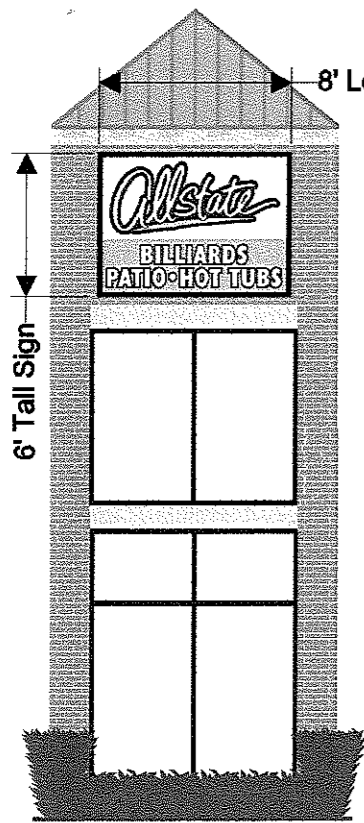
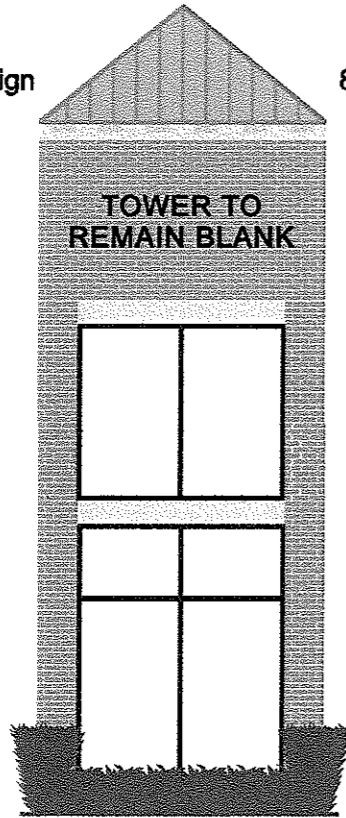


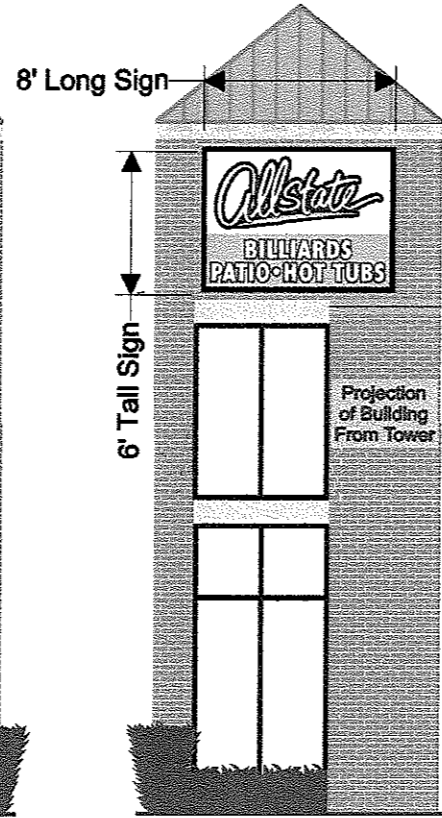
**REVISED VARIANCE REQUEST = TWO (2) WALL SIGNS @ 48 SQUARE FEET EACH OR 96 SQUARE FEET TOTAL, ALTHOUGH ONLY 48 SQUARE FEET OF SIGN AREA IS VISIBLE AT ANY ONE TIME!**



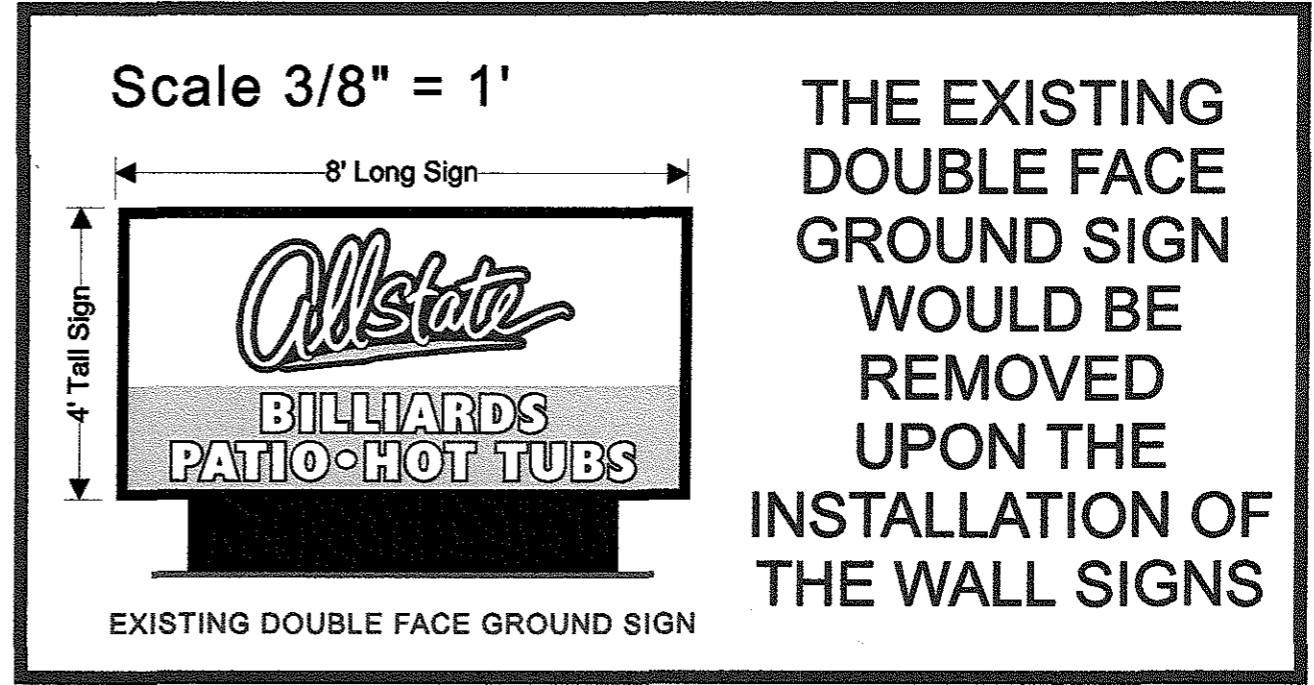
**SOUTH ELEVATION OF TOWER FACING NORTHBOUND TRAFFIC ON NOVI ROAD**



**EAST ELEVATION OF TOWER FACING NOVI TOWN CENTER DEVELOPMENT**



**NORTH ELEVATION OF TOWER FACING SOUTHBOUND TRAFFIC ON NOVI ROAD**



**EXISTING DOUBLE FACE GROUND SIGN**



THIRD GENERATION FAMILY OWNED & OPERATED SINCE 1932  
OFFICE # (248) 922-9550 FAX # (248) 922-0554  
9641 NORTHWEST COURT, CLARKSTON, MICHIGAN 48346  
THIS SHOP DRAWING IS SUBMITTED FOR APPROVAL AND REMAINS THE EXCLUSIVE PROPERTY OF CORNELL SIGN COMPANY, INC. UNTIL THE DESIGN AND SIGN PROJECT IS PURCHASED BY CUSTOMER.

**Scale 1/8" = 1'**

**ALLSTATE BILLIARDS•PATIO•HOT TUBS CORPORATE OFFICES**  
Mr. Roy Farmer - Owner  
Corporate Offices Phone # (734) 838-6500  
Corporate Offices Fax # (734) 838-6505  
Roy's E-Mail: RoyF@shopallstate.com  
Corporate Offices Address:  
30650 Plymouth Road  
Livonia, Michigan 48150

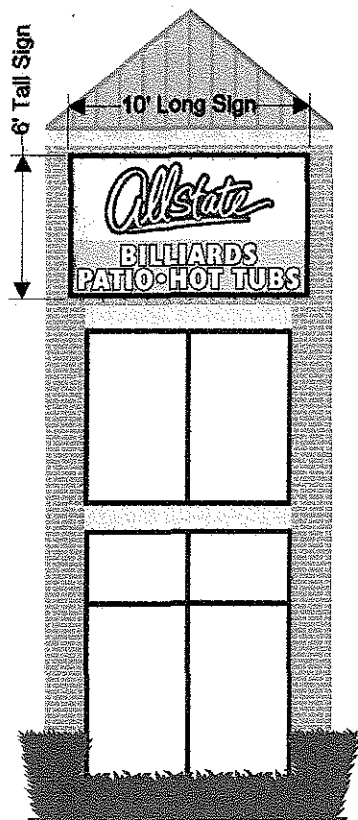
**ALLSTATE BILLIARDS PATIO•HOT TUBS NOVI SHOWROOM**  
Store Address: 26159 Novi Road  
Novi, Michigan 48375

**CODE INFORMATION: ZONED TC; TOWN CENTER:** Property has an existing freestanding double face ground sign that is conforming in that the sign is 4' tall overall X 8' long overall or 32 square feet, 5' from the top of the sign to grade, and is setback 64' from the centerline of the thoroughfare.

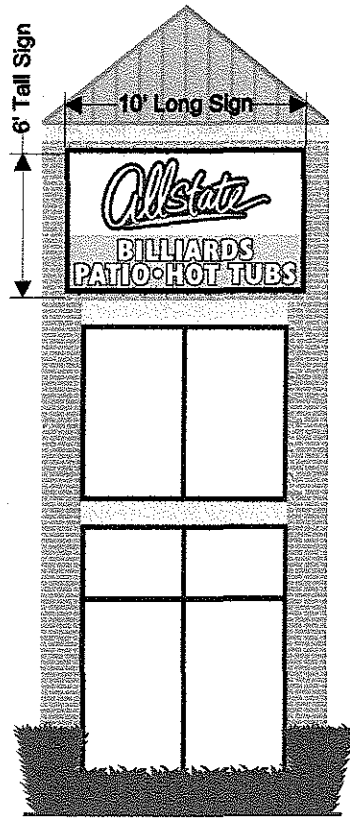
**THE EXISTING FREESTANDING DOUBLE FACE GROUND SIGN THAT IS CONFORMING WOULD BE REMOVED UPON THE INSTALLATION OF THE PROPOSED WALL SIGNS!**

Code allows a wall sign that shall not exceed one (1) square foot of area for each three (3) feet of setback from the centerline of the nearest adjacent thoroughfare or collector street as defined in the master plan adopted by the city, unless a ground sign is also permitted under this ordinance for the building, in which case the wall sign shall not exceed sixty-five (65) square feet.

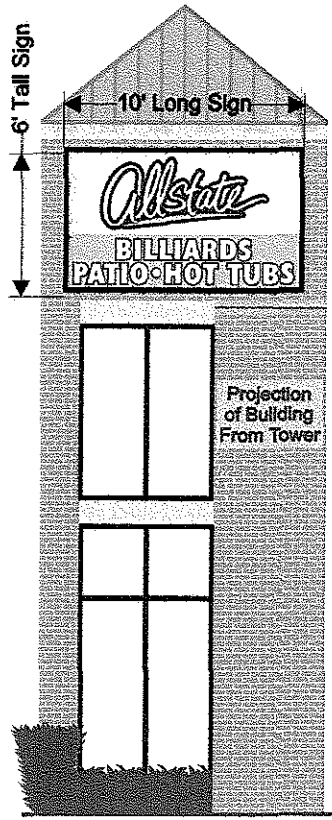
**PROPOSED SIGN INFORMATION:** Each sign is 6' tall overall X 8' long overall or 48 square feet total sign area each or 96 square feet total both signs combined. These signs require variances from the City of Novi Zoning Board of Appeals to allow two business signs totaling 96 square feet in area combined.



SOUTH ELEVATION  
OF TOWER FACING  
NORTHBOUND TRAFFIC  
ON NOVI ROAD

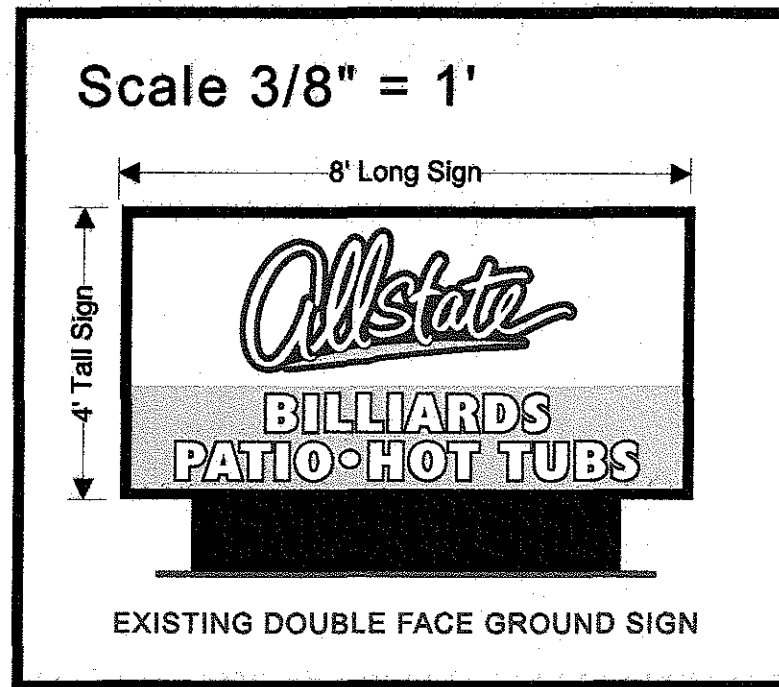


EAST ELEVATION  
OF TOWER FACING  
NOVI TOWN CENTER  
DEVELOPMENT



NORTH ELEVATION  
OF TOWER FACING  
SOUTHBOUND TRAFFIC  
ON NOVI ROAD

ORIGINAL VARIANCE REQUESTED = THREE (3)  
WALL SIGNS @ 60 SQUARE FEET EACH WITH  
ONE (1) EXISTING DOUBLE FACE GROUND SIGN.  
COMBINED SIGN AREA OF 212 SQUARE FEET.



THIRD GENERATION FAMILY OWNED & OPERATED SINCE 1932  
OFFICE # (248) 922-0550 FAX # (248) 922-0554  
9641 NORTHWEST COURT, CLARKSTON, MICHIGAN 48346  
THIS SHOP DRAWING IS SUBMITTED  
FOR APPROVAL AND REMAINS THE  
EXCLUSIVE PROPERTY OF CORNELL  
SIGN COMPANY, INC. UNTIL THE  
DESIGN AND SIGN PROJECT  
IS PURCHASED BY CUSTOMER.

Scale 1/8" = 1'

ALLSTATE BILLIARDS•PATIO•HOT TUBS  
CORPORATE OFFICES  
Mr. Roy Farmer - Owner  
Corporate Offices Phone # (734) 838-6500  
Corporate Offices Fax # (734) 838-6505  
Roy's E-Mail: RoyF@shopallstate.com  
Corporate Offices Address:  
30650 Plymouth Road  
Livonia, Michigan 48150

ALLSTATE BILLIARDS PATIO•HOT TUBS  
NOVI SHOWROOM  
Store Address: 26159 Novi Road  
Novi, Michigan 48375

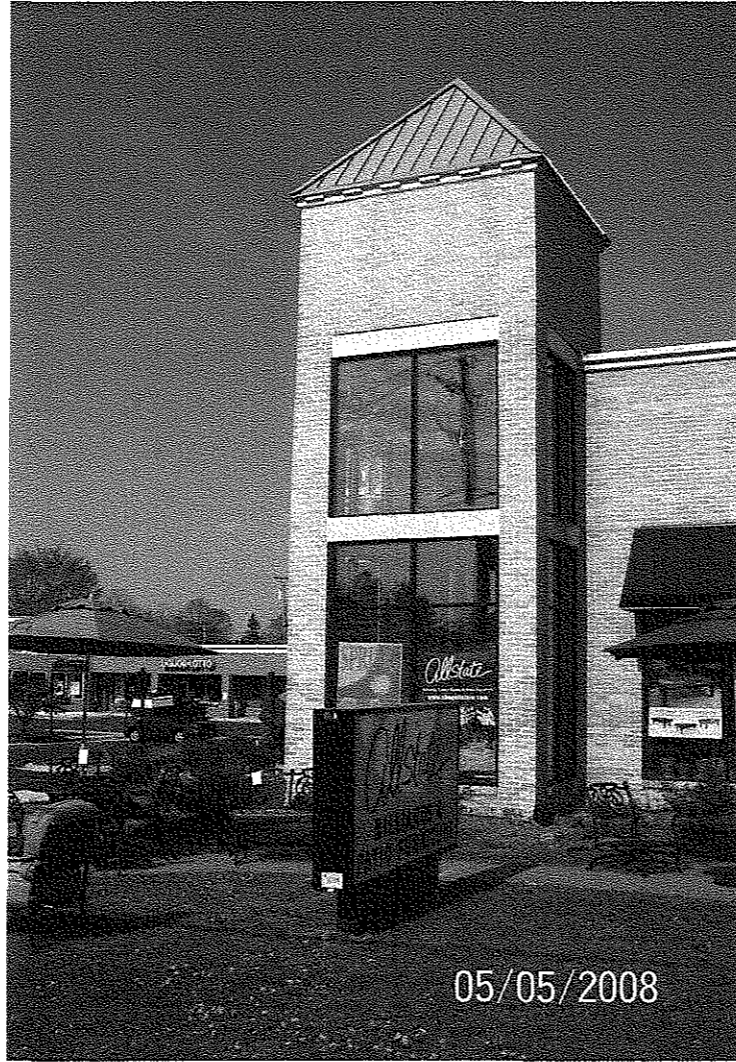
CODE INFORMATION: ZONED TC; TOWN CENTER: Property has an existing freestanding double face ground sign that is conforming in that the sign is 4' tall overall X 8' long overall or 32 square feet, 5' from the top of the sign to grade, and is setback 64' from the centerline of the thoroughfare.

Code allows a wall sign that shall not exceed one (1) square foot of area for each three (3) feet of setback from the centerline of the nearest adjacent thoroughfare or collector street as defined in the master plan adopted by the city, unless a ground sign is also permitted under this ordinance for the building, in which case the wall sign shall not exceed sixty-five (65) square feet.

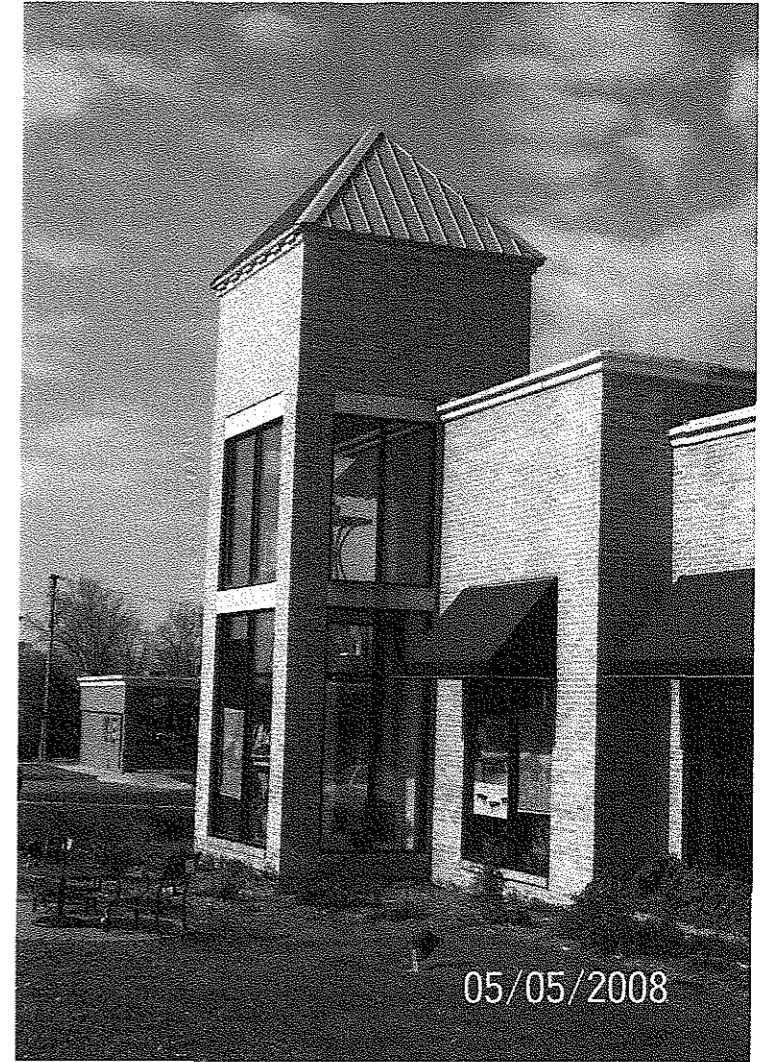
PROPOSED SIGN INFORMATION: Each sign is 6' tall overall X 10' long overall or 60 square feet total sign area each or 180 square feet total all three signs combined. These signs require variances from the City of Novi Zoning Board of Appeals to allow more than one business sign since a ground sign already exists on the property in the form of a thirty-two square feet freestanding ground sign and to allow a total square footage of sign area in excess of what is allowed by code.



**SHOWN IN THE PHOTO ABOVE  
THE SOUTH TOWER ELEVATION ON  
WHICH ONE (1) WALL SIGN IS PROPOSED  
  
THE EAST TOWER ELEVATION, WHICH  
WILL REMAIN BLANK!**



**SHOWN IN THE PHOTO ABOVE  
THE EAST TOWER ELEVATION, WHICH  
WILL REMAIN BLANK !  
  
IN THE FOREGROUND IS THE EXISTING  
FREESTANDING DOUBLE FACE GROUND  
SIGN WHICH WILL BE REMOVED**

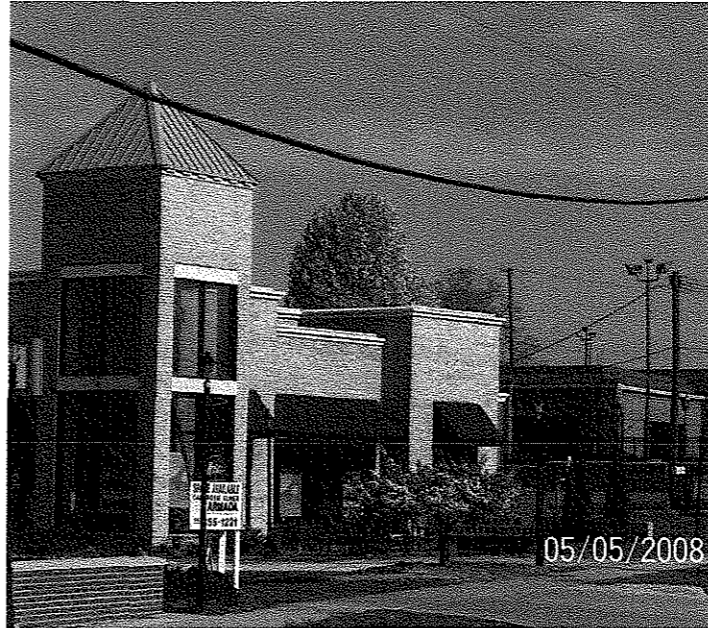


**SHOWN IN THE PHOTO ABOVE  
  
THE NORTH TOWER ELEVATION ON  
WHICH ONE (1) WALL SIGN IS PROPOSED**



**SHOWN IN THE PHOTO TO THE RIGHT**

**VIEW NORTHBOUND NOVI ROAD TOWARDS INTERSTATE I-96 TAKEN FROM THE LEFT TURN LANE TO SHOW THAT A SIGN LOCATED ON THE SOUTH TOWER ELEVATION COULD BE SEEN, UNFORTUNATELY THOUGH ONLY FROM THIS DIRECTION, THUS THE NEED FOR THE OTHER WALL SIGN.**



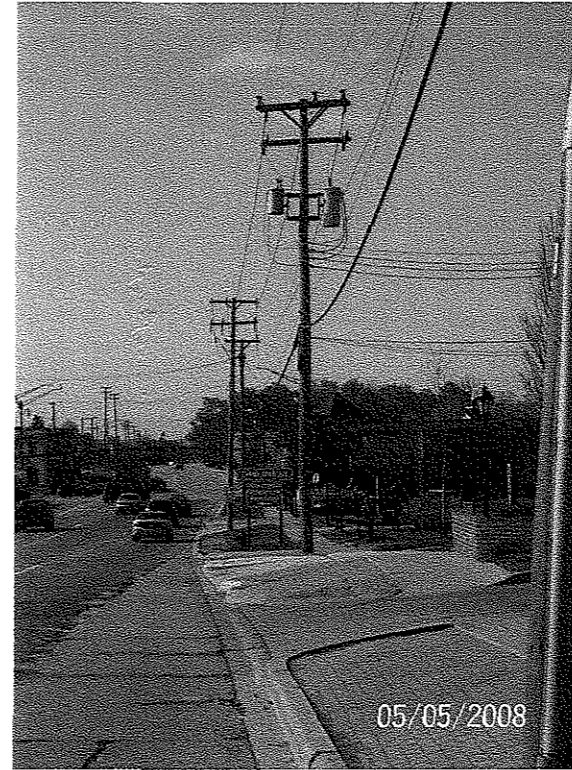
**SHOWN IN THE PHOTO TO THE RIGHT**

**VIEW FROM NORTHBOUND NOVI ROAD IN A NORTHWEST DIRECTION TOWARDS THE ALLSTATE BILLIARDS-PATIO-HOT TUBS STORE, SHOWING THAT THE EXSITING FREESTANDING GROUND SIGN ALSO CAN BE BLOCKED BY THE LANDSCAPING ON THE PROPERTY WHEREAS THE TOWER ELEVATION IS NOT**



**SHOWN IN THESE PHOTOS**

**VIEW OF SOUTHBOUND NOVI ROAD TOWARDS GRAND RIVER AVENUE TAKEN FROM THE RIGHT HAND LANE AND THE PUBLIC SIDEWALK TO ILLUSTRATE THE INEFFECTIVENESS OF THE EXISTING FREESTANDING GROUND SIGN FROM A DISTANCE WITH THE CROWN OF THE HILL ON NOVI ROAD NORTH OF THE ALLSTATE BILLIARDS-PATIO-HOT TUBS STORE, WHEREAS THE TOWER ELEVATION IS ALWAYS VISIBLE, UNFORTUNATELY THOUGH ONLY FROM THIS DIRECTION, THUS THE NEED FOR THE OTHER WALL SIGN**



**PLEASE NOTE THAT THE PHOTOS ON THESE PHOTO SHEETS WERE TAKEN FROM THE LOCATIONS CHOSEN FOR THE SAFETY OF THE PERSON TAKING THEM, HOWEVER THE ISSUES SHOWN ARE FOR THE MOST PART THE SAME FROM ALL LANES OF TRAFFIC ON BOTH NORTHBOUND AND SOUTHBOUND NOVI ROAD**