



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

**Case No. PZ14-0019 – Croskey Lanni**

**Location: 44725 Grand River Ste 204**

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

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow wall sign of 32.5 square feet located on the front face (Grand River) of the building. The property is located on Grand River Ave. east of Taft Road.

**Ordinance Sections:**

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) permits one sign per building or parcel within the I-1 Light Industrial District.

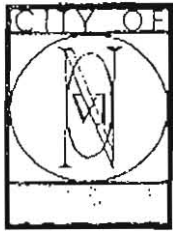
**City of Novi Staff Comments:**

The applicant is requesting approval for installation of a wall sign for an existing office building. The subject property is entitled to a single sign under the Novi Sign Ordinance. The applicant is requesting to install a 32.5 square foot wall sign located on the front face (Grand River) of the building. 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\_\_\_\_\_.



### ZONING BOARD OF APPEALS APPLICATION

CITY OF NOVI

Community Development Department

(248) 347-0415

For Official Use Only

cityofnovi.org  
ZBA Case No.

P214-0019

ZBA meeting date

June

Check# \_\_\_\_\_ Include payment with cash or check written to "City of Novi"

**TO BE COMPLETED BY APPLICANT - PLEASE PRINT**

\*\*\*Please submit one original full set of all documentation relevant to the appeal plus 14 additional complete sets.

Applicant's Name INTERCITY NEON Date 4-29-14

Company (if applicable) \_\_\_\_\_

Address\* P.O. Box 3702 City CENTERLINE

State MI Zip code 48015 \*Where all case correspondence is to be mailed

Applicant's E-mail address donna@intercityneon.com

Phone number 586-754-6020 Fax number 586-754-7436

Request is for:

Residential  Vacant property  Commercial  Signage

Address of subject ZBA case 44725 GRAND RIVER 204 Zip code 48375

Cross roads of property BETWEEN TAFT & LANNYS

Sidwell number 50-22-15-3760-012 May be obtained from Assessing Department (248) 347-0485

Is the property within a Homeowner's Association jurisdiction?  Yes  No

Zoning (Please circle one)  MH  R-1  R-2  R-3  R-4  RM-1  RM-2  I-1  I-2  RC  TC  TC-1  Other

Property owner name (if other than applicant) SYMMETRY PROPERTY Mgmt & REALTY

Does your appeal result from a Notice of Violation or Citation issued?  Yes  No

Indicate Ordinance section(s) and variances requested:

- |    |         |                |                    |                  |
|----|---------|----------------|--------------------|------------------|
| 1. | Section | <u>28-5(3)</u> | Variance requested | <u>WALL SIGN</u> |
| 2. | Section | _____          | Variance requested | _____            |
| 3. | Section | _____          | Variance requested | _____            |
| 4. | Section | _____          | Variance requested | _____            |

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.

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

INCREASE VISIBILITY FOR MAJOR TENANT

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:

There is a five (5) day hold period before work/action can be taken on variance approvals.

**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.

**City of Novi Ordinance, Section 3107. - Miscellaneous**

No order of the Board permitting the erection of a building shall be valid for a period longer than one (1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty (180) days unless such use is established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one (1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

**PLEASE TAKE NOTICE:**

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

Construct new home/building

Addition to existing home/building

Accessory building

Use

Signage

Other

*Walter Sobhy*  
\_\_\_\_\_  
Applicants Signature

*4-29-14*  
\_\_\_\_\_  
Date

*Fanny V*  
\_\_\_\_\_  
Property Owners Signature

*4-29-14*  
\_\_\_\_\_  
Date

**DECISION ON APPEAL**

\_\_\_\_\_ Granted

\_\_\_\_\_ Denied

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following items and conditions:

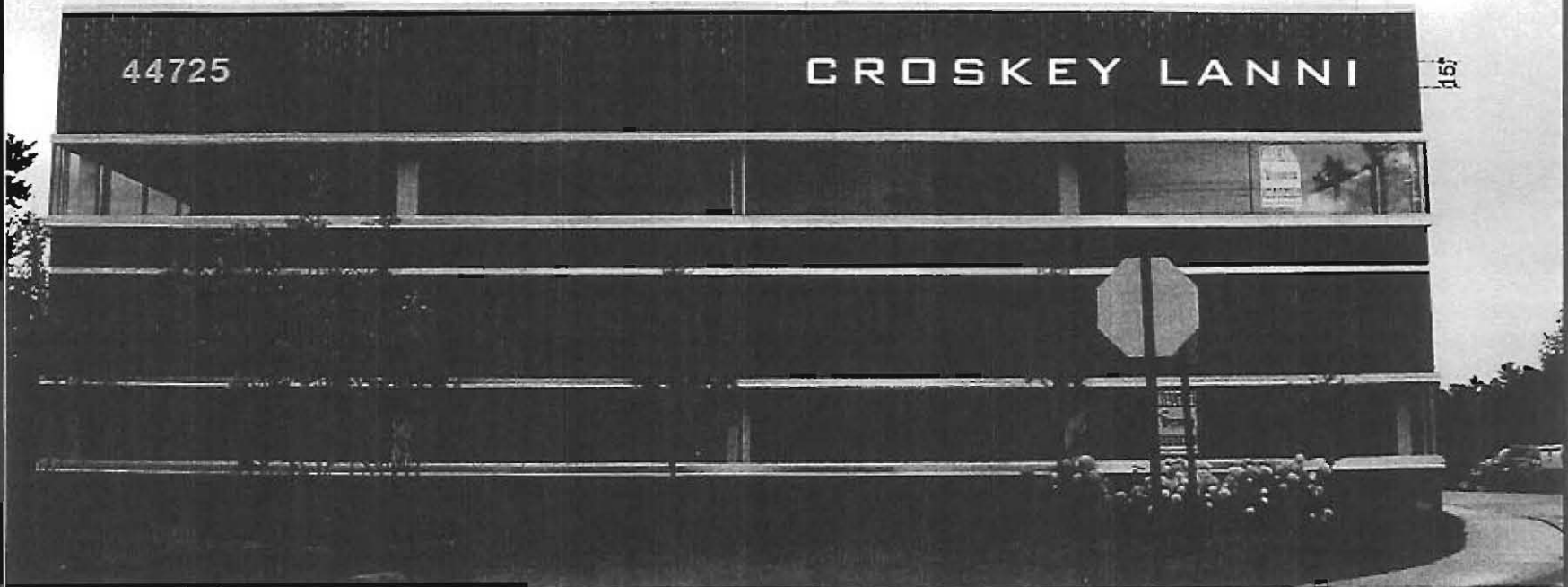
\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date

Option C

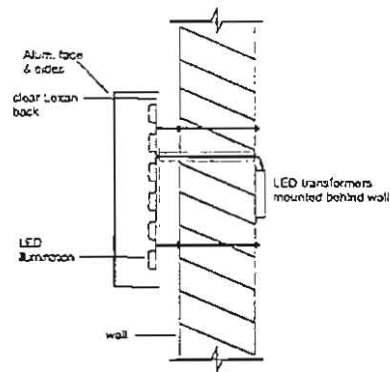
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

26'-0"



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

Internally Illuminated (LED) Halo Reverse Channel Letter



Side Elevation - No Scale

44725 Grand River  
Novi, MI

*See Truptions per  
Web Genoff's email  
approval 4/25/14 9:50 am*

DRAWING APPROVED: \_\_\_\_\_

DATE: 4/29/14

NOTE: IT IS THE CUSTOMERS RESPONSIBILITY TO PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE (INCLUDING GROUND WIRING DIRECTLY FROM THE PANEL BOX) WITHIN SIX (6) FEET OF SIGNAGE.

4-17-14

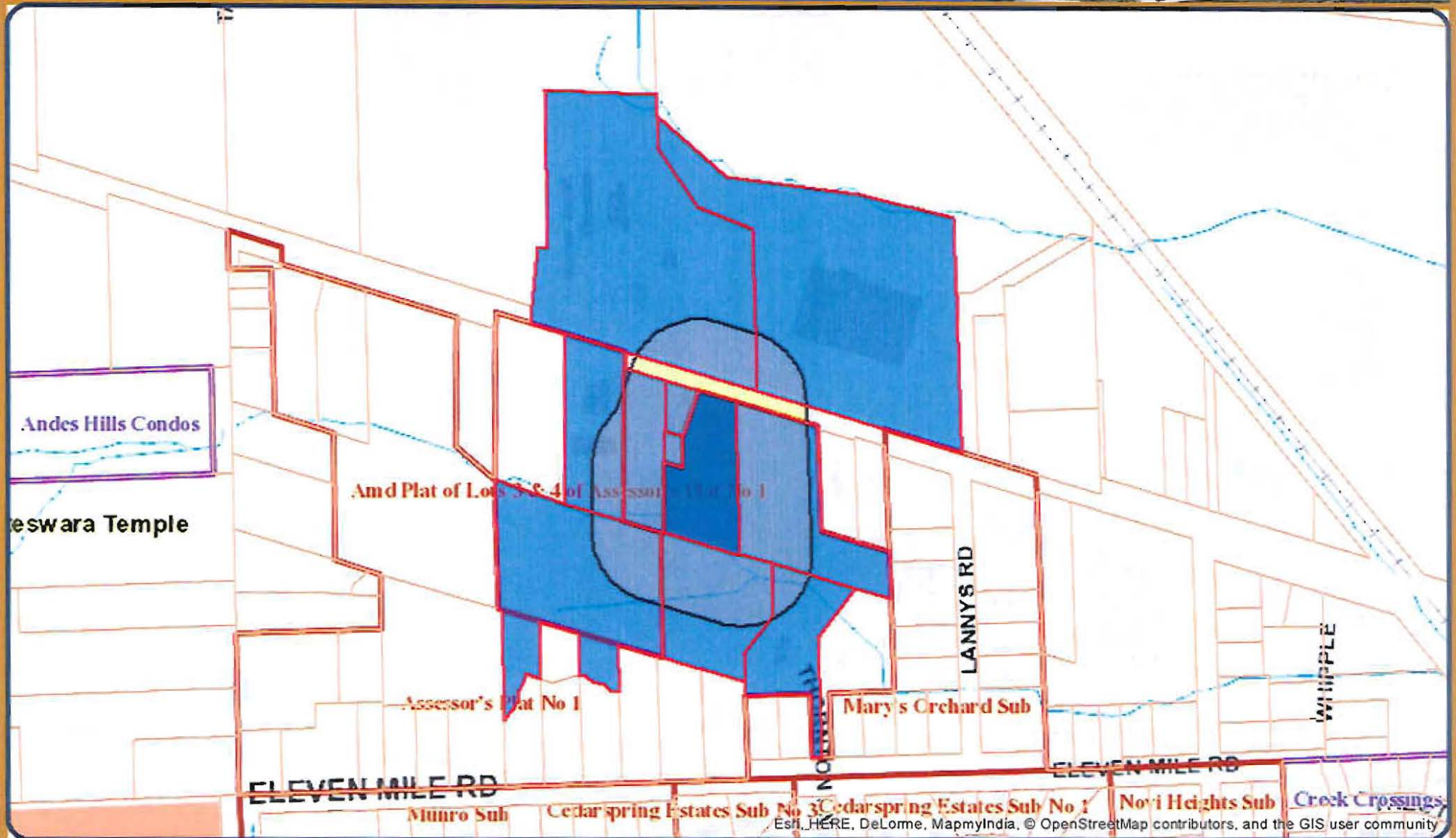


INTERCITY NEON  
P.O. Box 3762  
Centerline, MI 48015  
ph: 586-754-6020  
fax: 586-754-7436

www.intercityneon.com



Novi, MI  
Croskey Lanni



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



Author:  
Date: 5/10/2014



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/ISUUsePolicy.asp>