



cityofnovi.org

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department

Case No. PZ13-0058 26401 Novi Rd - Verizon

Location: 26401 Novi Road

Zoning District: TC, Town Center District

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow an second wall sign of 64 square feet located on the west side of a retail tenant suite. The property is located north of Grand River and south of I-96.

Ordinance Sections:

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

City of Novi Staff Comments:

The applicant is requesting approval for installation of a second wall sign for an existing retail (Verizon) business with an outside entrance and within a new retail center. The applicant is entitled to a single wall sign under the Novi Sign Ordinance. The request is for an additional wall sign of 64 square feet. 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. Staff attached the minutes from the May 14, 2013 and June 11, 2013 meeting for your review.

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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(248) 347-0415

For Official Use Only

ZBA Case No: P2130058 ZBA Date: 11/19/13 Payment Received: \$ 300 (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 Patrick Stieber Date 9/9/13

Company (if applicable) Allied Signs, Inc.

Address* 33650 Giftos City Clinton Twp. ST MI ZIP 48035

*Where all case correspondence is to be mailed.

Applicant's E-mail Address: Kim@alliedsignsinc.com

Phone Number (586) 791-7900 FAX Number (586) 791-7788

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 26401 Novi Road ZIP 48375

2. Sidwell Number: 5022 - 15-476-042 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 Crescent, 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(3) Variance requested (1) additional wall sign.
2. Section Variance requested
3. Section Variance requested
4. Section Variance requested

RECEIVED

OCT 03 2013

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.

CITY OF NOVI
COMMUNITY DEVELOPMENT

9. State the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach separate sheet if necessary):

Verizon has exposure along Novi Road, Fonda Street and Expo Drive. There is a lack of identification along Expo Drive since only (1) wall sign is allowed. Verizon is asking for (2) wall signs for added visibility for traffic flowing in and out of Expo Drive.

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:

Due to the shape of the building and it has visibility along (3) roads, Novi Road, Fonda Street and Expo Drive, Verizon is requesting a second wall sign

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

Patrick Shih
Applicants Signature

9/16/13
Date

SARL
Property Owners Signature

10-2-13
Date

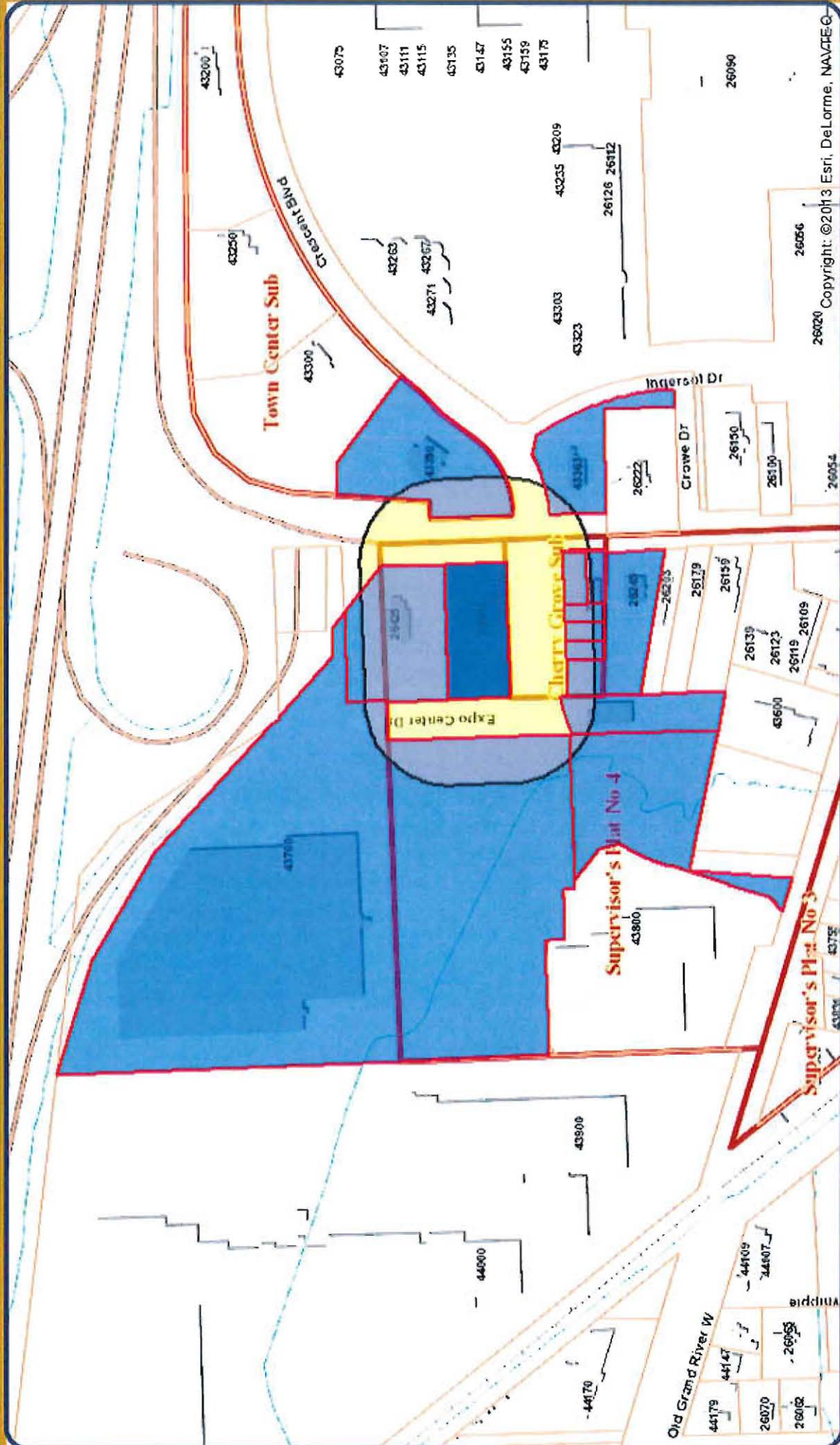
DECISION ON APPEAL

 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

_____ Date

Chairperson, Zoning Board of Appeals



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/StatePolicy.asp>

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

Author: 
Date: 10/22/2013

 **NOVI**
cityofnovi.org

FRONT STORE ELEVATION

SIGN 1-1

SIGN CODE -

Proposed Signage = 63.9 SqFt
 Relevant Signage Code:
 1 linear Ft of storefront = 1.25 SqFt signage
 68.5 Ft storefront = 85.625 SqFt signage
 Sign Calculation:
 (H) x (L) of overall boxed dimensions
 Four line contour box
 Total Proposed Signage (Entire Scope):
 N/A

SIGN TYPE -

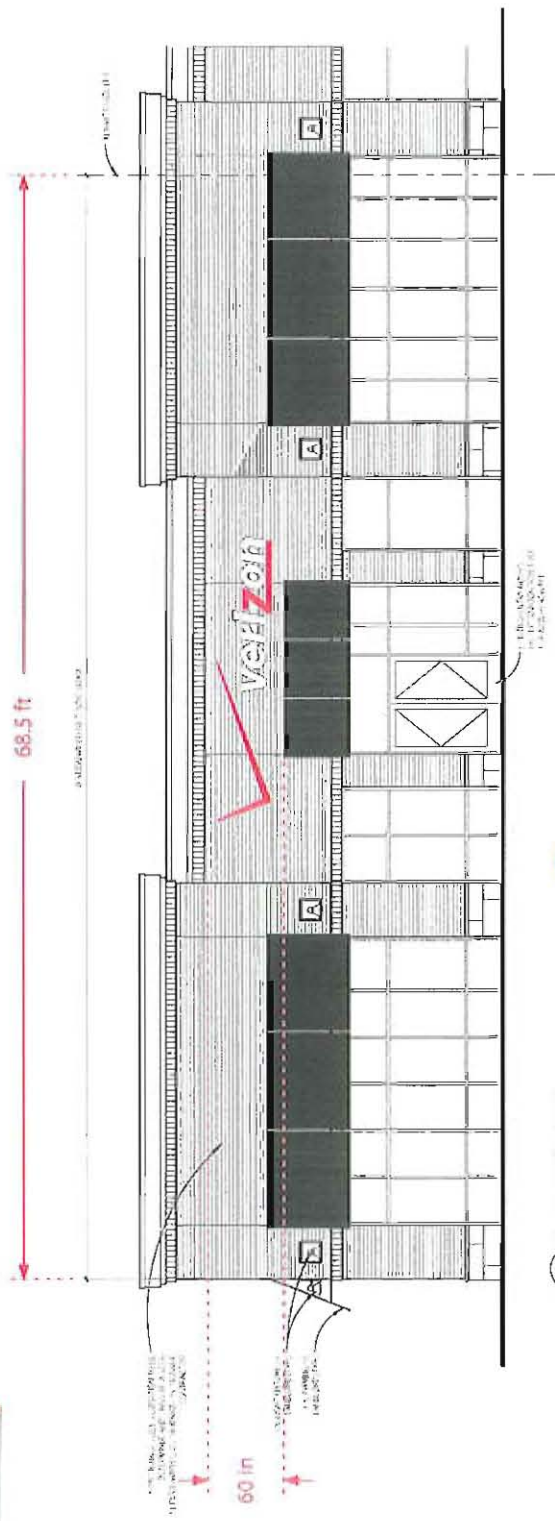
LED Channel Letterset

MOUNTING -

Raceway Mounted

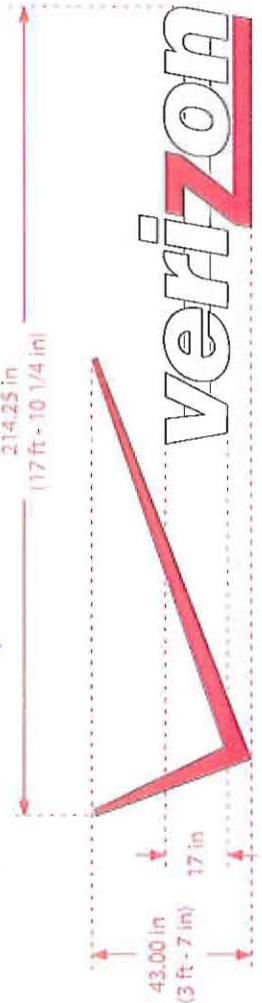
COLOR PALETTE -

Black Trim - Bl Trim
Red - Kelly's 2774
White Isoplat
"Z" - Indigo* Check - Red Trim & Returns
N/A
N/A
N/A
N/A



ELEVATION - FRONT (BEST)

Faces Expo Drive



Revision Date: 09/05/13 Rev. Details: New Sign Layout

1171 Tower Rd.
 Schaumburg, IL 60193
 O - 847.301.0510
 F - 847.301.0518
 idesign@identiti.net

Project No:	130461	Proj. Location:	Novi, MI
Obj. Date:	02/21/2013	Proj. Manager:	Zack Sicher
Page Rev:	002	Sales Rep:	Zack Sicher

Scale: 3/8" = 1'

Designer: Sarah Revision: A.T.T.Jay

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PROJECT

verizon wireless

