



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: January 9, 2018

REGARDING: 43825 West Oaks Drive, Parcel # 50-22-15-200-101 (PZ17-0061)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Euko Design Signs

Variance Type

Sign Variance

Property Characteristics

Zoning District:	Regional Center
Location:	West of Novi Road and South of Twelve Mile Road
Parcel #:	50-22-15-200-101

Request

The applicant is requesting a variance from the City of Novi Code of Ordinances Section 28-5(b)(1)(a) and Section 28-5(a) for the proposed installation of 4 signs totaling 641.26 square feet, a maximum of 65 square foot allowed by code.
This property is zoned Regional Center (RC).

II. STAFF COMMENTS:

Sign is for a new tenant. Not support by staff.

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ17-0061**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.
- (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.
- (b) The property is unique because _____.
- (c) Petitioner did not create the condition because _____.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because_____.

(e) The relief if consistent with the spirit and intent of the ordinance because _____.

(f) The variance granted is subject to:

1. _____.

2. _____.

3. _____.

4. _____.

2. I move that we deny the variance in Case No. **PZ17-0061**, sought by _____ for _____ because Petitioner has not shown practical difficulty requiring _____.

(a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because _____.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that _____.

(d) The variance would result in interference with the adjacent and surrounding properties by _____.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler
Deputy Director Community Development
City of Novi



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ZONING BOARD OF APPEALS APPLICATION

RECEIVED

NOV 29 2017

CITY OF NOVI
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: \$300
 Meeting Date: January 9th 2018
 ZBA Case #: PZ 17-0061

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION <u>GARDNER WHITE</u>			
ADDRESS <u>43825 WEST OAKS DR.</u>		LOT/SIUTE/SPACE #	
SIDWELL # <u>50-22- 15 - 200 - 101</u>		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input checked="" type="checkbox"/> SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS <u>SALES@EUKOSIGNS.COM</u>	CELL PHONE NO. <u>248-478-1330</u>
NAME <u>EUKO DESIGN SIGNS INC</u>		TELEPHONE NO. <u>248-478-1330</u>	
ORGANIZATION/COMPANY <u>EUKO DESIGN SIGNS INC.</u>		FAX NO. <u>248-478-5405</u>	
ADDRESS <u>24049 HATHAWAY</u>		CITY <u>FARM HILLS</u>	STATE <u>MI.</u>
		ZIP CODE <u>48335</u>	
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS	CELL PHONE NO.
NAME <u>ROSS GALLENTINE</u>			TELEPHONE NO. <u>248-592-6326</u>
ORGANIZATION/COMPANY <u>RANCO - GERSTENSON</u>			FAX NO.
ADDRESS <u>31500 NORTHWESTERN HWY</u>		CITY <u>FARM HILLS</u>	STATE <u>MI.</u>
		ZIP CODE <u>48334</u>	
III. ZONING INFORMATION			
A. ZONING DISTRICT			
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input checked="" type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>28-5(b)(1)(a)</u> Variance requested <u>641.26 sq ft signs (65 allowed by code)</u>			
2. Section <u>28-5(a)</u> Variance requested <u>to allow for (4) signs</u>			
3. Section _____ Variance requested _____			
4. Section _____ Variance requested _____			
IV. FEES AND DRAWINGS			
A. FEES			
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input checked="" type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600			
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF			
<ul style="list-style-type: none"> <li style="width: 50%;">• Dimensioned Drawings and Plans <li style="width: 50%;">• Existing & proposed distance to adjacent property lines <li style="width: 50%;">• Site/Plot Plan <li style="width: 50%;">• Location of existing & proposed signs, if applicable <li style="width: 50%;">• Existing or proposed buildings or addition on the property <li style="width: 50%;">• Floor plans & elevations <li style="width: 50%;">• Number & location of all on-site parking, if applicable <li style="width: 50%;">• Any other information relevant to the Variance application 			



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

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

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ~~ten-(10)~~ days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be 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.

C. ORDINANCE

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 establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or 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.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

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 SIGNAGE
 ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT


Applicant Signature

11/29/17
Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature

Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED DENIED

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

Chairperson, Zoning Board of Appeals

Date



City of Novi
Community Development Department
45175 Ten Mile Road
Novi, MI 48375

November 29, 2017:

Dear To Whom It May Concern at the City of Novi,

On behalf of Gardner-White Furniture, we are requesting a variance to install signage at 43825 West Oaks Drive. After reviewing the site and various sign sizes, we are requesting to install a 552.06 square foot wall sign on the east face of the building. Based on the following standards, we believe hardships exist to grant the requested variance:

-Standard #1 - Extraordinary Circumstances or Conditions (Shape of Lot, Environmental Conditions, Abutting Property):

Gardner-White's location within West Oak's complex is tucked in the southwest corner. The distance from Novi road is furthest compared to most other businesses, which makes signage readability more of a challenge if square footage is not maximized. Besides distance from the main road, trees within the parking lot block visibility where signs are allowed to be placed on the building. The building is also significantly blocked during sunset when looking towards the west. Additionally, the curve of W Oaks Dr. hinders visibility of the location. If Gardner-White's unit was located at north side of the building, signage may be more visible and could be extended around the corner, but the east wall is where visibility needs to be focused.

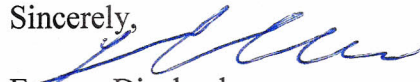
-Standard #2 – Limit Use of Property:

Should Gardner-White only be allowed the square footage permitted, it will negatively impact the space in terms of visual balance and safety. From a design standard, the large façade would seem out of proportion with a smaller sign. From a safety standard, having a larger sign will help people find and approach the location easier within the congested area.

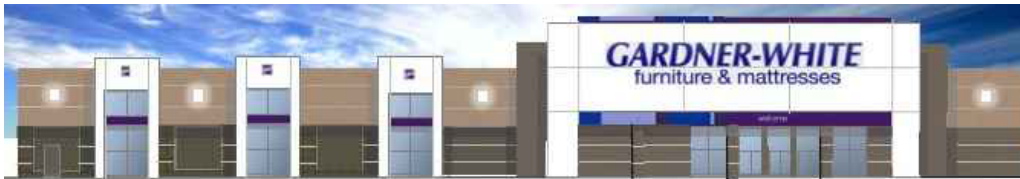
-Standard #3 – Adverse Impact on Surrounding Area:

The previous tenant in this space was Gander Mountain, who had more than 500 square feet of signage according to city variances granted. Considering this, our requested sign size of 552.06 square feet does not seem out of line. The sign size will nicely match the building façade and will be an advantage to the complex by providing better visibility for motorists maneuvering to the location within a highly congested area. The signage will enhance the area, matching the city's business-friendly focus.

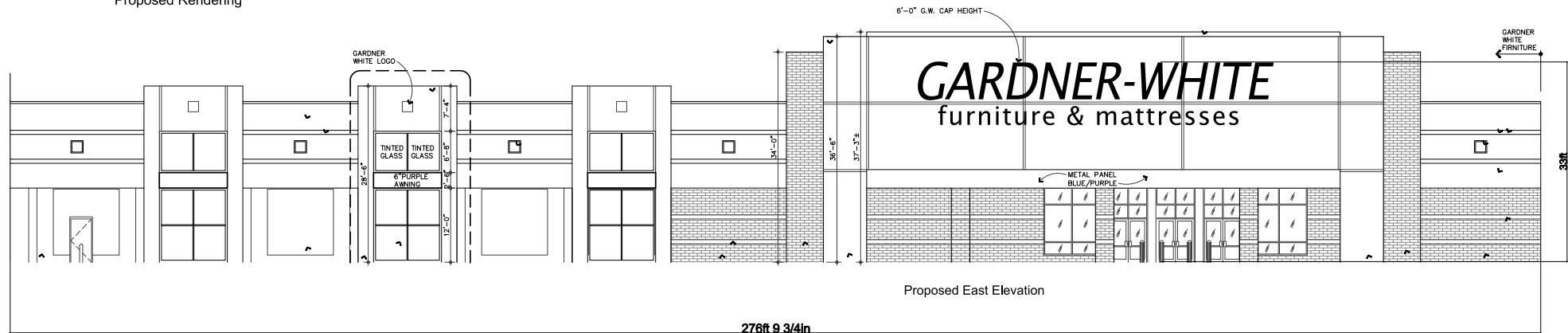
Sincerely,



Eugene Diachenko
Euko Design-Signs, Inc.
24849 Hathaway
Farmington Hills, MI 48335
Ph: 248-478-1330
Fax: 248-478-540



Proposed Rendering



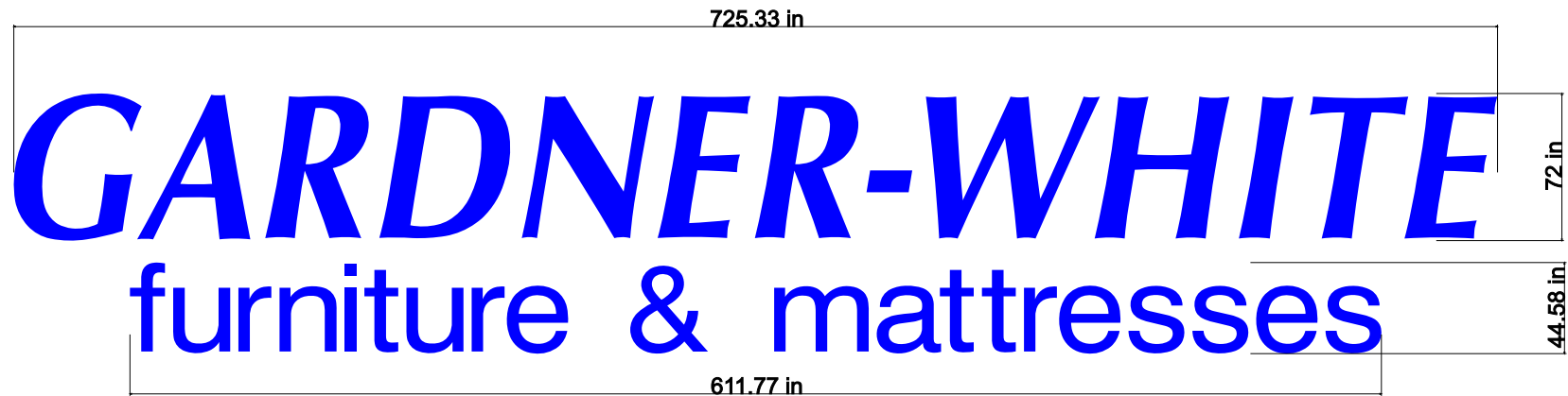
Proposed East Elevation

276ft 9 3/4in

Client: Gardner White
 Date: 11/29/2017
 Drawing:
 Revision:
 Signature: _____

Location: 43825 West Oaks Dr., Novi, MI
 Description: Wall Sign





$$725.33'' \times 72'' = 52223.76 \div 144 = 362.67 \text{ sq. ft.}$$

$$611.77'' \times 44.58'' = 27272.7 \div 144 = 189.39 \text{ sq. ft.}$$

$$362.67 \text{ sq. ft.} + 189.39 \text{ sq. ft.} = 552.06 \text{ total square feet.}$$

Client: Gardner White

Date: 11/29/2017

Drawing:

Revision:

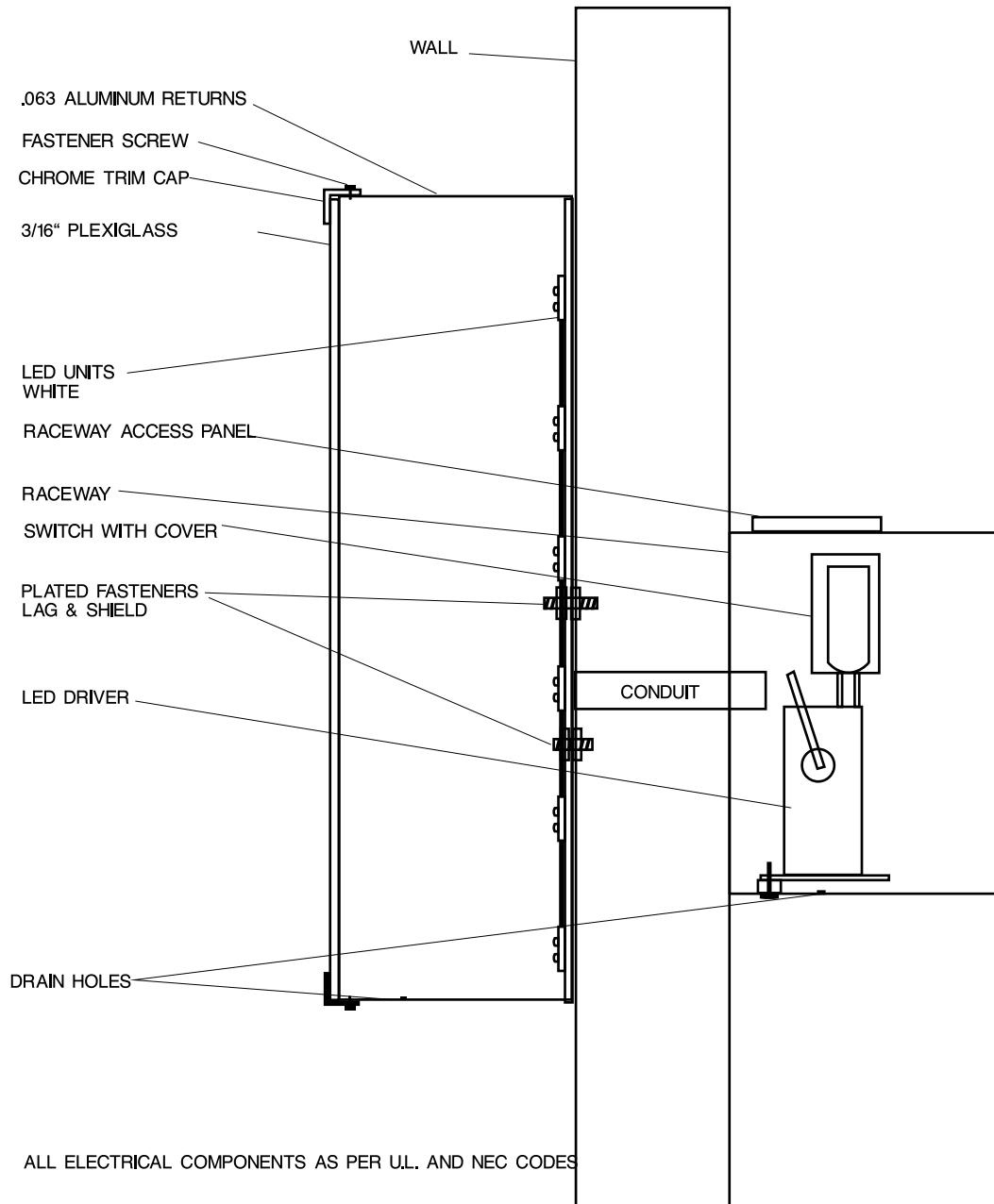
Signature: _____

Location: 43825 West Oaks Dr., Novi, MI

Description: Wall Sign



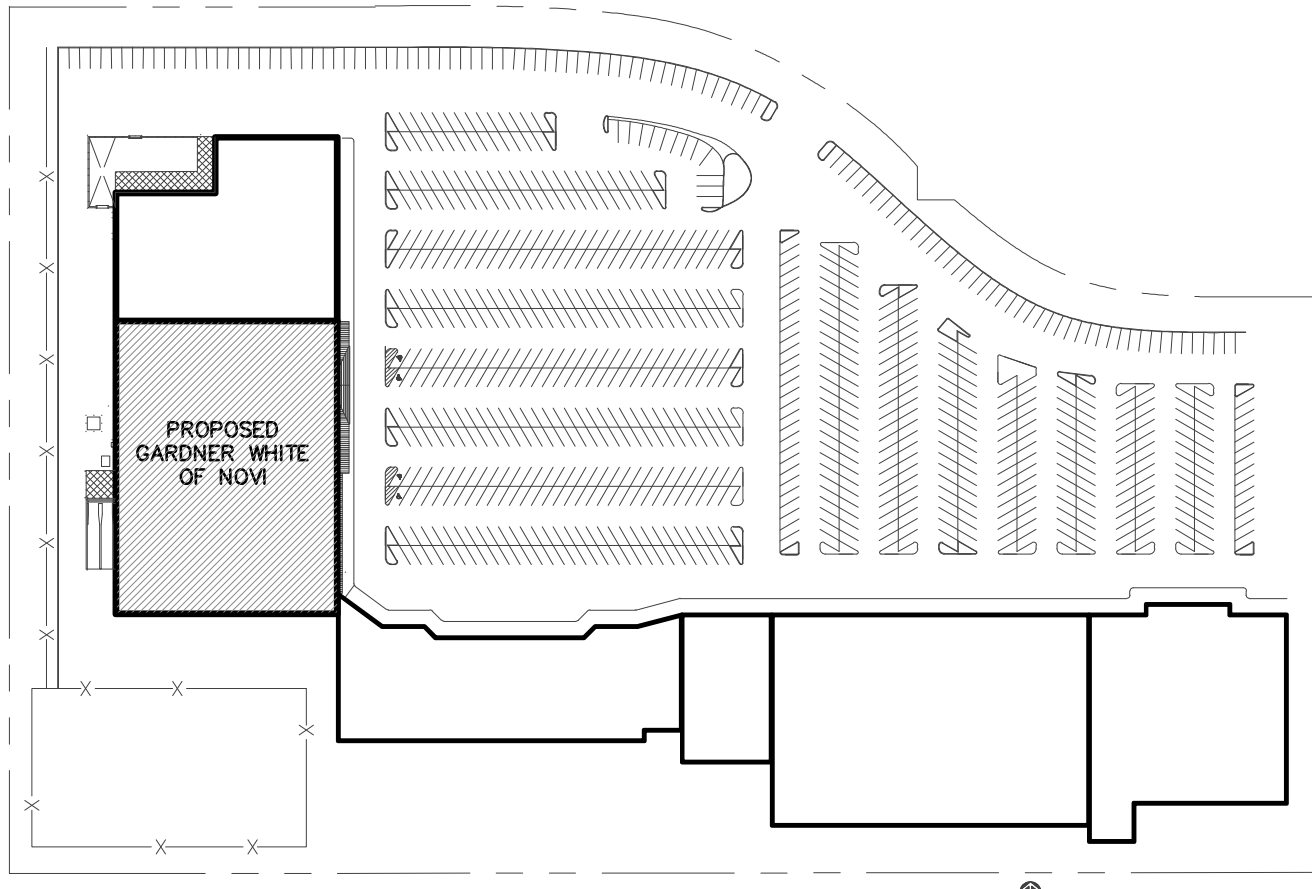
LETTER CROSS-SECTION



Client: Gardner White
Date: 11/29/2017
Drawing:
Revision:
Signature: _____

Location: 43825 West Oaks Dr., Novi, MI
Description: Wall Sign





4
A1.01

Site Plan

SCALE : 1"=200'
REF:

Client: Gardner White
Date: 11/29/2017
Drawing:
Revision:
Signature: _____

Location: 43825 West Oaks Dr., Novi, MI
Description: Wall Sign

