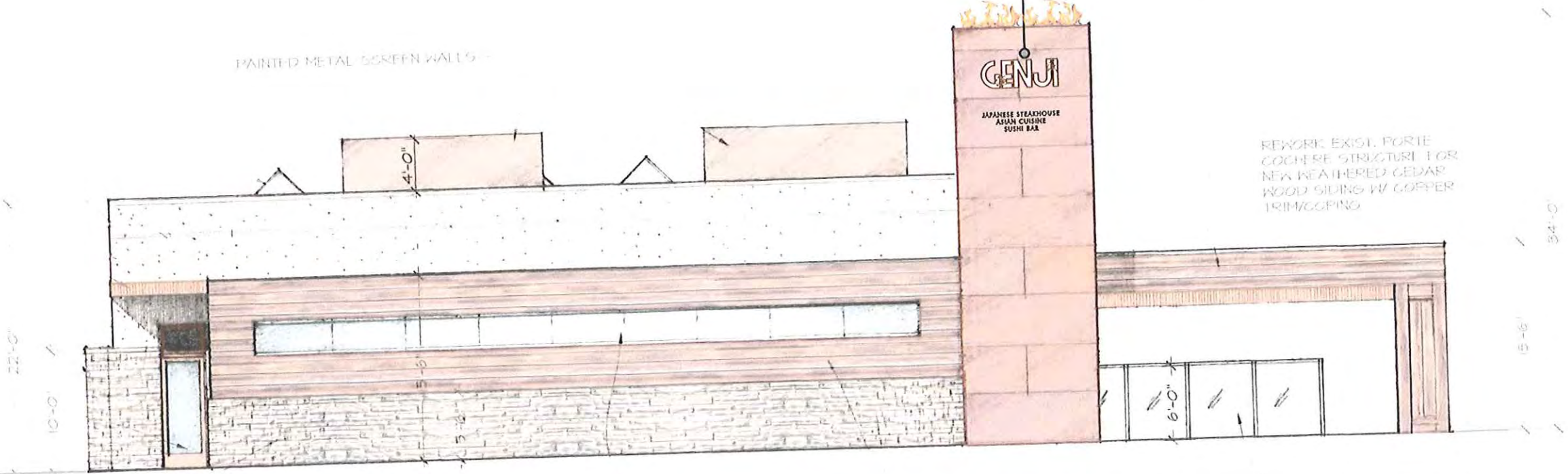
CUT LIMESTONE CAP & STONE APPLICATION @ WALL & CHIMNEY BEYOND

METAL & CLEAR GLASS DOOR & TRANSOM

PAINTED METAL SCREEN WALLS



REWORK EXIST. PORTE COCHERE STRUCTURE FOR NEW WEATHERED CEDAR WOOD SIDING W/ COPPER TRIMMING



East Elevation SCALE: 3/32"=1'-0"
 27155 S. KAREVICH - GENJI RESTAURANT

NEW METAL SASH & CLEAR GLASS WINDOWS

WEATHERED CEDAR SIDING ON NEW ADDITION

GLASS OUTDOOR CAFE ENCLOSURE

CUT LIMESTONE CAP & STONE APPLICATION ON NEW ADDITION

OPEN FLAMES
 GAS BURNER MOUNTED TO TOP OF TOWER

NEW COR. TEN CLAD TOWER

REWORK EXIST. PORTE COCHERE STRUCTURE FOR NEW WEATHERED CEDAR WOOD SIDING W/ COPPER TRIMMING

OUTDOOR CAFE BEYOND

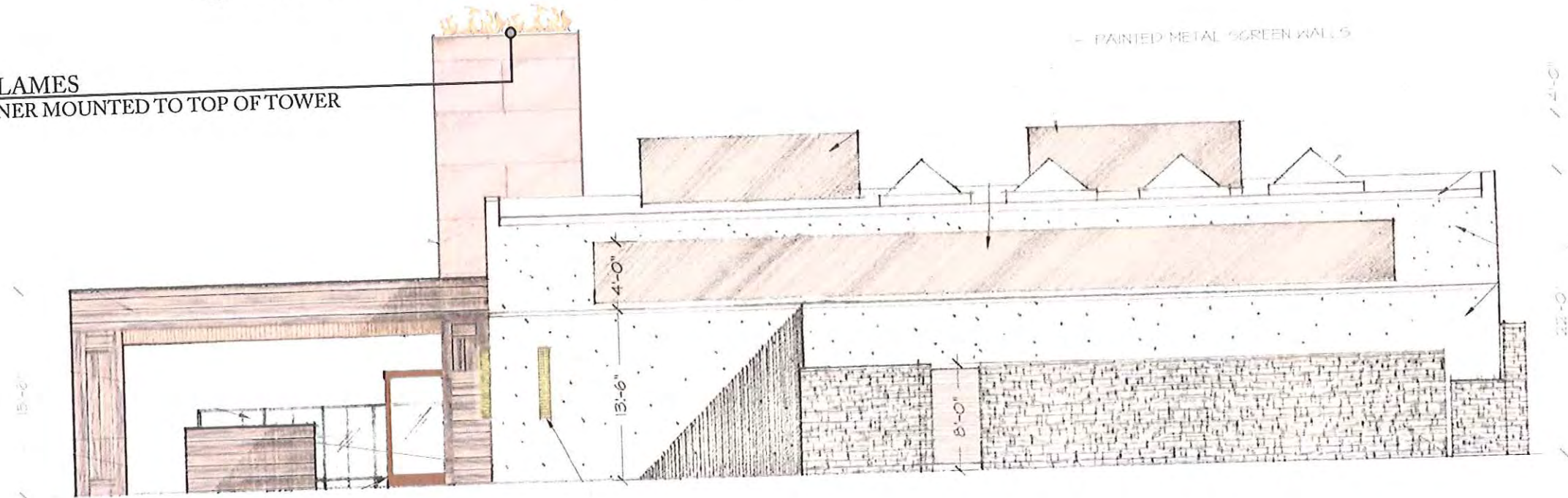
WEATHERED CEDAR RAISED PLANTERS

PAINTED METAL SCREEN WALLS

NEW PYRAMIDAL SKYLIGHT UNITS ON RAISED CURB

EXIST. GUTTER & DOWN SPOUT - PAINT

EPS FINISH ON ALL EXIST. & REWORKED EXTERIOR WALLS - TYP.



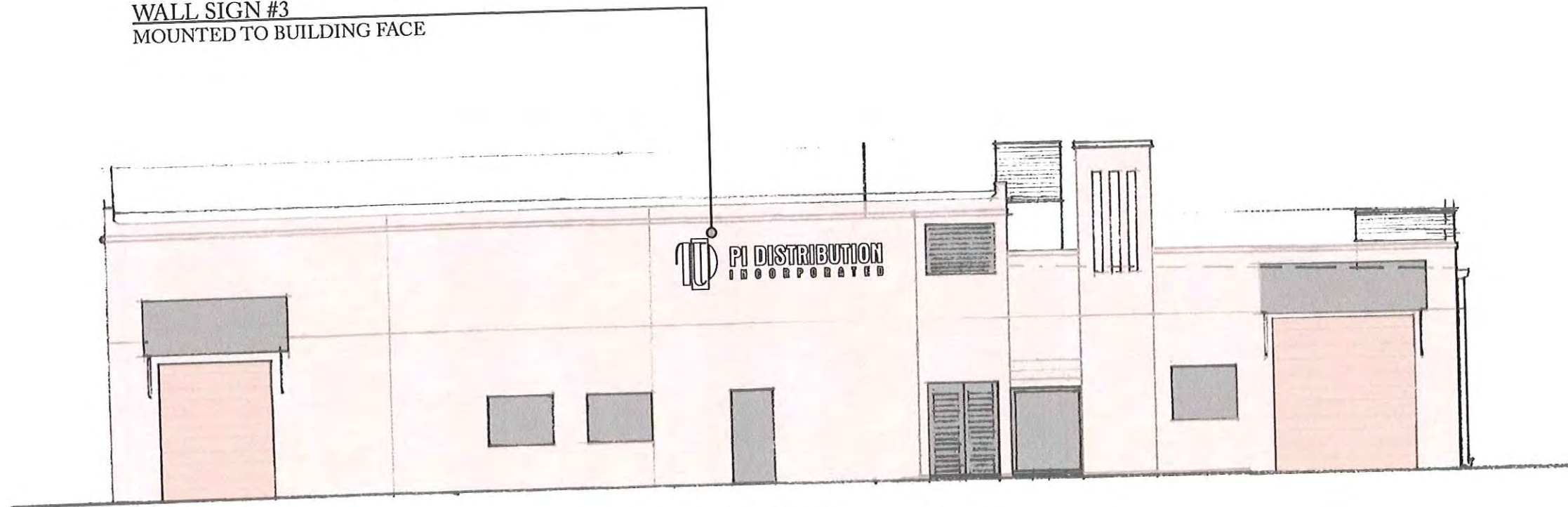
West Elevation SCALE: 3/32"=1'-0"
 27155 S. KAREVICH - GENJI RESTAURANT

NEW CUSTOM LIGHT FIXTURES - TYP.

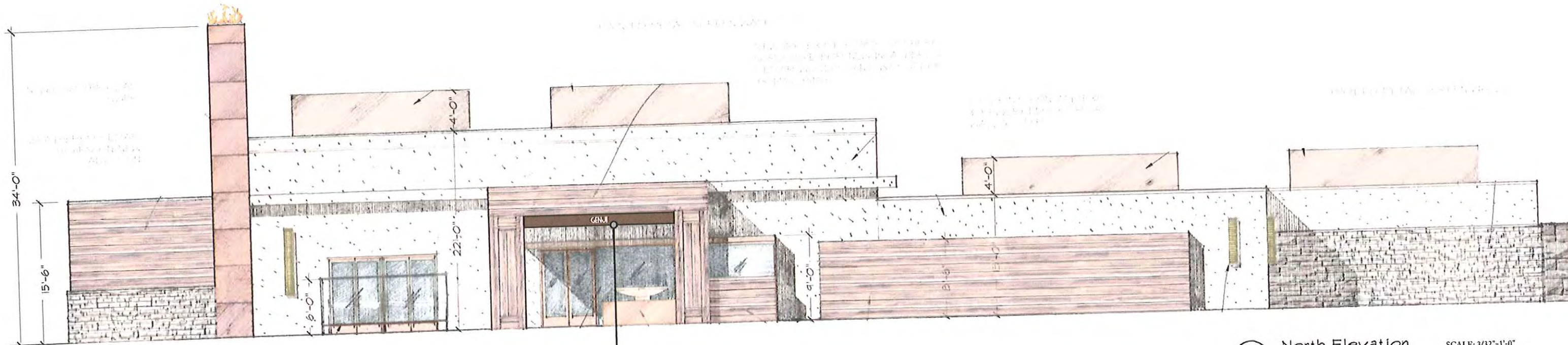
CLEAR GLASS & ALUM. SASH @ NEW ENTRY, W/ PAINTED METAL CAP

STONE APPLICATION ON NEW CURB TRASH ENCLOSURE WALLS

WALL SIGN #3
MOUNTED TO BUILDING FACE



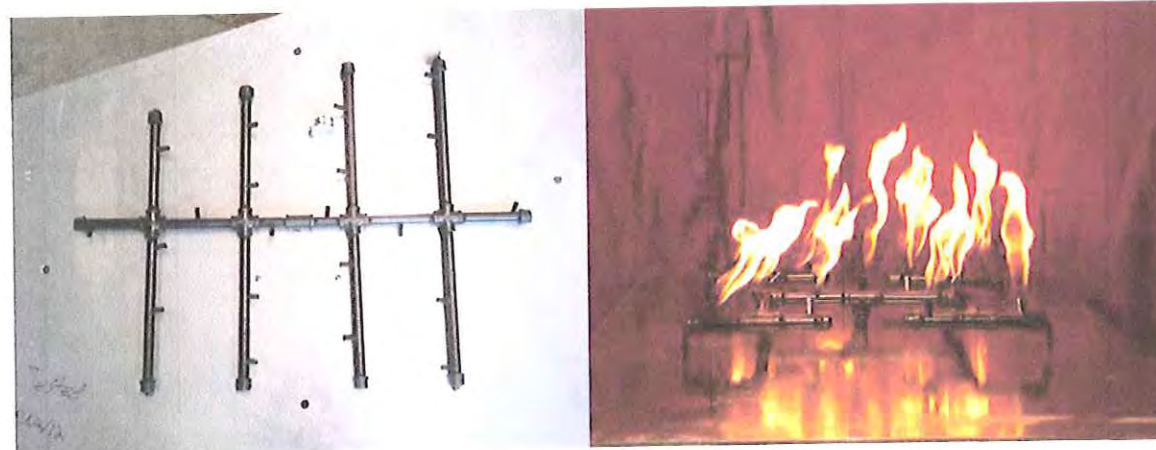
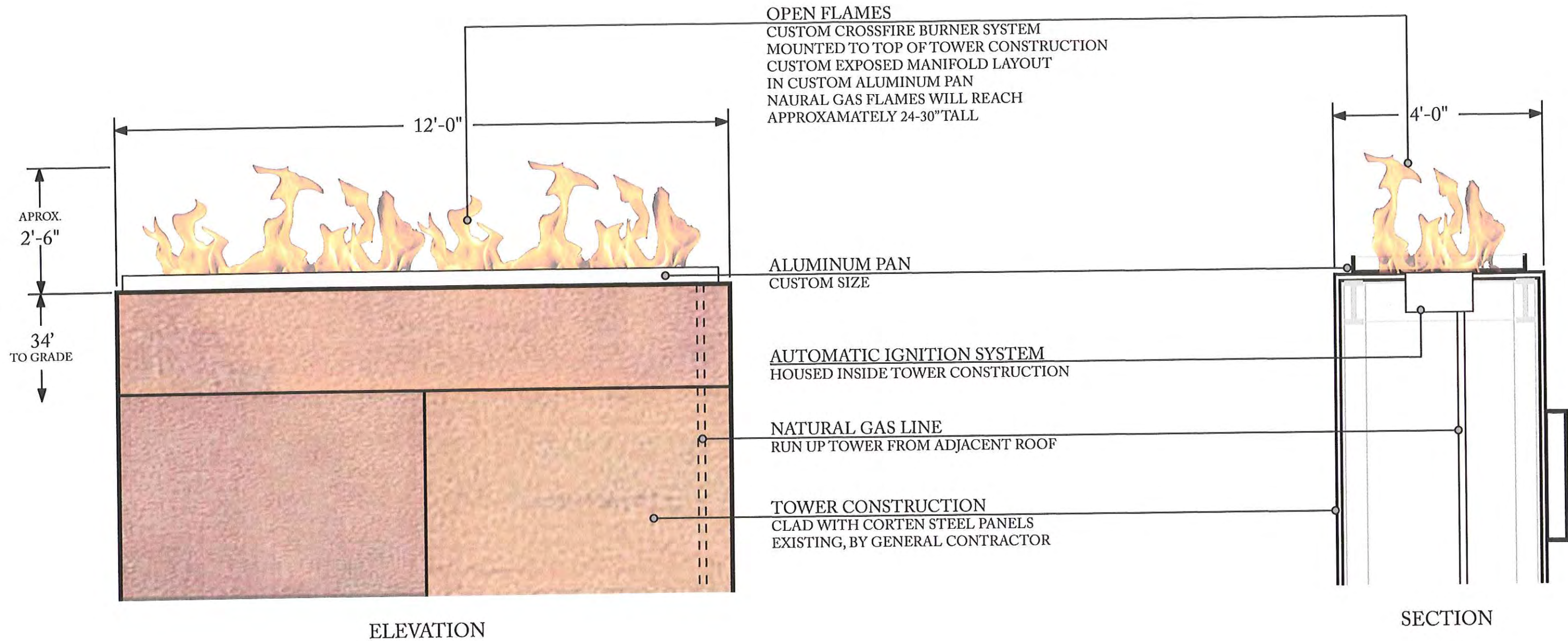
East Elevation SCALE: 3/32"=1'-0"
27145 S. KAREVICH - PI DISTRIBUTION



North Elevation SCALE: 3/32"=1'-0"
27155 S. KAREVICH - GENJI RESTAURANT

WALL SIGN #2
MOUNTED TO PORTE COCHERE

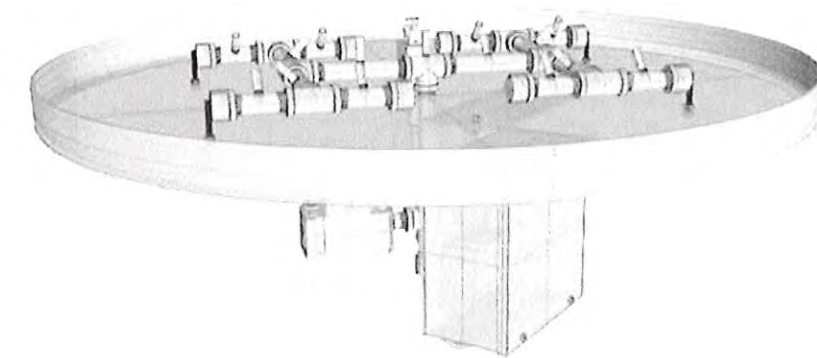
BUILDING ELEVATIONS
SHOWING WALL SIGN #2 & #3



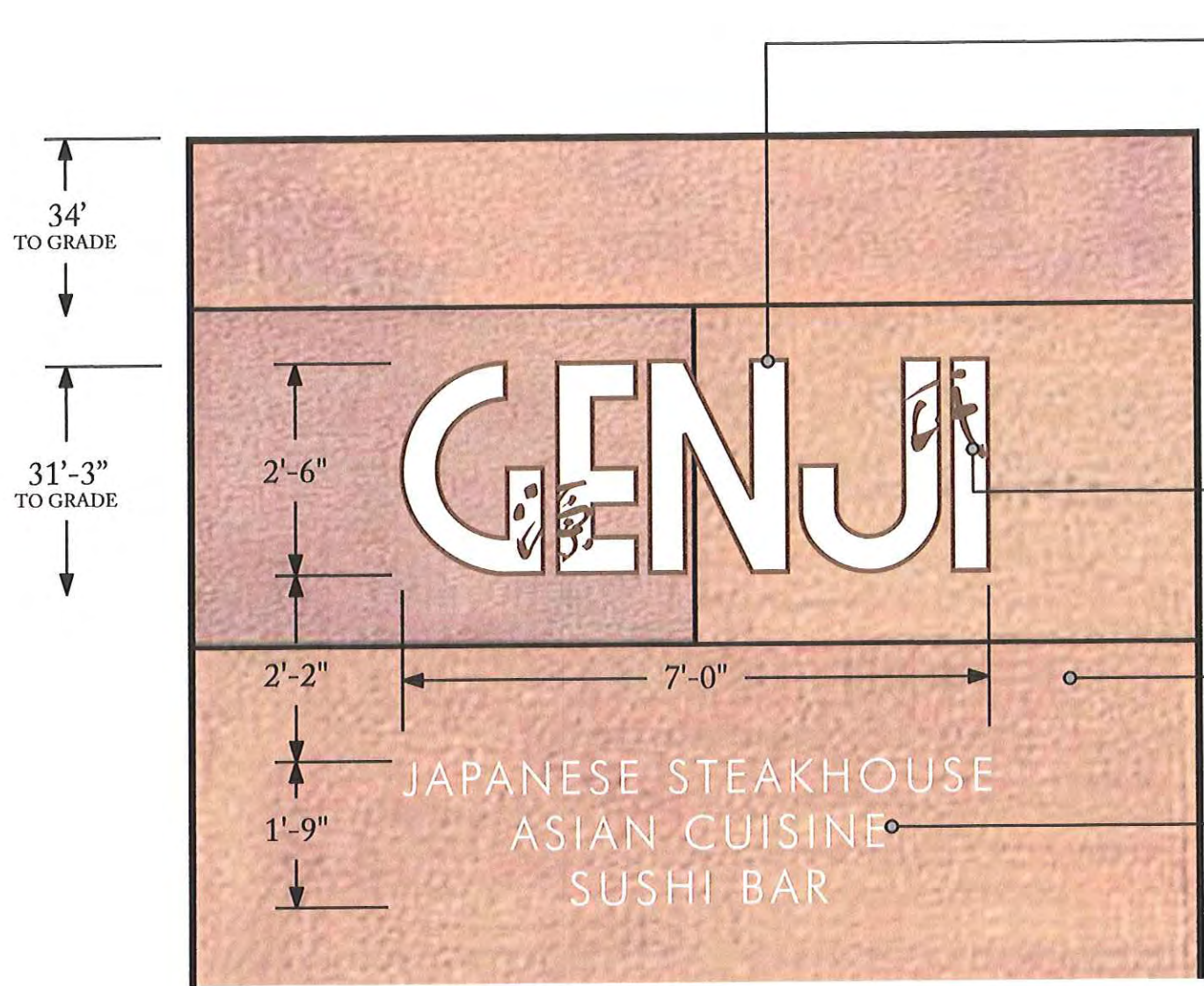
EXAMPLES



MANUFACTURER OF CUSTOM 12'x4'
 CROSSFIRE BURNER SYSTEM FOR
 NATURAL GAS WITH AUTOMATIC
 ELECTRONIC IGNITION



OPEN FLAMES
 ON TOP OF TOWER



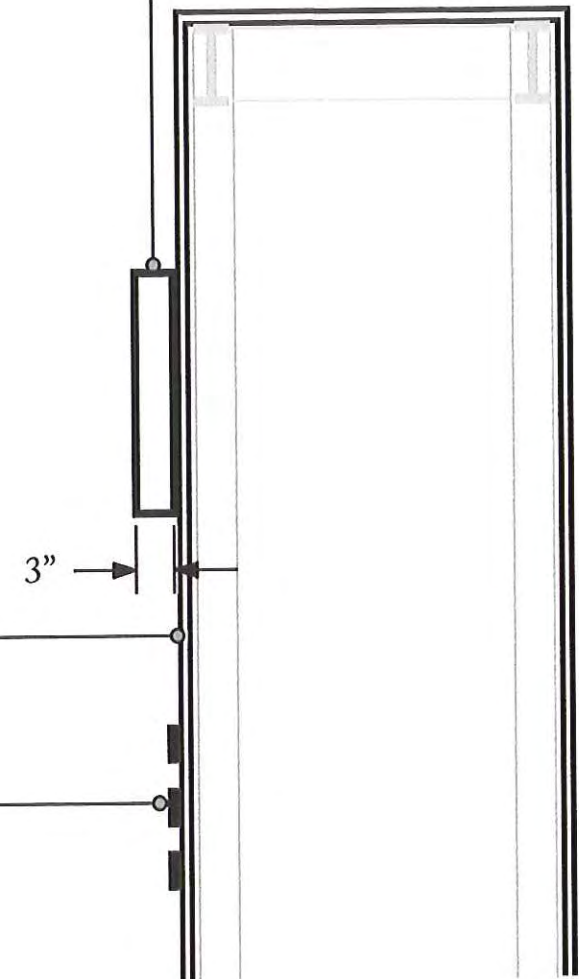
ELEVATION

INTERALLY ILLUMINATED LETTERS
 WELDED ALUMINUM CHANNEL LETTERS
 3" DEEP, FLUSHMOUNT TO TOWER FACE
 BRONZE* AUTOMOTIVE FINISH RETURNS
 WHITE ACRYLIC FACES WITH BRONZE* JEWELITE
 BRIGHT WHITE L.E.D. INTERNAL LIGHTING
 INDIVIDUAL LETTERS, NO RACEWAY

JAPANESE CHARACTERS
 DIE-CUT OPAQUE BRONZE* VINYL
 APPLIED DIRECTLY TO ACRYLIC FACE

TOWER CONSTRUCTION
 CLAD WITH CORTEN STEEL PANELS
 EXISTING, BY GENERAL CONTRACTOR

FLUSH MOUNTED LETTERS
 3/4" DEEP SINTRA LETTERS
 MOUNTED DIRECTLY TO STEEL FACE
 PAINTED PURE WHITE



SECTION

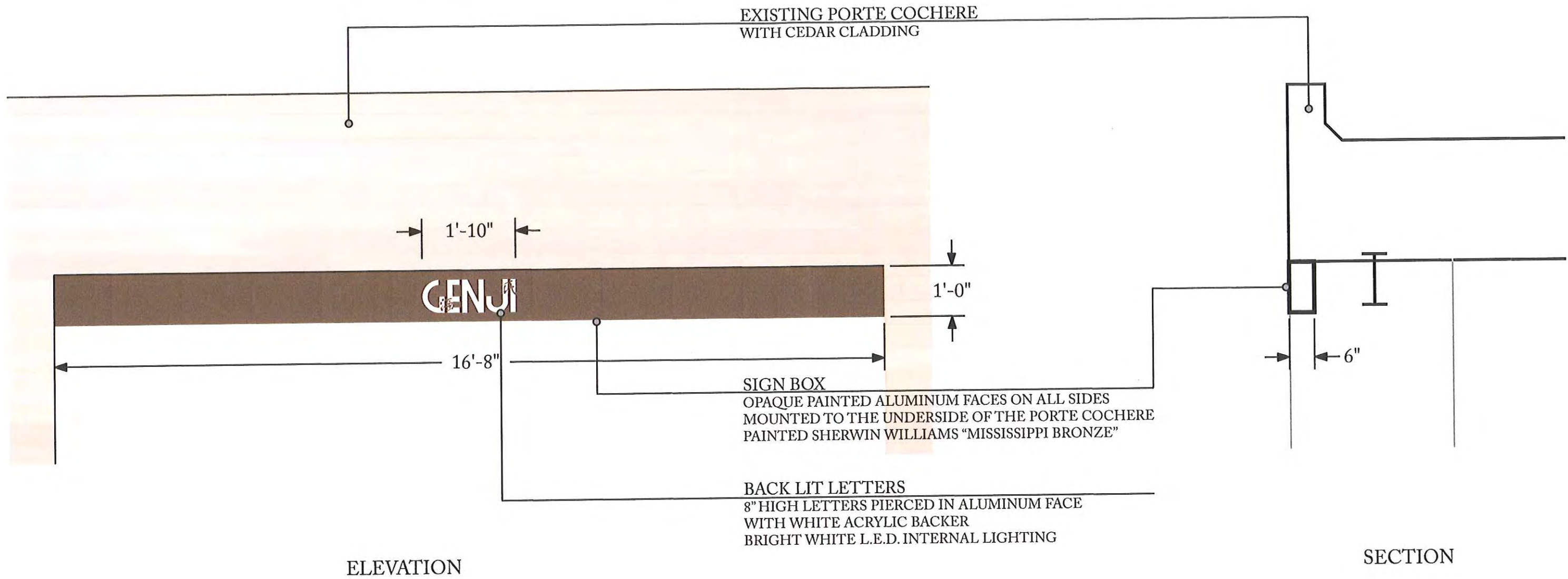
* BRONZE = COLOR TO MATCH RESTAURANT'S LOGO



PERSPECTIVE

EXISTING SIGN
 DOES NOT REQUIRE A VARIANCE

WALL SIGN #1
 ON EAST FACE OF TOWER



ELEVATION

SECTION

EXISTING PORTE COCHERE
WITH CEDAR CLADDING

1'-10"

1'-0"

16'-8"

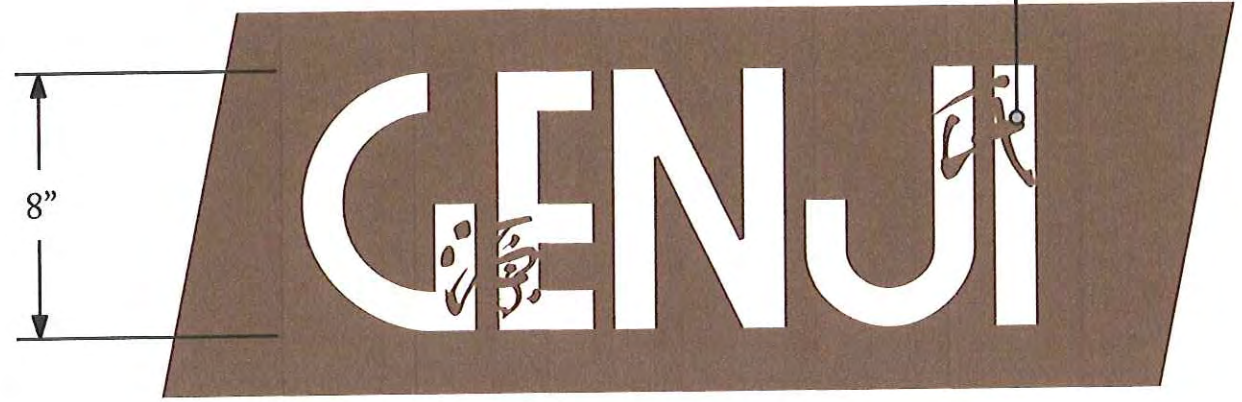
SIGN BOX
OPAQUE PAINTED ALUMINUM FACES ON ALL SIDES
MOUNTED TO THE UNDERSIDE OF THE PORTE COCHERE
PAINTED SHERWIN WILLIAMS "MISSISSIPPI BRONZE"

BACK LIT LETTERS
8" HIGH LETTERS PIERCED IN ALUMINUM FACE
WITH WHITE ACRYLIC BACKER
BRIGHT WHITE L.E.D. INTERNAL LIGHTING

6"

* BRONZE = COLOR TO MATCH RESTAURANT'S LOGO

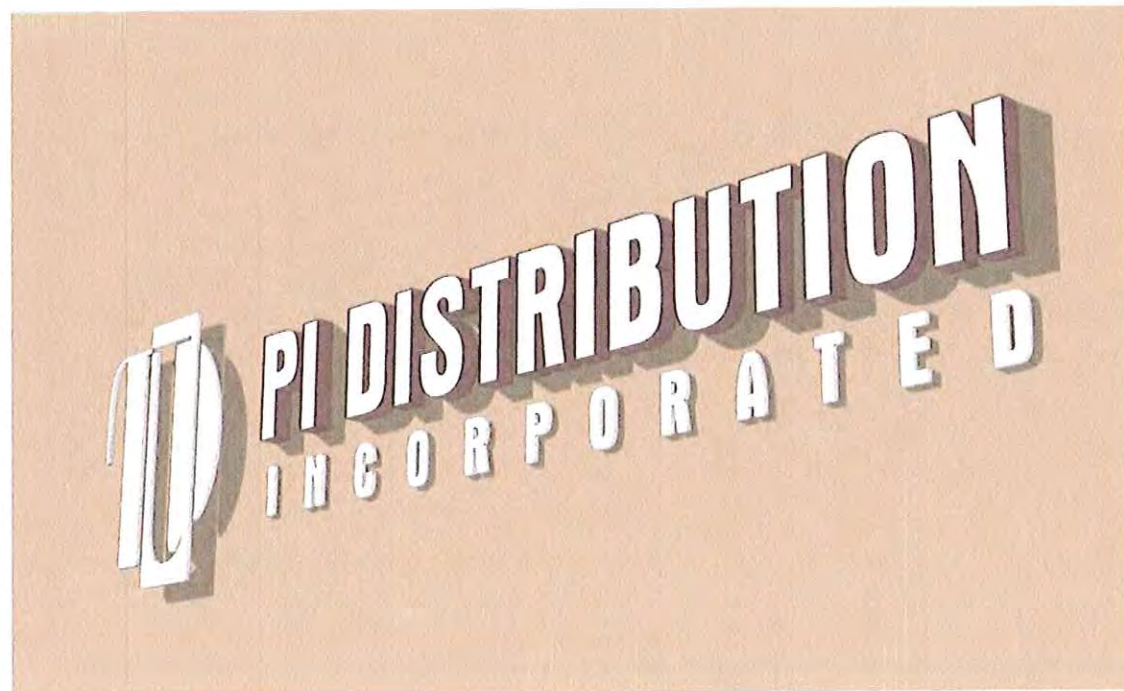
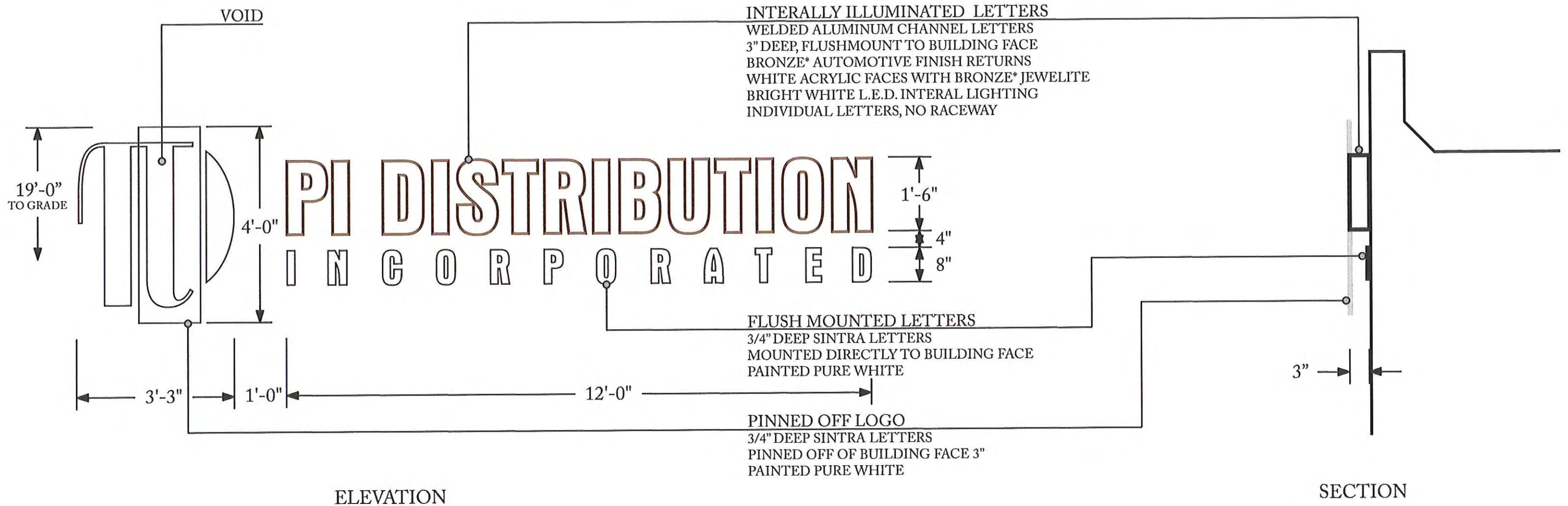
JAPANESE CHARACTERS
DIE-CUT OPAQUE BRONZE* VINYL
APPLIED DIRECTLY TO ACRYLIC FACE



ENLARGED LOGO

WALL SIGN #2
ON PORTE COCHERE

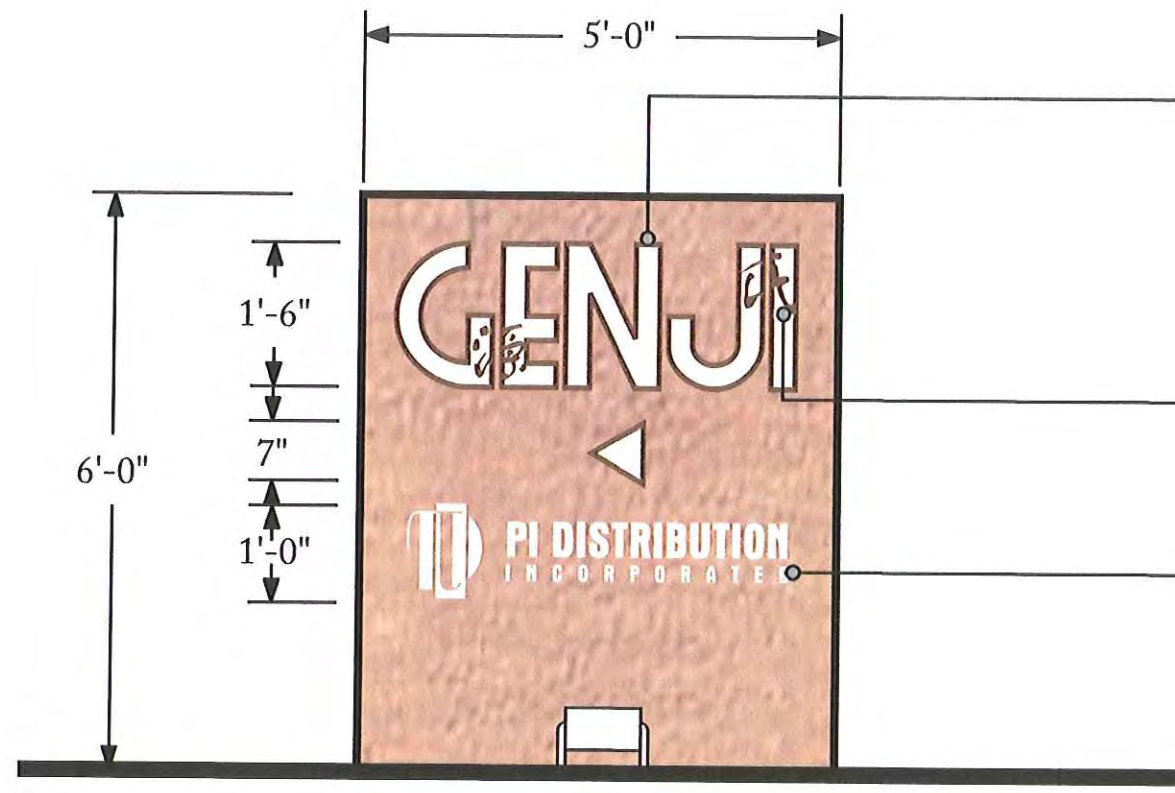
8"



PERSPECTIVE

DOES NOT REQUIRE A VARIANCE

WALL SIGN #3
 ON BUILDING FACE

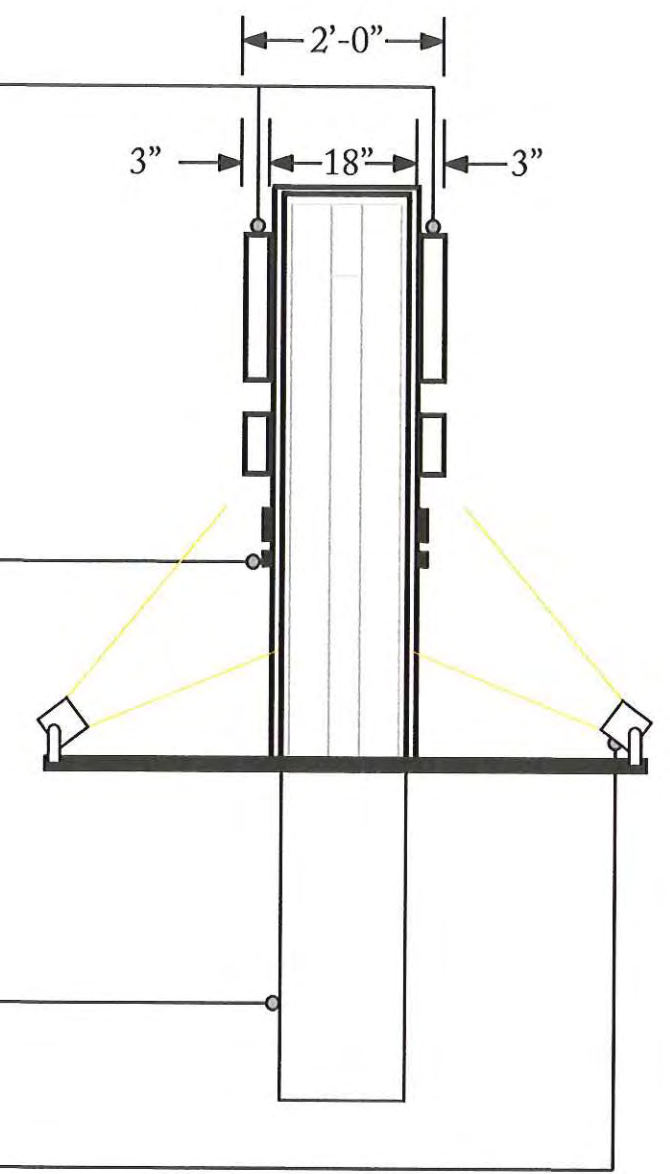


ELEVATION

INTERALLY ILLUMINATED LETTERS
 WELDED ALUMINUM CHANNEL LETTERS
 3" DEEP, FLUSHMOUNT TO TOWER FACE
 BRONZE* AUTOMOTIVE FINISH RETURNS
 WHITE ACRYLIC FACES WITH BRONZE* JEWELITE
 BRIGHT WHITE L.E.D. INTERNAL LIGHTING
 INDIVIDUAL LETTERS, NO RACEWAY

JAPANESE CHARACTERS
 DIE-CUT OPAQUE BRONZE* VINYL
 APPLIED DIRECTLY TO ACRYLIC FACE

FLUSH MOUNTED LETTERS
 3/4" DEEP SINTRA LETTERS
 MOUNTED DIRECTLY TO STEEL FACE
 PAINTED PURE WHITE



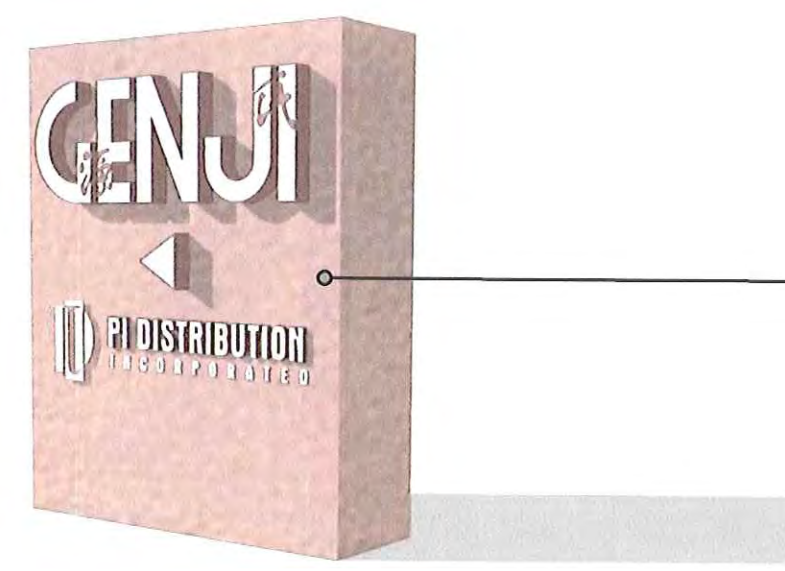
SECTION

FOUNDATION
 CONCRETE FOOTINGS AS REQUIRED FOR
 SIGN FRAMING, BY SIGN CONTRACTOR

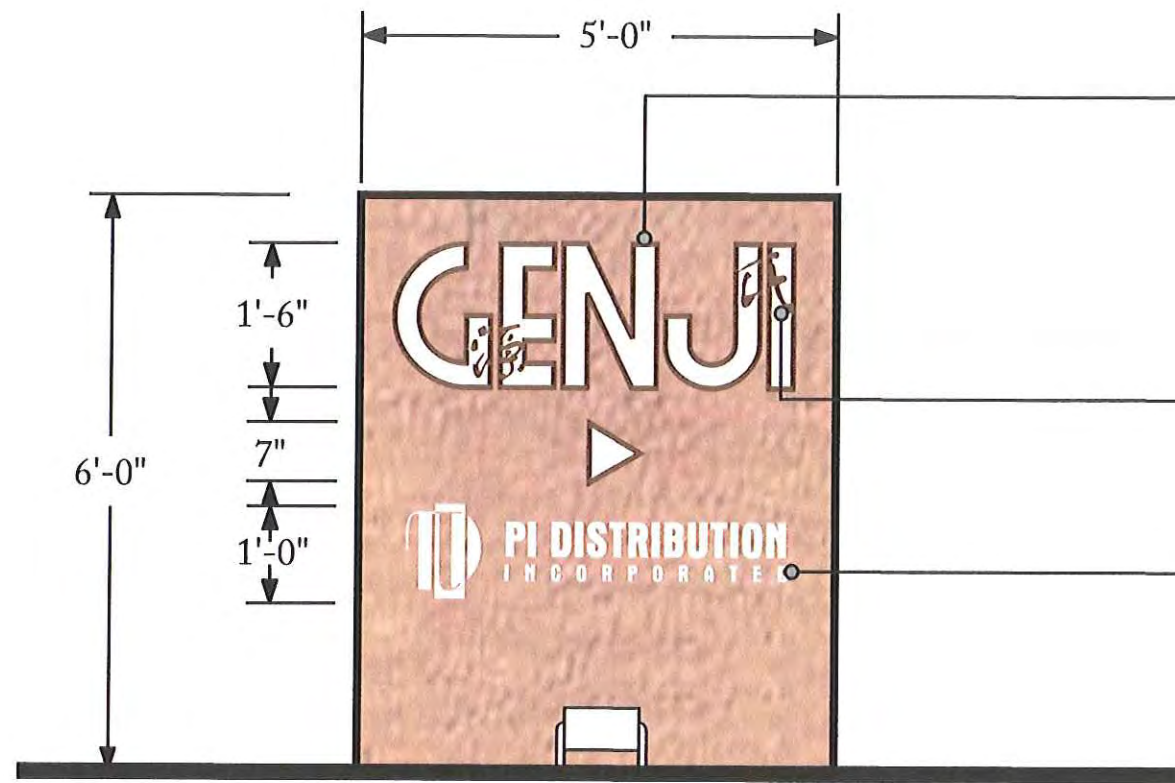
GROUND LIGHTS
 SINGLE GROUND LIGHT ON EACH SIDE TO
 ILLUMINATE FLUSH MOUNTED LETTERS

* BRONZE = COLOR TO MATCH RESTAURANT'S LOGO

IDENTICAL SIGNAGE PROPOSED ON BOTH SIDES
 TRIANGLE "ARROW" DIRECTION ORIENTED TO POINT
 WEST TOWARDS BUILDINGS ON SITE



PERSPECTIVE

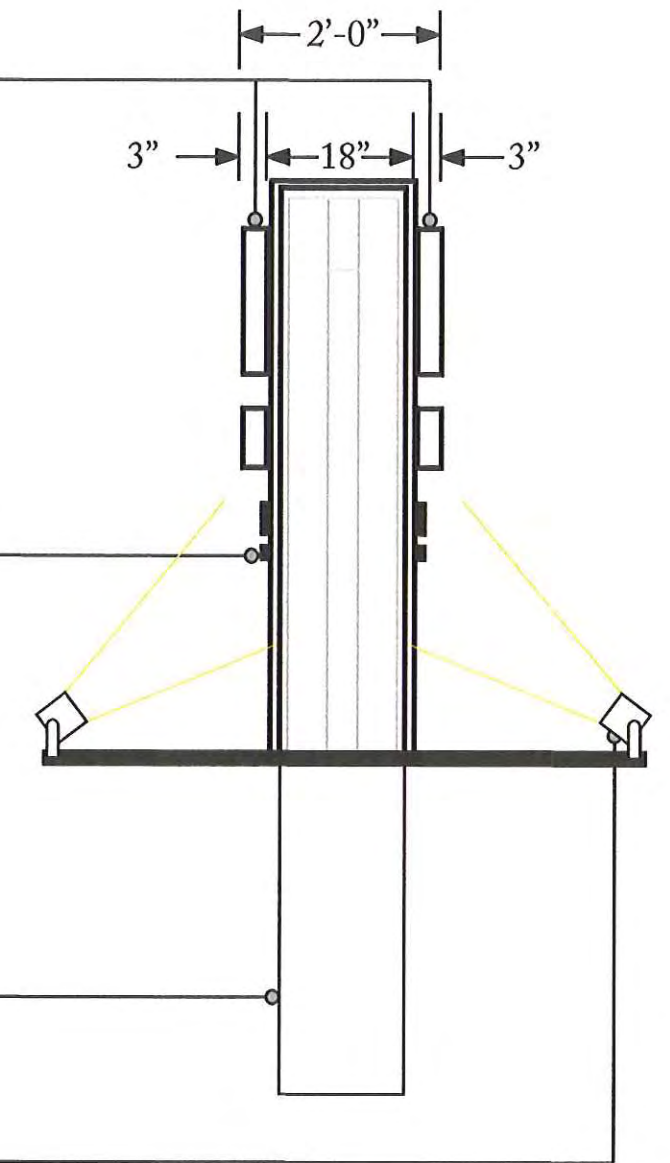


ELEVATION

INTERALLY ILLUMINATED LETTERS
 WELDED ALUMINUM CHANNEL LETTERS
 3" DEEP, FLUSHMOUNT TO TOWER FACE
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 WHITE ACRYLIC FACES WITH BRONZE* JEWELITE
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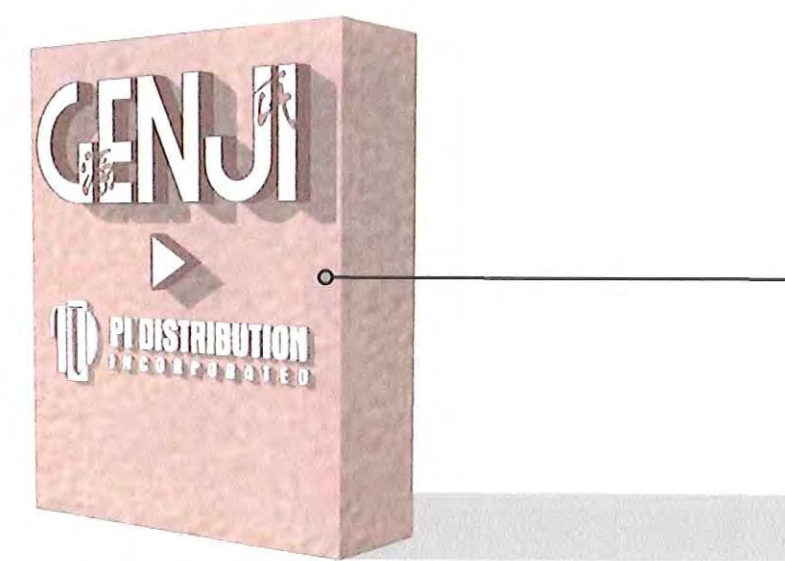
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GROUND LIGHTS
 SINGLE GROUND LIGHT ON EACH SIDE TO
 ILLUMINATE FLUSH MOUNTED LETTERS

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IDENTICAL SIGNAGE PROPOSED ON BOTH SIDES
 TRIANGLE "ARROW" DIRECTION ORIENTED TO POINT
 EAST TOWARDS BUILDINGS ON SITE



PERSPECTIVE