



cityofnovi.org

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

Case No. 12-013 Great Clips

Location: 26156 Ingersol Drive

Zoning District: TC, Town Center District

The applicant is requesting an exception from Section 28-5(2)b.1.(a)(i)a. of the Novi Sign Ordinance to allow a 40.6 sq. ft. wall sign where 32.5 sq. ft. is allowed for a new commercial tenant. The property is located north of Grand River Ave. and east of Novi Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(2)b.1.(a)(i)a. allows a maximum of 1.25 square feet of sign for each lineal foot of business frontage.

City of Novi Staff Comments:

The applicant is requesting approval for an oversize sign for a new tenant in the Novi Town Center. The tenant proposes to use the standard franchise sign on which the style of a single letter causes an increase in the calculated sign area. 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: _____ 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 Alex Sigal Date 2-29-2012

Company (if applicable) _____

Address* 40660 Paisley Cir. City Novi ST MI ZIP 48377

*Where all case correspondence is to be mailed.

Applicant's E-mail Address: ajsL@yahoo.com

Phone Number (313 805 - 5569) FAX Number () _____

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 26156 Ingersol Dr. ZIP 48377

2. Sidwell Number: 5022 - 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) Novi Town Center Investors LLC

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(2)B1(a)(i)a Variance requested Calculations of the sign size
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):

See attachment

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:

See attachment

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

Alex Sigal
Applicants Signature

2-29-2012
Date

[Signature]
Property Owners Signature

*SIM NWI TOWN CENTER
SPG AS PART FOR NWI
TOWN CENTRAL INVESTORS LLC*

Date

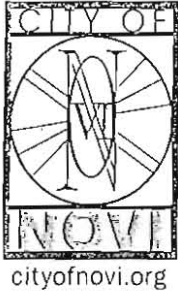
DECISION ON APPEAL

_____ 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 29, 2012

Alex Sigal
40660 Paisley Circle
Novi, Michigan 48377

RE: GREAT CLIPS – 26156 INGERSOL DR

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

Sign Code Section 28-5 (2)b.1.(a)(i)a. allows 1-1/4 square foot of sign for each lineal foot of business frontage. Based on 26 feet of lineal frontage the maximum allowed wall sign for this location would be 32.5 square feet. The proposed sign is 40.6 square feet.

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

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

Sincerely,

CITY OF NOVI

A handwritten signature in cursive script that reads 'Jeannie Niland'. The signature is written in black ink and is positioned above the printed name and title.

Jeannie Niland
Ordinance Enforcement Officer

Attachment to the Zoning Board of Appeals application.

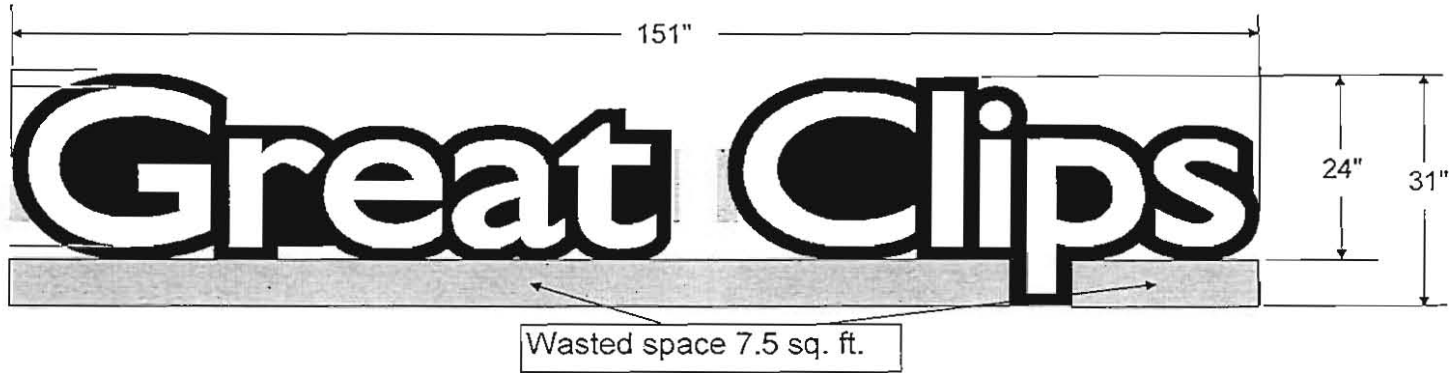
9. The sign is measured from the highest point to the lowest point. In my Great Clips sign the lowest point is at the bottom of the letter "p" which comes down below all other letters. Because of that there is a significant area that is included in the sign area calculation that is wasted (see drawings attached). I would like the variance in the sign area calculation which would allow exclusion of the portion of letter "p" that comes down below other letters.

10. This is the only approved by Great Clips franchisor sign for all Great Clips salons; I cannot change anything on the sign (I cannot change font, colors or use all capital letters). Because of the way the sign measured I have to shrink the sign to fit in the 32.5 sq. ft. rectangle (maximum sign area I can have) that goes to the bottom of letter "p". My sign will look disproportionately smaller compared to the neighboring businesses signs that have all capital letters or don't have any letters that come down below or above other letters.

Sign allowed by the City of Novi measuring rules (151" x 31")

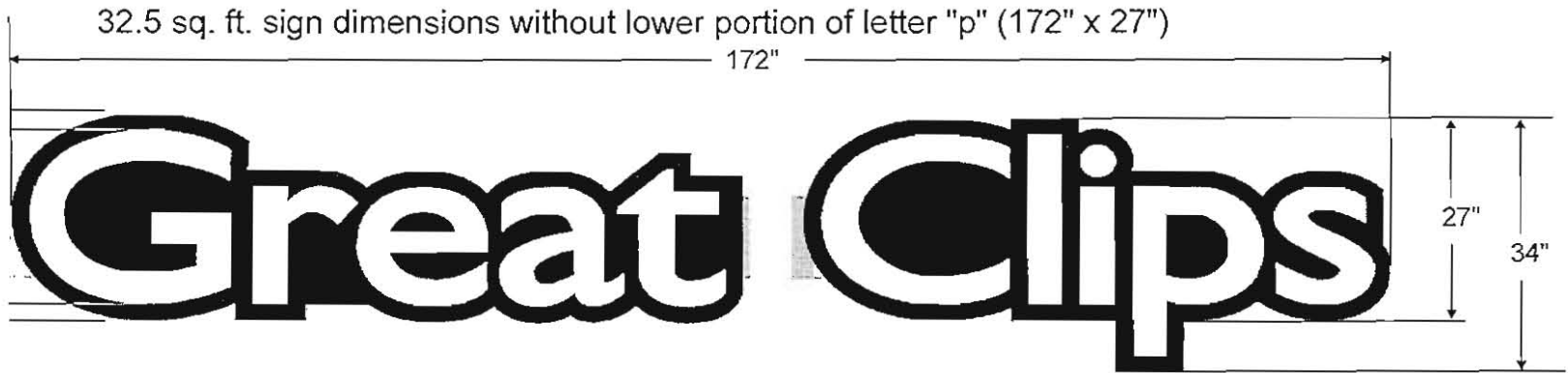
Sign area: 151" x 31 = 32.5 sq. ft. (25 sq. ft. without "p")

#1

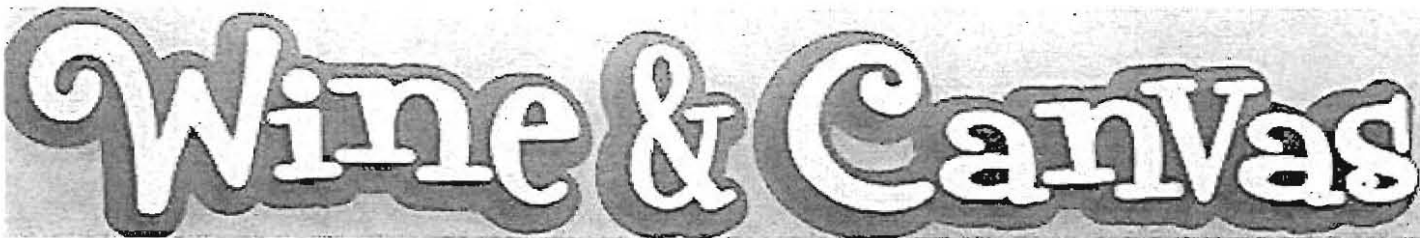


32.5 sq. ft. sign dimensions without lower portion of letter "p" (172" x 27")

#2



Sign for comparison. This sign is about the same height and length as the Great Clips sign measured without "p" (sign #2)

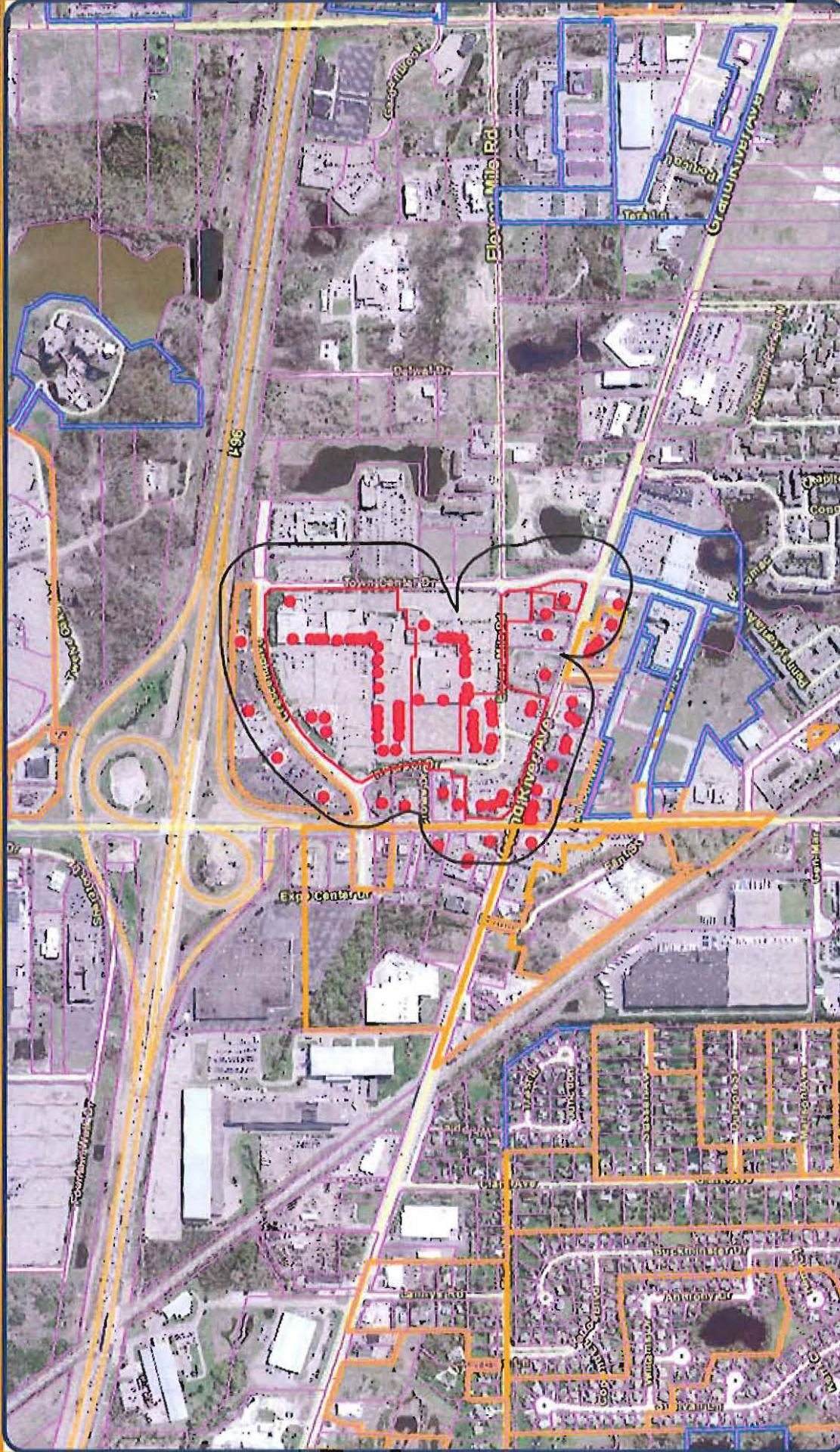


Great Clips

02/20/2009



City of Novi Great Clips



MAP INTERPRETATION NOTICE

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Date: 03/20/2012

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