



# COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
(248) 735-5600 Facsimile  
[www.cityofnovi.org](http://www.cityofnovi.org)

## ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: March 14, 2017

REGARDING: 39475 Ten Mile Road (PZ17-0007)

BY: Larry Butler, Deputy Director Community Development

### I. GENERAL INFORMATION:

#### Applicant

Euko Designs- Signs Inc.)

#### Variance Type

SIGN VARIANCE

#### Property Characteristics

Zoning District: Office Service  
Location: south of Ten Mile Road and west of Haggerty Road  
Parcel #: 50-22-25-226-019

#### Request

The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance; Sections 28-5(3) to allow three 20.65 square foot wall signs. This property is zoned Office Service (OS-1).

### II. STAFF COMMENTS:

The applicant is requesting three (3) wall signs on the existing bank building which will be undergoing remodeling. One sign would be located on each of 3 elevations (north, east and west). These signs would be in addition to the existing ground sign permitted by ordinance.

### 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. **PZ17-0007**, 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. **PZ17-0007**, 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



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## ZONING BOARD OF APPEALS APPLICATION

**APPLICATION MUST BE FILLED OUT COMPLETELY**

Application Fee: \_\_\_\_\_  
 Meeting Date: \_\_\_\_\_  
 ZBA Case #: **PZ**

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>			
PROJECT NAME / SUBDIVISION <b>COMERICA BANK</b>			
ADDRESS <b>39475 W 10 MILE RD.</b>		LOT/SIUTE/SPACE #	
SIDWELL # <b>50-22-25-226-019</b>		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY <b>10 MILE WEST OF HAGGERTY</b>			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input 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			
<b>II. APPLICANT INFORMATION</b>			
<b>A. APPLICANT</b>		EMAIL ADDRESS <b>SALES@EUKOSIGNS.COM</b>	CELL PHONE NO. <b>248-249-6593</b>
NAME <b>EUGENE DIACHENKO</b>		TELEPHONE NO. <b>248-478-1330</b>	
ORGANIZATION/COMPANY <b>EUKO DESIGN-SIGNS INC</b>		FAX NO. <b>248-478-5405</b>	
ADDRESS <b>24849 HATHAWAY</b>	CITY <b>FARMINGTON HILLS</b>	STATE <b>MI.</b>	ZIP CODE <b>48335</b>
<b>B. PROPERTY OWNER</b> <input type="checkbox"/> 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.	
ORGANIZATION/COMPANY <b>COMERICA BANK</b>		FAX NO.	
ADDRESS <b>13155 NOEL RD. STE. 100</b>	CITY <b>DALLAS</b>	STATE <b>TEXAS</b>	ZIP CODE <b>75240</b>
<b>III. ZONING INFORMATION</b>			
<b>A. ZONING DISTRICT</b>			
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____			
<b>B. VARIANCE REQUESTED</b>			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section _____ Variance requested _____			
2. Section _____ Variance requested _____			
3. Section _____ Variance requested _____			
4. Section _____ Variance requested _____			
<b>IV. FEES AND DRAWINGS</b>			
<b>A. FEES</b>			
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input checked="" type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600			
<b>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>			
<ul style="list-style-type: none"> <li>• Dimensioned Drawings and Plans</li> <li>• Site/Plot Plan</li> <li>• Existing or proposed buildings or addition on the property</li> <li>• Number &amp; location of all on-site parking, if applicable</li> </ul>		<ul style="list-style-type: none"> <li>• Existing &amp; proposed distance to adjacent property lines</li> <li>• Location of existing &amp; proposed signs, if applicable</li> <li>• Floor plans &amp; elevations</li> <li>• Any other information relevant to the Variance application</li> </ul>	



# 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

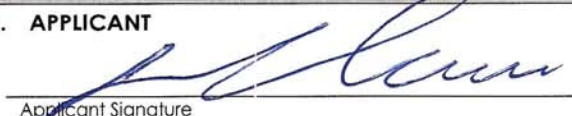
PLEASE TAKE NOTICE:

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

11-31-17  
\_\_\_\_\_  
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

\_\_\_\_\_  
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  
www.cityofnovi.org

## ZONING BOARD OF APPEALS VARIANCE APPLICATION CHECKLIST

The following items are required for a complete Variance application. Incomplete applications will be returned.

**Signed Application Form**

Complete the Zoning Board of Appeals application form. Application must be signed by the applicant and the property owner (if different).

**Response to Variance Review Standards – Dimensional, Use, or Sign**

Select the applicable Review Standards for the requested Variance and complete in full. Use additional paper if needed. If you don't know which Review Standards to complete, call the Community Development Department at 248.347.0415 for guidance.

**Dimensioned Site Plan (1 copy & 1 digital copy submitted as a PDF)**

- Existing or proposed buildings or additions on the property.
- Number and location of all on-site parking spaces.
- Existing and proposed distances to adjacent property lines.
- Location of existing and proposed signs, if applicable.
- Any other information relevant to the Variance application.

**Dimensioned Drawings and Plans (1 copy & 1 digital copy submitted as a PDF)**

- Floor plans and elevations with all proposed buildings and additions.
- All existing and proposed signs on the property (photographs may be used).
- For use variances, include floor plan showing the existing and proposed layout and functions of each area.
- For multi-family residential structures or projects, a summary showing the existing and proposed number of dwelling units by type (efficiency, one-bedroom, two-bedroom, etc.)

**Other Helpful Information – Optional (1 copy & 1 digital copy submitted as a PDF)**

- Photographs of the lot or structure that shows the special conditions or circumstances described in the application.
- Photographs or maps that show how other properties in the area enjoy the same type of property rights related to the Variance.
- Letters of support from the neighbors who would be most affected by your request.

**Fee** (make check payable to the City of Novi)

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

### Additional Information

In the course of reviewing the application, the Planning Department staff may request additional information from the applicant.

# EUKO

DESIGN/SIGNS Inc. 24849 Hathaway, Farmington Hills, MI 48335 Ph: 248-478-1330 Fax: 248-478-5405

January 31, 2017:

Dear Novi Zoning Board of Appeals Members,

On behalf of Comerica Bank, we are requesting a variance to allow three proposed wall signs at 39475 W. Ten Mile. Currently, the site has an existing monument sign and no wall signage. The building is being remodeled and we are requesting the variance based on the following reasons:

-The construction remodeling will include the addition of a tower, which is a standard for all new and refurbished Comerica Bank buildings. The corporate signage standard indicates to have wall signage on three sides of the tower, thus we hope to honor the corporate guidelines.

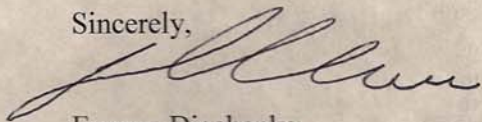
-Leaving one wall without a sign may indicate vacancy to the public, which would not be good. We feel three signs would balance the architectural accents of the tower.

-The bank's location is by a busy intersection and congested traffic area, so clearly identifying the bank with more signage will allow for people to find the bank more easily and safely.

-Other nearby businesses have been granted more signage, so we feel that it is only fair to grant Comerica Bank, a long-time business within the City of Novi, more signage as well.

The proposed signage will be constructed of high quality materials to industry standards. It will have a clean, corporate look in the community.

Sincerely,



Eugene Diachenko  
Euko Design-Signs, Inc.  
24849 Hathaway  
Farmington Hills, MI 48335  
Ph: 248-478-1330  
Fax: 248-478-5405

Comerica Bank

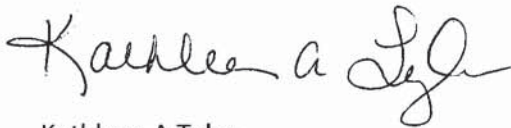
P.O. Box 75000  
Detroit, Michigan 48275

February 1, 2017

To Whom it May Concern,

This letter is to authorize Gene Diachenko of Euko Signs to proceed with permitting procedures on behalf of Comerica Bank, in regards to signage at the various Comerica Bank locations.

Thank you for your cooperation in this matter. If you have any questions or concerns, please do not hesitate to contact me.



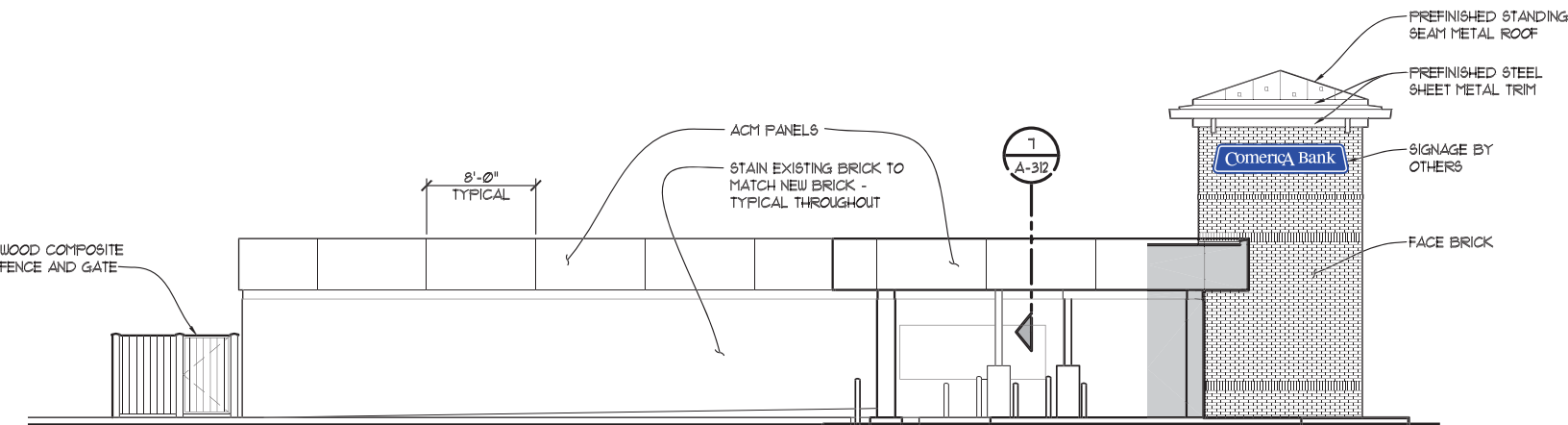
Kathleen A Tyler

Vice President Comerica Bank

3501 Hamlin Road

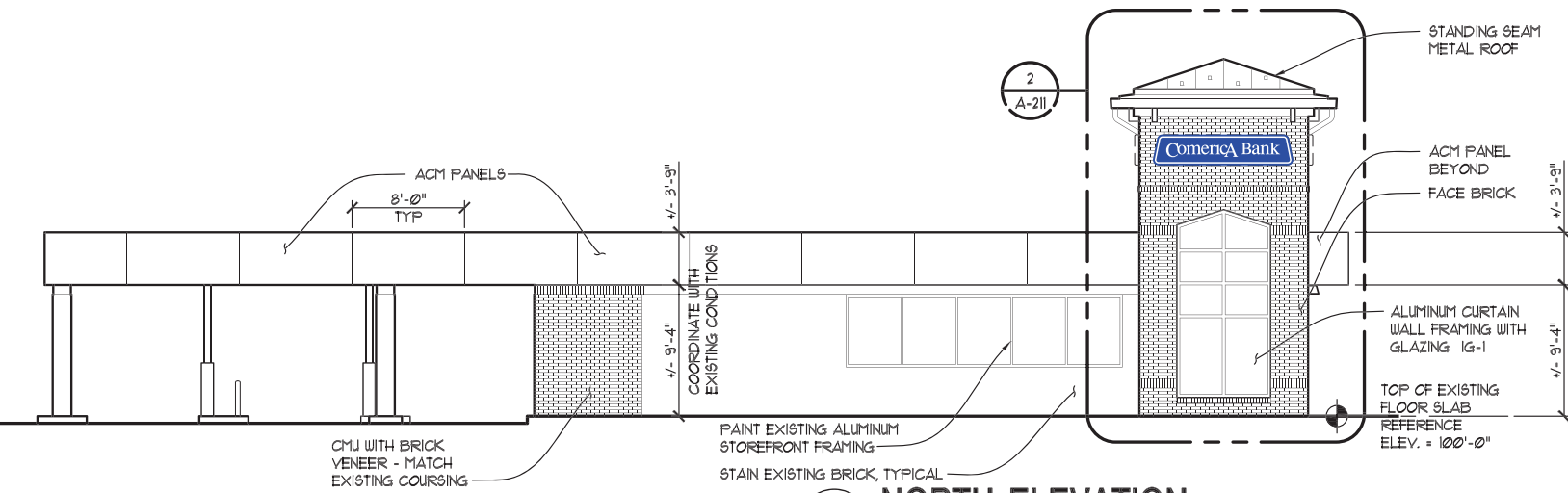
Auburn Hills, MI 48326

248-371-7231



**8 EAST ELEVATION**  
**ENTRY TOWER** 1/8" = 1'-0"





1 NORTH ELEVATION



**EXISTING**



**ALTERNATE # 8**

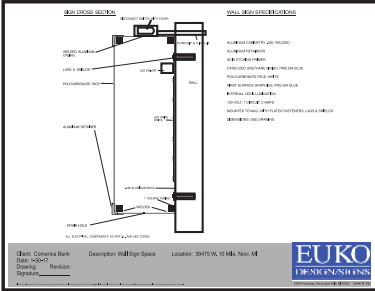
**PROPOSED**  
PER SCHEMATIC FLOOR PLAN  
(MARCH 23, 2016 B)

**SPECIFICATIONS**

Material : Aluminum Cabinetry  
 Base Paint : Aluminum Wash Primer  
 Surface : Catalyzed Urethane Finish, PMS 294 Blue  
 Face : White .177" (3/16") Polycarbonate with permium vinyl applied first surface corporate graphics, PMS 294 Blue  
 Mounting : Mounted to wall with plated fasteners  
 Illumination: internal illumination, LED 6000k, 120 volt - 1 circuit - 2 amps



**SQUARE FOOTAGE**  
 26" x 117.75" = 3061.5 sq in  
 Negative Space :  $2((20.5" \times 4.25")/2) = 87.125$  sq in  
 3061.5 - 87.125 = 2974.375 sq in  
**Total square footage : 20.65 sq ft**



Client: Comerica Bank  
 Date: 1-30-17  
 Drawing: Wall Sign  
 Revision:  
 Signature: \_\_\_\_\_

Location: 39475 West 10 Mile, Novi, MI  
 Description: Wall Sign Specifications and Dimensions



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