



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

Case No. 11-038 Mercedes Benz of Novi

Location: 39500 Grand River Avenue

Zoning District: B-3, Community Business

The applicant is requesting a modification of previous variance 97-057 from 28-5(d) of the Sign Ordinance to allow additional lettering to be installed on an existing business wall sign on the east face of an existing vehicle dealership. The area of the proposed sign configuration would be less than the 42 square feet authorized in the original variance.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(d) which allows a single wall sign for a business in the B-3 zoning district.

City of Novi Staff Comments:

The applicant is proposing to add to the existing wall sign located on the east wall of an existing dealership. The proposed enlarged sign would total 39 square feet in area, well below the 42 square feet are approved previously in variance ZBA 97-057. At issue is the fact that the previous variance specified the sign display be limited to the Mercedes Benz symbol. Staff suggests the board consider approving the request to modify the conditions of previous variance 97-057 to allow any reasonable display face on the sign within the 42 square foot limit approved previously.

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: 11-038 ZBA Date: NOV 1 Payment Received: \$ 300 (Cash)

Check # 2700 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 LEE GHERSQUIERE Date 9/12/2011

Company (if applicable) MERCEDES BENZ OF NOVI

Address* 39500 GRAND RIVER CITY MICHIGAN ST MI ZIP _____
*Where all case correspondence is to be mailed.

Applicant's E-mail Address: _____

Phone Number () _____ FAX Number () _____

Request is for:

Residential Construction (New/Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 39500 GRAND RIVER ZIP _____

2. Sidwell Number: 5022-2A-426-006 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 OSC OST OTHER B-2

5. Property Owner Name (if other than applicant) _____

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 SIGNAGE Variance requested SIGNAGE INCREASE
- 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.

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

REQUIRED SIGNAGE FOR SALE OF COMMERCIAL VANS.

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:

DEALERSHIP

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]
Applicant's Signature

Date _____

[Signature]
Property Owners Signature

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

City of Novi Mercedes Benz of Novi



Map Produced Using the
City of Novi, Michigan
Internet Mapping Portal

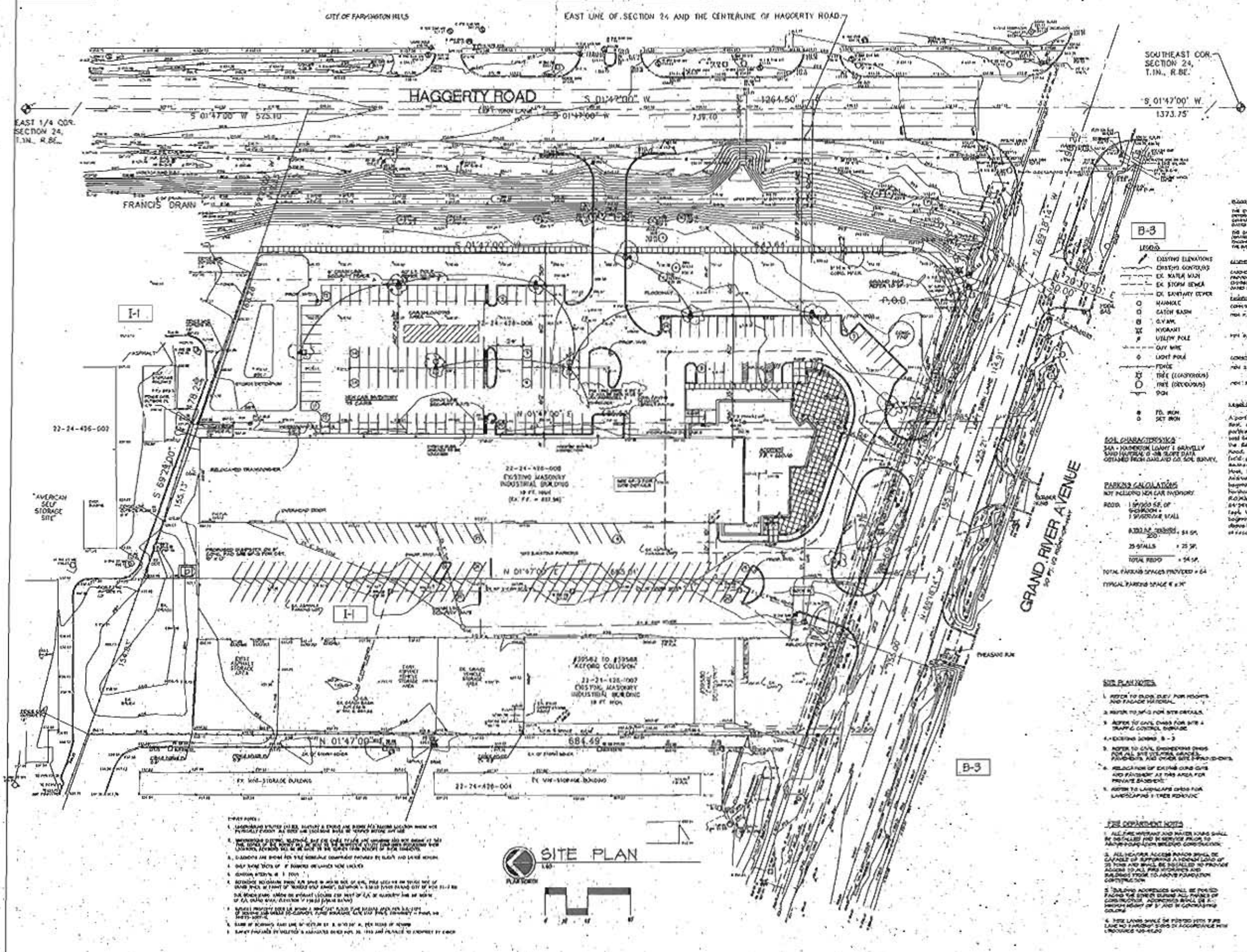


Date: 10/14/2011



MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970, as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map. This map was produced under the terms of the City's Internet Site Use Policy available at <http://cityofnovi.org/Resources/SiteUsePolicy.asp>



DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS ONLY



BOUNDARIES
THE BOUNDARIES SHOWN ARE THE PLANNED BOUNDARIES AS DEVELOPED BY THE CITY OF FARMINGTON HILLS. BOUNDARIES SHOWN ARE THE BOUNDARIES OF THE CITY OF FARMINGTON HILLS. THE BOUNDARIES SHOWN ARE THE BOUNDARIES OF THE CITY OF FARMINGTON HILLS. THE BOUNDARIES SHOWN ARE THE BOUNDARIES OF THE CITY OF FARMINGTON HILLS.

- LEGEND**
- EXISTING ELEVATIONS
- EXISTING CONTOURS
- EX. WATER MAIN
- EX. STORM SEWER
- EX. SANITARY SEWER
- MANHOLE
- CATCH BASIN
- C.V. VALVE
- HYDRANT
- UTILITY POLE
- QUIET WIRE
- LIGHT POLE
- POLE
- TRAIL (EXISTING)
- TRAIL (PROPOSED)
- POLE
- FE. SIGN
- SET SIGN

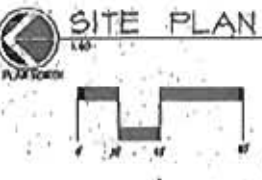
SOIL CHARACTERISTICS
SAA - HARDENED CLAY & GRAVELLY SANDS
SAB - SANDY SILT & CLAY
SAC - CLAYEY SILT & CLAY
SAD - CLAYEY SILT & CLAY
SAG - CLAYEY SILT & CLAY
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SAB - SANDY SILT & CLAY
SAC - CLAYEY SILT & CLAY
SAD - CLAYEY SILT & CLAY
SAG - CLAYEY SILT & CLAY

PARKING CALCULATIONS
NOT INCLUDING NEW CAR WASHES
RECD. 1000 SQ. FT. OF GARAGE
1 1/2 SPACES PER 1000 SQ. FT. OF GARAGE
TOTAL RECD. = 154 SP.
TOTAL PARKING SPACES PROVIDED = 64
TYPICAL PARKING SPACE 6' x 12'

- SITE PLAN NOTES**
- 1. REFER TO PLANS FOR ALL DIMENSIONS AND FINISHES.
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- 4. REFER TO PLANS FOR ALL DIMENSIONS AND FINISHES.
- 5. REFER TO PLANS FOR ALL DIMENSIONS AND FINISHES.

PER DEPARTMENT NOTICES
1. ALL PERMITS AND OTHER FORMS SHALL BE OBTAINED AND IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
2. ALL NEIGHBOR ACCESS SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE RESTORED TO ORIGINAL CONDITION.
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- TRIP NOTES**
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- 5. TRIP NOTES



1-800-482-7171

MANGA ASSOCIATES ARCHITECTS

44700 W. North Ave. Farmington Hills, MI 48334

MERCEDES-BENZ OF NOVI

SECTION 24, T.1N., R.8E.

22-24-426-004

22-24-426-004

SITE PLAN

5-18-97 P.L. 100-100

5-18-97 P.L. 100-100

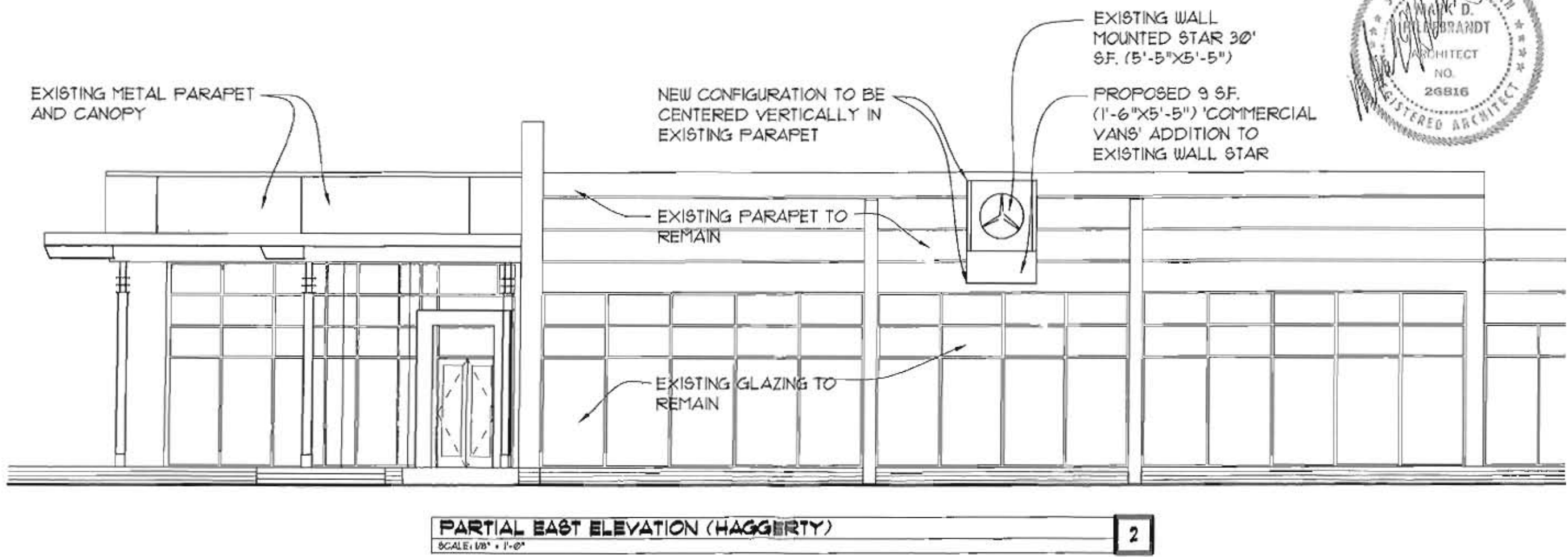
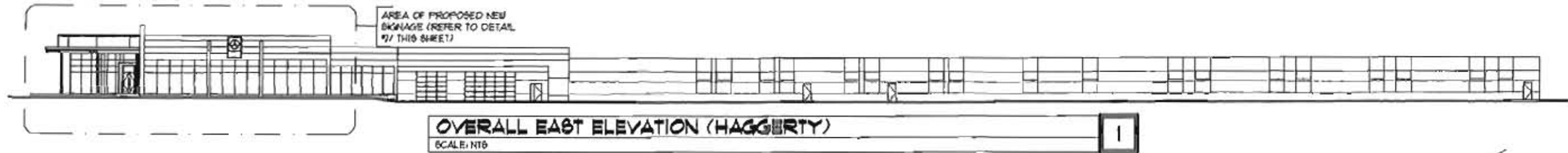
5-18-97 P.L. 100-100

5-18-97 P.L. 100-100

5-18-97 P.L. 100-100

5-18-97 P.L. 100-100

ORIGINAL RECORDED COPY OF EXISTING SITE WORK / FOR REFERENCE ONLY



MERCEDES BENZ OF NOVI
39500 GRAND RIVER AVE, NOVI MICHIGAN

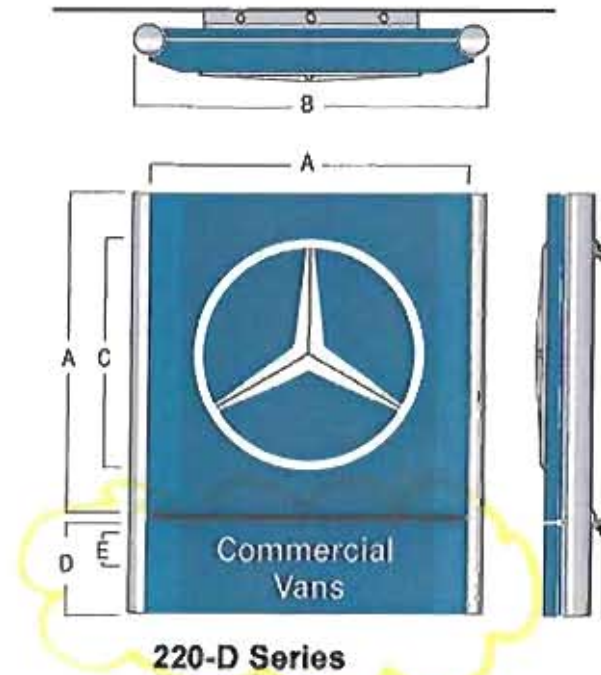
| | | | |
|--|--|----------------------|--------------------|
| GILLET ASSOCIATES ARCHITECTURE | 38799 West 12 Mile Road Suite 120 Farmington Hills Michigan 48331 248.489.2345 Fax: 248.489.2344 E-Mail: info@gillettassociates.com | | |
| | DATE 9-5-11 | PROJECT NO. 11-30 | SHEET NO. A-201 |

Mercedes-Benz USA



220-D Series - Wall-Mounted Star Element

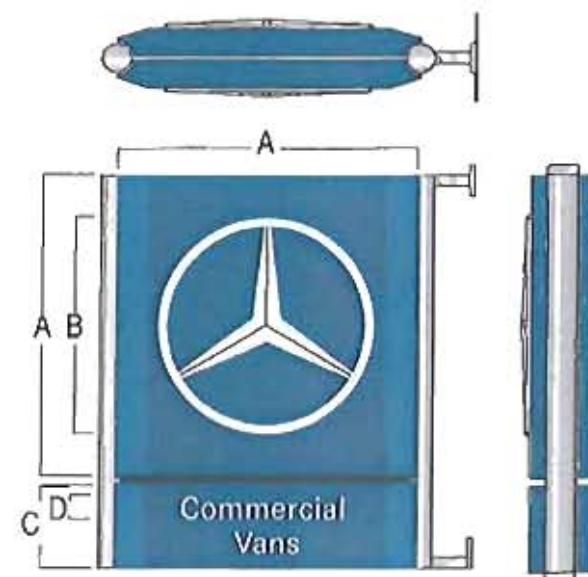
Architectural Graphics Incorporated
 2655 International Parkway
 Virginia Beach, VA 23452
 1.800.877.7868
 www.aglsgn.com



| Model No. | Dimensions | | | | |
|-----------|-------------|--------------|-------------|-------------|----------|
| | A | B | C | D | E |
| 221 | 2'-8 11/16" | 2'-11 11/16" | 1'-11 1/4" | 9 1/2" | 2 7/16" |
| 222 | 4'-0" | 4'-5" | 2'-10 1/4" | 1'-1 7/8" | 3 9/16" |
| 223 | 5'-4 3/16" | 5'-10 3/16" | 3'-9 11/16" | 1'-6 1/16" | 4 5/8" |
| 224 | 6'-5 9/16" | 7'-1 9/16" | 4'-7 1/2" | 1'-10 3/16" | 5 3/8" |
| 225 | 7'-8 1/2" | 8'-6 1/2" | 5'-6" | 2'-2 15/16" | 6 15/16" |
| 226 | 9'-10 1/8" | 10'-10 7/8" | 7'-0 3/16" | | |
| 227 | 13'-1 1/2" | 14'-5 1/2" | 9'-4 3/16" | | |
| 228 | 16'-4 7/8" | 18'-0 7/8" | 11'-8 1/4" | | |

220-D Series

240-D Series - Cantilevered Star Element



240-D Series

| Model No. | Dimensions | | | |
|-----------|-------------|-------------|-------------|----------|
| | A | B | C | D |
| 241 | 2'-8 11/16" | 1'-11 1/4" | 9 1/2" | 2 7/16" |
| 242 | 4'-0" | 2'-10 1/4" | 1'-1 7/8" | 3 9/16" |
| 243 | 5'-4 3/16" | 3'-9 11/16" | 1'-6 1/16" | 4 5/8" |
| 244 | 6'-5 9/16" | 4'-7 1/2" | 1'-10 3/16" | 5 3/8" |
| 245 | 7'-8 1/2" | 5'-6" | 2'-2 15/16" | 6 15/16" |