



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

**Case No.** 11- 046 43015 Grand River (Banks Vacuum)

**Location:** South of Grand River and east of Novi Road

**Zoning:** TC-1, Town Center District

The applicant is requesting a variance from Section 28-5(3) of the Novi Sign Ordinance to allow a second sign in the form of a 42.5 square foot wall sign for a business. The property is located south of Grand River and east of Novi Road. The property is zoned TC-1 (Town Center District).

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5 (3) allows not more than (1) wall or ground sign for a single building or parcel of land.

Number of signs proposed:	2
Number of signs allowed:	1
<b>Variance requested:</b>	1 additional sign

**City of Novi Staff Comments:**

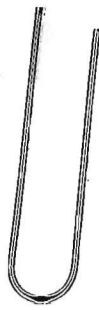
The applicant is requesting a second sign for a new business moving into an existing commercial building. The property currently has a ground sign as allowed by right. The request is for a 42.5 square foot wall sign in addition to the existing 32(+) square foot ground sign. Staff cannot support the request 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. Previous ZBA Case No. 1715 allowed a thirty eight (38) square foot ground sign. Previous ZBA Case No. 97-047 permitted a 17.8 square foot wall sign that was tenant specific for a previous tenant. If there was no ground sign located on the property, the ordinance would permit a sixty five (65) square foot wall sign for this location.

**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



November 29, 2011

MRJ Sign Company LLC  
10490 Denton Creek Dr.  
Fenton, Michigan 48430

RE: BANKS VACUUM – 43015 GRAND RIVER

The sign permit application for the above location has been reviewed and denied.

Sign Code Section 28-5 (3) states: "Number of on-premises advertising signs permitted: No building or parcel of land shall be allowed more than one (1) sign permitted under this section.

There currently exists a ground sign for this parcel of property.

Should you wish to pursue a request for consideration of a variance by the Zoning Board of Appeals, please contact the board secretary, Angie Pawlowski at 248-347-0459.

If you have any questions please contact me at 248-347-0438 or by email at [jniland@cityofnovi.org](mailto:jniland@cityofnovi.org)

Sincerely,

CITY OF NOVI

Jeannie Niland  
Ordinance Enforcement Officer



**MRJ SIGN**  
COMPANY LLC

WWW.MRJSIGN.COM

WE DON'T JUST BUILD SIGNS...WE BUILD BUSINESS!  
OFFICE # 248-793-3391 FAX # 248-793-3396  
256 NARRIN STREET, ORTONVILLE, MICHIGAN 48462  
THIS SHOP DRAWING IS SUBMITTED  
FOR APPROVAL & REMAINS THE  
EXCLUSIVE PROPERTY OF MRJ SIGN  
COMPANY, LLC UNTIL THE DESIGN &  
SIGN PROJECT ARE PURCHASED  
BY THE CUSTOMER.

**BANK'S VACUUM SUPERSTORES**  
Mr. Ken Bank - President / Owner  
Mr. Bank's Cell # (248) 767-8227  
Mr. Bank's e-mail address:  
ken@banksvac.com  
Corporate Office # (248) 528-1366  
Corporate Fax # (248) 528-1367  
Corporate Office Address:  
4832 Rochester Road  
Troy, Michigan 48085

**BANK'S VACUUM of NOVI**  
New Store Address:  
43015 Grand River Avenue  
Novi, Michigan 48375-1733

**FABRICATION NOTES: CHANNEL LETTER WALL SIGN**

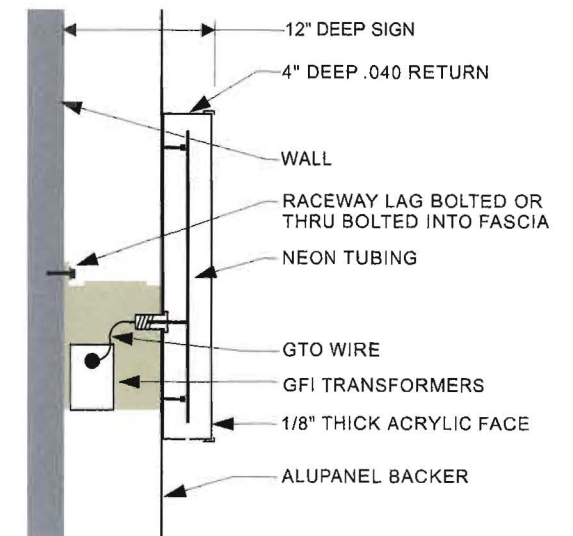
- 1 - RETURNS - Fabricated of Red .040 aluminum - with a baked enamel finish.
- 2 - FACES - In 1/8" thick # 2793 Red acrylic.
- 3 - JEWELITE - Faces wrapped with 1" White Jewelite edging.
- 4 - NEON - Channel letters illuminated by double tube 13 MM Clear Fire Red Neon, with 30 M.A. transformers.
- 5 - RACEWAY - 8" tall X 8" deep X 16' long, primed and painted a Grip Gard acrylic polyurethane enamel Cool Grey 2C.
- 6 - BACKER - Fabricated of 3 MM Alupanel composite panel (.30 MM aluminum sheets either side of a black polyethylene core).
- 7 - ELECTRICAL - Box placed on top of raceway and centered in raceway length.
- 8 - INSTALLATION - Sign installed centered horizontally on the 34' 8" long fascia resulting in 9' 1" long spaces to the left and right.

**Scale 3/16" = 1'**

**CODE INFORMATION: ZONED TC-1; TOWN CENTER 1:** A business having a first floor pedestrian entrance shall be allowed one and one-fourth (1 1/4) square feet of signage per linear foot of contiguous public or private street frontage up to a maximum of sixty-five (65) square feet. Storefront is 68' 8" long overall @ 1 1/4 square feet allowed by code = 85.825 square feet which reverts to the maximum allowable sign area of 65 square feet. Although The City of Novi sign ordinance states that no parcel of land shall be allowed more than one sign. There is currently an existing freestanding monument sign on premises that was allowed by variance to be 32 square feet in area and was approved for the property and therefore is perpetual in nature. In addition variances have been approved for this property in the past that were for a specific tenant and have therefore expired when that tenant moved out.

**PROPOSED SIGN:** Sign is 2' 6" tall overall X 17' long overall or 42.50 square feet in area including the white non-illuminated backer that is to allow for contrast during the day only for the red letters against the dark brown background. The white background will not be visible at night and the sign at that time will appear to be 1' 6" tall overall X 16' long overall or 24 square feet in area when it is illuminated. Please note that the sign is at property owner's existing store in Novi Town Center across Grand River Avenue.

**RACEWAY INSTALLATION**  
ALL MATERIALS TO BE U.L. LISTED





**MRJ SIGN**  
COMPANY LLC

[WWW.MRJSIGN.COM](http://WWW.MRJSIGN.COM)

WE DON'T JUST BUILD SIGNS...WE BUILD BUSINESS!  
256 NARRIN STREET, ORTONVILLE, MICHIGAN 48462  
**THIS SHOP DRAWING IS SUBMITTED FOR APPROVAL & REMAINS THE EXCLUSIVE PROPERTY OF MRJ SIGN COMPANY, LLC UNTIL THE DESIGN & SIGN PROJECT ARE PURCHASED BY THE CUSTOMER.**

**BANK'S VACUUM SUPERSTORES**  
Mr. Ken Bank - President / Owner  
Mr. Bank's Cell # (248) 767-8227  
Mr. Bank's e-mail address:  
ken@banksvac.com  
Corporate Office # (248) 528-1366  
Corporate Fax # (248) 528-1367  
Corporate Office Address:  
4832 Rochester Road  
Troy, Michigan 48085

**BANK'S VACUUM of NOVI**  
New Store Address:  
43015 Grand River Avenue  
Novi, Michigan 48375-1733

**PARCEL # 50-22-23-104-008**

**NOT TO SCALE.  
ALL DIMENSIONS  
AS STATED.**