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

**Case No. 12-037 26940 Taft Road**

**Location: 26940 Taft Road**

**Zoning District: I-1, Light Industrial District**

The applicant is requesting an exception to CITY OF NOVI, CODE OF ORDINANCES Section 28-(6) which governs sign requirements. One sale, rental or lease sign is allowed as of right as long as it does not exceed 16 square feet. Applicant's proposed sign is 48 square feet. It will be placed so as to be visible from the I-96 highway. The property is located east of Taft Road and south of Interstate 96.

**Ordinance Sections:**

- CITY OF NOVI, CODE OF ORDINANCES, Section 28-6 permits a sale/rental/lease sign of no more than 16 square feet.

**City of Novi Staff Comments:**

The applicant requests a variance that is three times the currently allotted square footage. Since the request is not based on exceptional circumstances and failure to grant relief will not unreasonably prevent the usage of the property, staff recommends that the board not grant this variance.

**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: 12037 ZBA Date: August 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 David Guldner Date 7-2-12

Company (if applicable) Signature Associates

Address\* One Towne Square #1200 City Southfield ST MI ZIP 48076

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

Phone Number ( ) 248-948-9000 FAX Number ( ) 248-799-3179

Request is for:

- Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 26940 Taft Rd ZIP 48375

2. Sidwell Number: 5022 - 22-15-152-006 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

5. Property Owner Name (if other than applicant) Soulliere Realty, 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 28.6 Variance requested Larger Temp 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 want to put a large sign along the  
freeway - 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

  
Applicants Signature

7-2-12  
Date

  
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

July 18, 2012

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

RE: 26940 TAFT ROAD

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

Sign Code Section 28-6 (4) allows a maximum of 16 square feet for a sign which identifies the sale or lease of non-residential property.

Sign Code Section 28-1 states: "Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except that where two (2) such faces are placed back to back and are at no point more than two (2) feet from one another, the area of the sign shall be taken as the area of one (1) face if the two (2) faces are of equal area."

The proposed sign indicates the sign is a two faced sign with 48 sq. ft. of area for each face. The plan does not indicate the distance between the two faces of the sign to determine the actual square footage. Submit a drawing showing the distance between the two faces to complete this review.

Your application for the Zoning Board of Appeals has been received; please submit the above information so that the proper notification can be prepared for the meeting notice.

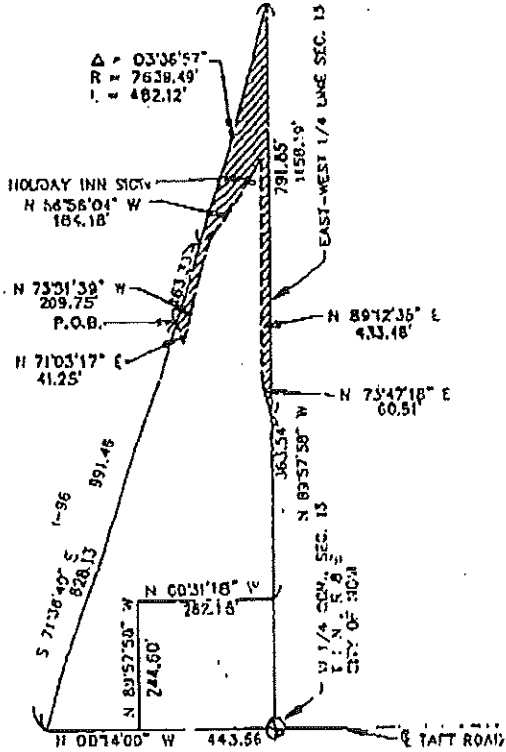
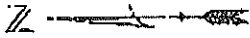
If you have any questions, please contact me at 248-347-0438.

Sincerely,

CITY OF NOVI

Jeannie Niland  
Ordinance Enforcement Officer

EXHIBIT "A" 115627713



PARCEL = 030237  
 ESN = 45854 S.F.

REGIONAL DETENTION BASIN EASEMENT				
22-15-152-006				
Date:	11/11/10	Scale:	1" = 100'	Sheet No:
Drawn by:	J. J.	Checked by:	M. J.	Date:



**FOR SALE**  
**6,060 SQ. FT. PLUS LAND**  
**CALL DAVID GILTNER / STEVE GORDON**

**248-948-9000**

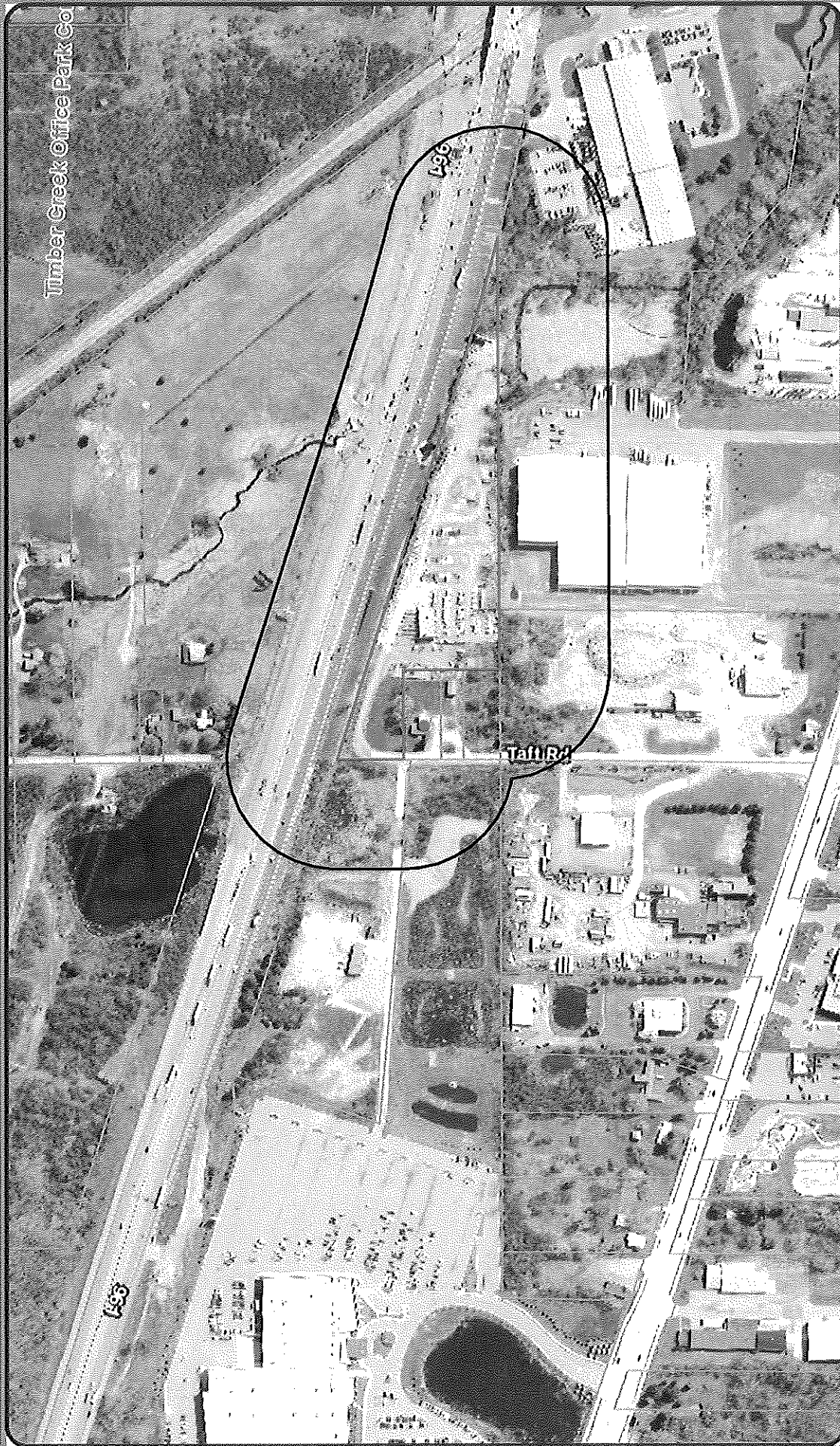
[www.signatureassociates.com](http://www.signatureassociates.com)





City of Novi  
26940 Taft Rd.

Timber Creek Office Park Co



**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>



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



Date: 07/17/2012

