



ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department

Case No. PZ14-0031 McDonald's Restaurant

Location: 21050 Haggerty Road

Zoning District: FS, Freeway Service District

The applicant is requesting variances from Section 28-5(3), and 28-7(b)(2) of the Novi Sign Ordinance to allow additional signs as follows:

- (2) additional logo wall signs of 14 sq. ft. each
- (1) additional driveway entrance sign of 4.5 sq. ft.

The property is located on the east side of Haggerty Road, and north of 8 Mile Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCE, Section 28-5(3) permits only one sign per parcel or building and 28-7(b)(2) permits only one driveway entrance sign.

City of Novi Staff Comments:

The applicant is requesting approval for installation of signage for The McDonald's Restaurant located on Haggerty Road north of 8 Mile Road. The property is allowed a single sign by right under the Novi Sign Ordinance. The proposed signage is as follows:

North Elevation:

Front Elevation: 1-"M" logo 14 sq. ft.

South Elevation:

Rear Elevation: 1-"M" logo 14 sq. ft East Elevation:

Driveway Entrance Sign: 1- "Thank You – Exit" sign 4.5 sq. ft.

Staff recognizes the unique nature and location of the site and is not opposed to the approval of signage located on the property if the Board finds them appropriate.

Standards for Granting a Sign Variance

CITY OF NOVI, CODE OF ORDINANCES, Section 28-16 addresses Sign Variance Appeals:

- 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, specifically_____.
- 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
ZBA Case No.

ZONING BOARD OF APPEALS APPLICATION

CITY OF NOVI

Community Development Department

(248) 347-0415

For Official Use Only

P214.0031

ZBA meeting date

August

Check# 0337 Include payment with cash or check written to "City of Novi"

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

***Please submit one original full set of all documentation relevant to the appeal plus 14 additional complete sets.

Applicant's Name Patrick Stieber Date 5/7/14

Company (if applicable) Allied Signs, Inc.

Address* 33650 Giftos City Clinton Twp.

State MI Zip code 48035 *Where all case correspondence is to be mailed

Applicant's E-mail address Kim@alliedsignsinc.com

Phone number 586-791-7900 Fax number 586-791-7788

Request is for:

- Residential
- Vacant property
- Commercial
- Signage

Address of subject ZBA case 21050 Haggerty McDonalds Zip code _____

Cross roads of property 8 Mile and I275

Sidwell number 50-22- 36-476-008 May be obtained from Assessing Department (248) 347-0485

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

Zoning (Please circle one) MH R-A R-1 R-2 R-3 R-4 RM-1 RM-2 I-1 I-2 RC TC TC-1 FS Other

Property owner name (if other than applicant) McDonald's Corporation

Does your appeal result from a Notice of Violation or Citation issued? Yes No

Indicate Ordinance section(s) and variances requested:

1. Section 28-5 (3) Variance requested (2) M arch logos on the North and South elevations
2. Section 28-7 (b)(2) Variance requested Allow an additional directional sign
3. Section _____ Variance requested _____
4. Section _____ Variance requested _____

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.

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

Lack of identification for traffic flowing North and South on Haggerty

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:

McDonald's is going thru a major remodeling project. The (2) additional arch logos and directional sign will provide them with the necessary visibility that is needed to properly identify them as per their corporate branding standards. McDonald's sign package is meant to be esthetically cohesive with the overall building design.

There is a five (5) day hold period before work/action can be taken on variance approvals.

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.

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 established 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.

PLEASE TAKE NOTICE:

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

- Construct new home/building
- Accessory building
- Use
- Addition to existing home/building
- Signage
- Other



Applicants Signature

June 23 2014

Date



Property Owners Signature
MICHAEL KAZARIAN

6-3-14

Date

DECISION ON APPEAL

_____ Granted

_____ Denied

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



May 7, 2014

Allied Signs, Inc.
33650 Giftos
Clinton Township, Michigan 48035

RE: MCDONALD'S – 21050 HAGGERTY ROAD

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

Two wall signs are permitted for this location, one on the Haggerty Road elevation and one on the I-275 elevation. Per your request the two approved signs are the "M" logo on Haggerty Road and the "McDonald's" wording on I-275.

Additional information is needed to complete the review of the driveway entrance sign (Enter). Sign Code Section 28-7 (b) (2) permits driveway identification signs subject to the advertising portion not being more than 30% of the sign area. Please submit a scaled drawing showing the size of the "M" logo and "Enter" and arrow for review.

The additional signs below have been denied, based on Sign Code Section 28-5 (3) which permits only one sign per parcel or building.

I-275 Elevation

Second sign "McDonald's"

North Elevation

One "M" logo and one "McDonald's" sign

South Elevation

One "M" logo

Driveway "Thank you -Exit" sign on the north side of the driveway is not permitted. Sign Code Section 28-7(b)(2) permits only one driveway entrance sign.

Please feel free to contact me at 248-347-0438 with any questions.

Sincerely,

Jeannie Niland
Ordinance Enforcement Officer

*5-7-14
emailed to Kim
Dalluel*

ALLIED SIGNS INC.

June 23, 2014

City of Novi
Attn: Community Development
45175 10 Mile Road
Novi, MI 48375

RE: McDonald's, 21050 Haggerty

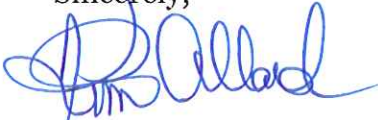
To Whom It May Concern:

Enclosed you will find (1) ZBA application with (14) sets of drawings and (1) check in the amount of \$300.00 for the Zoning Board of Appeals fees, for the above mentioned location.

Please place us on the August 12th meeting.

If you need anything further or have any questions, please let me know. Thank you and have a wonderful day!

Sincerely,



Kim Allard

Enclosures Check # 30337

RECEIVED

JUN 24 2014

CITY OF NOVI
COMMUNITY DEVELOPMENT



cityofnovi.org

ZONING BOARD OF APPEALS APPLICATION

CITY OF NOVI

Community Development Department

(248) 347-0415

For Official Use Only

ZBA Case No. _____

ZBA meeting date _____

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|----|---------|--------------------|--------------------|---|
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Use

Signage

Other

Applicants Signature

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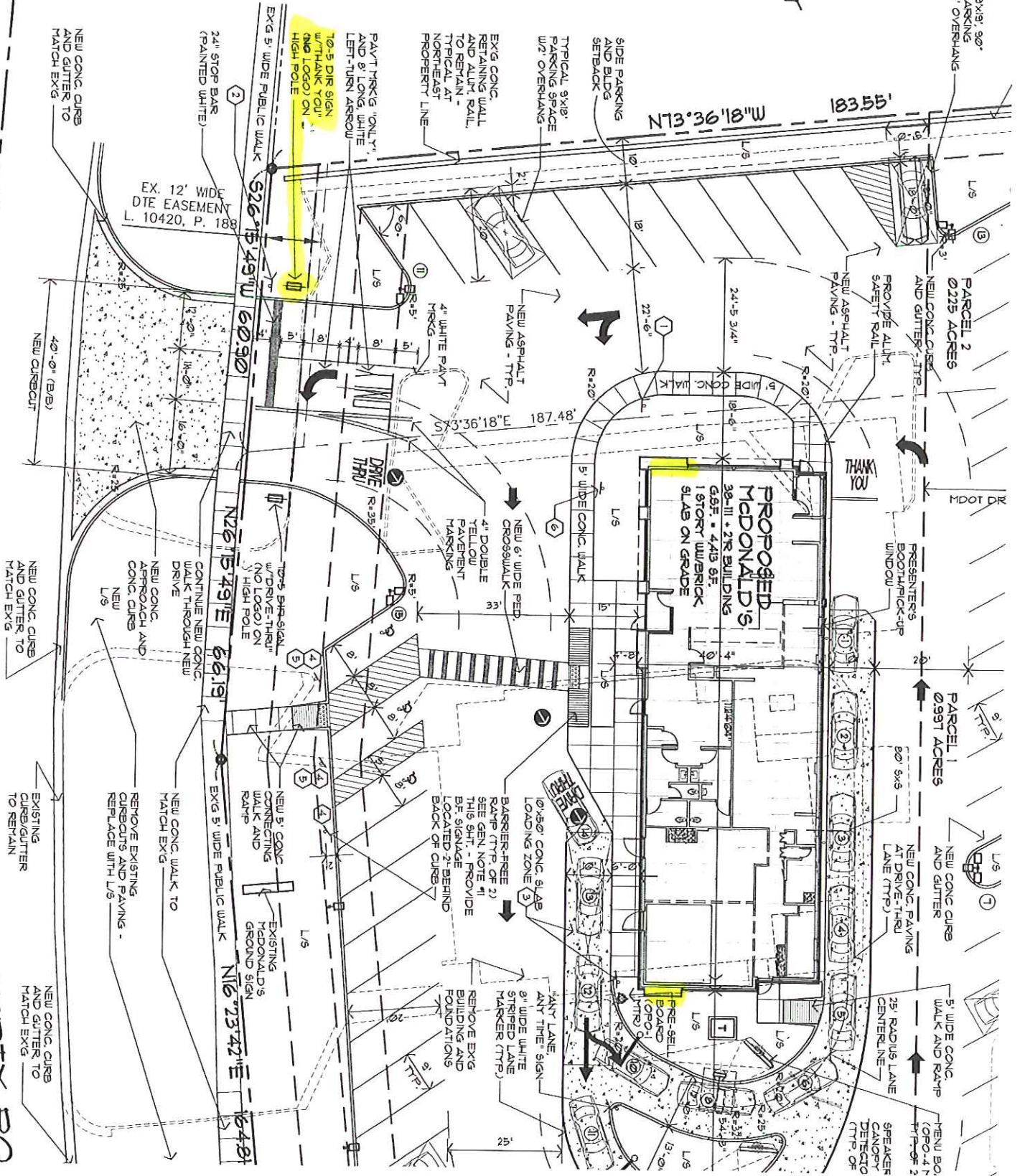
EDUWAY
 VICE
 -ION
 ED
 WAY SVC

TYPICAL 9'x18' 90°
 LAYOUT PARKING
 SPACE W/ OVERHANG

PARCEL 2
 0.215 ACRES

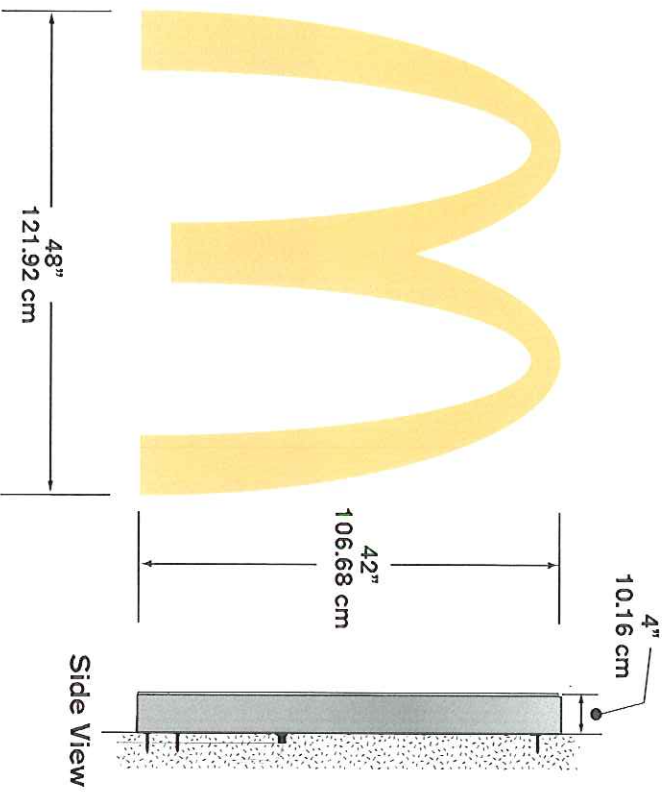
PARCEL 1
 0.931 ACRES

PROPOSED
 McDONALD'S
 38-111 - 21R BUILDING
 G.S.F. = 4,415 G.F.
 1 STORY W/ BRICK
 SLAB ON GRADE



HAGGERTY RD

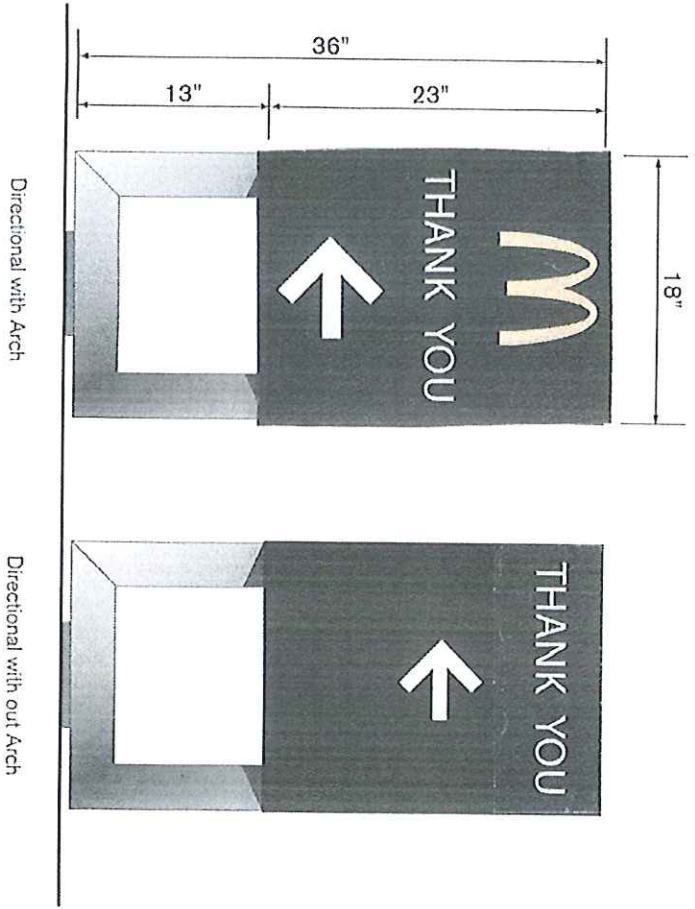
42" NextGen Illuminated Building Arch - LED



14 square feet

- Illumination:** LED
- Electrical:** .35 AMPS
- Ballast:** (1) OSRAM OT75-120-277-24
- Ship Weight:**

36" Next Gen Directional



Illumination: LED

Electrical: .25 amps

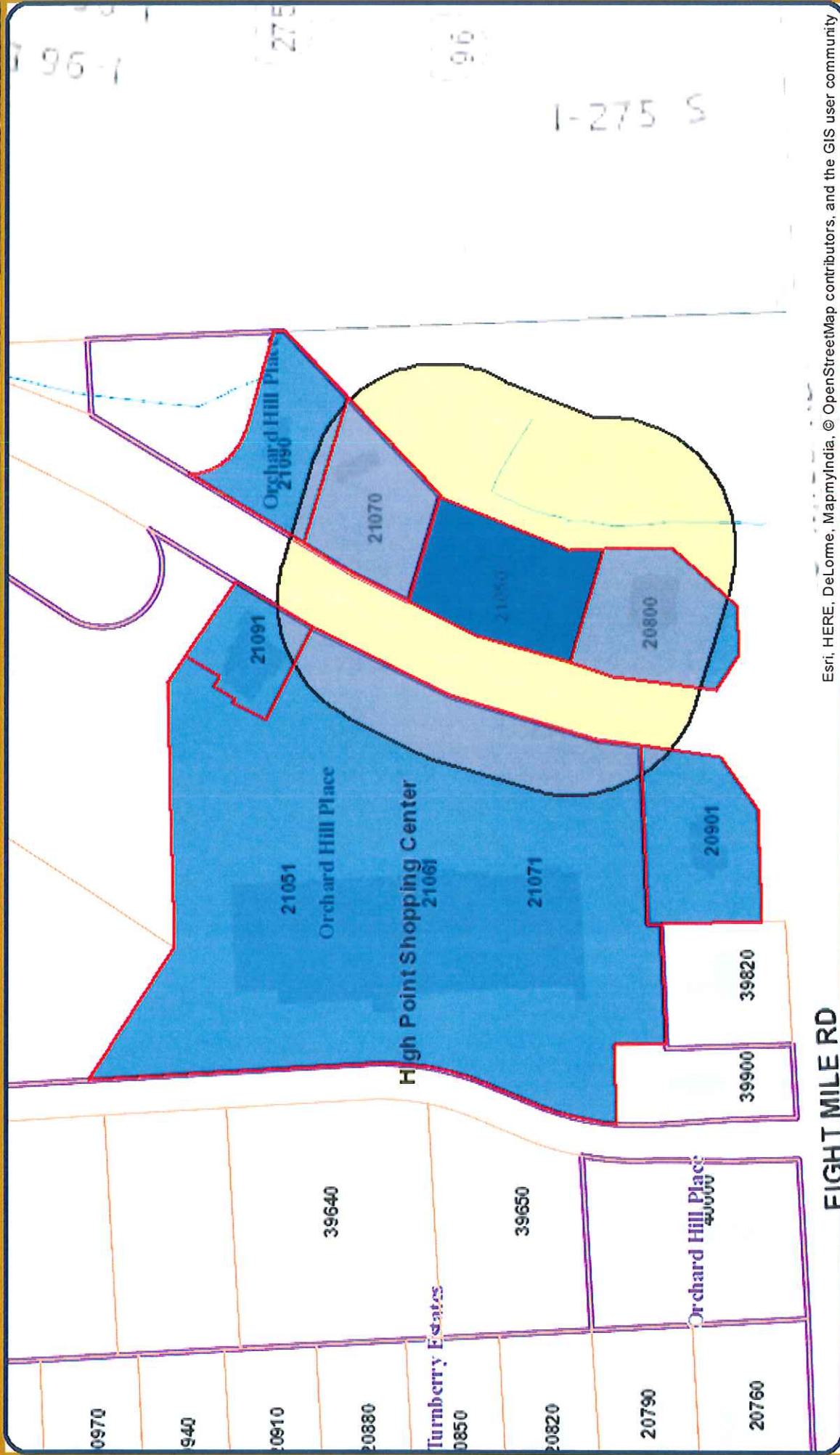
Power Supply: Amperor ANP90-30P1

Ship Weight:

Face Details: Laser cut aluminum faces painted charcoal, white illuminated copy and arrow. Optional illuminated gold arch.

Available Copy: Enter
Exit
Welcome
Thank You
Drive Thru

MCDONALDS



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map. This map was produced under the terms of the City's Internet Site Use Policy available at <http://cityofnovi.org/Resources/StreetUsePolicy.asp>



Map Produced Using the
City of Novi, Michigan
Internet Mapping Portal



Author:
Date: 7/15/2014

