



cityofnovi.org

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department

Case No. PZ13-0057 27795 Novi Rd - Jared Jewelers

Location: 27795 Novi Road

Zoning District: RC, Regional Center District

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow an third wall sign of 56 square feet located on the west side of a retail tenant suite. The property is located north of I-96 and south of Twelve Mile Road. Previous variance 02-009 approved a second wall sign of 60 sq. ft. on the south elevation.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) permits a single wall sign for each business storefront in the RC, Regional Center District.

City of Novi Staff Comments:

The applicant is requesting approval for installation of a third wall sign for an existing retail business. The applicant is entitled to a single wall sign under the Novi Sign Ordinance. A previous variance 02-009 allowed installation of a second wall sign on the south elevation. The applicant is requesting to install a third 56 square foot wall sign on the west side (rear of building) facing West Oaks II Shopping Plaza. Staff cannot support the request as the failure to grant relief will not 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.

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_____.



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

For Official Use Only

ZBA Case No: P2130057 ZBA Date: NOV 19 Payment Received: \$ 300 (Cash)

Check # 9033 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 Patrick Stieber Date 9/9/13

Company (if applicable) Allied Signs, Inc.

Address* 33650 Giftos City Clinton Twp. ST MI ZIP 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 Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: Jared Jewelers, 27795-A Novi Road ZIP 48375

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

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

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

5. Property Owner Name (if other than applicant) Ramco-Gershenson

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(3) Variance requested additional wall sign on the west elevation
2. Section _____ Variance requested _____
3. Section _____ Variance requested _____
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.



A Subsidiary of
Ramco-Gershenson Properties Trust
(NYSE: RPT)

31500 Northwestern Highway
Suite 300
Farmington Hills, MI 48334
248-350-9900 Phone
248-350-9925 Fax

August 16, 2013

Kemal Sulejmanagic
Project Manager
Ruggles Sign Co.
308 Crossfield Drive
Versailles KY 40383

Phone: 859 879 1199 x 115
Fax: 859 873 1697
E-mail: kemal@rugglessing.com

48501 West Oaks II F-100
d/b/a Jared, The Galleria of Jewelry
27795-A Novi Road
Novi MI 48377

Reference: Tenant Signage

Type of Signage: Temporary (Term less than 1 year) Permanent (Term greater than 1 year)

Sign Drawings, for the above referenced location, have been received and reviewed for compliance with Landlord's sign criteria and is returned as follows:

- A. Approved, ready for fabrication
- B. Approved as noted. Please make changes as noted and resubmit final drawing for record.
- C. Revise and resubmit. Sign drawing must be revised and resubmitted for approval.

Note: Signage may not be installed without Landlord's approval.

The Tenant is responsible for informing the vendor of pertinent lease requirements, as well as assuring that all governmental codes and approvals are met for the fabrication and installation of the signage. Signage may not be installed without the following items being met:

- Sign installation company is to provide a copy of Sign Permit and Certificate of Insurance to the Landlord prior to installation.
- Certificate of Insurance from sign installation company to name Landlord and associated entities and agents as an "additional insured" party. Landlord not to be named as the certificate holder.
- Permit and Notice of Commencement are to have tenant named as the owner of the sign only. Tenant is the "Owner in lease"; Landlord is the Owner "in fee simple" of the entire property.
- Sign installation shall not interfere with the regular operation of the shopping center.

If you have any questions or require further assistance, please do not hesitate to call me at (248) 592-6336.

Respectfully,

Ramco-Gershenson, Inc.

Rick Raleigh / ca

Tenant Coordinator

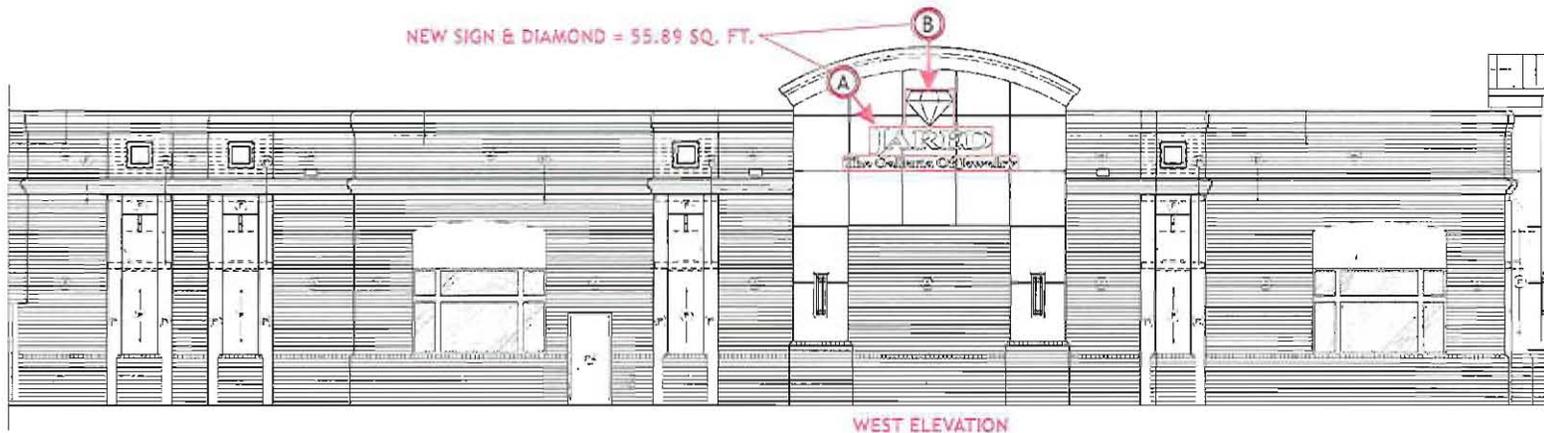
Enclosure

cc: Jennifer MacKay, via email
Brian Blizzard, via email
Records

STOREFRONT ELEVATION
Scale: N.T.S.



EAST ELEVATION



WEST ELEVATION

- A** J30-9FL Qty - 1
- B** J48D1A Qty - 1

Ruggles
SIGN COMPANY
108 Crossfield Drive
Versailles, KY 40383
Phone: (859) 879-1199
Fax: (859) 879-8603
www.rugglessign.com



The Galleries Of Jewelry

Store# 492
Space#
WEST OAKS II
43526 WEST OAKS DRIVE
NOVI, MI 48377

CUSTOMER APPROVAL

Customer Signature _____ Date _____
Copy, Colors and Sizes

**RUGGLES SIGN COMPANY DOES NOT PROVIDE
PRIMARY ELECTRICAL TO SIGN LOCATION
RESPONSIBILITY OF OTHERS!**

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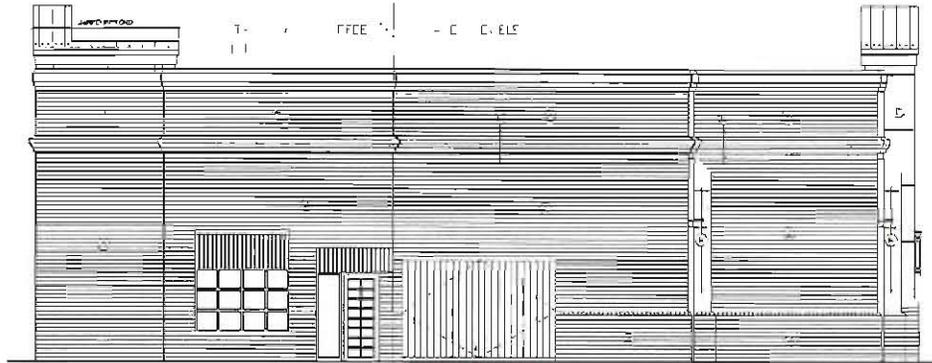
Submittal Date: 08/08/13
Plan Issue/Rev Date:
Acct Rep: Kemal Sulejmanovic
Designer: Derek Couch

REVISIONS

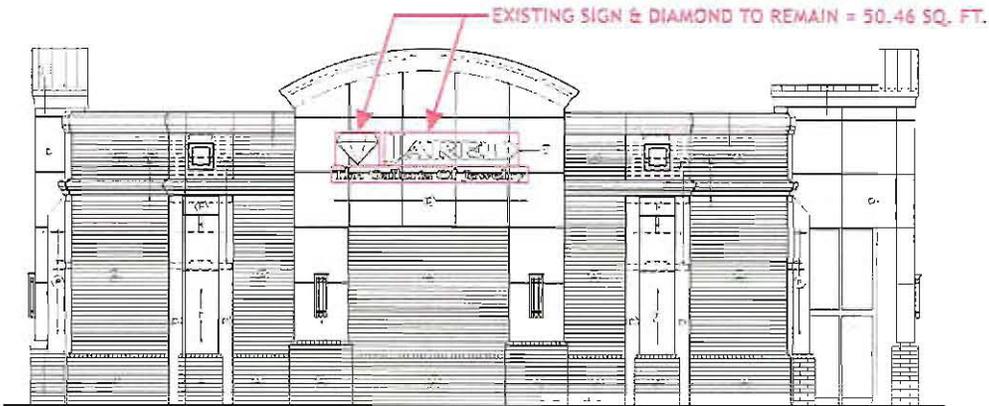
r1: 09/24/13 r5: _____
r2: _____ r6: _____
r3: _____ r7: _____
r4: _____ r8: _____

STOREFRONT ELEVATION

Scale: N.T.S.



NORTH ELEVATION



SOUTH ELEVATION

- A J30-9FL
Qty - 1
- B J48DIA
Qty - 1



Ruggles
SIGN COMPANY

308 Crossfield Drive
Versailles, KY 40383

Phone: (859) 879-1198
Fax: (859) 879-8683

www.rugglessign.com



INSPIRED
By the Best of the Best

Store# 492
Space#

WEST OAKS II
43526 WEST OAKS DRIVE
NOVI, MI 48377

CUSTOMER APPROVAL

Customer Signature _____ Date _____
Copy, Colors and Sizes

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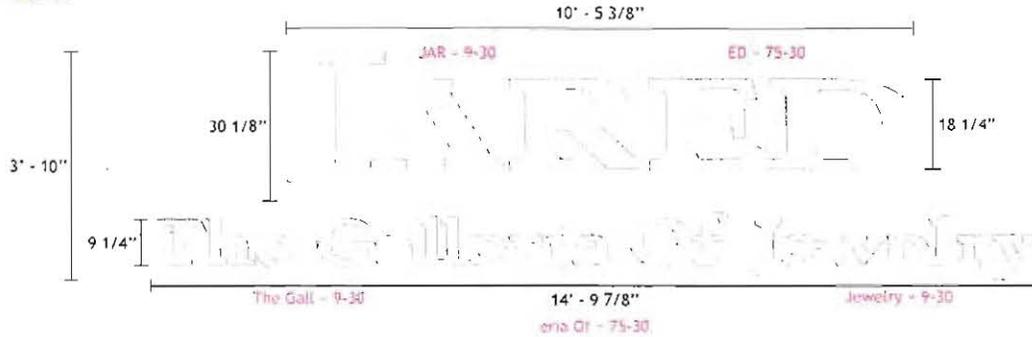
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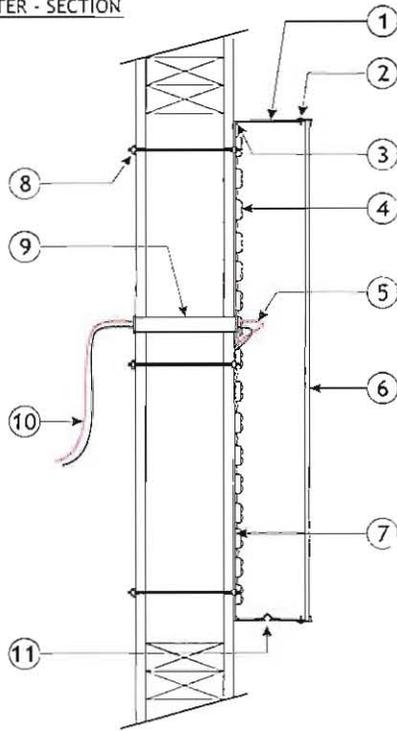
REVISIONS

- r1: 09/24/13 r5: _____
- r2: _____ r6: _____
- r3: _____ r7: _____
- r4: _____ r8: _____

A FACE LIT CHANNEL LETTERS - ELEVATION
Scale: 1/2" = 1' - 0"



A FACE LIT LETTER - SECTION
Scale: N.T.S.



FACE LIT LETTER - DETAILS

- ① 4 1/4" DEEP x .063 ALUMINUM LETTER RETURNS PAINTED BLACK CHERRY, SW #GF5 - 95955
- ② 1" TRIM CAP PAINTED BLACK CHERRY. SW #GF5 - 95955
- ③ LETTER RETURNS & BACKS ARE WELDED TOGETHER AROUND THE ENTIRE PERIMETER OF LETTER
- ④ 'SLOAN MINI' 6800K WHITE LED UNITS TO ILLUMINATE LETTERS, WITH (4) 'SLOAN MOD 60' POWER SUPPLIES. 4 AMPS EACH SIGN
- ⑤ ELECTRICAL WIRING FOR LED UNITS
- ⑥ 3/16" THICK, WHITE 7328 ACRYLIC LETTER FACES
- ⑦ .090 ROUTED ALUMINUM LETTER BACKS, ALL INTERIOR SURFACES OF LETTERS ARE PAINTED HIGH GLOSS WHITE
- ⑧ 10-24 RIVET NUT, WITH 3/16" ALL THREAD ROD AND 10-24 WIZ NUT FASTENERS BEHIND WALL
- ⑨ 3/8" RIGID CONDUIT THRU WALL SECTION
- ⑩ LED WIRING TO PRIMARY ELECTRICAL SOURCE & SERVICE DISCONNECT SWITCH (BY OTHERS) AND TO REMOTELY LOCATED LED POWER SUPPLIES (FIELD CONDITIONS TO DETERMINE EXACT LOCATION)
- ⑪ DRAIN HOLE IN BOTTOM OF LETTER RETURN WITH LIGHT COVER

Ruggles
SIGN COMPANY
308 Crossfield Drive
Versailles, KY 40383
Phone: (502) 879-1199
Fax: (502) 879-8683
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The Galleries at West Oaks II

Store# 492
Space#
WEST OAKS II
43526 WEST OAKS DRIVE
NOVI, MI 48377

CUSTOMER APPROVAL

Customer Signature _____ Date _____
Copy, Colors and Sizes

**RUGGLES SIGN COMPANY DOES NOT PROVIDE
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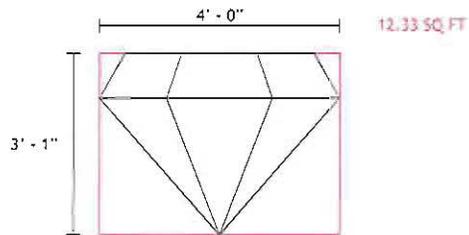
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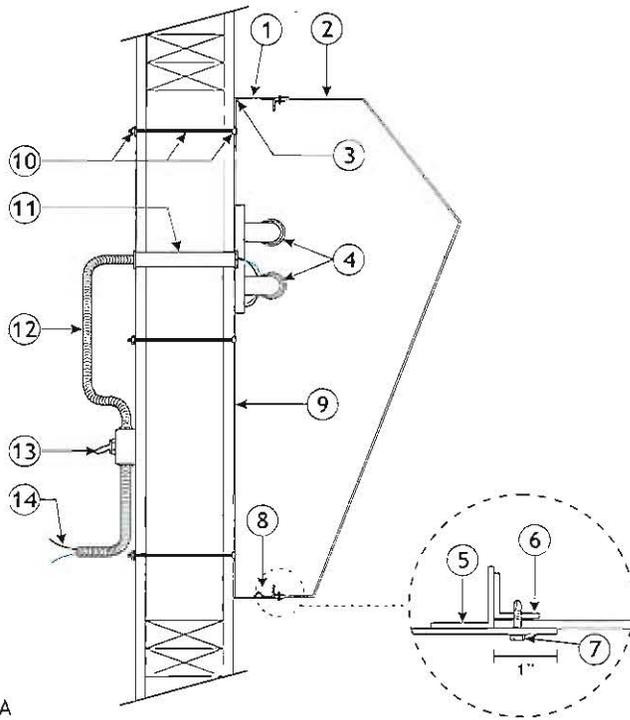
REVISIONS

r1: 09/24/13 r5: _____
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r3: _____ r7: _____
r4: _____ r8: _____

B FACE LIT DIAMOND FIXTURE - ELEVATION
Scale: 1/2" = 1' - 0"



B FACE LIT DIAMOND FIXTURE - SECTION
Scale: N.T.S.



FACE LIT DIAMOND - DETAILS

- ① 4" DEEP x .090 ALUMINUM DIAMOND RETURNS PAINTED MATTE WHITE
- ② WHITE ACRYLIC DIAMOND COVER, SECURED TO ALUMINUM RETURN WITH SMALL SELF-TAPPING SCREW, PAINTED MATTE WHITE
- ③ ALUMINUM RETURNS & BACKS ARE WELDED TOGETHER AROUND THE ENTIRE PERIMETER OF LETTER
- ④ ADVANCE RC-2585-TP RAPID START BALLAST, WITH (2) H.O. COOL WHITE FLUORESCENT LAMPS
- ⑤ 1" ALUMINUM ANGLE WELDED TO INSIDE OF RETURN 1" BACK FROM THE FRONT EDGE OF RETURN
- ⑥ ALUMINUM ANGLE ATTACHED TO INSIDE EDGE OF ACRYLIC DIAMOND WITH VHB DOUBLE SIDED TAPE
- ⑦ SMALL SELF TAPPING SCREW THRU ALUMINUM RETURN, ACRYLIC DIAMOND AND ANGLE INSIDE DIAMOND
- ⑧ DRAIN HOLE IN BOTTOM OF LETTER RETURN WITH LIGHT COVER
- ⑨ .090 ROUTED ALUMINUM DIAMOND BACK, ALL INTERIOR SURFACES PAINTED HIGH GLOSS WHITE
- ⑩ 10-24 RIVET NUT, WITH 3/16" ALL THREAD ROD AND 10-24 WIZ NUT FASTENERS BEHIND WALL
- ⑪ 1/2" RIGID CONDUIT THRU WALL SECTION
- ⑫ 1/2" FLEX CONDUIT TO CONTAIN ELECTRICAL WIRING
- ⑬ SERVICE DISCONNECT SWITCH BY OTHERS (EXACT LOCATION DETERMINED BY FIELD CONDITIONS)
- ⑭ ELECTRICAL WIRING TO PRIMARY ELECTRICAL SOURCE (BY OTHERS) AND TO REMOTELY LOCATED TRANSFORMERS (FIELD CONDITIONS TO DETERMINE EXACT LOCATION)

J48D1A

Ruggles
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Fax: (859) 879-6683
www.rugglessign.com



WEST OAKS II
43526 WEST OAKS DRIVE
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Store# 492
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CUSTOMER APPROVAL

Customer Signature _____ Date _____
Copy, Colors and Sizes

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12 MILE RD. 27795 Novi Rd. Novi, MI 48377, USA

Novi Rd

JAREDS

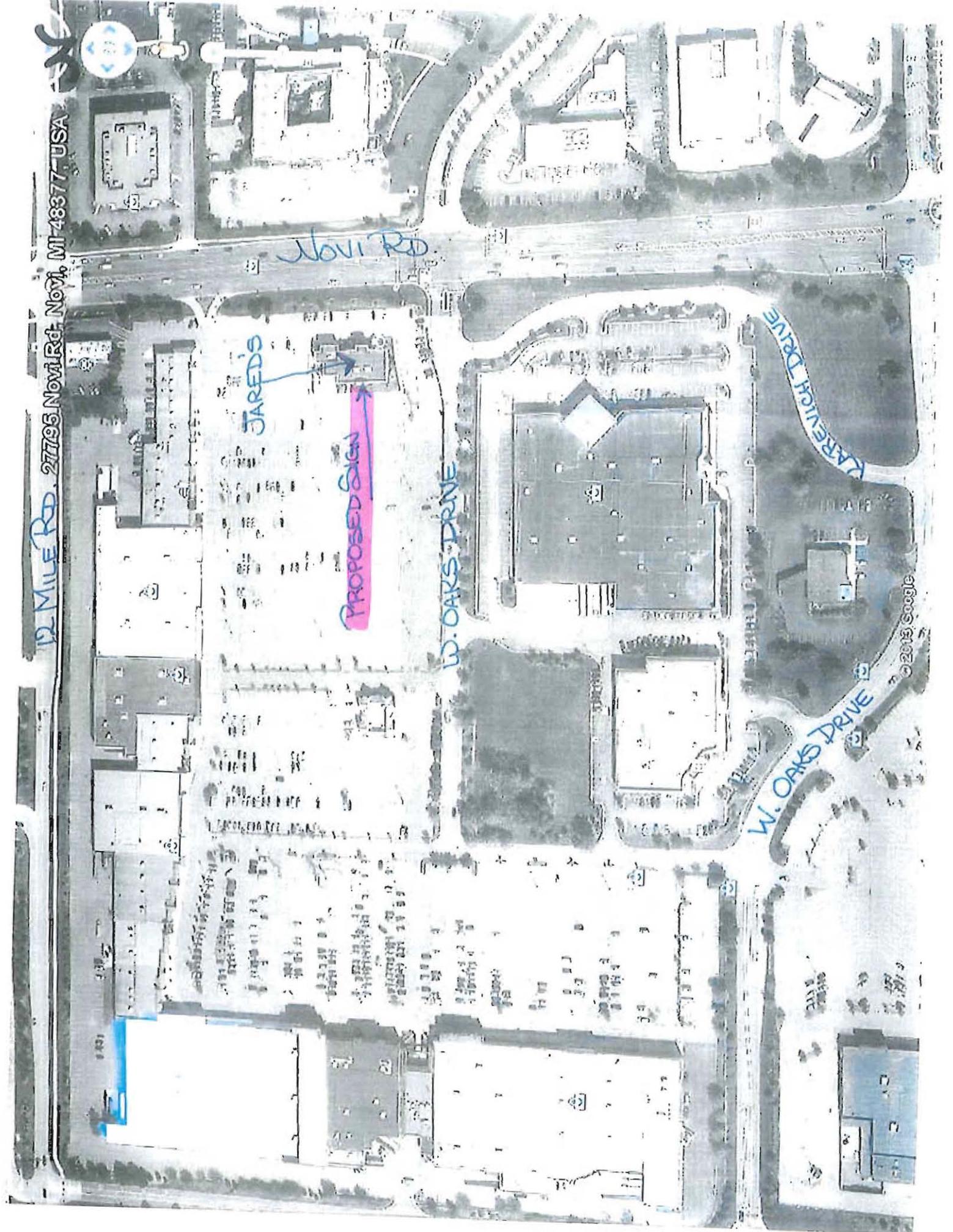
PROPOSED SIGN

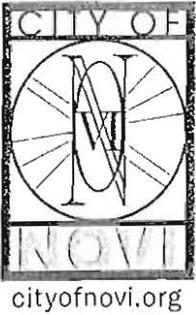
W. OAKS DRIVE

JARENGH DRIVE

W. OAKS DRIVE

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September 11, 2013

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

RE: JARED – 27795 NOVI ROAD SUITE A

The sign permit application for the above location has been reviewed and denied.

Sign Code Section 28-5 (3) permits only one sign per building. There currently exist two signs for this building which were both approved by a Zoning Board of Appeals variance.

The "diamond" logo that currently exists on the west wall of the building was erected without a permit and is not permitted. This diamond must be removed or a variance obtained from the Zoning Board of Appeals.

Should you wish to request consideration of a variance from the Zoning Board of Appeals you may contact the board secretary, Angie Pawlowski, at 248-347-0459. A new drawing showing the total square footage including the "diamond" logo for this sign must be provided so that the square footage calculation can be determined.

Please feel free to contact me at 248-347-0438 if you have any questions.

Sincerely,

CITY OF NOVI

A handwritten signature in cursive script, appearing to read "Jeannie Niland".

Jeannie Niland
Ordinance Enforcement Officer