

cityofnovi.org

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department

Case No. PZ14-0007 Applebee's Restaurant

Location: 47900 Grand River

Zoning District: B-2, Community Business District

The applicant is requesting a variance from Section 28-5(2)a.2.ii of the Novi Sign Ordinance to allow a revision of a previous variance to allow an increased sign height from 7 feet to 8 feet. The property is located on the north side of Grand River, and west of Beck Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCE, Section 28-5(2)a.2.ii allows signage to a maximum height of 6 feet.

City of Novi Staff Comments:

The applicant was previously granted approval of a 7 foot high ground located on the West Market Square property with a 5 ft. setback. The applicant is now requesting approval to increased sign height to 8 feet.

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_____.

RECEIVED



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

FEB 24 2014
 CITY OF NOVI
 COMMUNITY DEVELOPMENT

For Official Use Only

ZBA Case No: P2140007 ZBA Date: APRIL 8 Payment Received: \$ 300 (Cash)

Check # _____ 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 RYAN JONES (APPLEBEE'S) Date 2-24-14

Company (if applicable) TSEF APPLE VENTURE, LLC

Address* 17800 LAUREL PARK DR. N. 200^{SUITE} City LIVONIA ST MI ZIP 48152
*Where all case correspondence is to be mailed.

Applicant's E-mail Address: rjones@kingventure.com

Phone Number (248) 357-6195 FAX Number (248) 357-6164

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 47900 GRAND RIVER ZIP 48374

2. Sidwell Number: 5022-17-226-010 may be obtained from Assessing Department (248) 347-0485

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

B-2

4. Zoning: RA R-1 R-2 R-3 R-4 RT RM-1 RM-2 MH OS-1 OS-2 OSC OST OTHER

5. Property Owner Name (if other than applicant) WEST MARKET SQUARE, LLC

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

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

- 1. Section 28-5(2)a.2, 11 Variance requested GROUND SIGN - 1' ADDITIONAL HEIGHT (8' TOTAL)
- 2. Section _____ Variance requested _____
- 3. Section 28-8, 28-1(3) Variance requested PREVIOUSLY APPROVED AT ZBA ON
- 4. Section _____ Variance requested _____ 2.11.14

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):

THE ADDITIONAL 1' OF HEIGHT IS REQUIRED DUE TO THE FOLLOWING PRACTICAL DIFFICULTIES: HEADING EAST BOUND ON GRAND RIVER THE REQUIRED LANDSCAPE BUFFER AND THE BERM BLOCK THE SIGNS VISIBILITY HEADING WEST BOUND THE PARKED

VEHICLES AT THE MAIN INTERSECTION BLOCK THE SIGNS VISIBILITY.

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:
THE MATURE LANDSCAPING THAT BLOCKS VISIBILITY AND THE REQUIRED LANDSCAPE BUFFER, AND THE EXTREME GRADE CHANGE AT THE PROPOSED SIGN LOCATION.

THE MAIN ENT./EXIT WITH THE TRAFFIC LIGHT CAUSING SIGN CASES ONLY: PARKED VEHICLES FOR LONG DURATION OF TIME, WHICH BLOCKS OUR SIGN.

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

Ryan Jones
Applicants Signature

2-27-14
Date

SEE ATTACHED LETTER
Property Owners Signature

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

WESTMARKET SQUARE LLC

3953 WOODWARD AVENUE, SUITE 150
BLOOMFIELD HILLS, MICHIGAN 48304
TELEPHONE: 248-352-1500

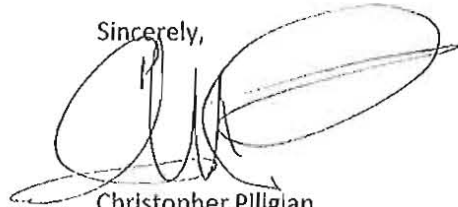
October 2, 2013

**RE: Applebee's #8086
47900 Grand River Avenue
Novi, MI 48374**

To Whom It May Concern,

As the managing agent for West Market Square, LLC, I am writing this letter to approve the installation of a new ground sign for Applebee's pending final approval by the City of Novi. The ground sign will be installed per all applicable rules and regulations and will be located at the southeast corner of Grand River Avenue and W. Market Square Drive.

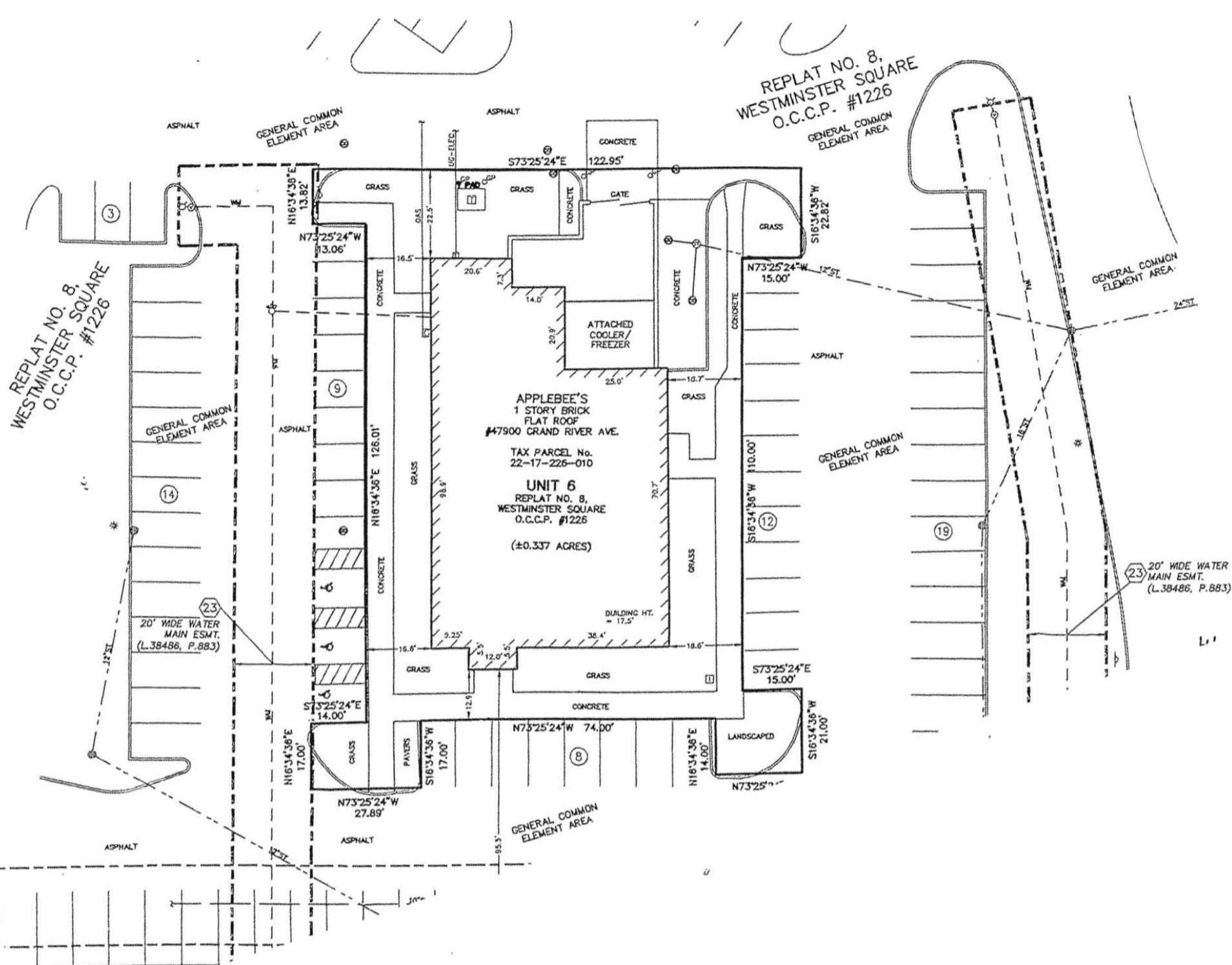
Sincerely,



Christopher Pilligian

REPLAT NO. 8,
WESTMINSTER SQUARE
O.C.C.P. #1226

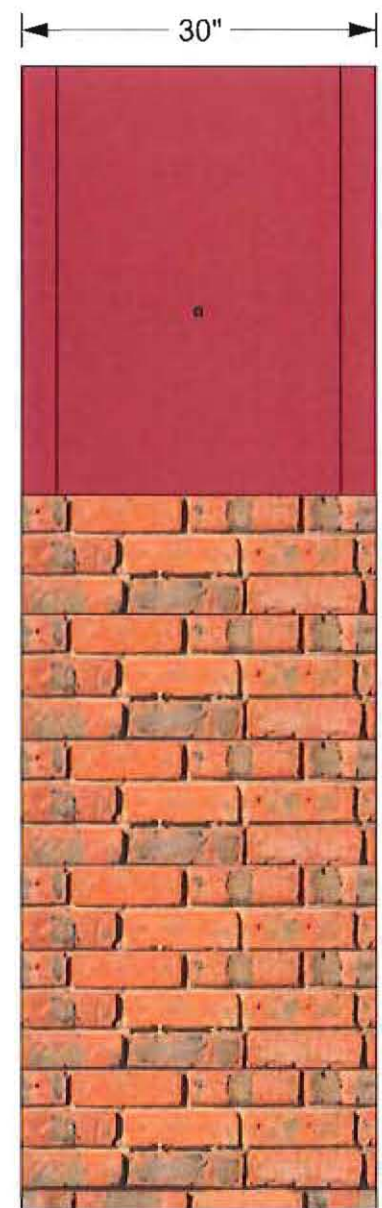
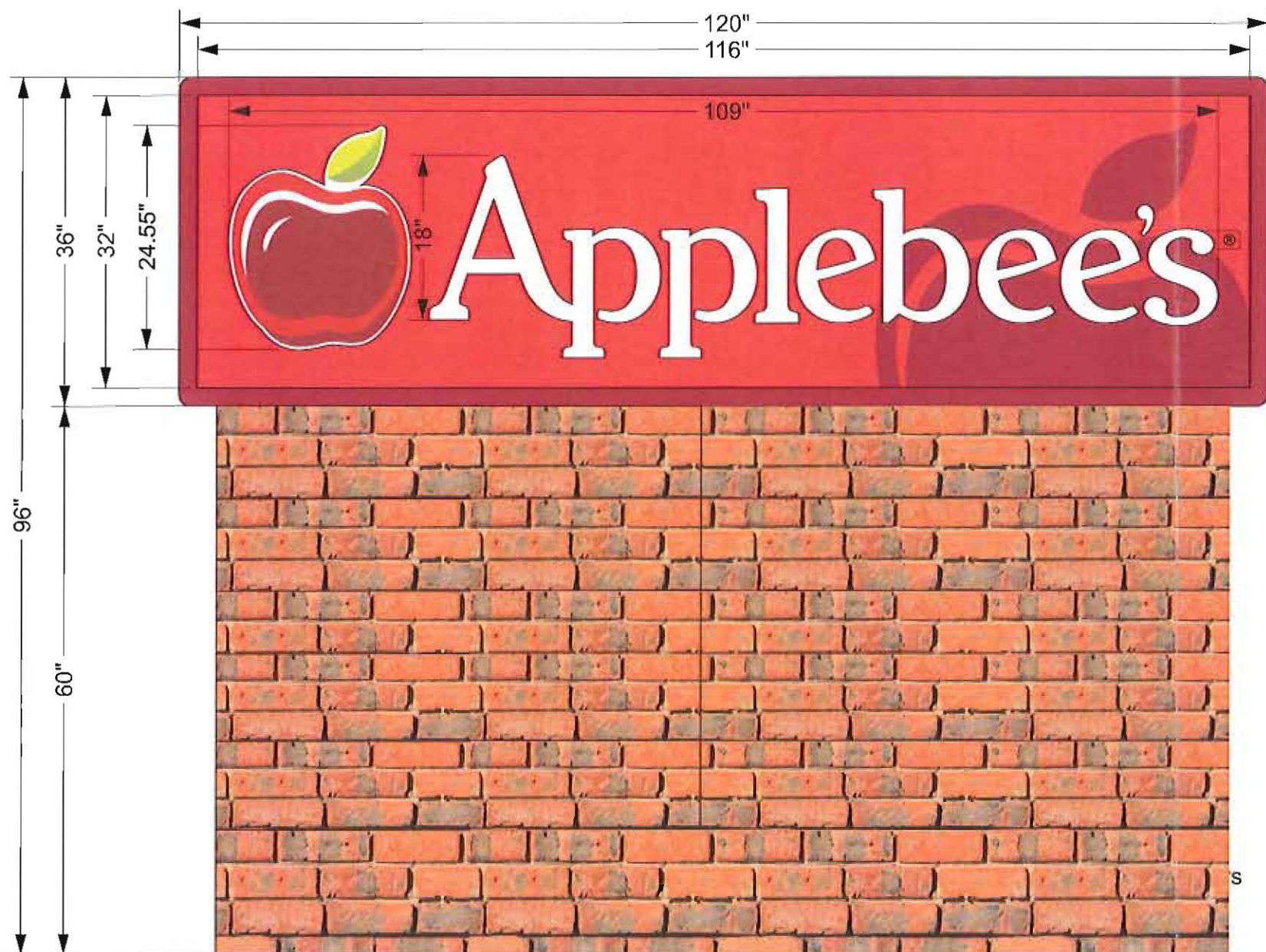
REPLAT NO. 8,
WESTMINSTER SQUARE
O.C.C.P. #1226



APPLEBEE'S
1 STORY BRICK
FLAT ROOF
#47900 GRAND RIVER AVE.
TAX PARCEL No.
22-17-226-010
UNIT 6
REPLAT NO. 8,
WESTMINSTER SQUARE
O.C.C.P. #1226
(±0.337 ACRES)

20' WIDE WATER
MAIN ESMT.
(L.38486, P.883)

20' WIDE WATER
MAIN ESMT.
(L.38486, P.883)



SIGN SPECIFICATIONS

Monument Faces to be White Cooley 1st Surface Vinyl Graphics. Cabinet to be Internally Illuminated with Tetra Powerstrip DS 6500K White LED. Sign Shall be a Welded Tube Frame Wrapped in .090 Aluminum (skin) Skin will be painted to match **201C** with Gloss Finish

COLORS SCHEDULE	
	SKINS AND RETAINERS - PMS 201C (GLOSS)
	RED VINYL - 7725-13
	SILHOUETTE APPLE - PMS 201C
	RED VINYL - 3M 3630-73
	DARK RED VINYL - ORACAL 8500-030
	LEAF - DIGITALLY PRINTED VINYL
	FACES - WHITE COOLEY FABRIC

APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to Sign type, order quantity, and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.



Client: Applebee's
 Location: Novi, MI
 Drawn By: TH Date: 3/8/13
 Approved By: _____
 Sheet: _____ Scale: _____
 File: CorpRest/Applebees/Novi/Monument



SIGN COMPANY LLC.

731-925-4448 • 800-953-3744 • Fax 731-926-2022
 www.designteam.net