

**Working, Robin**

**From:** William Lutz [wlutz@signgraphix.net]  
**Sent:** Wednesday, July 30, 2008 5:04 PM  
**To:** Working, Robin  
**Subject:** ZBA Cases

Robin,  
Here are the fundamental issues involving clients that we are representing on the August 12th agenda.

**Cooper Standard Office Building**  
39550 Orchard Hill Place

The proposed six(6) sq. ft. sign is virtually invisible from the public right-of-way given the setback and the dense landscaping. This sign will replace the existing "entrance" letters and will create a more architecturally pleasing entryway into the building.

**Hino Truck Office Building**  
41180 Bridge Street

The proposed seventy-five(75) sq. ft. wall sign will be the only identification for this building and will only be visible from the I-96 ramp to I-275. Considering the limited visibility due to the adjacent trees as well as the vehicle speed of the viewing public, this is an appropriate size sign for this location.

Robin, let me know if this is adequate.

Bill Lutz  
SignGraphix, inc.  
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248-848-1722 fax  
wlutz@SignGraphix.net  
www.SignGraphix.net

6 Sq. Ft.  
Logo



PHOTO SKETCH 1

**SIGN**graphix

39255 Country Club Drive, Suite B-35,  
Farmington Hills, Michigan 48331-3490  
Ph. 248-848-1700 Fax 248-848-1722  
www.signgraphix.net

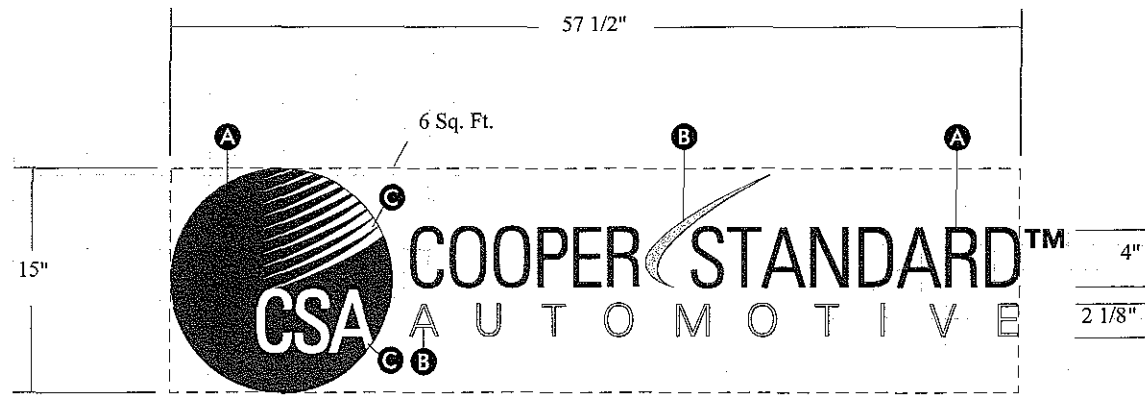
**Cooper Standard**

DRAWING: 12-17-07  
**13353** 1-11-08  
JOB:  
15816

39550 Orchard Hill Place Novi, MI 48375

CLIENT SIGNATURE: \_\_\_\_\_  
  
DATE: \_\_\_\_\_

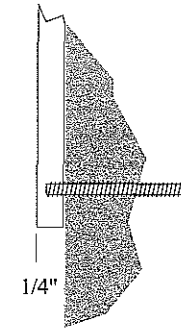
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ELEVATION

**CONSTRUCTION:**  
 Cut-out 1/4" aluminum letters,  
 and custom logo. Painted MAP  
 (Matthews Acrylic Polyurethane)  
 as indicated. Mounted to wall with  
 metal studs.

- Ⓐ MAP to match PMS Reflex Blue
- Ⓑ MAP to match PMS 136 Yellow
- Ⓒ 3M #7725-10 White Scotchcal



Ⓐ  
 DETAIL THRU LETTER

ONE (1) SET OF CUT-OUT ALUMINUM LETTERS AND LOGO  
 Scale: 1' = 1'-0"

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**Cooper Standard**

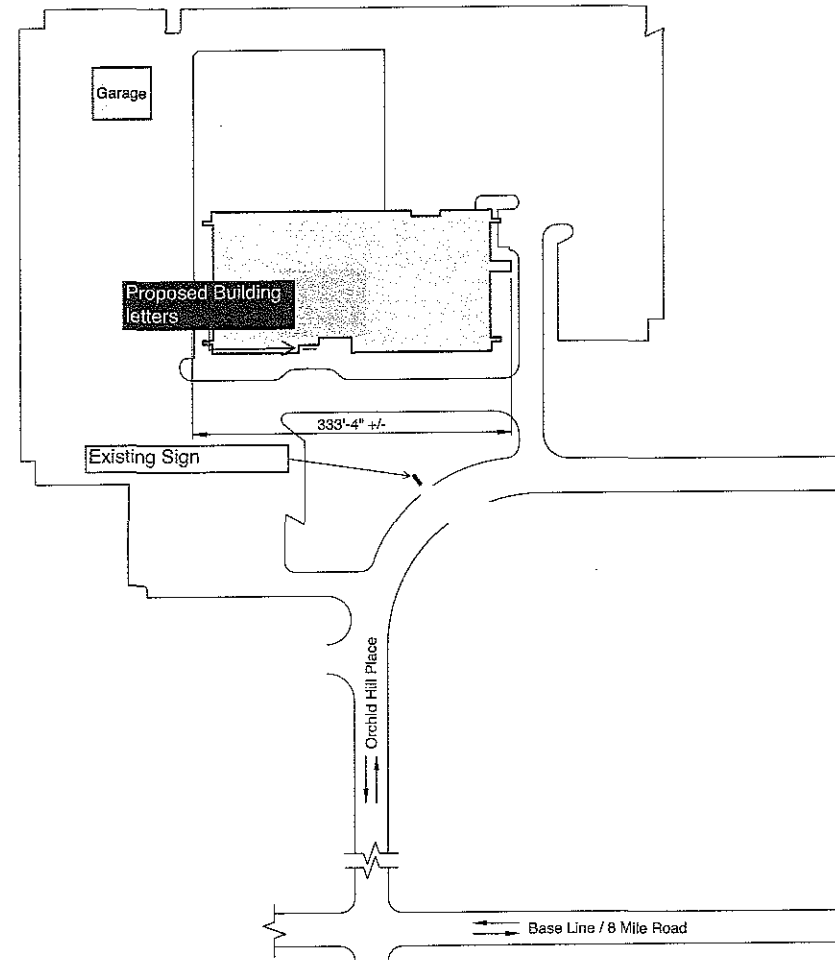
DRAWING: 12-17-07  
**13353.1** 1-11-08  
 JOB:  
 15816

CLIENT SIGNATURE:

DATE:

39550 Orchard Hill Place Novi, MI 48375

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**Applicant:**  
SignGraphix  
Cooper Standard  
39550 Orchard Hill Place  
Novi, MI 48375



**Cooper-Standard Automotive**  
39550 Orchard Hill Place  
Novi, MI 48375

**World HQ**  
39550 Orchard Hill Place  
Novi, MI 48375  
Site Number: MI0001

**Site Plan and Photo Key**  
Scale: N.T.S.



## BOARD OF APPEALS

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

June 6, 2007

William R. Lutz  
Sign Graphix  
39255 Country Club Drive, Suite B-35  
Farmington Hills, MI 48331

Zoning Board of Appeals Case No. 07-042 Cooper Standard

Variance Request: One 70 square foot ground sign for the business located at 39550 Orchard Hill Place. Applicant is requesting one two-foot six-inch height variance and one thirty square foot area variance.

At the June 5, 2007 Regular Meeting of the Zoning Board of Appeals the following motion passed:

IN CASE NO. 07-042 GRANT THE APPLICANT'S REQUEST FOR A SIGN VARIANCE WITH THE DIMENSIONS NOT EXCEEDING 7 FEET TALL AND 8 FEET IN LENGTH GIVING A TOTAL SQUARE FOOTAGE OF 56 SQUARE FOOT. THE PETITIONER HAS ESTABLISHED A PRACTICAL DIFFICULTY DUE TO THE UNIQUE CIRCUMSTANCES OF THE PROPERTY AND THE AREA SURROUNDING IT. IT WAS ALSO ESTABLISHED THAT THE PROPOSED USE WOULD NOT BE A DETRIMENT TO PUBLIC SAFETY AND THE WELFARE OF THE SURROUNDING AREA AND IT WILL ACTUALLY BE A BENEFIT DUE TO THE AUTOMOTIVES [automobiles] AND THE PEOPLE WHO ARE DRIVING THEM BEING ABLE TO SEE THE BUILDING MORE SUFFICIENTLY AND THE PETITIONER HAS ESTABLISHED THE GRANT OF THE VARIANCE WILL NOT IMPAIR THE INTENT OR PURPOSE OF THE ORDINANCE.

Motion Carried: 4-2 (Yes: Fischer, Gatt, Krieger, Sanghvi; No: Bauer, Canup)

Motion Maker: Gatt

Sincerely,

CITY OF NOVI  
ZONING BOARD OF APPEALS

John H. Hines  
Building Official

Cc: Tim Shroyer  
Alan Amolsch