

**ZONING BOARD OF APPEALS**  
**CITY OF NOVI**  
**Community Development Department**

Case No. PZ13-0059 26855 Haggerty Rd - Country Cousin (Ruston Blvd. Entrance)

Location: 26855 Haggerty Road

Zoning District: MH, Mobile Home Park District

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(2) a.3 to allow installation of a ground sign immediately adjacent (10 ft. setback required) to the right of way line. The property is located east of M-5 and south of Twelve Mile Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(2) a.3 requires ground signs be placed a minimum of 3 feet from a future (planned) right of way line.

City of Novi Staff Comments:

The applicant plans to install a ground sign for an existing mobile home park. The width of the Haggerty Road right of way has been increased since the mobile home park was originally constructed and there is limited space between the edge of the existing lot and the right of way. The petitioner is requesting approval to place the sign 10 feet from the current (existing) right of way line.

Standards for Granting a Sign Variance

CITY OF NOVI, CODE OF ORDINANCES, Section 28-16 addresses Sign Variance Appeals:

- 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, specifically \_\_\_\_\_.
- 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 because \_\_\_\_\_.
- 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 because \_\_\_\_\_.



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

**For Official Use Only**

ZBA Case No: P2130059 ZBA Date: 11/19/13 Payment Received: \$ 300 (Cash)

Check # 57070 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 Trevor Fuller Date 10/07/13

Company (if applicable) Harmon Sign Inc.

Address\* 46593 Grand River Ave. City Novi ST MI ZIP 48374

\*Where all case correspondence is to be mailed.

Applicant's E-mail Address: trevor.fuller@harmonsign.com

Phone Number (248) 348-8150 ext. 211 FAX Number (248) 348-4317

Request is for:

Residential Construction (New/ Existing)  Vacant Property  Commercial  Signage

1. Address of subject ZBA case: <sup>26855</sup> Haagerty Rd ZIP 48377

2. Sidwell Number: 5022 - 13-401-002 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) Country Cousln, Inc.

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)d.3. Variance requested to allow the sign within a planned right-of-way
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):

Sign placement would occur on a residential lot and into the parking lot of main office, visibility from Haggerty Rd. would be limited, would not allow a reasonable time for motorists to identify the sign/entrance, make a decision and negotiate turn into the property.

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:

The property is located adjacent to a freeway overpass which allows limited visibility to north bound traffic on Haggerty Rd. The planned right-of-way creates a significant green space between the properties and existing road, allowing limited visibility to south bound traffic.

**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]  
Applicants Signature

10/7/13  
Date

[Signature]  
Property Owners Signature

10/7/2013  
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



May 17, 2013

Harmon Sign Inc.  
45693 Grand River  
Novi, Michigan 48374

RE: Country Cousins – 26855 & 26955 HAGGERTY ROAD

The sign permit applications for the above location have been reviewed. The Engineering Division has indicated there is an Oakland County future right-of-way for this location of 60 feet from centerline of Haggerty Road.

Sign Code Section 28-5(2)d.3. requires entranceway signs to be placed not less than ten feet from any right-of-way.

You may submit revised plot plans locating the sign at least 70 feet from centerline of Haggerty Road, or if you wish to request consideration of a variance to allow the sign within the future right-of-way you must first obtain approval from Oakland County and then make application to the Zoning Board of Appeals by contacting the board secretary, Angie Pawlowski, at 248-347-0459.

Please feel free to contact me at 248-347-0438 if you have any questions.

Sincerely,

CITY OF NOVI

A handwritten signature in black ink that reads 'Jeannie Niland'. The signature is written in a cursive, flowing style.

Jeannie Niland  
Ordinance Enforcement Officer



QUALITY LIFE THROUGH GOOD ROADS:  
ROAD COMMISSION FOR OAKLAND COUNTY  
"WE CARE."

**Board of Road Commissioners**

**Ronald J. Fowkes**  
Commissioner

**Gregory C. Jamlan**  
Commissioner

**Eric S. Wilson**  
Commissioner

**Dennis G. Kolar, P.E.**  
Managing Director

**Gary Plotrowicz, P.E., P.T.O.E.**  
Deputy Managing Director  
County Highway Engineer

Department of  
Customer Services  
Permits

2420 Pontiac Lake Road  
Waterford, MI  
48328

248-858-4835

FAX  
248-858-4773

TDD  
248-858-8005

[www.rcocweb.org](http://www.rcocweb.org)

**E-MAILED**  
9-11-13

September 11, 2013

Mr. Trevor S. Fuller  
Harmon Sign, Inc.  
46593 Grand River Ave.  
Novi, MI 48374

RE: RCOC Permit Application #33-939  
Monument Signs for Country Cousin Community

Dear Mr. Fuller:

We have reviewed the reference application and plans.

Due to the fact that the right of way on Haggerty Road north of Ruston Road is 33 feet wide and is 50 feet wide south of Ruston Road, the proposed work will not be in the right of way. Therefore, no permit from the Road Commission would be required.

Please feel free to contact me at (248) 858-4835 if you have any questions.

Sincerely,

Scott Sintkowski, PE  
Permit Engineer

SS/db  
Enclosures

Novi, MI



NEW ENTRYWAY SIGN - D/F



**HARMONSIGN**  
 800.338.9773 Toll Free  
 www.HARMONSIGN.com

**TOLEDO** 7844 West Central Ave. Toledo, Oh 43617  
 419.841.6656 Phone  
 419.841.7160 Fax

**DETROIT** 46593 Grand River Ave. Novi, MI 48374  
 248.348.8150 Phone  
 248.348.4317 FAX

**CUSTOMER** COUNTRY COUSIN  
**LOCATION** NOVI, MI  
**ADDRESS** 26855 HAGGERTY RD

**SALESPERSON** TREVOR FULLER  
**DRAWING #** 001625

**SCALE** 1/2" = 1'-0"  
**FILENAME** COUCO-NM-13-MON  
**DRAWN BY** GARY ALUMBAUGH  
**DATE** 2-7-13  
**REVISION#** GA 2-11-13

**SIGN TYPE** MONUMENT SIGN

**QUANTITY** 1

**GRAPHICS**

- DIGITAL PRINT
- VINYL
- PAINTED

**ARTWORK**

- PRODUCTION READY
- PRESENTATION ONLY
- NETWORK

**COLORS:**

- WHITE
- BLACK
- GOLD PERFORATED (WHITE NIGHT)
- 3630-156 VIVID GREEN

**MOUNTING** **FACE**

- FLUSH
- RACEWAY
- SINGLE
- DOUBLE

**LIGHTING**

- LIGHTED
  - NON-LIGHTED
- TYPE: INTERNALLY

**SQ. FTG. ALLOWANCE** 24

**SITE MEASUREMENTS**

**ADDITIONAL NOTES**

ROUTERD ALUM. FACES w/ PLEX BACKERS  
 ALUM. DETAILS

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

Author  
 Date: 4/8/2013



**MAP INTERPRETATION NOTICE**

All data on this map was obtained from the City of Novi, Michigan Internet Mapping Portal. The City of Novi, Michigan is not responsible for any errors or omissions on this map. The user assumes all liability for any use of this map. The City of Novi, Michigan is not responsible for any damage or injury resulting from the use of this map. The City of Novi, Michigan is not responsible for any loss of data or information resulting from the use of this map. The City of Novi, Michigan is not responsible for any other consequences resulting from the use of this map.

NO JURISDICTION



**SIGN LOCATION PLAN**  
 26855 Haggerty Rd.

This Design & Engineering is submitted as our proposal and is to remain our property exclusively until accepted and approved by purchase.  
 © Copyright 2013 Harmon Sign

### ESTIMATED BILL OF MATERIALS

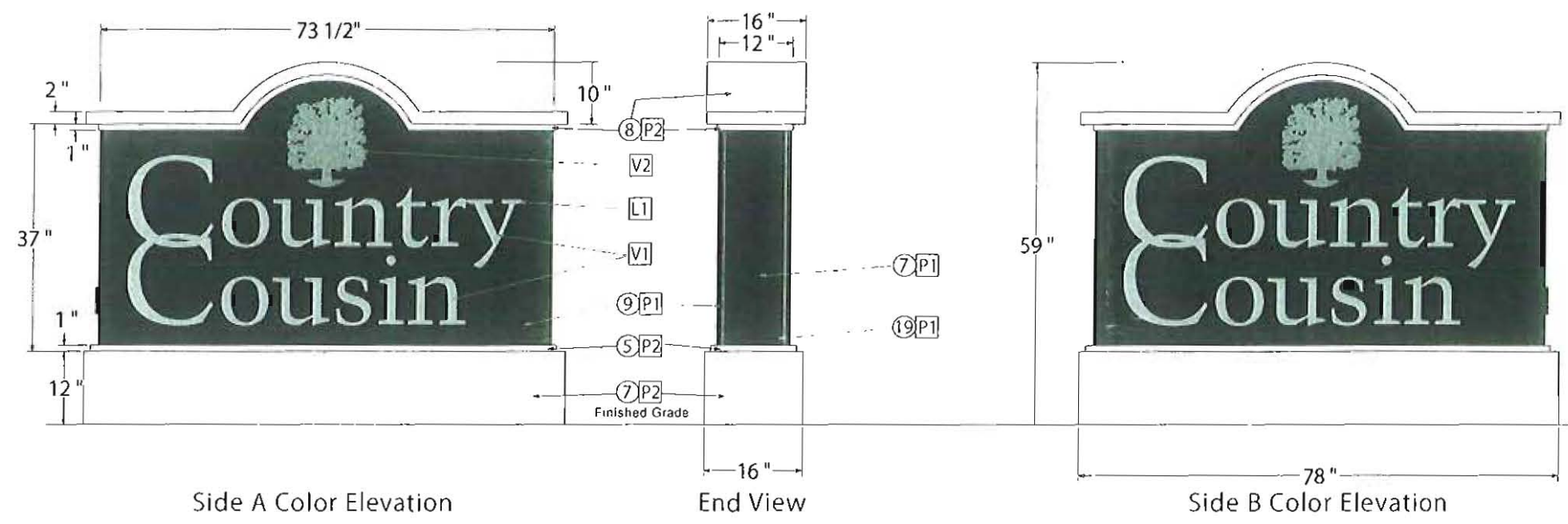
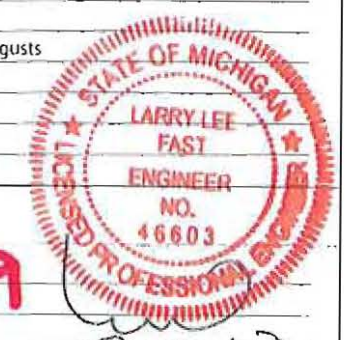
No.	Qty.	Part #	DESCRIPTION
01	4 1/2'	R10200	3" Steel Pipe, Schedule 40, 3 1/2" OD
02	2	S13210	1/4" Steel Plate, 12" x 12"
03	12'	R08005	1" Steel Pipe, Schedule 40
04	13'	R12200	2" x 2" x 3/16" Aluminum Angle, Structural
05	15'	R17800	1" x 1" x 1/8" Aluminum Tube
06	20'	R11500	1" x 1" x 1/8" Aluminum Angle
07	1	S11610	.063 Mill 3003 Aluminum Sheet, 48" x 96"
08	1/2	S11700	.080 Mill 3003 Aluminum Sheet, 48" x 96"
09	2	S11860	.100 Mill 3003 Aluminum Sheet, 48" x 96"
10	7'	F13935	CO-OP Raceway
11	3	L22700	Kulka 582-G Snap-in Sockets
12	3	L22800	Kulka 583-G Snap-in Sockets
13	1	B28001	ESB432-14 Electronic Ballast
14	1	E50200	Switch Single Pole, 120/277, Pass & Seymour, #PS20AC1
15	1	E49205	Mulberry Weather-Proof Single Rcpt Cvr, 30525
16	1	E39600	3" x 2" Switch box, RACO 500
17	3	L17800	F72T12 Cool White Fluorescent Bulbs
18	2	H19020	1/2" Lift Eye Bolts (Remove after installation)
19	-	-	Flat Head Countersunk Screws
20	-	-	Transpo AP3.5 Break-Away for 3" Pipe
21	-	-	Harmon/Electrical Label
22	-	-	UL Label
P1	-	-	MAP Satin Black
P2	-	-	MAP MP25833 Bone White
V1	-	V42020	3M 3635-210 Perf White painted MP 46400SP Brilliant Gold
V2	-	V41679	3M 3630-156 Vivid Green
L1	-	P19290	5/32" White Lexan Roll

### STRUCTURAL NOTES:

- 2011 Michigan Building Code
- Live load: 25 psf
- Wind: 90 mph, Exposure C with 3-second gusts
- Concrete: f'c = 3,000 psi minimum
- Steel Post: ATSM A53, Grade B or A501

### GENERAL NOTES:

**P213-0059**  
**P213-0062**  
 8-12-13  
 - All paint colors Matthews Acrylic Polyurethane Satin Finish to match spec UNO



### Fabrication Notes

- Top cap to be removable
- Face panels to insert in behind top cap
- Routed letters and tree logo with plex backer
- Side panels removable for light bulb replacement
- All visible fasteners to be painted the same color as adjacent surfaces

### Electrical Notes

Lamps: (3) F72T12 H.O. Lamps  
 Ballast: ESB432-14 @ 2.34 amps  
 Total Amps = 2.34  
 Volts = 120V  
 (1) 20 amp 120V circuit required

### Install Notes

- Transpo break-away on base of sign
- Template to be supplied to locate anchor bolts for break-away



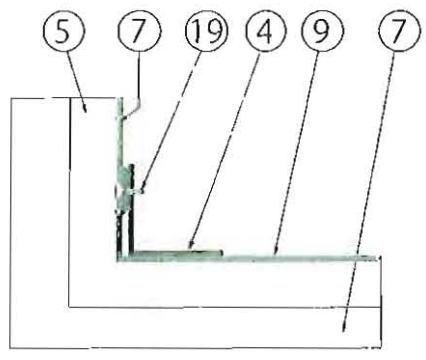
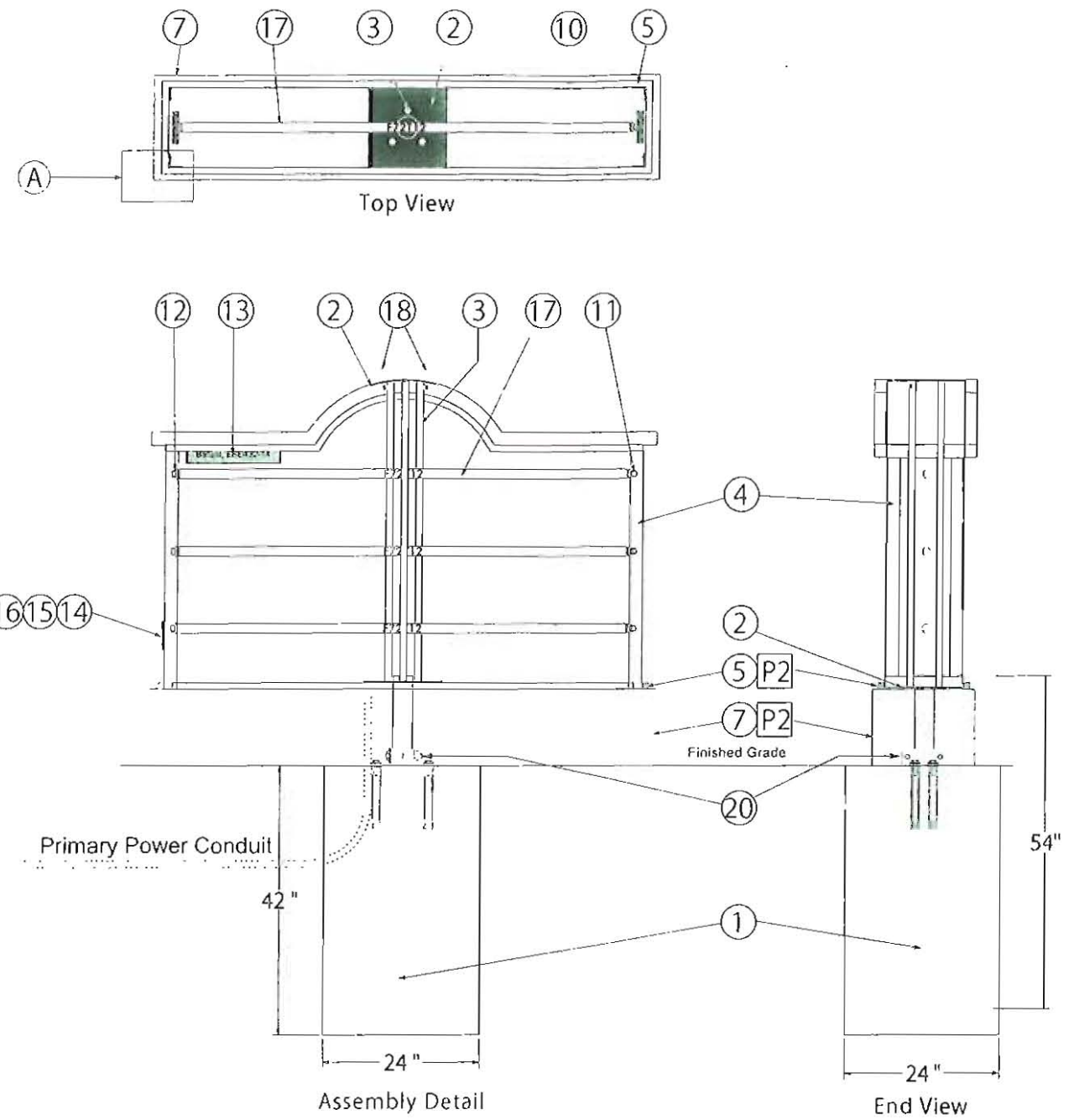
JOB # **048644-2-1**  
 JOB NAME **Country Cousin**  
 ADDRESS/LOCATION **26955 Haggerty Rd, Novi, MI**

SIGN TYPE/QUANTITY: **QTY. 2 D/F LIGHTED GROUND SIGN**  
 FILE NAME: **COUCO-NM-13-MON-DF-P**  
 SALES PERSON: **Trevor Fuller**  
 DRAWN BY / DATE: **F. Kocinski/4-24-13**  
 SCALE: **1/2" = 1' 0"**  
**SHEET 1 OF 4**

NO.	DATE	DESCRIPTION

ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET I.E.C. STANDARDS  
  
 Underwriters Laboratories Inc.  
 1913  
 ELECTRIC SIGN

The design and engineering is submitted as our proposal and is to remain our property exclusively until accepted and approved by purchase. © COPYRIGHT 2012



(A) Corner Section Detail  
Scale: 3" = 1' 0"

**ESTIMATED BILL OF MATERIALS**

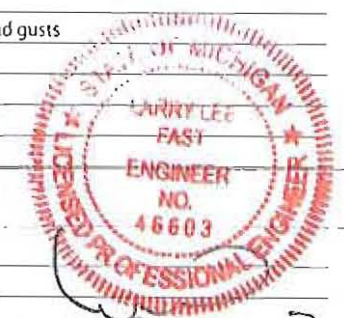
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**STRUCTURAL NOTES:**

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**GENERAL NOTES:**

- All paint colors Matthews Acrylic Polyurethane Satin Finish to match spec UNO



8-12-13

**Fabrication Notes**

- Top cap to be removable
- Face panels to insert in behind top cap
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 (1) 20 amp 120V circuit required

**Install Notes**

- Transpo break-away on base of sign
- Template to be supplied to locate anchor bolts for break-away

**HARMONSON**

JOB # **048644-2-1**

JOB NAME: **Country Cousin**

ADDRESS/LOCATION: **26955 Haggerty Rd, Novi, MI**

The design and engineering is submitted as our proposal and is to remain our property exclusively until accepted and approved by purchase. © COPYRIGHT 2012

SIGN TYPE/QUANTITY: **QTY. 1 D/F LIGHTED GROUND SIGN**

FILENAME: **COUCO-NM-13-MON-DF-P**

SCALE: **1/2" = 1' 0"**

DRAWN BY/D-ITE: **F. Kocinski/4-24-13**

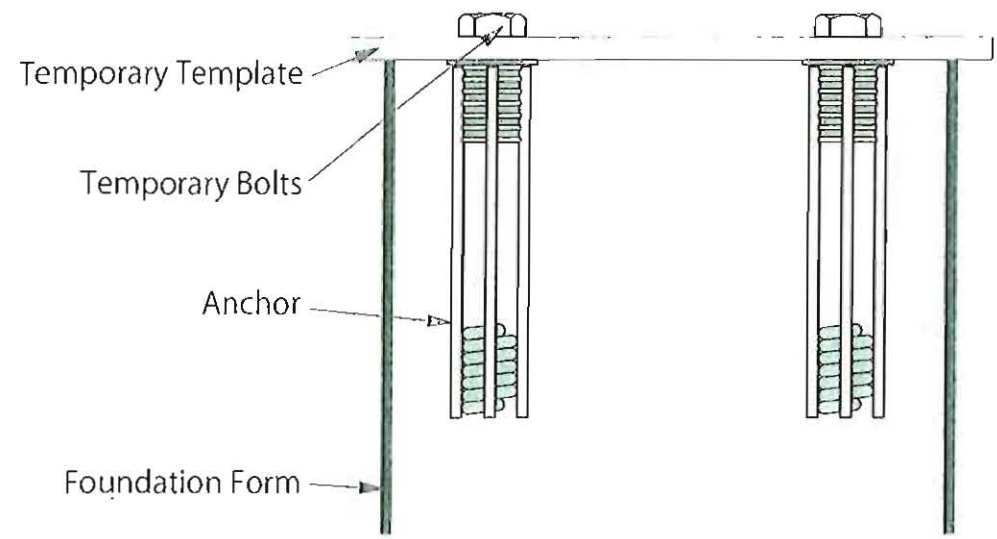
**SHEET 2 OF 4**

NO.	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL

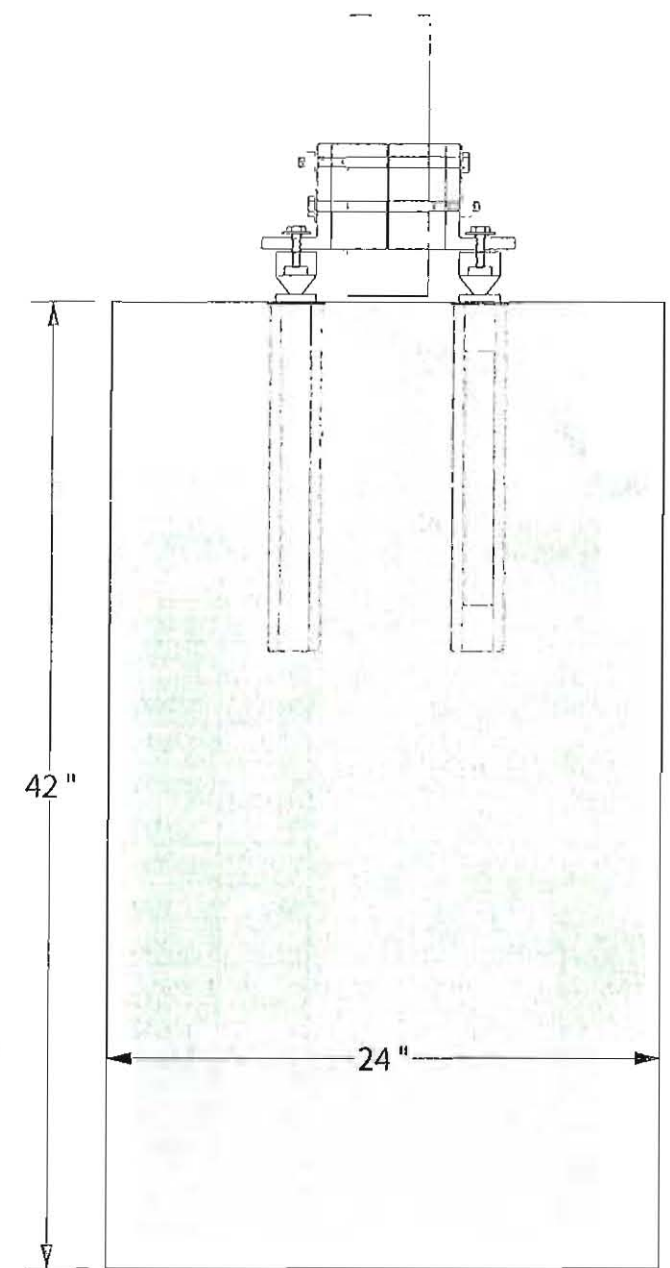
ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET N.E.C. STANDARDS

**UL** Underwriters Laboratories Inc. (4812)  
**ELECTRIC SIGN**

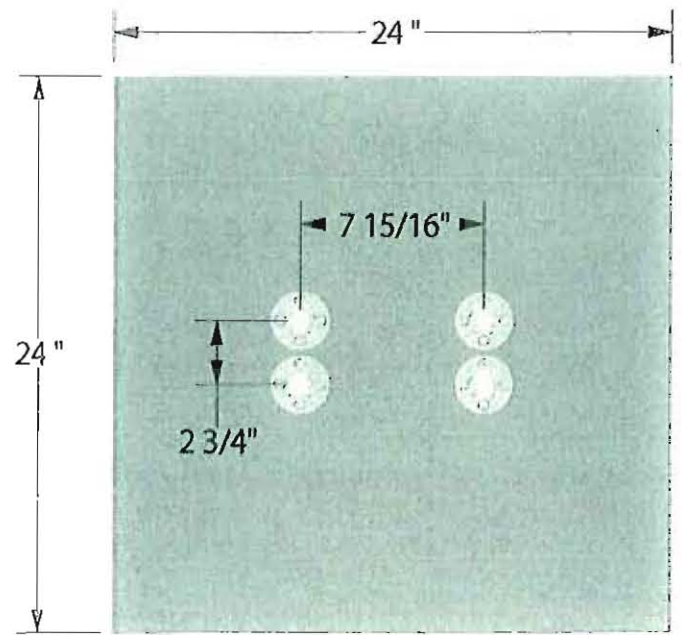




Template Layout  
N.T.S.



Foundation Detail



Foundation Plan View

**ESTIMATED BILL OF MATERIALS**

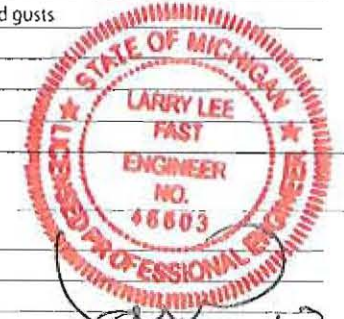
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 JOB NAME **Country Cousin**  
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SIGN TYPE/QUANTITY **QTY. 1 D/F LIGHTED GROUND SIGN**  
 FILENAME **COUCO-NM-13-MON-DF-P** SCALE **1 1/2" = 1'0"**  
 SALES PERSON **Trevor Fuller**  
 DRAWN BY / DATE **F. Kocinski/4-24-13**

**SHEET 3 OF 4**



## INSTALLATION INSTRUCTIONS

### ANCHOR ASSEMBLY:

**Note:** Precise positioning of the anchors is critical to proper assembly of the system. It is recommended that actual posts be used to locate the correct position of the anchors.

1. Fabricate a flat, rigid template with four (4) 16mm (5/8") diameter holes located to match the specified anchor pattern of the Break-Safe Brackets attached to the signpost. See diagram below.
2. Attach four (4) Transpo Type A Female Anchors to the template using four (4) 16mm (5/8") diameter bolts. Ensure that each Anchor Washer is snug against the bottom of the template.
3. Lower Anchor Assembly into fresh concrete foundation, and vibrate into position such that the tops of the Anchor Washers are flush with the finished top surface of the foundation. Support the template such that all Anchors are level and in their proper locations.
4. Allow concrete to cure, and then remove the bolts and template from the top of the foundation.

### BRACKET ASSEMBLY:

1. Place Bracket Adaptors (& Adaptor Ring for Models AP3 & AP4) and Brackets squarely on the bottom of the post, such that the lower end of the post is flush with the bottom of both Bracket Adaptors.
2. Secure the Bracket assembly with bolts, lock washers, and nuts. Then, tighten all 1/2 turn beyond snug.
3. Adapter Ring Provided for AP3 and AP4. Slide Adapter Ring over pipe and secure bracket assembly to pipe.

### COUPLING ASSEMBLY:

1. Thread four (4) Break-Safe Couplings into Anchors. Do not tighten.
2. Suspend post assembly over foundation, insert Special Bolts through holes in the Brackets, and thread them snug into the Couplings.
3. If post is not plumb, insert Shims (14g and/or 18g) between the Couplings and Anchors, where needed.
4. Use lower wrench flats to tighten Couplings into Anchors as tight as possible using a conventional wrench. Do not use a pipe wrench. Couplings must be seated squarely.
5. Tighten Special Bolts while holding Couplings by the upper wrench flats with an additional wrench to prevent an induced torque stress across the necked portion of the Coupling. All Special Bolts shall also be tightened as tight as possible using conventional wrenches.

### SIGN PANEL ASSEMBLY:

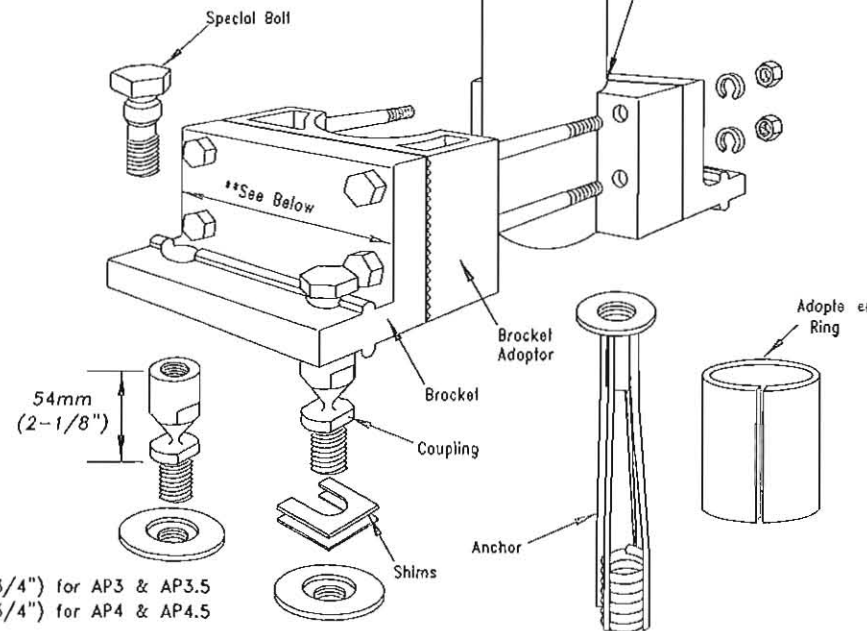
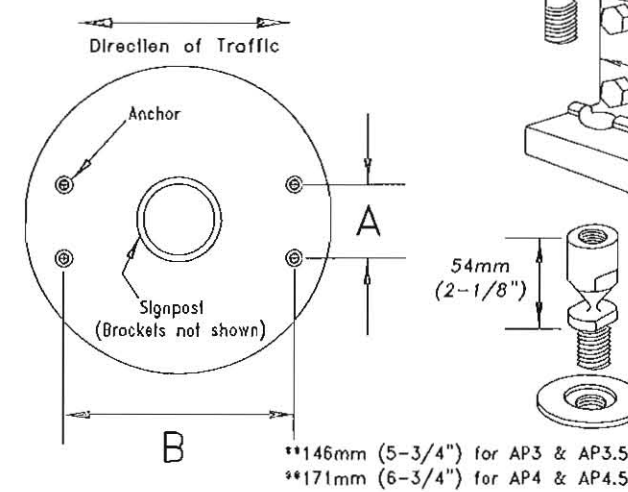
1. After all signposts are secured in place, attach sign panel assembly to posts in accordance with the sign manufacturer's recommendations.

### BREAK-SAFE MODEL AP ANCHOR SPACING

BREAK-SAFE MODEL	POST OUTSIDE DIAMETER (OD)	NOMINAL SCH 40 PIPE	A	B
AP3*	73 mm (2-7/8")	2-1/2"	70 mm (2-3/4")	202 mm (7-15/16")
AP3.5	89 mm (3-1/2")	3"	70 mm (2-3/4")	202 mm (7-15/16")
AP4*	102 mm (4")	3-1/2"	83 mm (3-1/4")	227 mm (8-15/16")
AP4.5	114 mm (4-1/2")	4"	83 mm (3-1/4")	227 mm (8-15/16")

\*Install supplied Adaptor Ring for Models AP3 & AP4.

### PLAN VIEW OF TYPICAL FOUNDATION



## ESTIMATED BILL OF MATERIALS

No.	Qty.	Part #	DESCRIPTION
01	4 1/2'	R10200	3" Steel Pipe, Schedule 40, 3 1/2" OD
02	2	S13210	1/4" Steel Plate, 12" x 12"
03	12'	R08005	1" Steel Pipe, Schedule 40
04	13'	R12200	2" x 2" x 3/16" Aluminum Angle, Structural
05	15'	R17800	1" x 1" x 1/8" Aluminum Tube
06	20'	R11500	1" x 1" x 1/8" Aluminum Angle
07	1	S11610	.063 Mill 3003 Aluminum Sheet, 48" x 96"
08	1/2	S11700	.080 Mill 3003 Aluminum Sheet, 48" x 96"
09	2	S11860	.100 Mill 3003 Aluminum Sheet, 48" x 96"
10	7'	F13935	CO-OP Raceway
11	3	L22700	Kulka 582-G Snap-in Sockets
12	3	L22800	Kulka 583-G Snap-in Sockets
13	1	B28001	ESB432-14 Electronic Ballast
14	1	ES0200	Switch Single Pole, 120/277, Pass & Seymour, #PS20AC1
15	1	E49205	Mulberry Weather-Proof Single Rcpt Cvr, 30525
16	1	E39600	3" x 2" Switch box, RACO 500
17	3	L17800	F72T12 Cool White Fluorescent Bulbs
18	2	H19020	1/2" Lift Eye Bolts (Remove after installation)
19	-	-	Flat Head Countersunk Screws
20	-	-	Transpo AP3.5 Break-Away for 3" Pipe
21	-	-	Harmon/Electrical Label
22	-	-	UL Label
P1	-	-	MAP Satin Black
P2	-	-	MAP MP25833 Bone White
V1	-	V42020	3M 3635-210 Perf White painted MP 46400SP Brilliant Gold
V2	-	V41679	3M 3630-156 Vivid Green
LT	-	P19290	5/32" White Lexan Roll

### STRUCTURAL NOTES:

1. 2011 Michigan Building Code
2. Live load: 25 psf
3. Wind: 90 mph, Exposure C with 3-second gusts
4. Concrete: f'c = 3,000 psi minimum
5. Steel Post: ATSM A53, Grade B or A501

### GENERAL NOTES:

- All paint colors Matthews Acrylic Polyurethane Satin Finish to match spec UNO

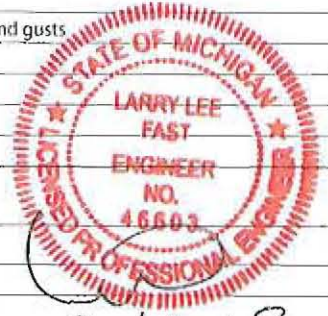


JOB # **048644-2-1**  
 JOB NAME **Country Cousin**  
 ADDRESS/ LOCATION **26955 Haggerty Rd, Novi, MI**

SIGN TYPE/ QUANTITY **QTY. 1 D/F LIGHTED GROUND SIGN**  
 FILE NAME: **COUCO-NM-13-MON-DF-P** SCALE **3" = 1' 0"**  
 S-DLES PERSON: **Trevor Fuller**  
 DRAWN BY / DATE: **F. Kocinski/4-24-13** **SHEET 4 OF 4**

REV	DATE	DESCRIPTION

ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET I.E.C. STANDARDS  
 Underwriters Laboratories Inc. 1946  
**ELECTRIC SIGN**



**B-12-13**