

Working, Robin

From: Edie Victor [evictor@gardnersigns.com]
Sent: Tuesday, July 29, 2008 8:47 AM
To: Working, Robin
Cc: Jeff Prymas
Subject: Difficulty Letter-Vantage Point

July 29, 2008

City of Novi
Zoning Board of Appeals

RE: Vantage Point Center
24270 Novi Rd.
Novi, MI 48375

To Whom It May Concern:

Vantage Point Center is seeking relief from the city ordinance to install (one) 27 square foot multi-tenant ground sign, 6' x 8', on Novi Rd. The shopping center sits back behind the gas station at the corner of Novi Rd. & 10 Mile and is NOT clearly visible from (3) of the four corners at this location. Having a multi-tenant ground sign would allow the shopping center added visibility when traveling along Novi Rd. and also along 10 Mile Rd. traveling eastbound.

Thank You,

Jeff Prymas
General Manager
Gardner Signs, Inc.
Toledo, OH

Huntington
Custom Monument
Option 1-1



Gardner Signs to manufacture and install one Internally illuminated brick and aluminum monument sign. Lexan faces to be decorated with 3M translucent vinyl. Illumination by daylight high output fluorescent bulbs. All electrical to be UL compliant.

Gardner signs

1095 Naughton Dr. Troy, MI 48083 (248) 689-9100 T (248) 689-9101 F	3800 Airport Hwy. Toledo, OH 43615 (419) 385-6669 T (419) 385-7046 F
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www.gardnersigns.com

CLIENT:	Huntington
PROJECT:	Aluminum Faced Monuments
LOCATION:	43200 10 Mile Rd. Novi MI
SALESPERSON:	Jeff Prymas
DESIGNER:	Troy Krieger
DATE:	11/2/07
DESIGN #:	
REVISIONS:	
SCALE:	1/2in=1ft

SALES AUTHORIZATION

SIGNED BY:
DATE:

DESIGN AUTHORIZATION

SIGNED BY:
DATE:

PRODUCTION AUTHORIZATION

CLIENT APPROVAL:
DATE:
PRODUCTION APPROVAL:
DATE:

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BOARD OF APPEALS

45175 West Ten Mile Road
Novi, Michigan 48375-3024
(248) 347-0415

October 10, 2007

Gardner Sings Inc.
Jeff Prymas
1095 Naughton Road
Troy, MI 48083

Zoning Board of Appeals Case No. 07-069 Huntington Bank

Variance Request: Three sign variances for the new Huntington Bank to be located at 43200 Ten Mile Road. Applicant is requesting one 36 square foot wall sign variance for the placement of an additional illuminated wall sign for the south elevation of the building. Applicant has already been approved for an illuminated wall sign on the west elevation of the building. Applicant is also requesting one 34 square foot area variance and one 2-foot height variance for an 8' x 8' ground sign.

IN CASE NO. 07-069 TO DENY THE TWO VARIANCE REQUESTS FOR A GROUND SIGN ON NOVI ROAD DUE TO THE FACT THAT THERE WILL BE ADDITIONAL TENANTS IN THE BUSINESS CENTER IN THE FUTURE AND WE NEED TO DEAL WITH THE SIGN AS AN ENTIRE CENTER SIGN AND NOT AS ONE TENANT.

Motion Carried: 7-0
Motion Maker: Canup

IN CASE NO. 07-069 GRANT THE APPLICANT THE ADDITIONAL WALL SIGN OF THE SOUTHERLY FAÇADE OF THE BUILDING NOT TO EXCEED 36 SQUARE FEET DUE TO THE UNIQUENESS OF THE SIGN ON THE BUILDING NOT BEING VISIBLE FROM TEN MILE ROAD OR AT LEAST RECOGNITION OF THE BUILDING OFF OF TEN MILE.

Motion Carried: 7-0
Motion Maker: Canup

Sincerely,

CITY OF NOVI
ZONING BOARD OF APPEALS

A handwritten signature in black ink that reads 'John H. Hines'.

John H. Hines
Building Official

Cc: Tim Shroyer
Alan Amolsch