



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

Case No. PZ13-0014 26401 Novi Road (Qdoba Mexican Grill)

Location: 26401 Novi Road, Suite A

Zoning District: TC, Town Center District

The applicant is requesting a rehearing for the variance request from Section 28-5(3) of the Novi Sign Ordinance to allow a second wall sign of 37.5 square feet for a proposed new restaurant. The property is located west of Novi Road, and north of Grand River Avenue. The request was denied on May 14, 2013.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCE, Section 28-5(3) permits a single sign to be installed at this restaurant location.

City of Novi Staff Comments:

The applicant is requesting approval for installation of second wall sign for a restaurant business with an outside entrance and within a new retail center. The business is allowed and has been granted approval for a single 37.5 square foot wall sign (max. 65 square feet allowed). The requested second sign on the south elevation would also be 37.5 square feet. The applicant is requesting a rehearing of this case.

Standards for Granting a Sign Variance

- 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 because_____.
- 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_____.



#300



cityofnovi.org

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

For Official Use Only

ZBA Case No: P213-0014 ZBA Date: 4/9/13 Payment Received: \$ 300 (Cash)
 Check # 2199 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 RICHARD WALTER Date 11/20/2012
 Company (if applicable) R&R Walter Associates
 Address* 50206 DENNIS CT City WYOMING ST MI ZIP 48392
*Where all case correspondence is to be mailed.
 Applicant's E-mail Address: SIGNPEOPLE@SBCGLO346.NET
 Phone Number: (248) 669-3131 FAX Number () _____

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: (Fondra &) NORT RD, STE. D # 26401 ZIP TE Zoned

2. Sidwell Number: 5022-15-476-042 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 OSC OST OTHER

5. Property Owner Name (if other than applicant) Veusa Development

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)b3 Variance requested ZND SIGN
2. Section 28-5(3)f Variance requested _____
3. Section 28-5(3)g,h,1 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.

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

ATTACHED

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:

ATTACHED

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.

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

Richard M. Wald
Applicants Signature

12-20-2012
Date

ATTACHED
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:

AK
Chairperson, Zoning Board of Appeals

5-14-13
Date

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

ATTACHED

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:

ATTACHED

SIGN CASES ONLY:

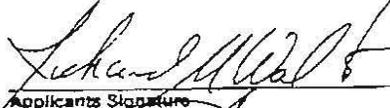
Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten (10) days before the scheduled ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next scheduled ZBA meeting, or cancelled. A mock-up sign is **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.

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.

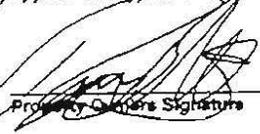
PLEASE TAKE NOTICE:

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


Applicants Signature

12-20-2012
Date


Property Owners Signature

2-6-2015
Date

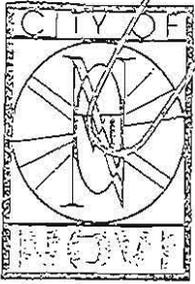
DECISION ON APPEAL

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



cityofnovi.org

February 15, 2013

R&B Walter Associates
The Sign People
50206 Dennis Court
Wixom, Michigan 48393

RE: QDOBA MEXICAN GRILL – 26401 NOVI ROAD – SUITE D

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

Sign Code Section 28-5(3) permits only one sign for this property.
A sign permit has previously been approved for this location.

Your application for consideration of a variance from the Zoning Board of Appeals has been received.

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

Sincerely,

CITY OF NOVI

Jeannie Niland
Ordinance Enforcement Officer

ZBA Appeal



Wednesday, May 15, 2013

Mr. Charles Boulard
Community Development Director
City of Novi
45175 West Ten Miles Road
Novi, Michigan 48375
Phone: (248) 347-0423

RE: Qdoba Mexican Grill #002823 – 26401 Novi Road, Novi, MI 48375
Case Number: #PZ13-0014

Mr. Boulard,

I am writing to request reconsideration of the Zoning Board of Appeals (ZBA), per my conversation with you and Ms. Saarela (City Attorney) after the ZBA Meeting on Tuesday, May 14, 2013. In recap, the board issued a motion to denial regarding Qdoba Restaurant Corporation pursuit of Section 28-5(3) of the Novi Sign Ordinance for the addition of a second wall sign at the above-mentioned new restaurant location. Please be advised that the applicant that represented our variance did not represent Qdoba Restaurant Corporation to its fullest and I feel the lack of certain information influenced the board decision.

A review of the information presented at the ZBA Meeting would be ideal, but I would like to address additional information supporting our request that wasn't addressed. The pursuit of our sign permit for a second wall sign at our tenant space within the re-development project at the intersection of Novi Road & Fonda Street (Crescent Boulevard) is based upon a uniqueness of this property. This uniqueness does not result from conditions that currently exist, but future development of this area. In brief detail, I will advise on some additional information that may be helpful to our project for a reconsideration of this variance.

Directly behind the re-development of the former "Big Boy" Restaurant lies a concrete pad and a vacant parking lot of the former Novi Expo Center. This 25-acre tract is set for \$100-million redevelopment project consisting of a commercial building and major hotel chain, per announcement on Wednesday, April 3, 2013. In addition, the second street frontage of our location, Fonda Street, will be undertaking a re-imaging. As you are aware, the Crescent Boulevard Extension project will be tying Crescent Boulevard between Grand River Avenue and Novi Road, providing a new thoroughfare or bypass for the residents/travelers of Novi. With this new information, in addition to the variance package previously submitted, an additional sign will allow not only brand recognition, but promote the occupancy use of the tenant space and allow people to recognize the tenant as a restaurant rather than an retail building without wasted revenue.

If you should have any additional questions and/or comments regarding this letter and/or any additional information being required, please do not hesitate to contact me directly on my cell at (303) 807-2277. Thank you for your time and patience with this request.

Sincerely,


Chuck A. Pollard

CONSTRUCTION MANAGER

QDOBA RESTAURANT CORPORATION

CELL: (303) 807-2277

CC: File



Qdoba® Restaurant Corporation
4865 Ward Road, Suite 500 • Wheat Ridge, CO 80033-1902
Tel 720.898.2300 • Direct 720.898.2367 • Fax 720.898.2396
e-mail: chuck.pollard@qdoba.com • www.qdoba.com



East Elevation

Scale: 1/8"=1'-0"

City allows:
 1.25 sq. ft. per lf up to 65 sq. ft. max. 1 sign only otherwise
 variance required
 Awning logos count as a sign
 Window signs allowed up to 25% of glass, non illuminated only



Design No.:

11-0117r8

Date:

May 20, 2013

Sheet:

2 of 5

Location:

Novi Rd & Fonda St

City/State:

Novi Michigan

Contact Information:

Salesman:

Todd Hefner

Designer:

Trent Schultz

P817.625.4323 F817.625.2123

www.awningandsign.com

Final electrical connection note:

Customer is responsible for retaining a licensed electrician to complete final connection.

Printing Note: Illustration to be printed on 8 1/2" x 14" Legal paper.

The information contained in this Document

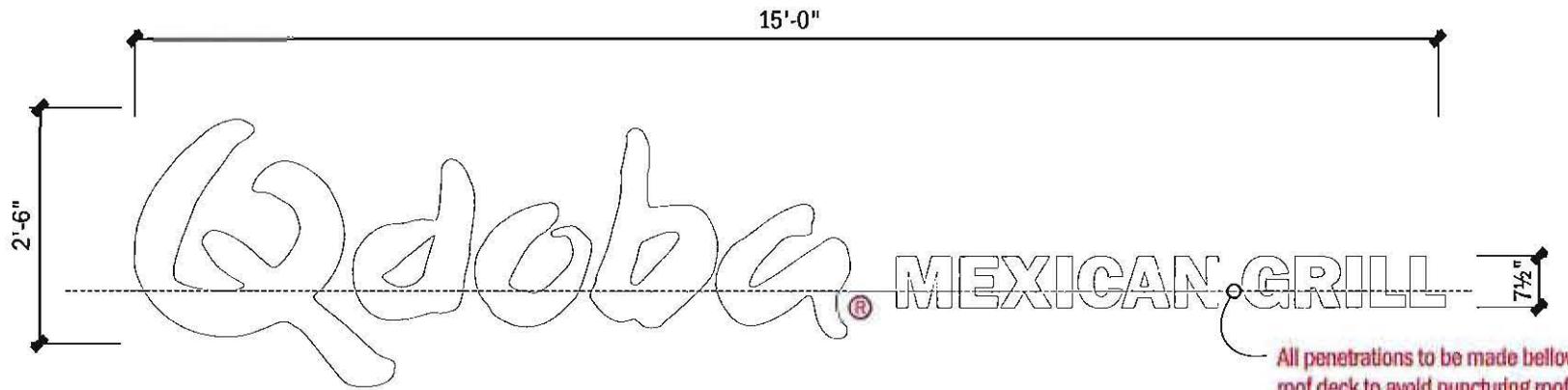
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Final Approvals

Customer:

Salesman:

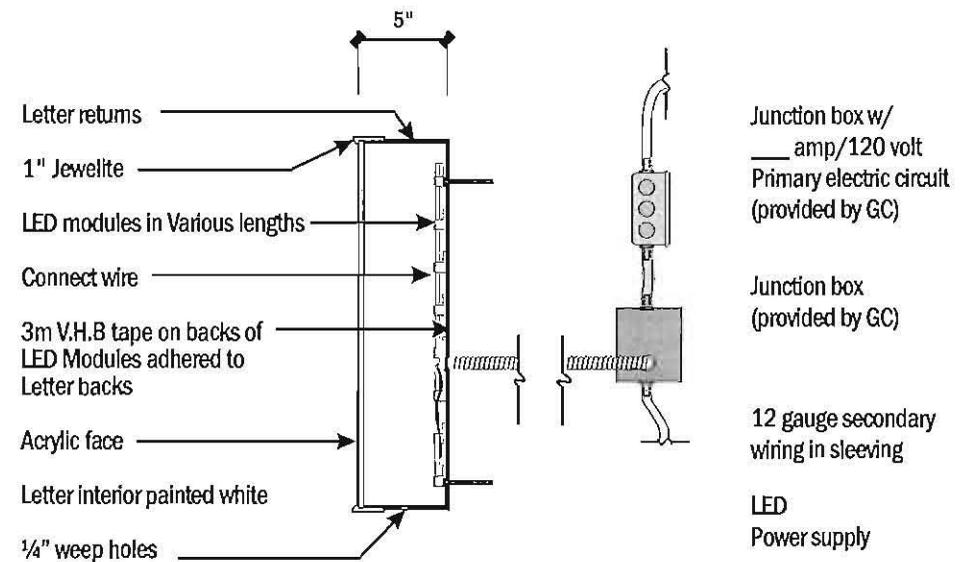
Project Manager:



Channel Letter Elevation - 37.5 sq ft

Scale: 1/2"=1'-0"

- Fabricated .063 aluminum backs with .040 pre-finished black returns
- White Plexiglas faces retained with 1" Black Jewelite retainers
- Internally Illuminated with White LED's
- UL labels required
- Registration mark: 1/4" Clear Lexan w/ 1st surface applied black vinyl Backed W/ White vinyl behind register only Mounted to back of letter



Scale: N/A



Design No.:

11-0117r8

Date:

May 20, 2013

Sheet:

3 of 5

Location:

Novi Rd & Fonda St

City/State:

Novi Michigan

Contact Information:

Salesman:

Todd Hefner

Designer:

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P:817.625.4323 F:817.625.2123

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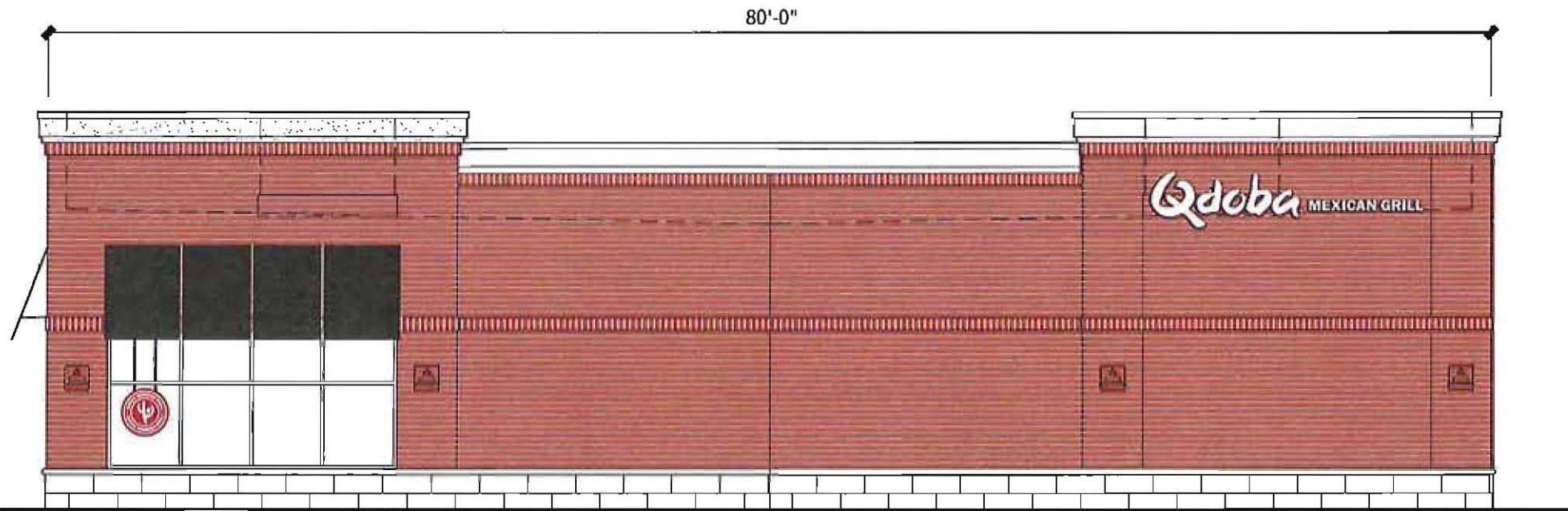
The information contained in this Document and the Design work are the sole Property of **National Awning & Sign, LLC** and may not be copied distributed or made available to others without expressed written consent of **National Awning & Sign, LLC**.

Final Approvals

Customer:

Salesman:

Project Manager:



South Elevation

Scale: 1/8"=1'-0"

City allows:
 1.25 sq. ft. per lf up to 65 sq. ft. max. 1 sign only otherwise
 variance required
 Awning logos count as a sign
 Window signs allowed up to 25% of glass, non illuminated only



Design No.: 11-0117r10
Date: May 20, 2013
Sheet: 3 of 5
Location: Novi Rd & Fonda St
City/State: Novi Michigan

Contact Information:
Salesman: Todd Hefner
Designer: Trent Schultz
P817.625.4323 F:817.625.2123
www.awningandsign.com

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Printing Note: Illustration to be printed on 8 1/2"x 14" Legal paper.

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Salesman:
Project Manager: