



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: April 11, 2017

REGARDING: 26150 TOWN CENTER DRIVE (50-22-14-376-018) PZ16-0063

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

ALLIED SIGNS, INC.

Variance Type

SIGN VARIANCE

Property Characteristics

Zoning District:	OSC (office service commercial)
Location:	north of Eleven Mile Road and east of Town Center Drive
Parcel #:	50-22-14-376-018

Request

The applicant is requesting a variance from the City of Novi Code of Ordinance; Section 28-5(2), to allow one 22 square foot ground sign and code section 28-5(2) to allow one additional wall sign at 23.81 square foot. This property is zoned OSC (OFFICE SERVICE COMMERCIAL)

II. STAFF COMMENTS:

The applicant is requesting an additional wall sign and an additional ground sign beyond the initial wall sign allowed by right (already permitted) request is for (3) signs.

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. **PZ16-0063**, 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. **PZ16-0063**, 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.

Larry Butler
Deputy Director Community Development
City of Novi

DEC 01 2016

CITY OF NOVI
COMMUNITY DEVELOPMENT



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ZONING BOARD OF APPEALS
APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: \$300⁰⁰

Meeting Date: 2-14-2017

ZBA Case #: PZ 16-0063

I. PROPERTY INFORMATION (Address of subject ZBA Case)	
PROJECT NAME / SUBDIVISION Homewood Suites	
ADDRESS 26150 Town Center Drive	LOT/SIUTE/SPACE #
SIDWELL # 50-22-14 - 376 - 018	May be obtain from Assessing Department (248) 347-0485

CROSS ROADS OF PROPERTY Between 11 Mile & Crescent	
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	CELL PHONE NO.
NAME Patrick Stieber		Kim@alliedsignsinc.com	
ORGANIZATION/COMPANY Allied Signs, Inc.			TELEPHONE NO. 586-791-7900
ADDRESS 33650 Giftos		CITY Clinton Twp.	STATE MI ZIP CODE 48375

B. PROPERTY OWNER 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			TELEPHONE NO. 248-419-5569
ORGANIZATION/COMPANY Stellar Hospitality Novi, LLC			FAX NO.
ADDRESS 32825 Northwestern Hwy.		CITY Farmington Hills	STATE MI ZIP CODE 48334

III. ZONING INFORMATION

A. ZONING DISTRICT
 R-A R-1 R-2 R-3 R-4 RM-1 RM-2 MH
 I-1 I-2 RC TC TC-1 OTHER OSC

B. VARIANCE REQUESTED
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:
1. Section 28-5(2)b.(a)(ii)b. Variance requested To be allowed (1) ground sign @ 22 square feet
2. Section 28-5(3) Variance requested To be allowed an additional wall sign @ 23.81 sqft.
3. Section _____ Variance requested _____
4. Section _____ Variance requested _____

IV. FEES AND DRAWINGS

A. FEES
 Single Family Residential (Existing) \$200 (With Violation) \$250 Single Family Residential (New) \$250
 Multiple/Commercial/Industrial \$300 (With Violation) \$400 Signs \$300 (With Violation) \$400
 House Moves \$300 Special Meetings (At discretion of Board) \$600

B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF
• Dimensioned Drawings and Plans • Existing & proposed distance to adjacent property lines
• Site/Plot Plan • Location of existing & proposed signs, if applicable
• Existing or proposed buildings or addition on the property • Floor plans & elevations
• Number & location of all on-site parking, if applicable • 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

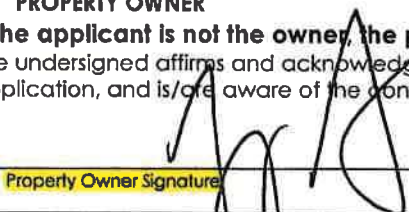

Applicant Signature

11/28/16
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.


Property Owner Signature

11/21/2016
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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**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:

Due to the size of the building and lot, there is a lack of identification with only being allowed (1) sign. Currently they have a permit for a wall sign that complies with the ordinance. They want to be allowed a ground sign in addition to the allowable wall sign. The proposed ground sign meets the ordinance requirements. The additional wall sign proposed is small at 23.81 sq.ft. and are just non-illuminated pin mounted letters. The sign is more for identification from the interior of the lot and not so much the road as this is located next to the front door.

- 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 requested variance is not self created. The ordinance was written to only allow (1) sign per parcel despite the size and shape of said parcel or building.

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.

Failure to grant relief won't prevent the use of the property but will be burdensome with only being allowed (1) sign. Many other businesses in the surrounding area have more than one sign.

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 proposed sign will not interfere with surrounding properties as the proposed ground sign complies with the ordinance and the additional wall sign is just non-illuminated letters located next to the front door.



August 1, 2016

Allied Signs Inc.
33650 Giftos
Clinton Township, Michigan 48035

RE: HOMEWOOD SUITES

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

The new wall sign of 65 square feet is approved

The ground sign is denied.
Sign Code Section 28-5(3) permits only one sign per parcel of property.

Should you wish to request consideration of a variance from the Zoning Board of Appeals you may do so by completing the application and submitting along with a \$300.00 fee to the Novi Community Development Department.

Should you have any questions please contact me at 248-347-0438 or jniland@cityofnovi.org

Sincerely,

CITY OF NOVI

Jeannie Niland
Ordinance Enforcement Officer

ALLIED SIGNS INC.

RECEIVED

DEC 01 2016

CITY OF NOVI
COMMUNITY DEVELOPMENT

November 30, 2016

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

RE: Hometown Suites, 26150 Town Center Drive

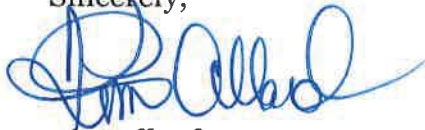
To Whom It May Concern:

Enclosed you will find (1) ZBA application with (1) set of drawings and (1) check in the amount of \$300.00 for the variance application fee.

Please place us on the next available meeting.

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

Sincerely,



Kim Allard
Kim@alliedsignsinc.com

Enclosures Check # 35035

Proposed sign

DETAILS - D/F MONUMENT SIGN

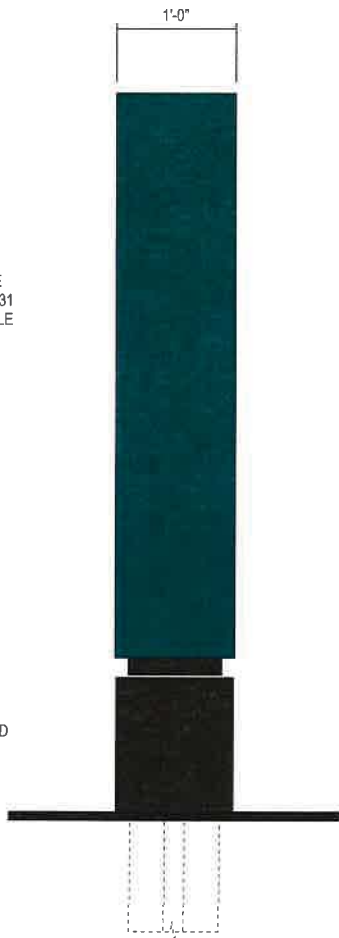


Note: Ground Signage requires a variance through the city of Novi.

FABRICATED D/F .063" (1.6mm) THK. ALUM. SIGN CABINET with ONE PIECE FILLER/RETAINER. PAINTED PMS 323C. PAINT FACE OF RETAINER PMS WARM RED. PAINT INTERIOR w/ STARBRITE LIGHT ENHANCING PAINT.

FLAT .150" (3.8mm) THICK SPARTECH SUNGARD #7328 WHITE POLYCARBONATE FACES w/ 1st SURFACE 3M (OR APPROVED EQUIV.) 3630-6949 TEAL GREEN TRANSLUCENT VINYL OVERLAY
- GRAPHICS COMPUTER CUT OUT & REVERSE WEEDED / WHITE SHOWS THRU. "DUCK" LOGO 3M (OR APPROVED EQUIV.) 3630-131 METALLIC GOLD VINYL APPLIED CUT OUT OPENING COPY & RULE LINES ARE WHITE.

SIGN FACES INTERNALLY ILLUMINATED w/ 800mA HI-OUTPUT FLUORESCENT DAYLIGHT LAMPS.



RECESSED .063" (1.6mm) THK. ALUM. REVEAL - PAINTED TO MATCH PMS 419 DARK GREY (SATIN FINISH)

FABRICATED .063" (1.6mm) THK. ALUM. BASE/COVER - PAINTED TO MATCH PMS 419 DARK GREY (SATIN FINISH)

UNDERGROUND ELECTRICAL SERVICE TO SIGN BY OTHERS. SIGN CONTRACTOR TO MAKE FINAL CONNECTION AS DETERMINED BY LOCAL SIGN ORDINANCES.

TS 2" x 2" x .187" (50.8mm x 50.8mm x 4.8mm) STEEL SUPPORT.

9" (228.6mm) DIA. x 3'-0" (914.4mm) DEEP CONCRETE PIER FOUNDATION. FOUNDATION SET 2" (50.8mm) BELOW GRADE.

ALL ILLUMINATED SIGNAGE REQUIRE THE CLIENT'S ELECTRICIAN TO FURNISH & INSTALL A COMPLETE PHOTOCELL AND/OR TIME CLOCK TO ALLOW SIGNS TO OPERATE AT DESIGNATED INTERVALS. HOWEVER, SIGN SHALL NEVER OPERATE ON A 24/7 BASIS.

D/F MONUMENT SIGN @ 6'-0" OAH
Scale: 1" = 1'

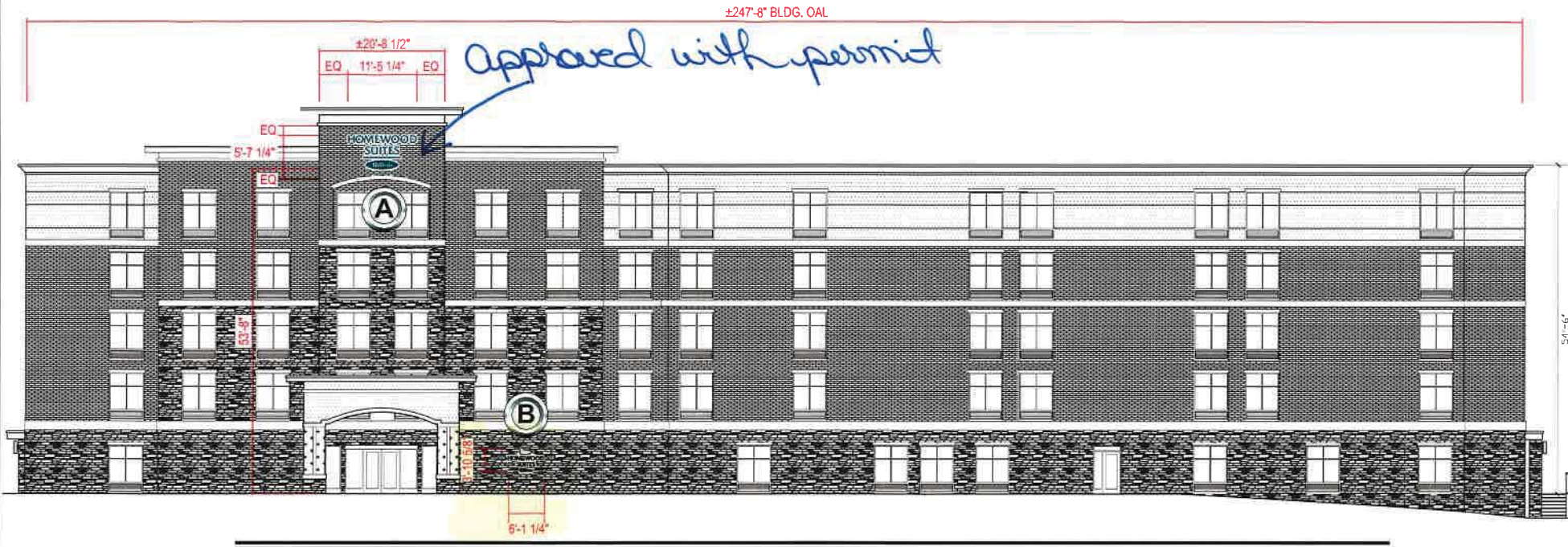


Date:	12-09-15	Project Name:	HOMEWOOD SUITES
Scale:	NTS	Address:	26150 Town Center Drive
Drawn:	E. Tiedra	City / State / Zip:	Novi, MI
Sales:	Brenda H.	Client Approval:	Date:

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No.	Designer	Date	Revision Notes	No.	Designer	Date	Revision Notes
1	Rodrig B.	12-10-15	Refer to pathfinder for details.	7			
2				8			
3	FLH	07-07-16	Refer to pathfinder for details.	9			
4	JJ	08-04-16	Refer to PATH-FINDER for details.	10			
5				11			
6				12			

DESIGN DRAWING 5 of 5
Request Number: DEV-HMST-00101-R4
File Location: W:\Homewood Suites\Art\Drawings\DEV-HMST-00101



SOUTH ELEVATION @ ILLUMINATED CHANNEL LETTERS & PLAQUE SIGN

Scale: 1/16"=1'-0"

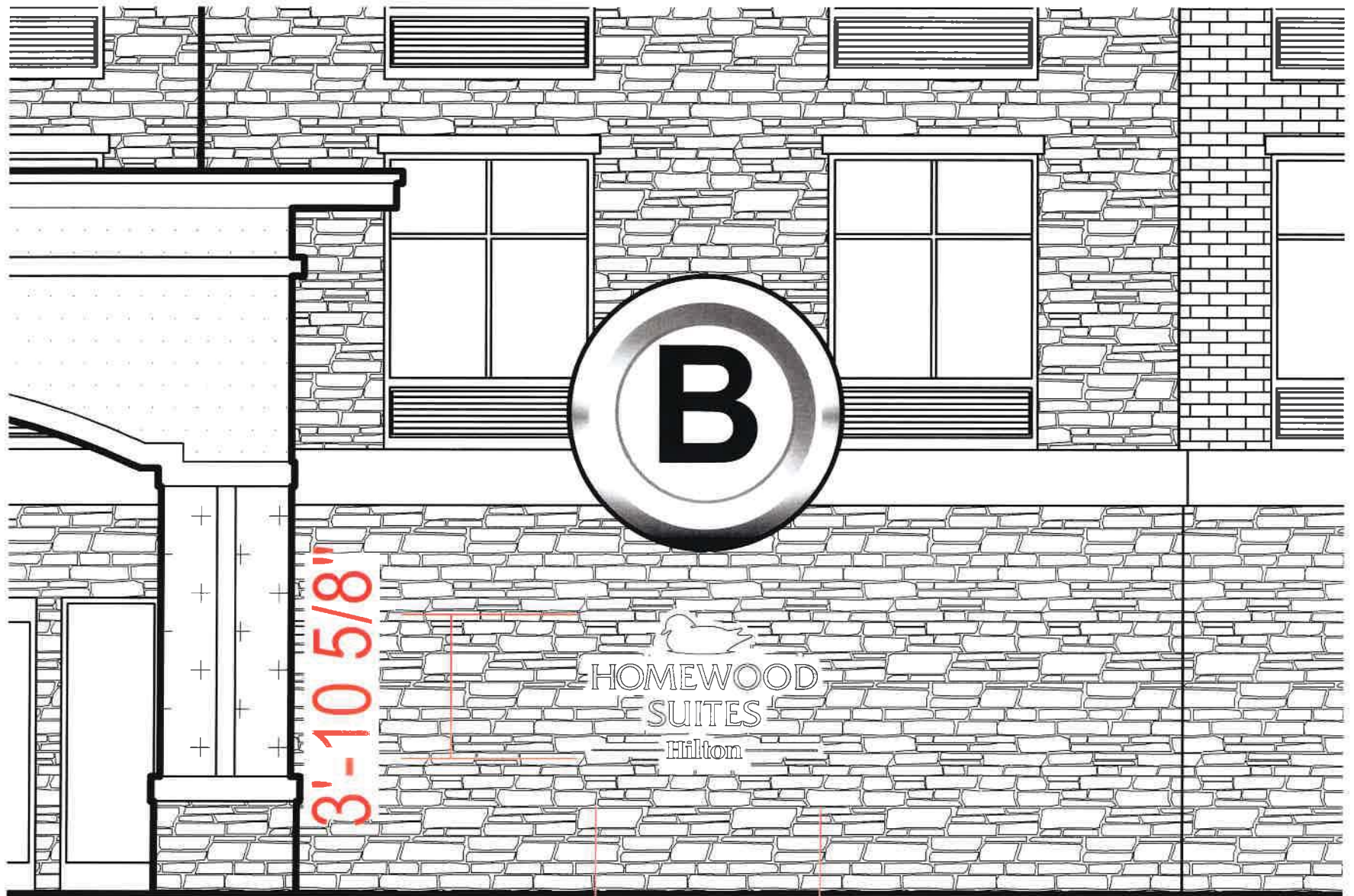


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Drawn:	E. Tiedra	City / State / Zip:	Novi, MI
Sales:	Brenda H.	Client Approval:	Date:

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1	Rodel B.	12-10-15	Refer to pathfinder for details.	7			
2				8			
3	FLH	07.27.16	Refer to pathfinder for details.	9			
4	JJ	08-24-16	Refer to PATHFINDER for details.	10			
5				11			
6				12			

DESIGN DRAWING 2 of 5
Request Number: DEV-HMST-00101-R4
File Location: W:\Homewood Suites\ArtDrawings\DEV-HMST-00101



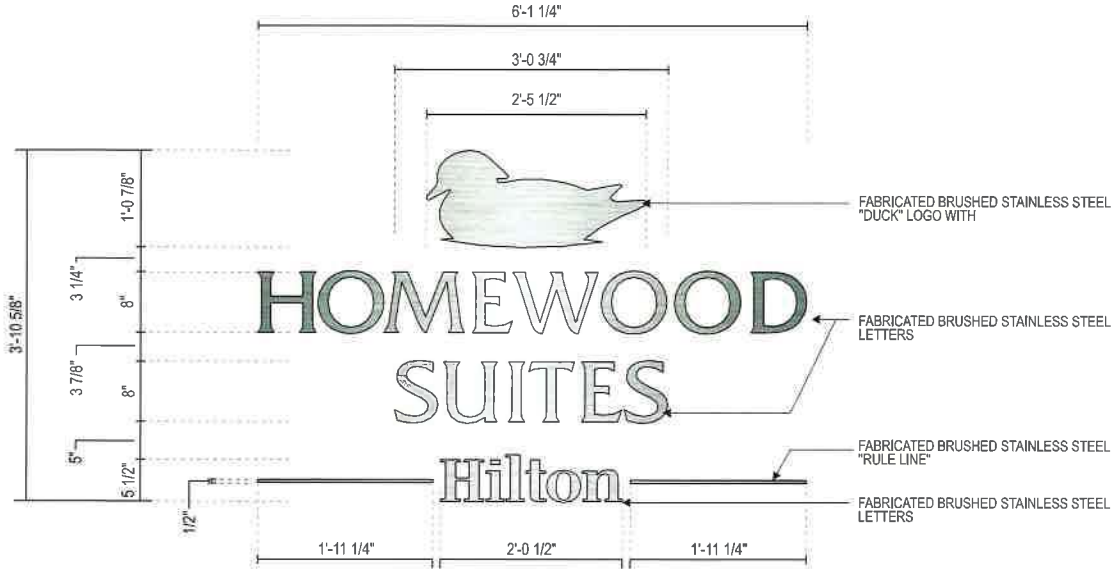
B

HOMWOOD
SUITES
Hilton

3'-10 5/8"

6'-1 1/4"

Up close view



B FRONT VIEW @ FCO BUILDING LETTERS
 Scale: 3/4"=1'-0" **23.81 SQ. FT.**

LETTER DETAIL

3/8" (9.5mm) DEEP FABRICATED BRUSHED STAINLESS STEEL GRAPHICS.
 MOUNT TO WALL WITH ALL-THREAD STUDS & SILICONE ADHESIVE.



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Sales:	Brenda H.	Client Approval:	Date:

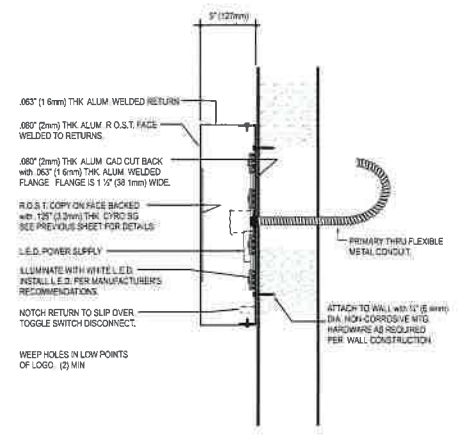
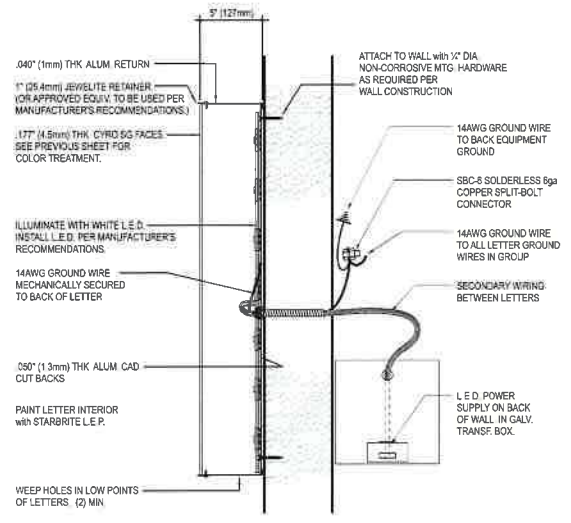
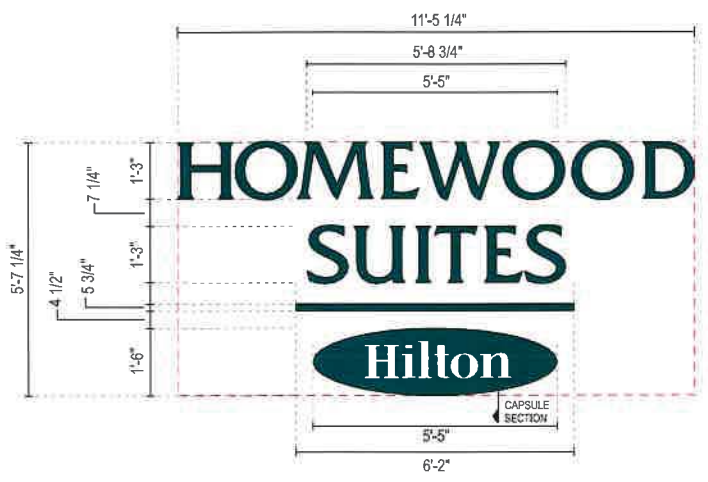
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6				12			

DESIGN DRAWING 4 of 5
Request Number: DEV-HMST-00101-R4
File Location: W:\Homewood Suites\ArtDrawings\DEV-HMST-00101

This sign is currently permitted.

DETAILS - CHANNEL LETTERS



A FRONT VIEW @ CHANNEL LETTERS
Scale: 3/8"=1'-0" **64.5 SQ.FT**

LOGO and LETTER SECTION
(REMOTE POWER SUPPLY)

CAPSULE SECTION
(SELF-CONTAINED POWER SUPPLY)

LIGHT COLORED BUILDING TEAL DAY / WHITE NIGHT

- 5" (127mm) DEEP CHANNEL LETTERS w/ REMOTE POWER SUPPLIES.
- .040" (1mm) THK. ALUM. RETURNS with .050" (1.3mm) THK. ALUM. CAD CUT BACKS. RETURNS PAINTED PMS 323C.
- .177" (4.5mm) THK. CYRO SG WRT31 WHITE FACES w/ 1st SURFACE 3M (OR APPROVED EQUIV. VDN 12661 TEAL DUAL COLOR VINYL. 1" (25.4mm) GOLD JEWELITE (OR APPROVED EQUIV.) RETAINER TO BE USED PER MANUFACTURER'S RECOMMENDATIONS.
- .080" (2mm) THK. ALUM. R.O.S.T. CAPSULE FACE and .063" (1.6mm) THK. ALUM. RETURNS PAINTED PMS 323C.
- R.O.S.T. COPY BACKED UP w/ .125" (3.2mm) THK. CYRO SG WRT31 WHITE ACRYLIC.
- ILLUMINATE WITH WHITE L.E.D.'s TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
- L.E.D. POWER SUPPLIES (REMOTE BEHIND WALL).

ALL ILLUMINATED SIGNAGE REQUIRE THE CLIENT'S ELECTRICIAN TO FURNISH & INSTALL. A COMPLETE PHOTOCELL AND/OR TIME CLOCK TO ALLOW SIGNS TO OPERATE AT DESIGNATED INTERVALS. HOWEVER, SIGN SHALL NEVER OPERATE ON A 24/7 BASIS.



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DESIGN DRAWING 3 of 5
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W:\Homewood Suites\Art\Drawings\DEV-HMST-00101