

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

**Case No. 11-032 Shlro Restaurant**

**Location:** 43180 Nine Mile Road

**Zoning District:** Low-Density Multiple Family (RM-1)

The applicant is requesting a variance from Section 28-8 to allow continued placement of a thirty six (36) square foot off-premises pole sign for an existing restaurant business.

**Ordinance Sections:**

CITY OF NOVI, CODE OF ORDINANCES, Section 28-8 allows off-premises advertising signs in the I-2 Zoning District only.

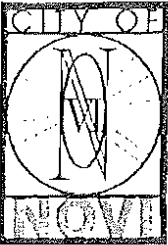
**City of Novi Staff Comments:**

The petitioner is requesting a variance to allow continued placement of an off-premises pole sign of thirty six (36) square feet near the northeast corner of Nine Mile and Novi Roads. Variances for this sign in the same location were approved in previous cases ZBA06-026, ZBA07-087 and ZBA 09-034. While the location of the existing structure is somewhat unique staff cannot support the request as the failure to grant relief will not unreasonably prevent or limit the use of the property and will not result in substantially more than mere inconvenience or inability to attain a higher economic or financial return. If the board is inclined to consider granting the variance staff suggests that consideration be given to a limited period of time and to this business only.

**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.
- 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.
- 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.





cityofnovi.org

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For Official Use Only

ZBA Case No: 11-032 ZBA Date: 10/11/11 Payment Received: \$ 300 (Cash)

Check # 4004 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 J. WOONG SHIN Date 8/26/11

Company (if applicable) SHIRO RESTAURANT

Address\* 43180 NINE MILE ROAD City NOVI ST MI ZIP 48375

\*Where all case correspondence is to be mailed.

Applicant's E-mail Address: shiro1@msn.com

Phone Number (248) 348-1212 FAX Number (248) 348-3003 348-3013

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 43180 NINE MILE ROAD ZIP 48375

2. Sidwell Number: 5022 - 26-300-009 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 CSC OST OTHER

5. Property Owner Name (if other than applicant) ARKIN, L.L.C.

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 Variance requested
2. Section Variance requested
3. Section 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.

RECEIVED

AUG 29 2011

CITY OF NOVI
COMMUNITY DEVELOPMENT

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

SHIRO RESTAURANT IS EXTREMELY WELL HIDDEN IN AN INDUSTRIAL WOODED AREA. THE RESTAURANT, SITTING BACK 265' FROM NINE MILE ROAD AND 600' FROM NOVI ROAD, CANNOT BE SEEN LOOKING EAST OR WEST ON NINE MILE ROAD. THE DISCONTINUATION OF THE OFF-PREMISE SIGN COULD RESULT IN THE DEVASTATING LOSS OF CUSTOMER BASE, AS RESTAURANT PATRONS COULD INTERPRET THE SIGN REMOVAL AS THE RESTAURANT BEING CLOSED.

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:

**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

[Signature]  
Applicants Signature

8-26-11  
Date

[Signature]  
Property Owners Signature

8-26-2011  
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

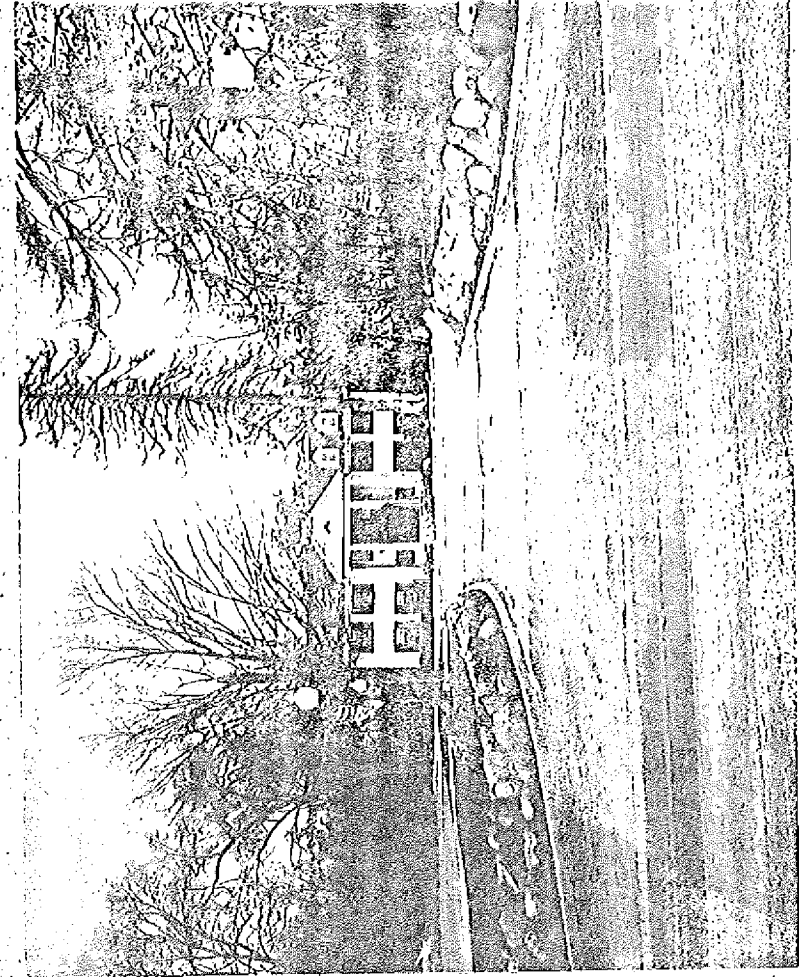
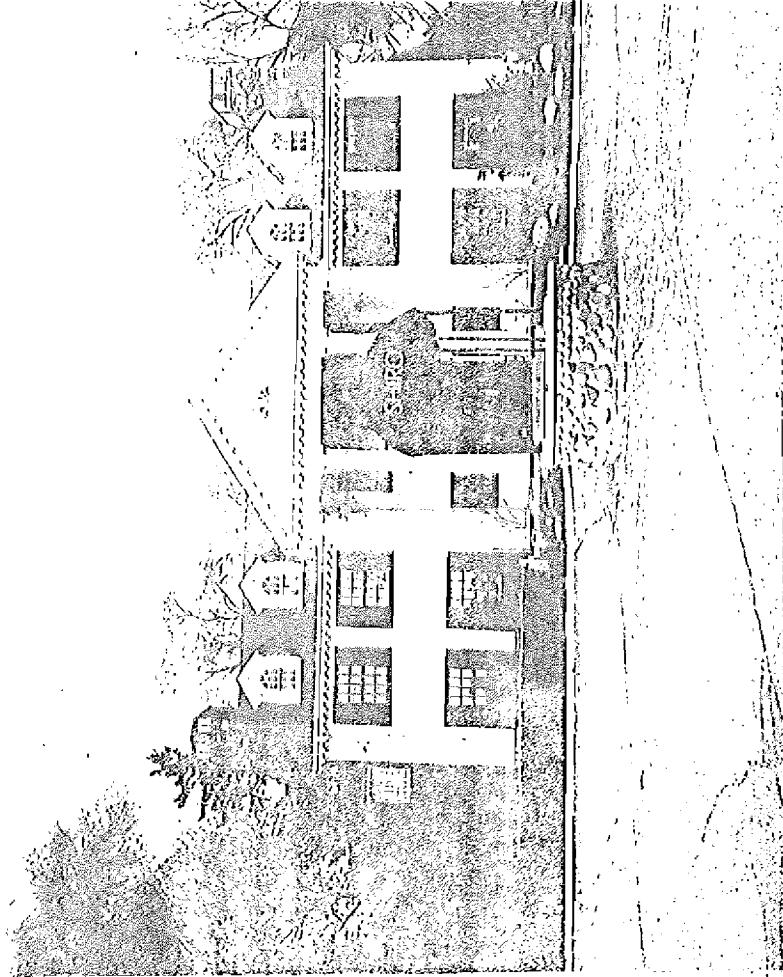


**Proposed SHIRO Sign Location:**

**54 Feet East of Center Line of Novi Road  
Just East of Cyclone Fence and**

**89 Feet North of Center Line of Nine Mile Road**

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← 600 FEET

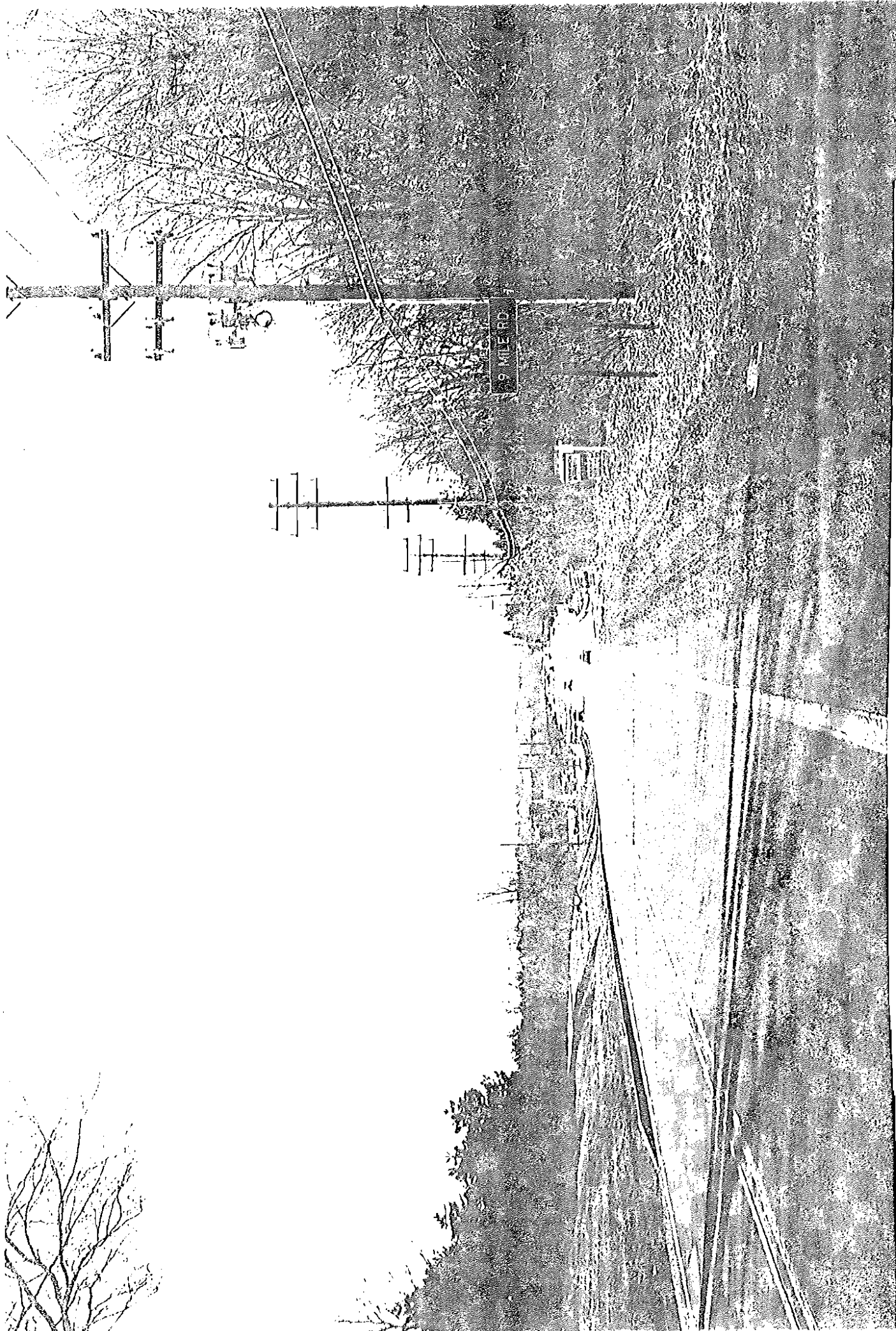
NOV'S BEST  
HIDDEN SECRET

**SHIRO**  
RESTAURANT

AND  
SUSHI BAR

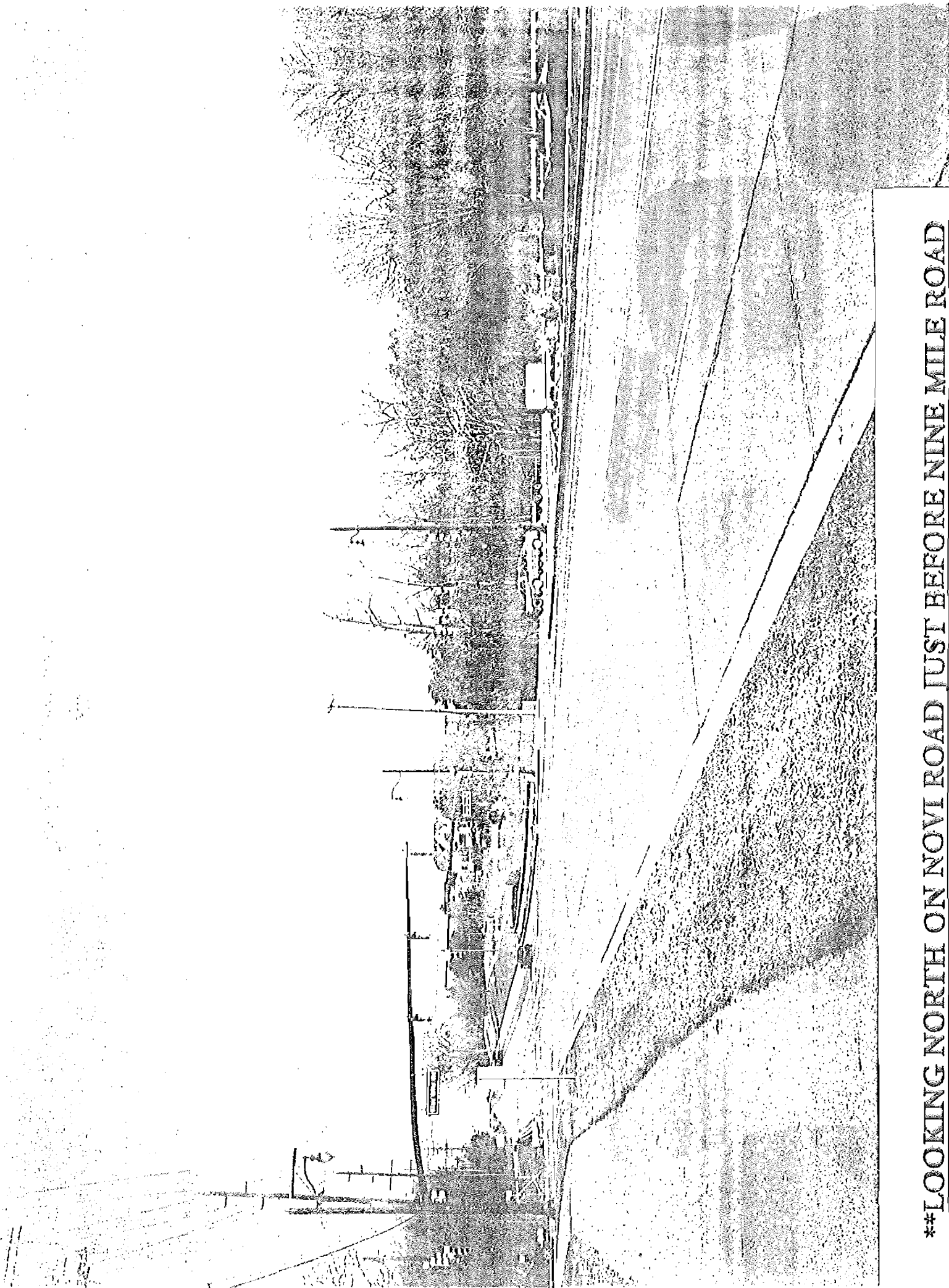






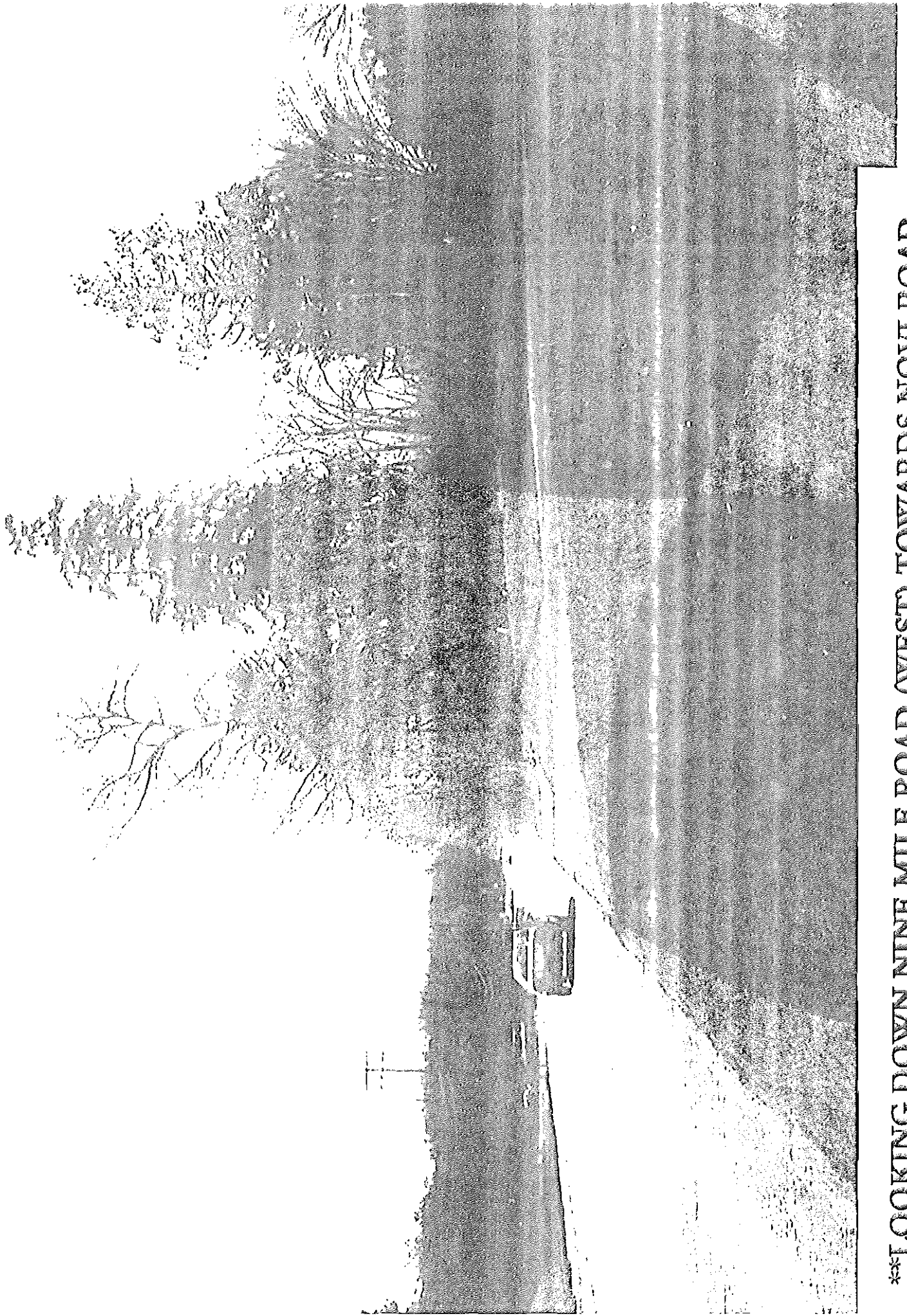
**\*\*LOOKING SOUTH ON NOVI ROAD JUST BEFORE NINE MILE ROAD**





**\*\*LOOKING NORTH ON NOVI ROAD JUST BEFORE NINE MILE ROAD**

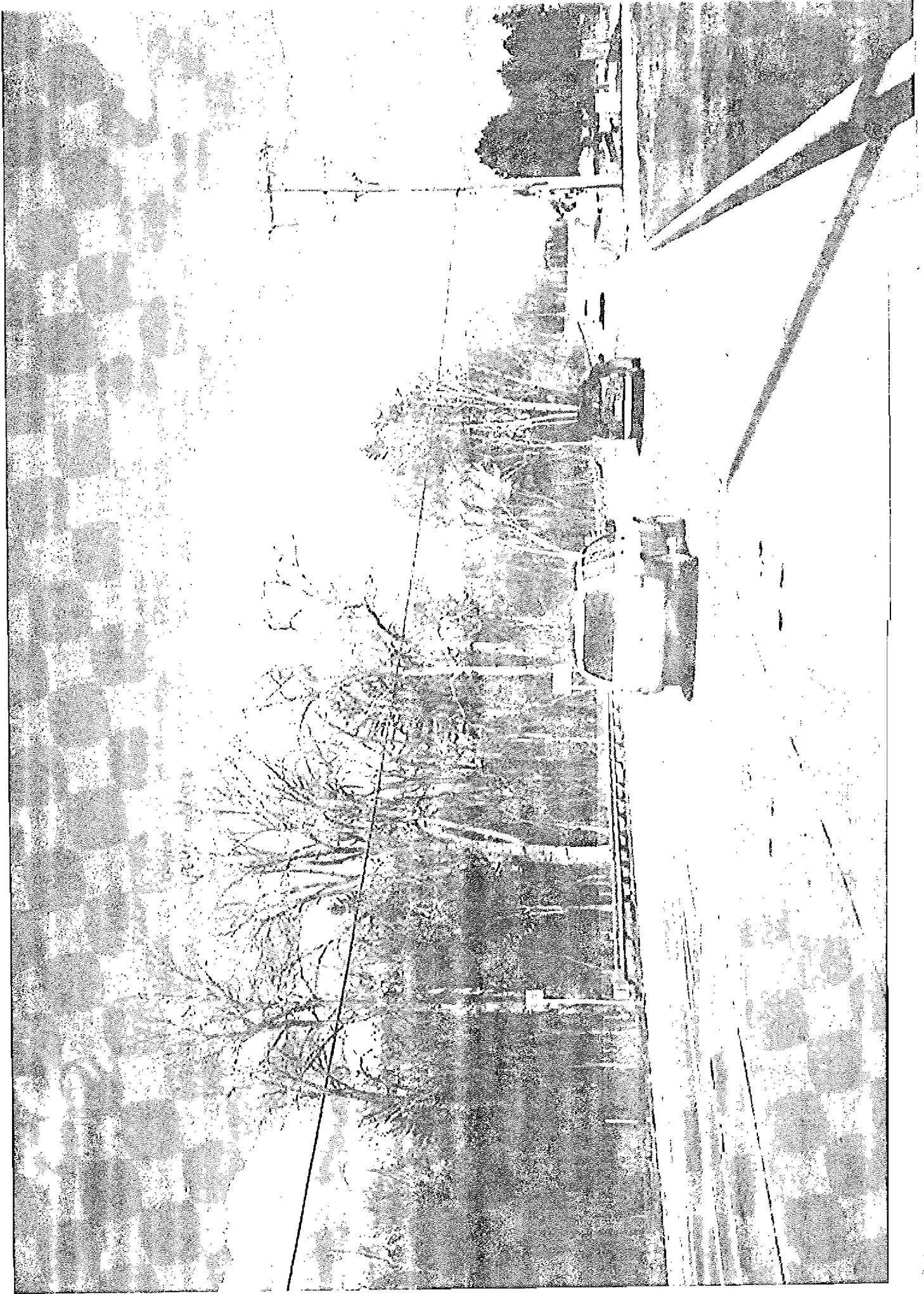




**\*\*LOOKING DOWN NINE MILE ROAD (WEST) TOWARDS NOVI ROAD**



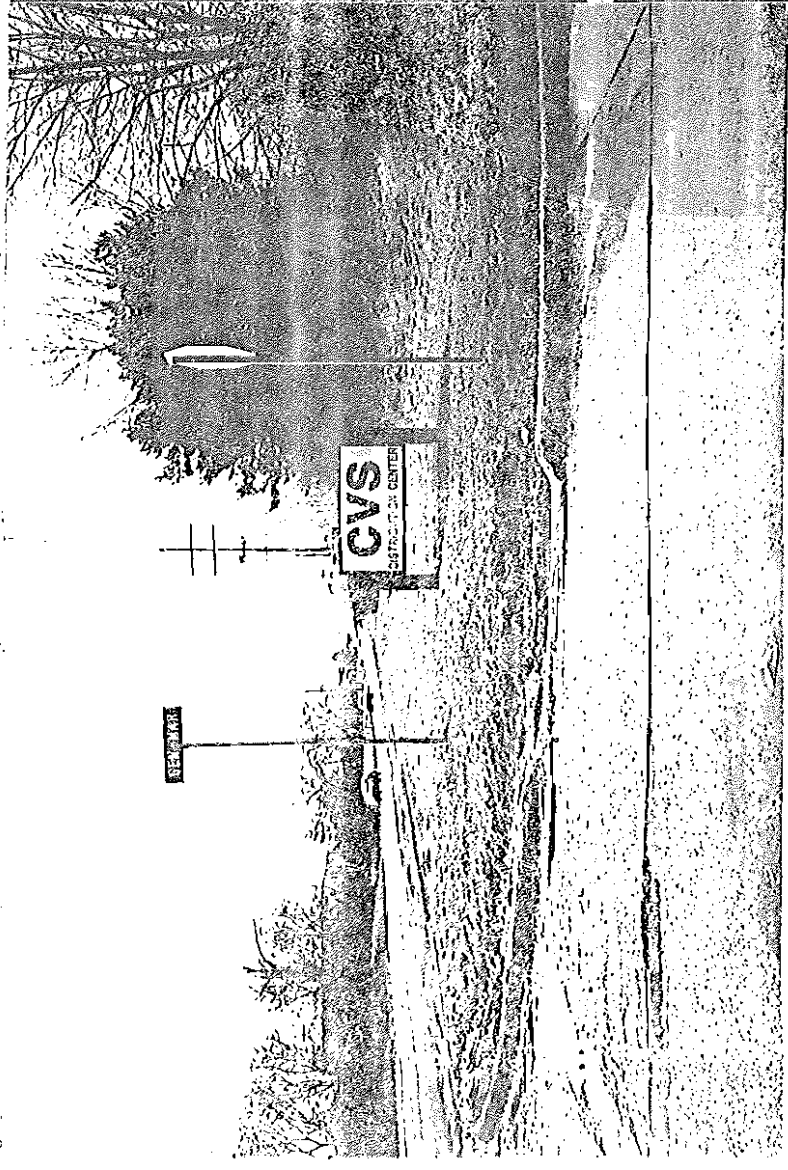
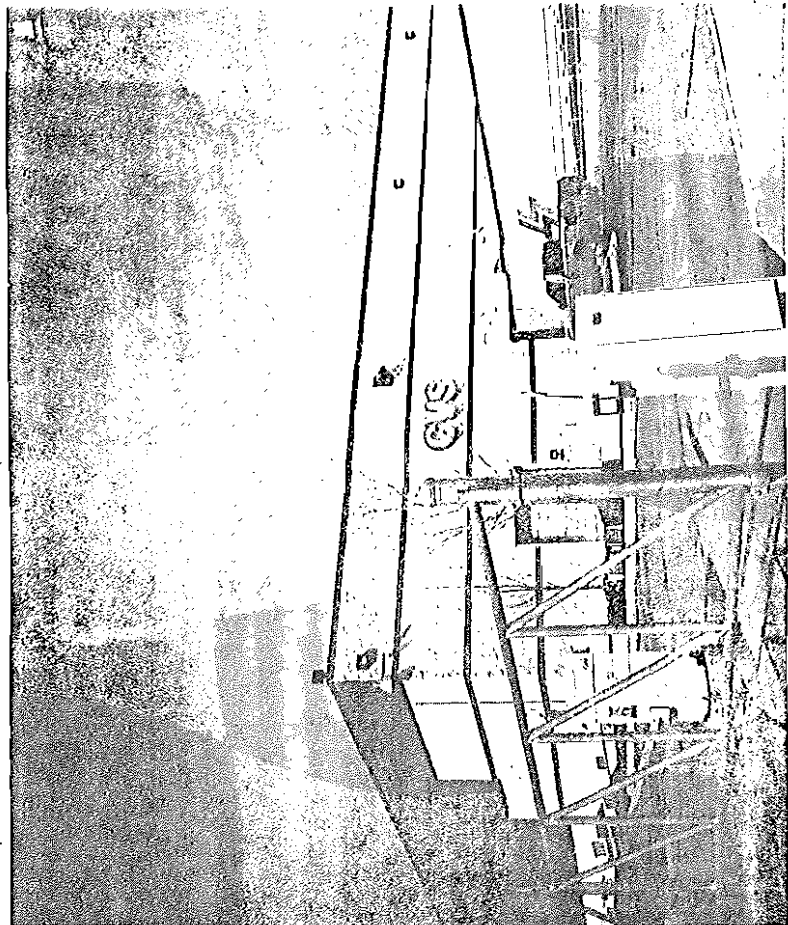
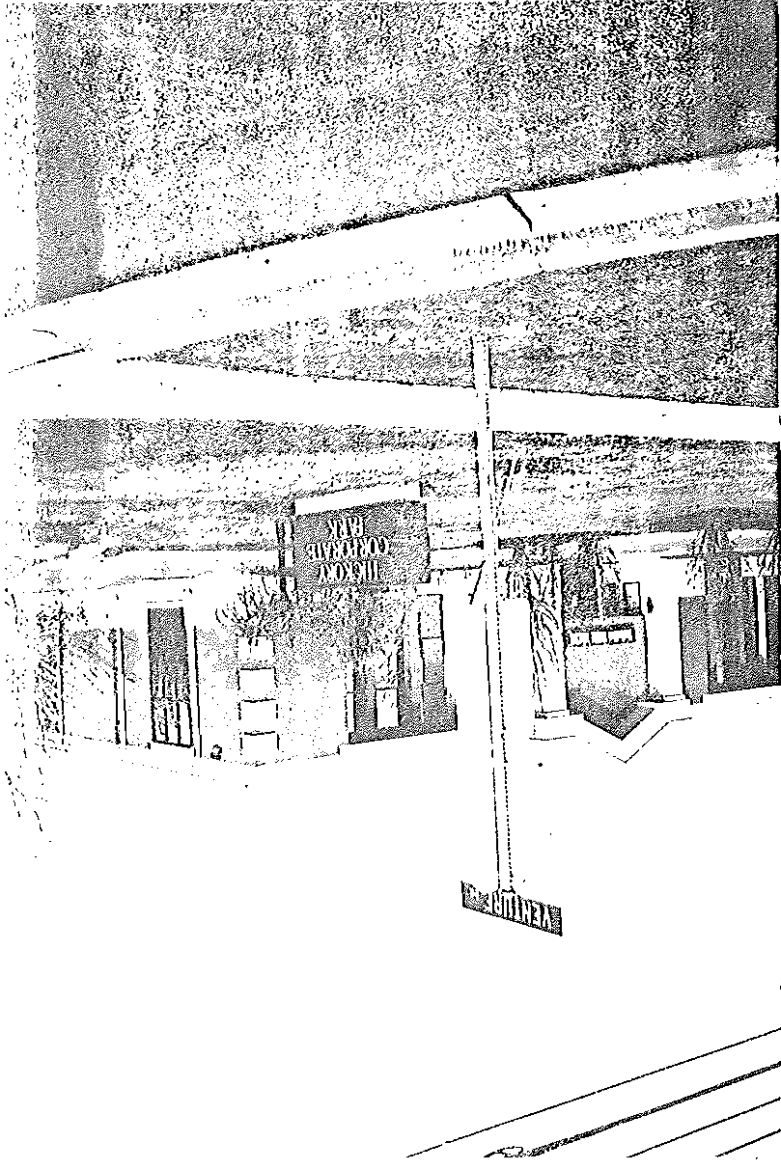




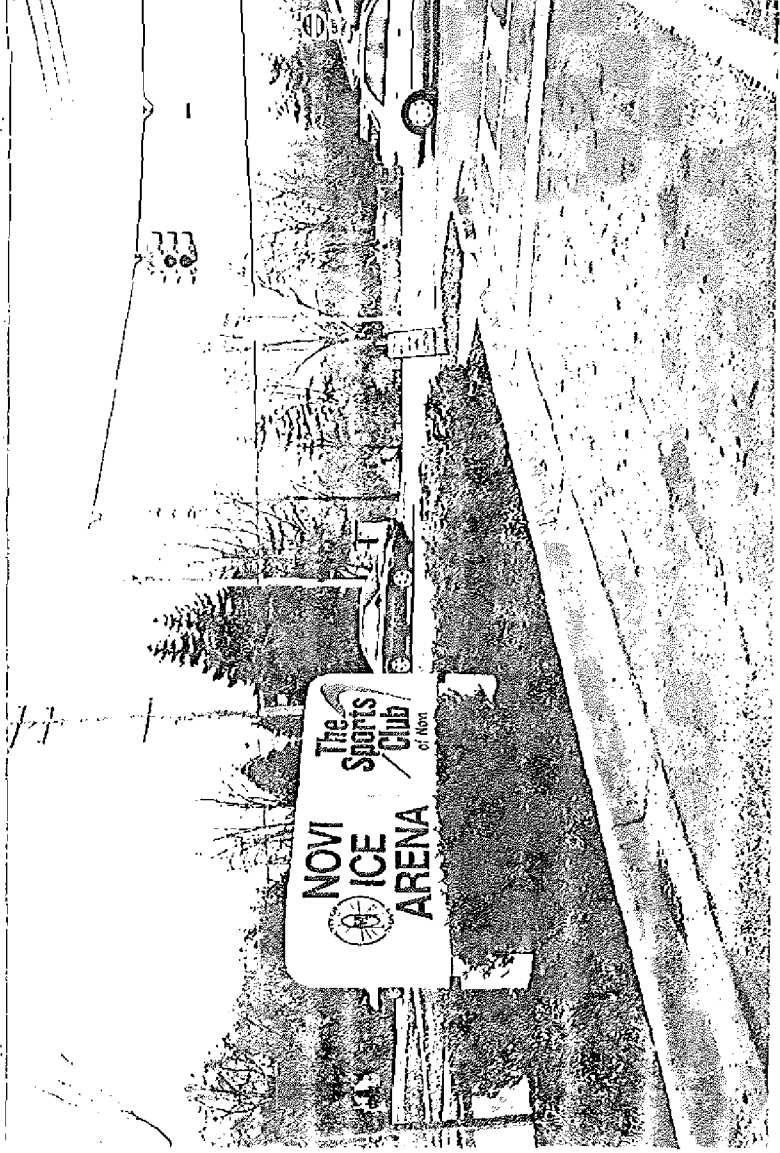
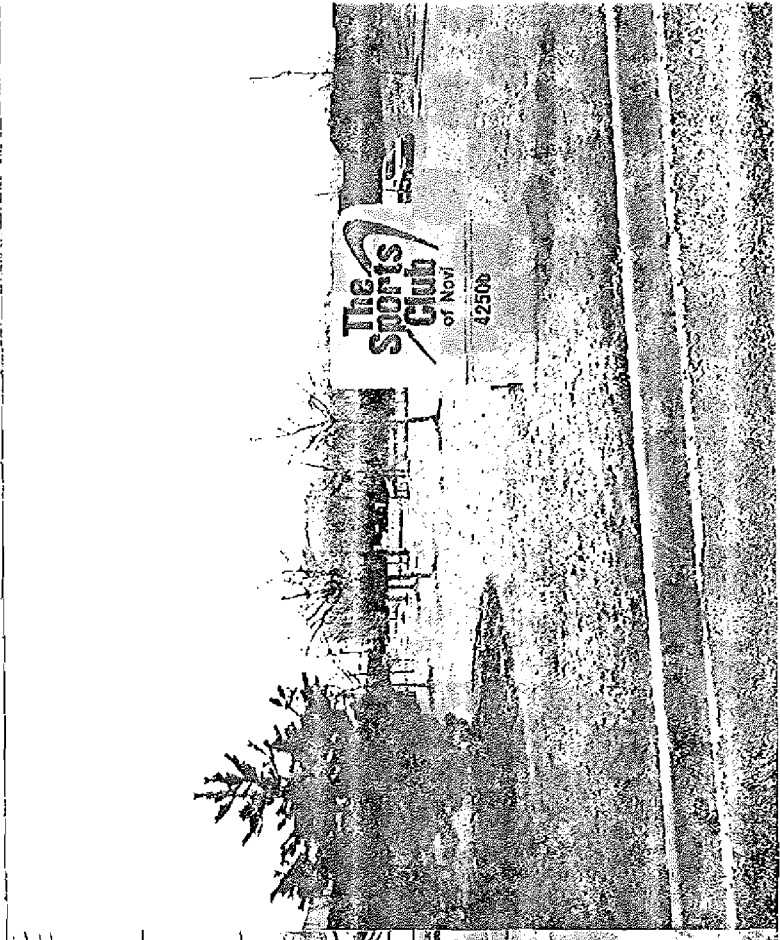
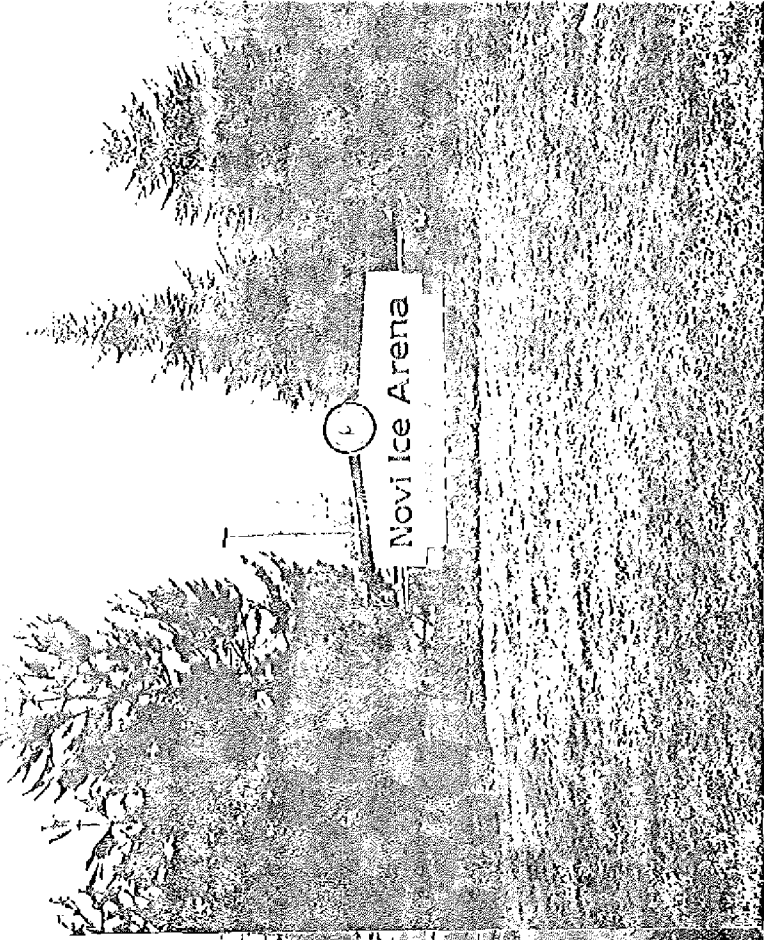
**\*\*LOOKING EAST ON NINE MILE ROAD FROM NOVI ROAD**





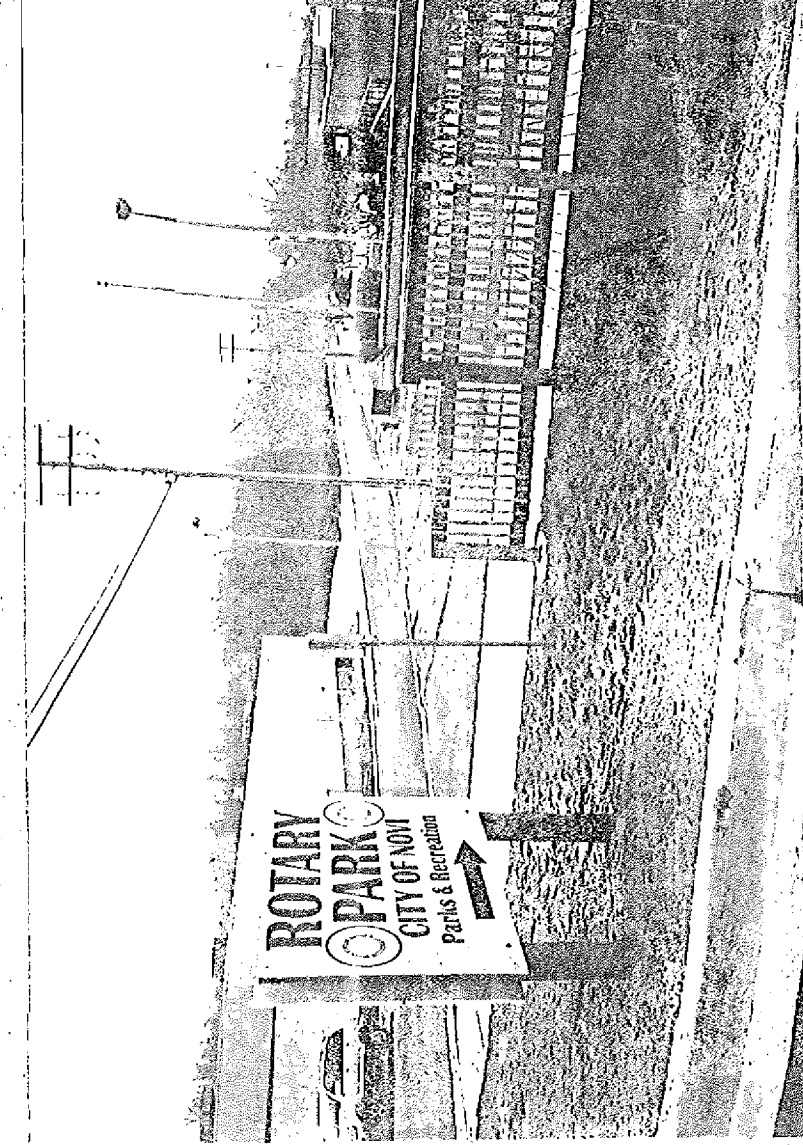
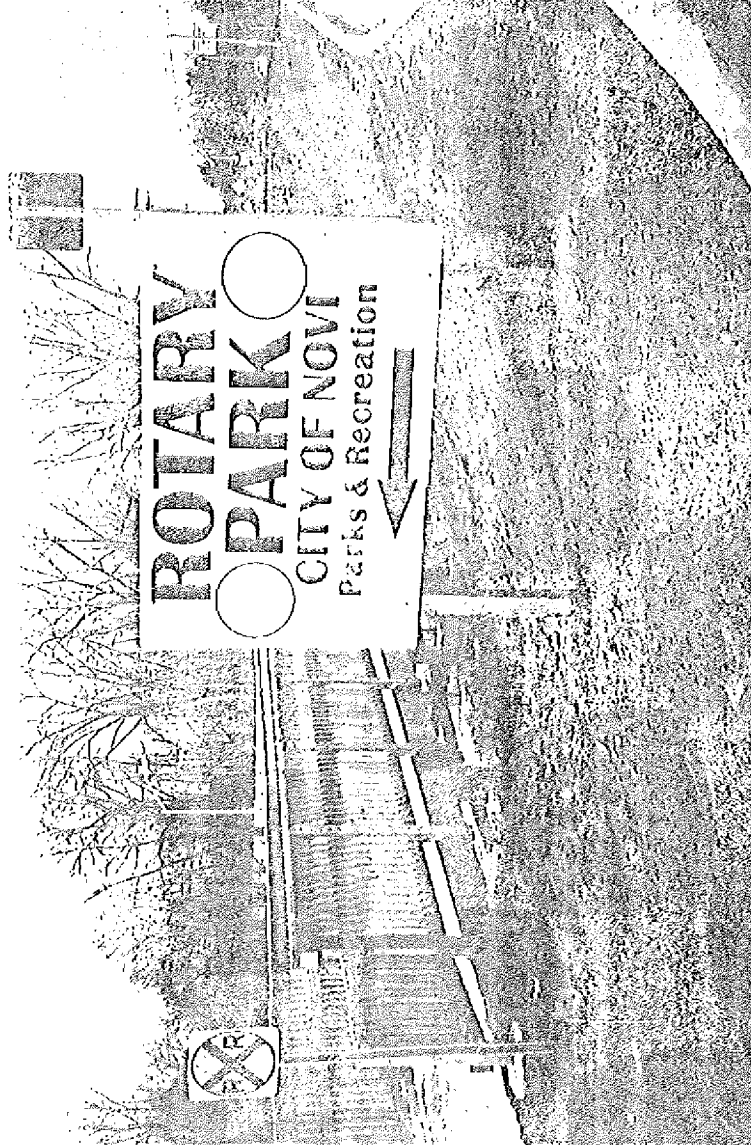
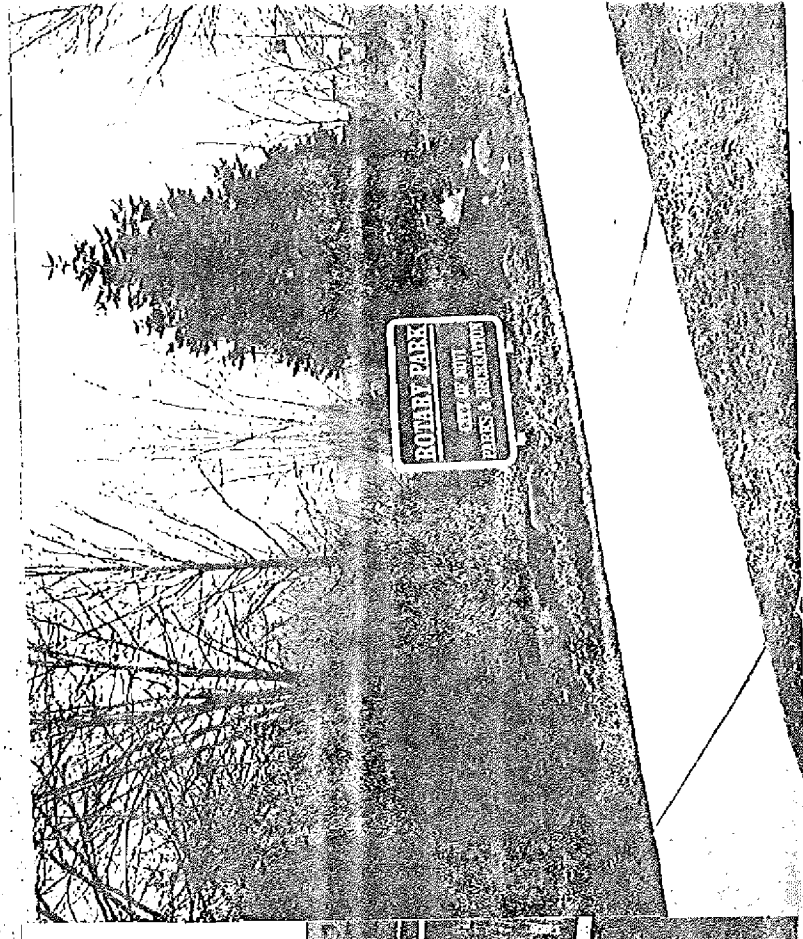
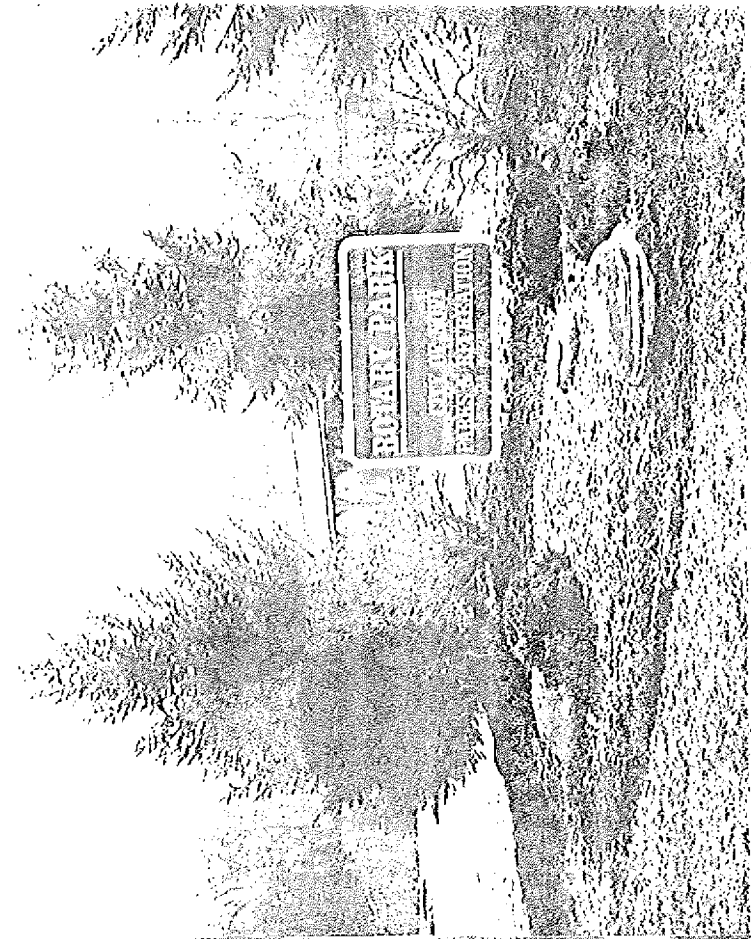






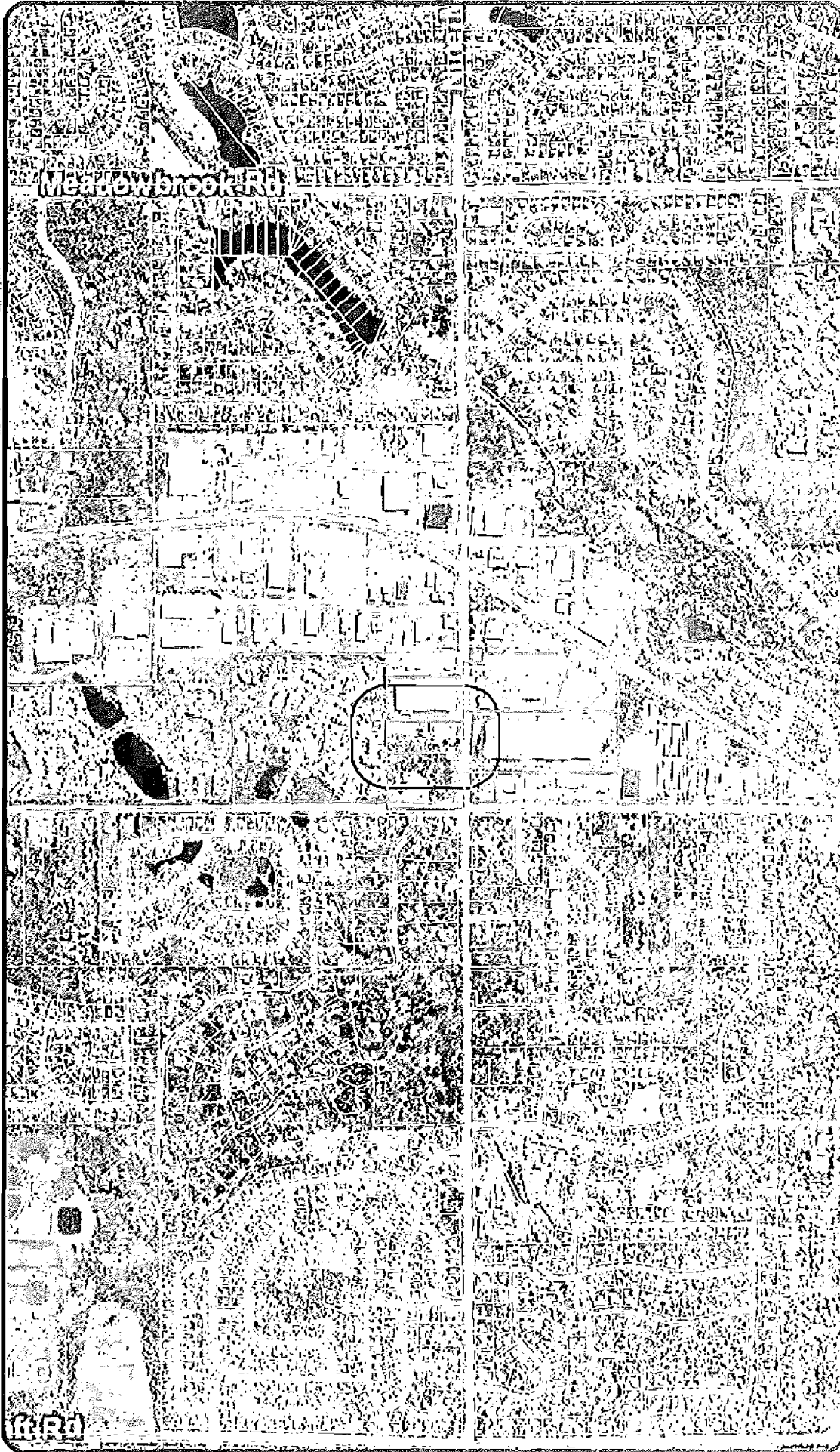








**City of Novi**  
Shiro Restaurant



**MAP INTERPRETATION NOTICE**

This information is intended to provide a general overview of the City of Novi's primary services. This map was intended to assist in the identification of areas for potential development and use. It is not intended to be used as a legal document. The City of Novi is not responsible for any errors or omissions in this map. The City of Novi is not responsible for any damages or losses resulting from the use of this map. The City of Novi is not responsible for any actions taken by any individual or entity based on the information provided in this map.

Scale: 1 inch = 100 feet

0 500 1000 2000 Feet

North Arrow

Map Produced Using the City of Novi Mapping Portal

Date: 08/24/2011

