



cityofnovi.org

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

**Case No. PZ14-0001 – Charles Schwab**

**Location:** 43251 Crescent Blvd.

**Zoning District:** TC, Town Center

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow a second wall sign of 43.3 square feet located on the north side of a retail tenant suite. The property is located east of Novi Road and north of Grand River Ave.

**Ordinance Sections:**

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) permits a single wall sign for each business storefront in the RC, Regional Center District.

**City of Novi Staff Comments:**

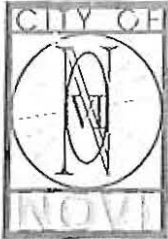
The applicant is requesting approval for installation of a second wall sign for an existing retail business. The applicant is entitled to a single wall sign under the Novi Sign Ordinance. The applicant is requesting to install a second 43.3 square foot wall sign on the north side. Staff cannot support the request as the failure to grant relief will not 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.

**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 \_\_\_\_\_.





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

RECEIVED

FEB 27 2013

For Official Use Only

CITY OF NOVI  
COMMUNITY DEVELOPMENT

ZBA Case No: P2140001 ZBA Date: February Payment Received: \$ 300 (Cash)

Check # 076945 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 CHARLES SCHWAB / BOB BONGIORNO Date 12-27-13

Company (if applicable) B-B SIGNS INC.

Address\* 1528 E. 11 MILE City MADISON HEIGHT ST MI ZIP 48071

\*Where all case correspondence is to be mailed.

Applicant's E-mail Address: bbsigns@ameritech.net

Phone Number 248 548 4170 FAX Number ( 248-548 2825

Request is for:

Residential Construction (New/ Existing)  Vacant Property  Commercial  Signage

1. Address of subject ZBA case: 43251 CRESENT BLVD ZIP 48375

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 CENTERS 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 \_\_\_\_\_ Variance requested second sign on North elevation
- 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):

THE BUILDING SECTION THAT CHARLES SCHWAB IS LEASING IS NOT LOCATED IN A EASY SEEN, VISABLE SPOT IN THE NOVI TOWN CENTER. SIGNAGE ON THE NORTH & SOUTH ELEVATION IS NEEDED FOR THEIR CUSTOMERS TO FIND THE LOCATION.

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 LANDSCAPING OF TREES MAKES VISABILITY FOR CHARLES SCHWAB DIFFICULT TO SEE

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

Robert J. Bongiorno
Applicants Signature

12.27.13
Date

Property Owners Signature

Date

DECISION ON APPEAL

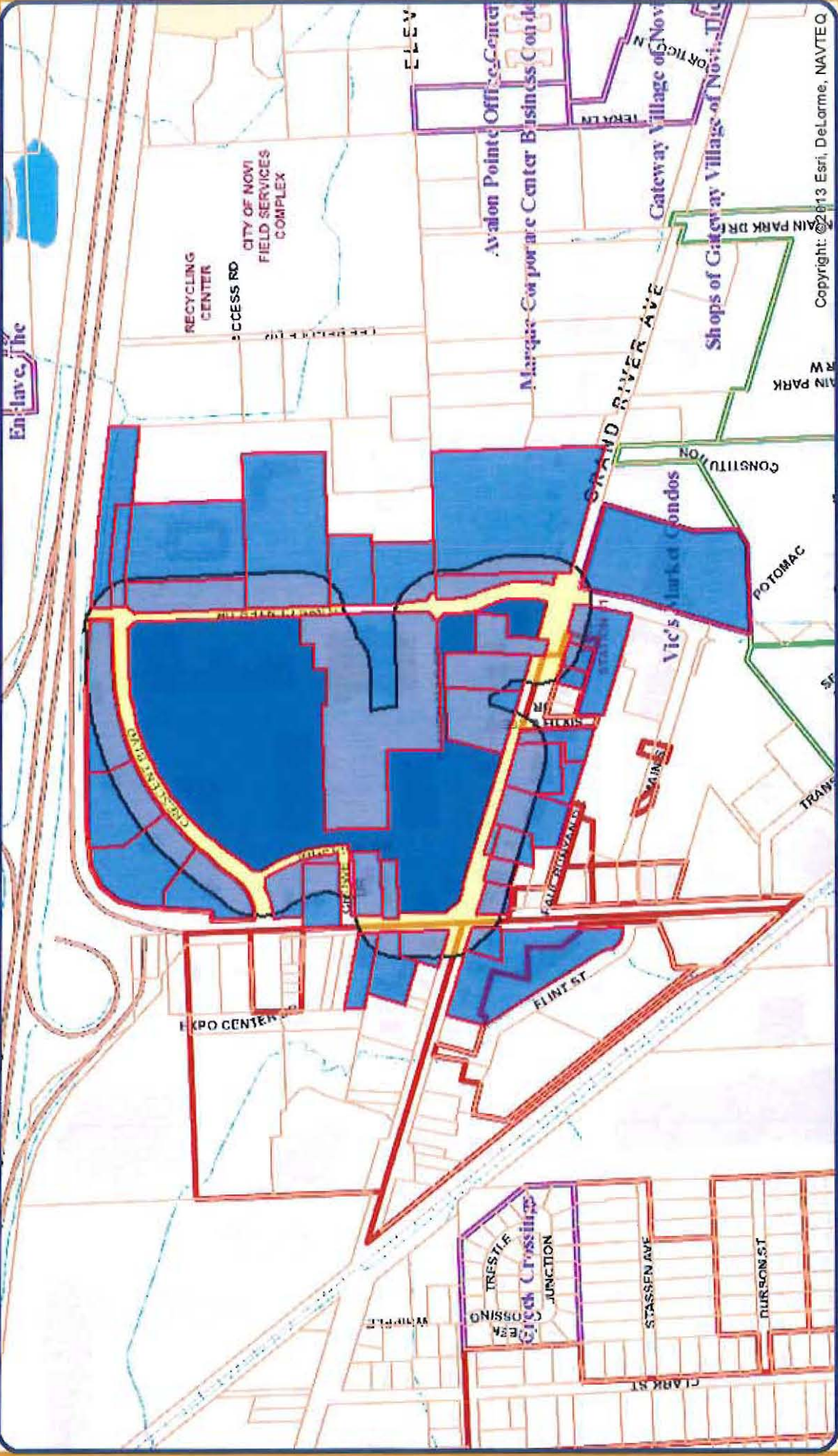
Granted Denied Postponed by Request of Applicant Board

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



Novi, MI  
43251 Crescent Blvd



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



Author:  
Date: 1/24/2014



Copyright: ©2013 Esri, DeLorme, NAVTEQ

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 or 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>.





### SITE PLAN



### EXTERIOR SPECIFICATIONS

- (A) CHANNEL LETTERS**  
Manufacture and Install (1) sets of Channel Letters
- (B) CABINET SIGN**  
Manufacture and Install (1) Cabinet Sign
- (C) D/F BLADE SIGN**  
Manufacture and Install (1) Blade Sign
- (D) DOOR VINYL**  
Manufacture and Install (1) Door Vinyl

**NOTE:**  
SIGN C: TO BE SUPPLIED AND INSTALLED BY LANDLORD

LANDLORD TO UPDATE TENANT LISTING ON ALL MAIN CENTER DIRECTORY SIGNAGE

### AREA MAP



Date: 07-24-13 Project Name: Charles Schwab  
 Scale: NTS Address: 43251 Crescent Blvd  
 Drawn: Hermes A. City / State: Novi, MI 48375  
 Sales: Nicole F. Client Approval: Date:

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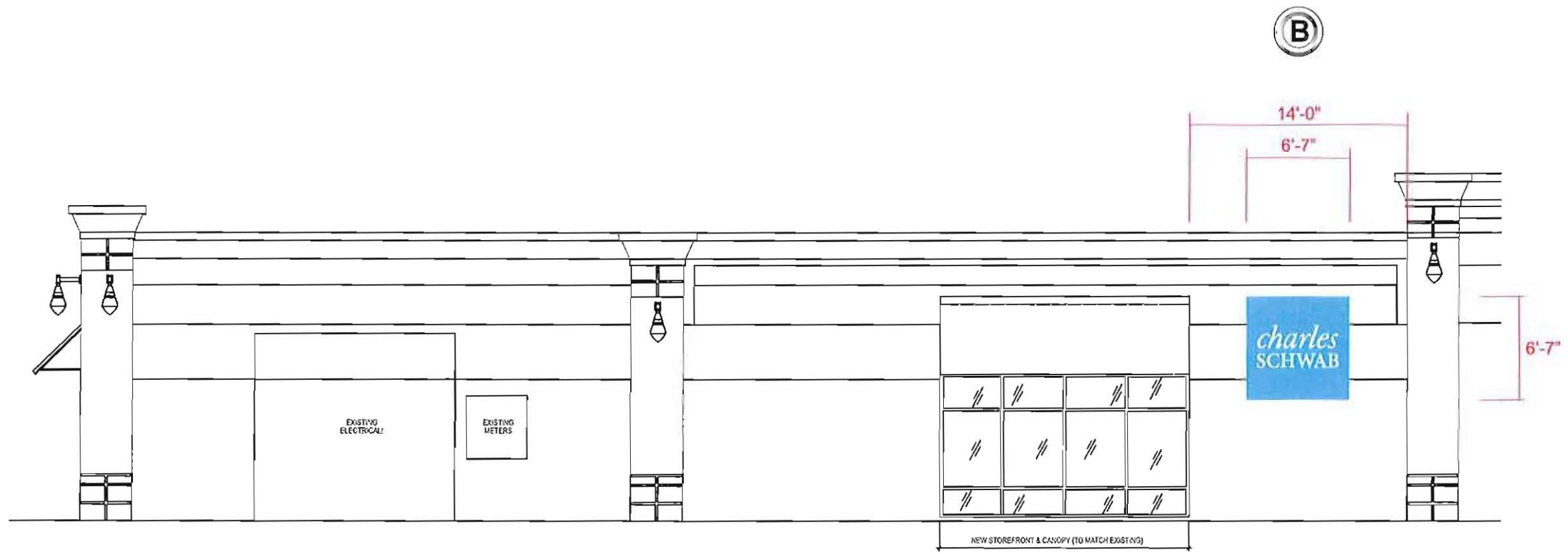
No.	Designer	Date	Revision Notes
13	JTV	1-22-14	Refer to PATHFINDER.
14			
15			
16			
17			
18			

**DESIGN DRAWING 1 of 19**  
 Request Number:  
**DEV-CHSW-77523-R13**  
 File Location:  
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(B)

REAR (NORTH) ELEVATION

Scale: 1/8" = 1'-0"



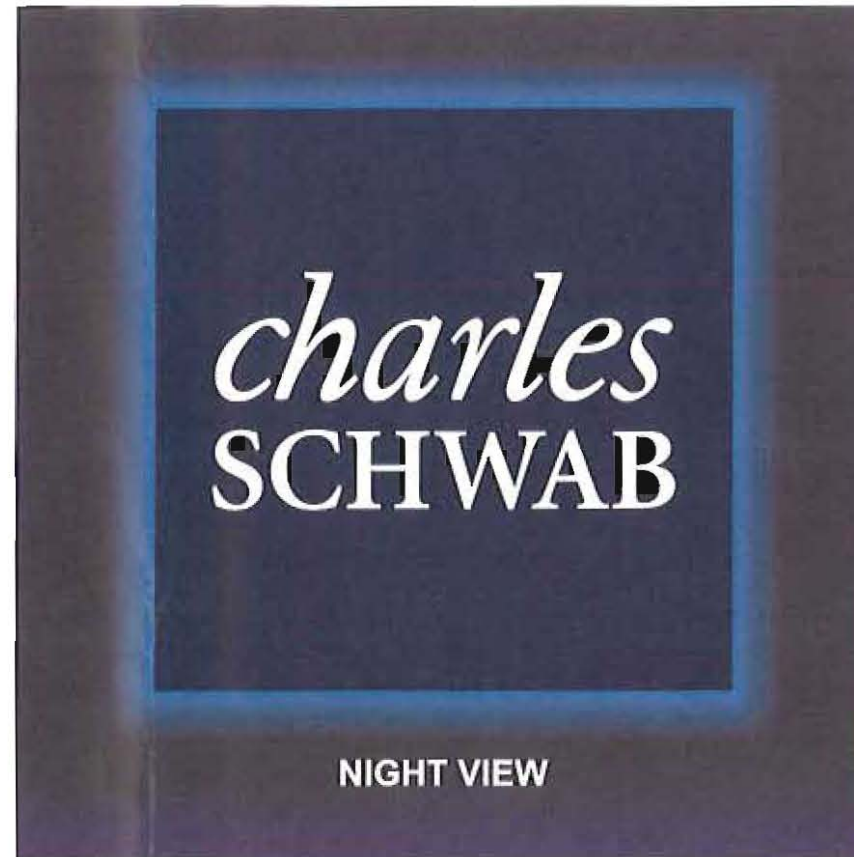
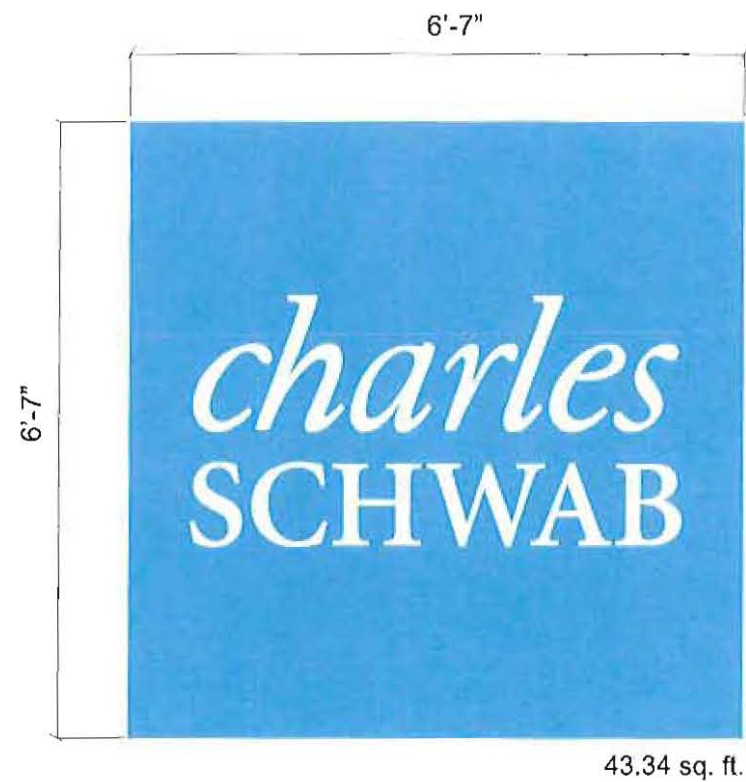
Date:	07-24-13	Project Name:	Charles Schwab
Scale:		Address:	43251Crescent blvd
Drawn:	Hermes A.	City / State:	Novi, MI 48375
Sales:	Nicole F.	Client Approval:	Date:

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**DESIGN DRAWING 4 of 19**  
 Request Number:  
**DEV-CHSW-77523-R13**  
 File Location:  
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**(B) FRONT VIEW @ WALL CABINET SIGN**  
 Scale: 1/2"=1'-0"

Qty. 1

Painted aluminum cabinet sign with push through copy 3/4" frosted clear plex with translucent white vinyl overlay on letters. Halo light out the back side with blue. returns brushed stainless

43.34 sq. ft.  
 (MAX SIZE ALLOWANCE TO ACCOMMODATE 70% OF MAIN FRONTAGE)

**SECTION DETAIL**  
 3/8"=1'-0"



Date: 07-24-13	Project Name: Charles Schwab
Scale:	Address: 43251Crescent blvd
Drawn: Hermes A.	City / State: Novi, MI 48375
Sales: Nicole F.	Client Approval: _____ Date: _____

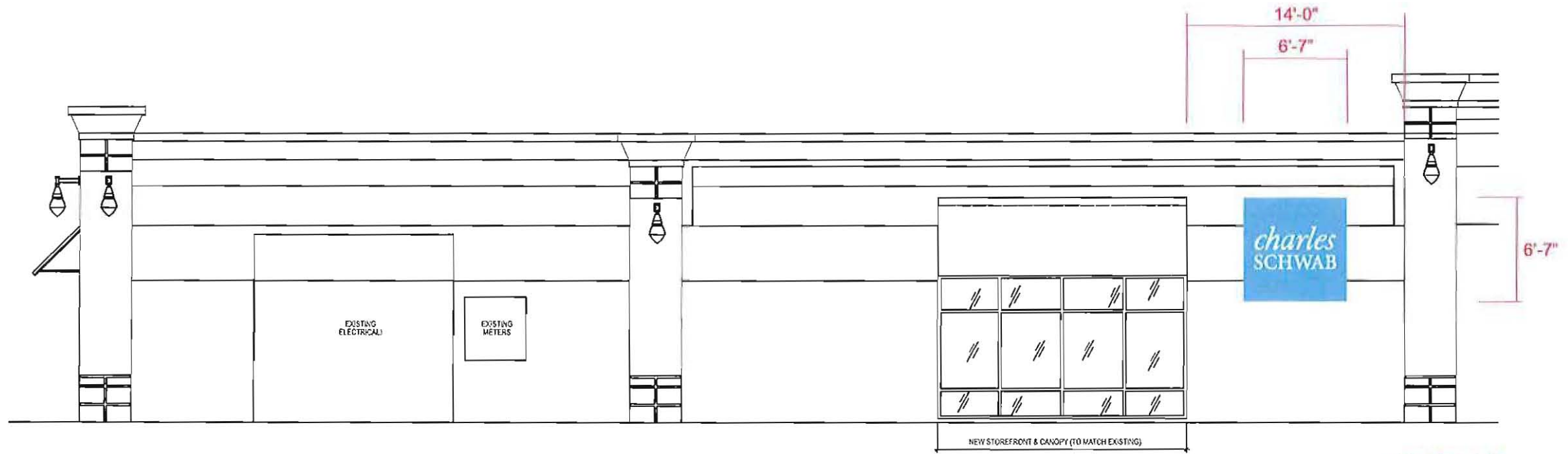
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<b>DESIGN DRAWING</b> 12 of 19
Request Number: <b>DEV-CHSW-77523-R13</b>
File Location: W:\Charles Schwab\Art\Drawings\

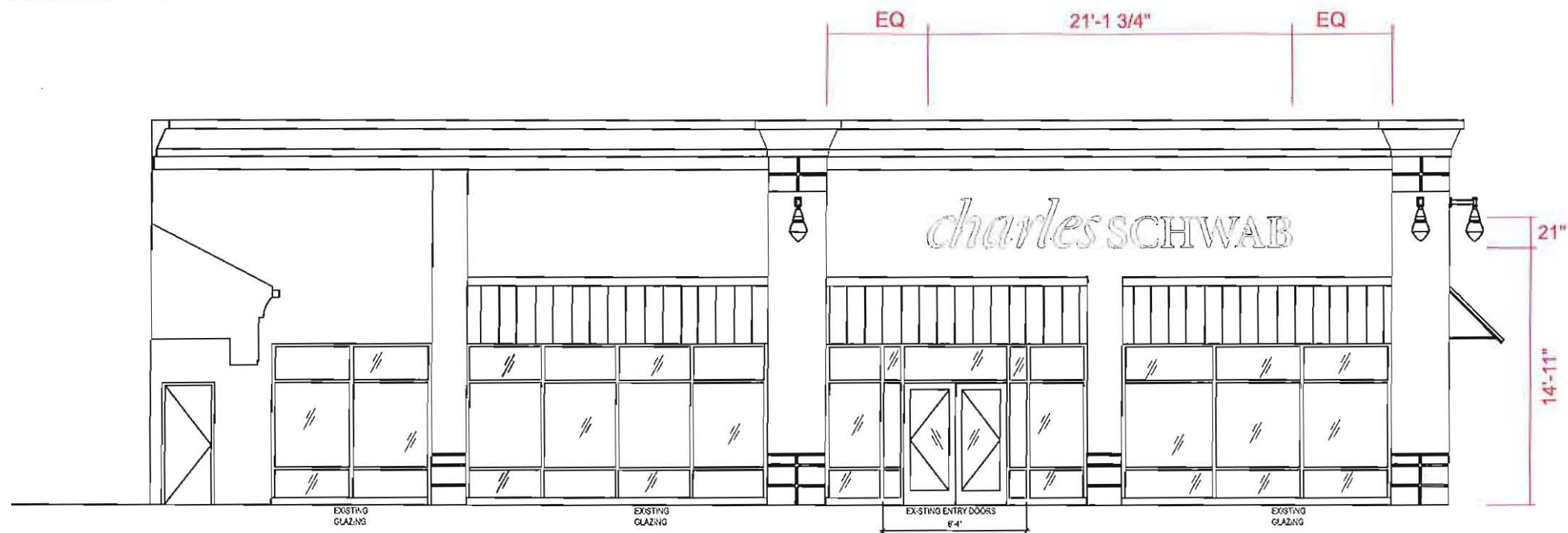






**(B)** NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

43.34 sq ft



**(A)** SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

62.5 sq ft



Date:	07-24-13	Project Name:	Charles Schwab
Scale:		Address:	43251Crescent blvd
Drawn:	Hermos A.	City / State:	Novi, MI 48375
Sales:	Nicole F.	Client Approval:	Date:

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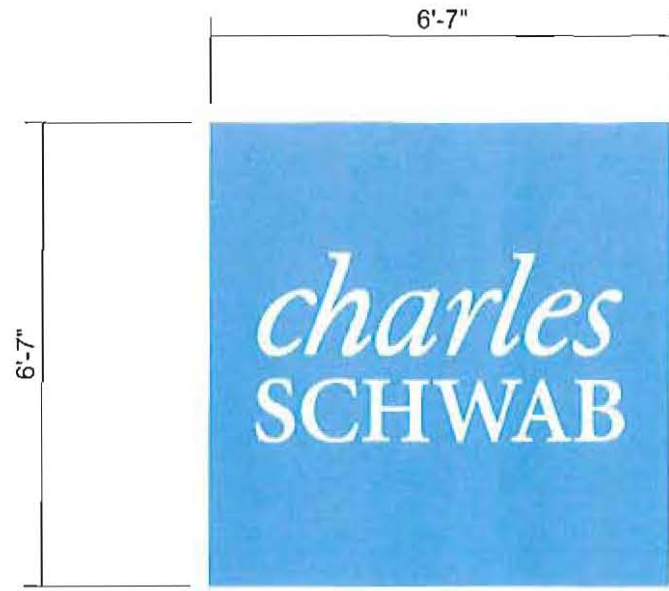
DESIGN DRAWING 18 of 19

Request Number:  
**DEV-CHSW-77523-R13**

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**B MOCK FRONT VIEW @ MOCK UP BANNER**

Scale: 3/8" = 1'-0"

Qty. 1

DIGITAL PRINT BLUE CORE FACE WITH WHITE COPY  
4 GROMMETS TOP AND BOTTOM FOR MOUNTING

**NOTE: REQUIREMENT VARIANCE PROCESS.  
MOCKUP BANNER TO BE APPLIED 10 DAYS PRIOR  
TO SCHEDULE DESIGN REVIEW APPOINTMENT.  
TO BE REMOVED UP - TO 10 DAYS FOLLOWING MEETING.**

COLOR LEGEND	
	WHITE
	TO MATCH PMS 299C



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<b>DESIGN DRAWING 19 of 19</b>
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