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

For Official Use Only
ZBA Case No. 140007  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 (APPLICANT)  Date: 2-24-14
Company (if applicable) TSPR APPRENTICE, LLC
Address: 12800 LARGO PARK DR. NOVI, MI 48162  ST. MI ZIP 48162
Applicant's E-mail Address: R.JONES@KINGVENTURE,COM
Phone Number (248) 357-6164  FAX Number (248) 357-6164

Request is for:
- Residential Construction (New/Existing)
- Vacant Property
- Commercial
- Signage

1. Address of subject ZBA case: 12800 GRAND RIVER ZIP 48162
2. Sidewall Number: 6022 - 1 - 17 - 2 - 26 - 010 may be obtained from Assessing Department (248) 347-0485
3. Is the property within a Homeowner's Association jurisdiction? Yes [ ] No [x]
4. Zoning: [ ] RM-1 [ ] RM-2 [ ] MH [ ] OS-1 [ ] OS-2 [ ] OS-C [ ] OTHER
5. Property Owner Name (if other than applicant) WEST MARKET SOURCES, LLC
6. Does your appeal result from a Notice of Violation or Citation issued? [ ] Yes [x] No
7. Indicate ordinance section(s) and variances requested:
   a. Section 2B-5,2)A.2)lVariances requestedG R O U N D S I G N I A A X I M A L H E I G H T 5'
   b. Section ___________________ Variance requested
   c. Section 2B-8,2B-1)lVariances requestedPREVIOUSLY APPROVED AT ZBA ON
   d. 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 setbacks.
   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):

STATE THE ADDED HEIGHT IS REQUIRED DUE TO THE FOLLOWING PRACTICAL DIFFICULTIES: WEARING, EAST BOUND ON CURB BLOCK THE SIGNS VISIBILITY WEARING WEST BOUND THE PARKED VEHICLE 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 SIGN CASES ONLY: PARKING VEHICLES FOR LONG PERIODS OF TIME WHICH BLOCS 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 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

Applicant's Signature: ____________________________ Date: ___-___-___

Property Owner's 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 terms and conditions:

Chairperson, Zoning Board of Appeals: ____________________________ Date: ___-___-___
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 Pillian
**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.

**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.

**COLORS SCHEDULE**

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