

cityofnovi.org

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

Case No. 12-012 Stoneridge Office Park

Location: 44050 Twelve Mile Road

Zoning District: OS-1, Office Service District

The applicant is requesting an exception from Section 28-6(4) of the Novi Sign Ordinance to allow a 70 sq. ft. real estate sign where 16 sq. ft. is allowed for an ongoing commercial development. The property is located north of Twelve Mile Road and west of Novi Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 28-6(4) allows a maximum of a 16 sq. ft. real estate marketing sign for commercial properties.

City of Novi Staff Comments:

The Stoneridge Office Park is under continuing development and Signature Associates is requesting allowance for additional real estate sign area. The site was previously granted variances for an oversize permanent ground sign of 90 square feet under ZBA-09-027. Staff does not 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.

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.



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For Official Use Only

ZBA Case No: 12-012 ZBA Date: Payment Received: \$ (Cash)

Check # 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 Angela Arcori Date February 27, 2012

Company (if applicable) Signature Associates

Address* 1 Towne Square, Suite 1200 City Southfield ST MI ZIP 48076

*Where all case correspondence is to be mailed.

Applicant's E-mail Address: aalexander@signatureassociates.com

Phone Number (248) 799-3178 FAX Number (248) 799-3179

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 44050 Twelve Mile Road ZIP 48377

2. Sidwell Number: 5022 - 10-425-001 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

5. Property Owner Name (if other than applicant) Joseph Schimizzi

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 28.5 Variance requested Larger temporary real estate sign.
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):

We wish to install a 5' x 7' wing sign along 12 Mile displaying a rendering of the office park. A small sign would not be visible.

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

Angela M. Amore
Applicants Signature

2/28/12
Date

[Signature]
Property Owners Signature

2/28/12
Date

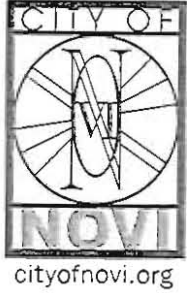
DECISION ON APPEAL

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



February 23, 2012

Chuck Moore's Commercial Sign Service
28010 Groesbeck Hwy.
Roseville, Michigan 48066

RE: STONERIDGE OFFICE BUILDING – 44050 TWELVE MILE

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

Sign Code Section 28-6 (4) permits a 16 square foot sign for sale/rental or lease of non-residential property. The proposed sign is 35 square feet on each side for a total of 70 square feet.

You may downsize the sign to the allowable square footage or you may request consideration of a variance to the ordinance from the Zoning Board of Appeals, by contacting the board secretary, Angie Pawlowski, at 248-347-0459.

If you have any questions please contact me at 248-347-0438.

Sincerely,

CITY OF NOVI

A handwritten signature in black ink, appearing to read "Jeannie Niland". The signature is fluid and cursive, written over a white background.

Jeannie Niland
Ordinance Enforcement



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/StandardUsePolicy.asp>

0 290 580 1,160

Feet

1 inch = 576 feet



Date: 03/19/2012



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

5x7



STONE **RIDGE**
OFFICE PARK

UNDER NEW OWNERSHIP

AVAILABLE

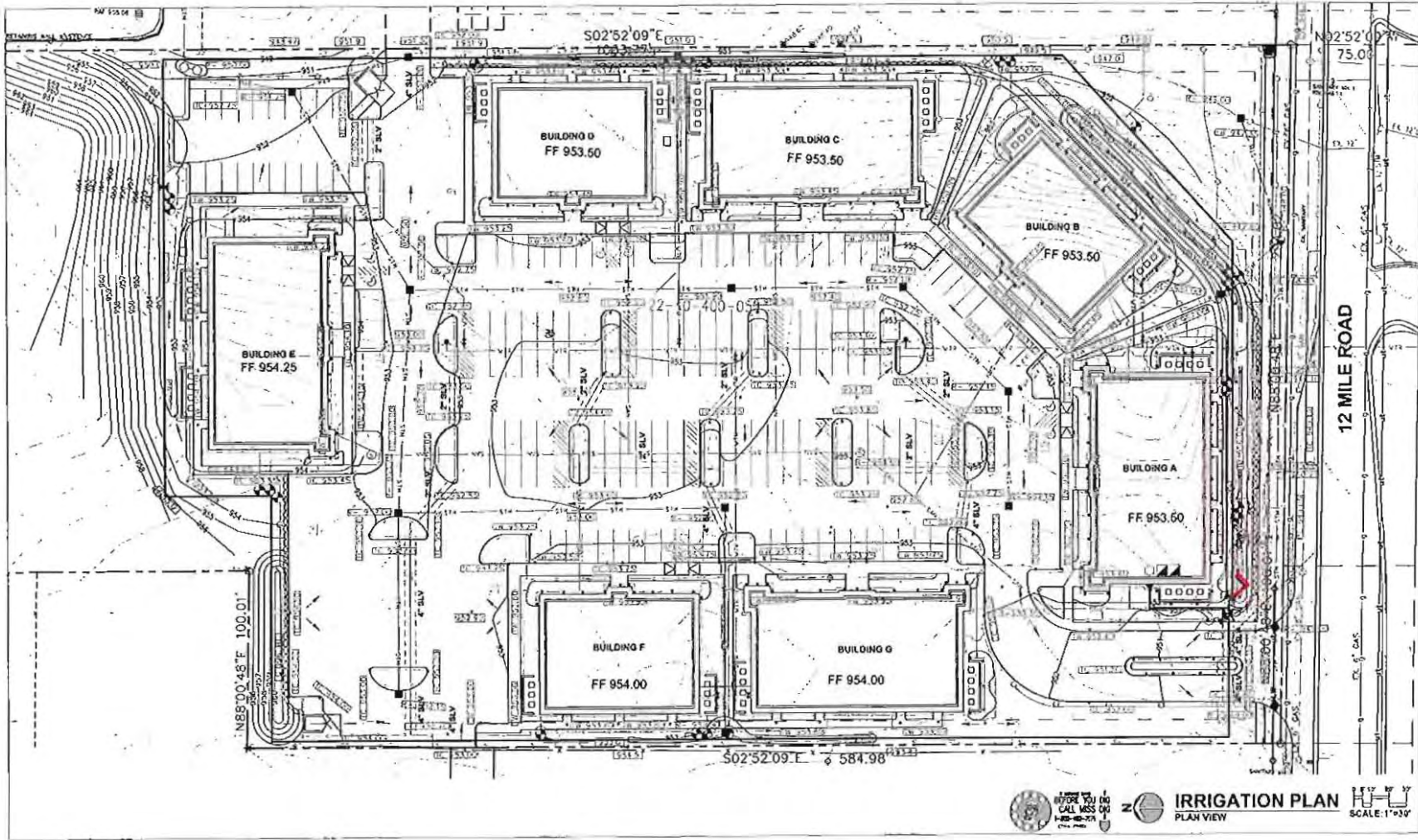
CALL GARRETT KEAIS OR ANGELA ARCORI

 **SIGNATURE**
ASSOCIATES  **248-948-9000**

www.signatureassociates.com

- IRRIGATION LEGEND**
- RAIN BIRD 5000 SERIES GEAR DRIVEN ROTOR
 - RAIN BIRD 4" POP UP SPRAY W/ MPR NOZZLE
 - RAIN BIRD 12" POP UP SPRAY W/ MPR NOZZLE
 - QUICK COUPLING VALVE
 - QUICK COUPLING VALVE
 - RAIN BIRD 100 PGA ELECTRIC VALVE, 1"
 - RAIN BIRD 150 PGA ELECTRIC VALVE, 1.5"
 - RAIN BIRD ESP 16 LX AUTOMATIC CONTROLLER
 - FEBCO PRESSURE VACUUM BREAKER, 1.5"
 - TAP LOCATION, 1.5"
 - PVC MAINLINE CLASS 160 BE 2"
 - POLY LATERAL 100 PSI NON NSF, SIZE AS SHOWN
 - PVC SLEEVE CLASS 160 BE, SIZE AS SHOWN

- IRRIGATION NOTES**
1. ALL WORK IS TO BE IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.
 2. ALL UNDERGROUND ELECTRICAL CONNECTIONS ARE TO BE MADE WITH KING WIRE CONNECTORS.
 3. ALL AUTO CONTROL VALVES ARE TO BE INSTALLED IN DURA VALVE BOXES OF APPROPRIATE SIZE.
 4. ALL CONTROL WIRE DOWNSTREAM OF THE CONTROLLER IS TO BE 18 AWG, UL APPROVED FOR DIRECT BURY.
 5. ALL ROTORS AND SPRAY HEADS SHALL BE INSTALLED ON POLY SWING PIPE.
 6. ALL QUICK COUPLING VALVES SHALL BE INSTALLED ON 3-ELBOW PVC SWING JOINTS.
 7. ANY CHANGES IN AVAILABILITY OF SUPPLY SHOULD BE NOTED AND MODIFICATIONS TO THE DESIGN SHOULD BE MADE.
 8. CONTRACTOR TO VERIFY WATER PRESSURE AND AVAILABILITY PRIOR TO INSTALLATION.
 9. IRRIGATION DESIGN BASED UPON 40 DPM @ 55 PSI.
 10. 120 VOLTS TO CONTROLLER AND 1.5" COPPER STUB, BY OTHER THAN IRRIGATION CONTRACTOR.
 11. ANY IRRIGATION PIPING SHOWN OUTSIDE OF CURBS FOR CLARITY PURPOSES ONLY.



IRRIGATION PLAN
PLAN VIEW
SCALE: 1"=30'

E.J. KLECKNER & ASSOCIATES
701 ORCHARD LAKE ROAD
SUITE 304

LANDSCAPE ARCHITECTS
WEST BLOOMFIELD, MICHIGAN 48322
PHONE (248) 992-2788 FAX (248) 737-3648 EMAIL: kleckner@ejk.com

SITE CONSULTANTS
PROJECT

STONERIDGE OFFICE
NOV, MICHIGAN

ISSUED
11/06/13 FINAL
SEA

SEAL

JOB NO.
04217

SHEET NO.
L-4