



# COMMUNITY DEVELOPMENT DEPARTMENT

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

## ZONING BOARD OF APPEALS STAFF REPORT

**FOR:** City of Novi Zoning Board of Appeals      **ZONING BOARD APPEALS DATE:** AUGUST 9, 2016

**REGARDING:** 24269 NOVI ROAD, Parcel # 50-22-22-400-026  
**BY:** Larry Butler, Deputy Director Community Development

### I. GENERAL INFORMATION:

**Applicant**  
JIFFY SIGNS INC.

**Variance Type**  
SIGN VARIANCE

**Property Characteristics**  
Zoning District:                      B-3 (GENERAL BUSINESS)  
Location:                                NORTH OF THEN MILE ROAD AND WEST OF NOVI ROAD  
Parcel #:                                 50-22-22-400-026

**Request**  
The applicant is requesting a variance from the CITY OF NOVI Code of Ordinances; Section 28.1(2) to allow the addition of 5 tenants and 28.5(2) to allow for a 70.5 square foot ground sign installation. A 34 square foot ground sign allowed by regulation. The parcel is zoned B-3 (General Business).

### II. STAFF COMMENTS:

**Proposed Changes**  
The applicant is requesting permission for the add on installation of an additional 36.5 feet to allow a 34 square foot ground sign resulting in a 70.5 foot ground sign which will allow for the addition of 5 new tenant signs.

### 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. **PZ16-0027**, 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. **PZ16-0027**, 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

**APPLICATION MUST BE FILLED OUT COMPLETELY**

Application Fee: **\$300.00**  
 Meeting Date: **8-9-16**  
 ZBA Case #: **PZ16-0027**

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>			
PROJECT NAME / SUBDIVISION <b>PINE RIDGE CENTER</b>			
ADDRESS <b>24269 NOVI ROAD</b>		LOT/SIUTE/SPACE #	
SIDWELL # <b>50-22-22-400-026</b>		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY <b>10 mile &amp; GRAND RIVER</b>			
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 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			
<b>II. APPLICANT INFORMATION</b>			
<b>A. APPLICANT</b>		EMAIL ADDRESS <b>MICHSIGN@BIGNET.NET</b>	CELL PHONE NO. <b>810 813 3307</b>
NAME <b>STEVEN POTRYKUS</b>		TELEPHONE NO. <b>734-266-3350</b>	
ORGANIZATION/COMPANY <b>JEFFY SIGNS INC.</b>		FAX NO. <b>734 266-3351</b>	
ADDRESS <b>30777 SCHOOLCRAFT RD.</b>	CITY <b>LIVONIA</b>	STATE <b>MICH</b>	ZIP CODE <b>48150</b>
<b>B. PROPERTY OWNER</b> <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS <b>JSchimizzi@ACQUIAREALTY.com</b>	CELL PHONE NO. <b>248 996-6177</b>
NAME <b>JOE SCHIMIZZI</b>		TELEPHONE NO. <b>248 470-7572</b>	
ORGANIZATION/COMPANY <b>PINE RIDGE PARTNERS NOVI, LLC</b>		FAX NO. <b>248 228 3103</b>	
ADDRESS <b>24269 NOVI ROAD</b>	CITY <b>NOVI</b>	STATE <b>MI</b>	ZIP CODE <b>48375</b>
<b>III. ZONING INFORMATION</b>			
<b>A. ZONING DISTRICT</b>			
<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 type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input checked="" type="checkbox"/> OTHER <b>B-3</b>			
<b>B. VARIANCE REQUESTED</b>			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <b>28-1</b>	Variance requested	<b>ADD 5 TENANT SIGNS TO GROUND SIGN</b>	
2. Section <b>28-5</b>	Variance requested	<b>ADD 36.5 SQUARE FEET TO ALLOWED 34 SQ. FT. SIGN - NO SIGN</b>	
3. Section _____	Variance requested _____	_____	
4. Section _____	Variance requested _____	_____	
<b>IV. FEES AND DRAWINGS</b>			
<b>A. FEES</b>			
<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>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>			
<ul style="list-style-type: none"> <li>Dimensioned Drawings and Plans</li> <li>Site/Plot Plan</li> <li>Existing or proposed buildings or addition on the property</li> <li>Number &amp; location of all on-site parking, if applicable</li> </ul>		<ul style="list-style-type: none"> <li>Existing &amp; proposed distance to adjacent property lines</li> <li>Location of existing &amp; proposed signs, if applicable</li> <li>Floor plans &amp; elevations</li> <li>Any other information relevant to the Variance application</li> </ul>	



# 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 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 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 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.

### 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

Date

JUNE 15 2016

### 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

6/15/16

## 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



**Community Development Department**

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
(248) 735-5600 Facsimile  
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**REVIEW STANDARDS  
SIGN VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Sign Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Sign Variance.)

**Standard #1. Extraordinary Circumstances or Conditions.**

Explain how the circumstances or physical conditions applying to the property that do not apply generally to other properties in the same Zone District or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** A sign could not be placed in the location required by the Zoning Ordinance due to the shape, topography or other physical conditions of the lot or due to the location of an existing structure.

Not Applicable       Applicable      If applicable, describe below:

*and/or*

- b. **Environmental Conditions.** A sign could not be placed in the location required by the Zoning Ordinance without removing or severely altering natural features, such as trees, topography, drainage courses or encroaching upon stormwater facilities.

Not Applicable       Applicable      If applicable, describe below:

*and/or*

- c. **Abutting Property.** A sign could not be reasonably seen by passing motorists due to the configuration of existing buildings, trees, signs or other obstructions on an abutting property.

Not Applicable       Applicable      If applicable, describe below:

d. **Scale of Building or Lot Frontage.** A sign that exceeds permitted dimensions for area and/or height could be considered appropriate in scale due to the length of the building frontage (wall sign only) or length of the lot frontage (ground sign only).

Not Applicable       Applicable      If applicable, describe below:

e. **Not Self-Created.** Describe the immediate practical difficulty causing the need for the Variance was not created by the applicant or any person having an interest in the sign, sign structure, or property.

Not Applicable       Applicable      If applicable, describe below:

## **Standard #2. Limit Use of Property.**

Explain how 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.

## **Standard #3. Adverse Impact on Surrounding Area.**

Explain how the Sign Variance will not result in a use or 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 and intent of this chapter.

**Parcels within 300' of 24269 Novi Rd  
PZ16-0027**

24667

24800

50-22-22-400-008

24400

24555

24360 24360  
24360 24360

24301

50-22-22-400-009

24259

24300

24270

43000

43200

43350

43340

24235

24210

Ten Mile Rd

Novi Rd

24141

43455

24101

24150

23975

23955

23965




Map Author: Jon Gartha  
Date: July 5, 2016  
Address List for 50-22-22-400-026  
Version #: 1.0

Amended By:  
Date:  
Department:



**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.

**Map Legend**

-  300' Buffer
-  Subject Property
-  Tax Parcel

**Municipality**

-  Novi
-  Novi Twp.



**City of Novi**

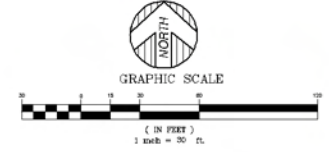
IT Department  
GIS Division  
45175 Ten Mile Rd  
Novi, MI 48375  
cityofnovi.org



1 inch = 237 feet



# ALTA/ACSM LAND TITLE SURVEY



**PARKING**  
HANDICAP PARKING = 8 STALLS  
STANDARD PARKING = 200 STALLS

**PARCEL AREA**  
419,943 SQUARE FEET = ± 4.530 ACRES

**BASIS OF BEARING**  
NORTH 02°07'00" OF EAST (NORTH), BEING THE EAST LINE OF SECTION 22, AS DESCRIBED.

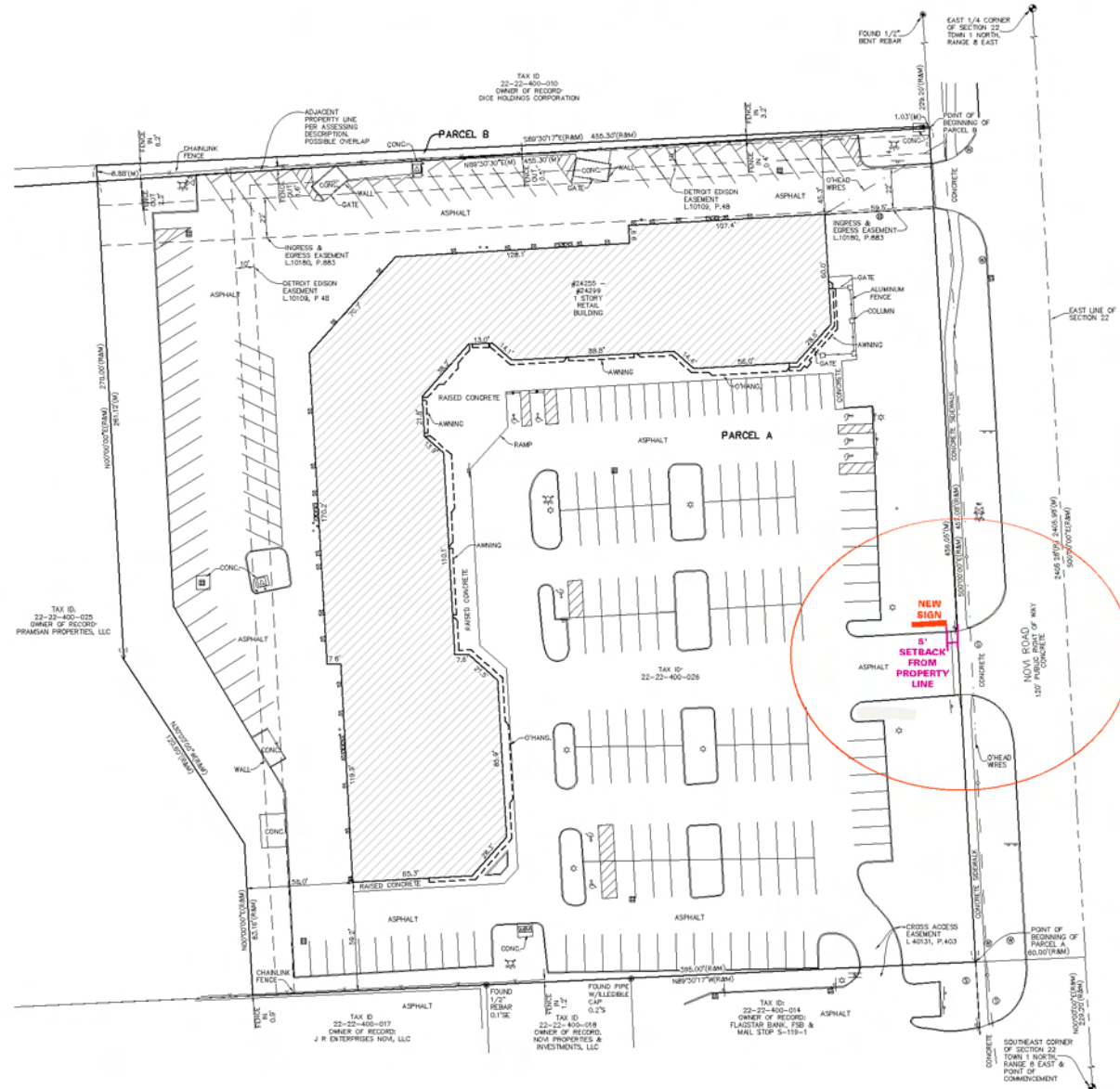
**ZONING REGULATIONS**  
B3 - GENERAL BUSINESS DISTRICTS  
NOTE:  
ALL ZONING INFORMATION IS TAKEN FROM THE CITY OF NOVI WEBSITE. ALL ZONING INFORMATION MUST BE VERIFIED FOR COMPLETENESS WITH CURRENT ZONING REGULATIONS.

**FLOOD NOTE**  
SUBJECT PARCEL LIES WITHIN OTHER AREA (ZONE X) - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
AS SHOWN ON FLOOD INSURANCE RATE MAP, MAP NUMBER 26125C00029, COMMUNITY - PANEL NUMBER 26073, DATED, SEPTEMBER 29, 2006, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**SURVEYOR'S NOTE**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. OTHERS IN SERVICE OR ABANDONED THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT INVARIANTLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

**LEGEND**

●	FOUND MONUMENT (AS NOTED)
⊙	FOUND SECTION CORNER (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
⊕	ELECTRIC METER
⊖	ELECTRIC RISER
⊕	TRANSFORMER
⊕	UTILITY POLE
⊕	GAS METER
⊕	VENT PIPE
⊕	TELEPHONE RISER
⊕	SANITARY MANHOLE
⊕	SQUARE CATCH BASIN
⊕	FIRE HYDRANT
⊕	WATER GATE MANHOLE
⊕	WATER VALVE
⊕	BOLLARD
⊕	FLAGPOLE
⊕	LIGHTPOST/LAMP POST
⊕	MAIL BOX
⊕	SINGLE POST SIGN
⊕	DOUBLE POST SIGN
⊕	HANDICAP PARKING
⊕	PARCEL BOUNDARY LINE
⊕	ADJOINER PARCEL LINE
⊕	SECTION LINE
⊕	EASEMENT (AS NOTED)
⊕	EASEMENT CENTERLINE
⊕	BUILDING
⊕	BUILDING OVERHANG
⊕	ASPHALT CURB
⊕	CONCRETE CURB
⊕	PARKING
⊕	EDGE OF CONCRETE (CONC.)
⊕	EDGE OF ASPHALT (ASPH.)
⊕	FENCE (AS NOTED)
⊕	WALL (AS NOTED)
⊕	OVERHEAD UTILITY LINE



**PROPERTY DESCRIPTION**

THE LAND SITUATED IN THE COUNTY OF OAKLAND, CITY OF NOVI, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:  
**PARCEL A PER SURVEY**  
PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT DUE NORTH, ALONG THE EAST LINE OF SECTION 22, 223.20 FEET AND NORTH 89 DEGREES 30 MINUTES 17 SECONDS WEST, 60.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 22 AND PROCEEDING THENCE NORTH 89 DEGREES 30 MINUTES 17 SECONDS WEST, 395.00 FEET; THENCE DUE NORTH 83.18 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, 100.60 FEET; THENCE DUE NORTH 37.00 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 17 SECONDS EAST, 465.30 FEET; THENCE DUE SOUTH, ALONG THE WEST RIGHT OF WAY LINE OF NOVI ROAD (120.00 FEET WIDE), 457.08 FEET TO THE POINT OF BEGINNING.  
**EASEMENT PARCEL**  
NON-EXCLUSIVE EASEMENTS AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS RECORDED IN LIBER 10180, PAGE 848, OAKLAND COUNTY RECORDS.

**PARCEL B PER SURVEY**  
PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT DUE NORTH, ALONG THE EAST LINE OF SECTION 22, 223.20 FEET AND NORTH 89 DEGREES 30 MINUTES 17 SECONDS WEST, 60.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 22 AND PROCEEDING THENCE NORTH 89 DEGREES 30 MINUTES 17 SECONDS WEST, 395.00 FEET; THENCE DUE NORTH 83.18 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, 100.60 FEET; THENCE DUE NORTH 37.12 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 17 SECONDS EAST, 465.30 FEET; THENCE DUE SOUTH, ALONG THE WEST RIGHT OF WAY LINE OF NOVI ROAD (120.00 FEET WIDE), 456.05 FEET TO THE POINT OF BEGINNING.

**TITLE REPORT NOTE**

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 718424 (SECTION C), DATED NOVEMBER 13, 2015, AND RELETED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PROVIDED BY THE ORDERING SURVEYOR.  
9. COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR ANTI-DISCRIMINATION AS CONTAINED IN INSTRUMENT RECORDED IN LIBER 2743, PAGE 627, AND IN LIBER 2715, PAGE 136, (BLANKET AGREEMENT, SEE DOCUMENT FOR TERMS AND CONDITIONS).  
10. UNDERGROUND RESIDENTIAL RIGHT OF WAY AGREEMENT IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 10180, PAGE 48, (AS SHOWN).  
11. TERMS AND CONDITIONS CONTAINED IN DECLARATION OF EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 10180, PAGE 853, (AS SHOWN).  
12. TERMS AND CONDITIONS CONTAINED IN CROSS ACCESS EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4031, PAGE 403, (AS SHOWN, SEE DOCUMENT FOR TERMS AND CONDITIONS).

**SURVEYOR'S CERTIFICATION**

TO ACCORD REALTY HOLDINGS, LLC, ON BEHALF OF AN ENTITY TO BE FORMED, COMERICA BANK, A TEXAS BANKING ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AND FIRST AMERICAN TITLE INSURANCE COMPANY.  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MICHIGAN STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDING ITEMS 2, 4, 7A, 7B, 8, AND 11A OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 16, 2015.  
DATE OF PLAT OR MAP 10/16/2015  
ANTHONY E. SYDOR, JR., P.E.  
PROFESSIONAL SURVEYOR  
MICHIGAN LICENSE NO. 47978



**KEM-TEC & ASSOCIATES**  
PROFESSIONAL SURVEYORS - PROFESSIONAL ENGINEERS  
22508 GRANDVIEW # EASTWIND, MICHIGAN 48020  
(586)772-2322 • (800)306-7222 • FAX (586)772-4048

PREPARED FOR: THOMAS A. DUKE COMPANY	DATE: OCTOBER 16, 2015	JOB #: 15-03947
SCALE: 1" = 30'	SHEET: 1 OF 1	
DRAWN BY: J. JEM	REV. #: DECEMBER 30, 2015	

**24269 NOVI ROAD  
PINE RIDGE CENTER**

**JIFFY SIGNS INC.**  
30777 SCHOOLCRAFT LIVONIA, MICHIGAN 48150  
PHONE: 734-266-3350 FAX 734-266-3351



← REMOVE EXISTING POLE SIGN



**SOUTH ON NOVI ROAD**

**24269 NOVI ROAD  
PINE RIDGE CENTER**

**JIFFY SIGNS INC.**  
30777 SCHOOLCRAFT LIVONIA, MICHIGAN 48150  
PHONE: 734-266-3350 FAX 734-266-3351



**BLOCK WORK AND COLOR SCHEME  
TO MATCH FACADE ENHANCEMENTS  
GOING THRU SITE PLAN APPROVAL**

**40"X216" SIGN AREA 60 SQ.FT. (60"x216" ENTIRE SIGN including block base 90 sq.ft.)**



**1/8" ALUMINUM FABRICATED  
2" DEEP PANEL STAND OFF  
ON BLOCK WALL HALO LIGHTED  
ROUTED ALUMINUM COPY  
BACKED UP WITH ACRYLIC  
PLASTIC AND BROWN VINYL  
INTERNALLY ILLUMINATED**

**5 INDIVIDUAL 3.5" DEEP  
ALUMINUM FABRICATED  
INTERNALLY ILLUMINATED  
TENANTSIGNS**

**RAISED ACCENT LINE**

**216"**

**40"**

**PINE RIDGE**

**60"  
OVERALL  
HEIGHT**

**CONCRETE  
FOUNDATION**

**42"**

**24269 NOVI ROAD  
PINE RIDGE CENTER**

**DOUBLE SIDED MULTI-TENANT GROUND SIGN**

**JIFFY SIGNS INC.**  
30777 SCHOOLCRAFT LIVONIA, MICHIGAN 48150  
PHONE: 734-266-3350 FAX 734-266-3351



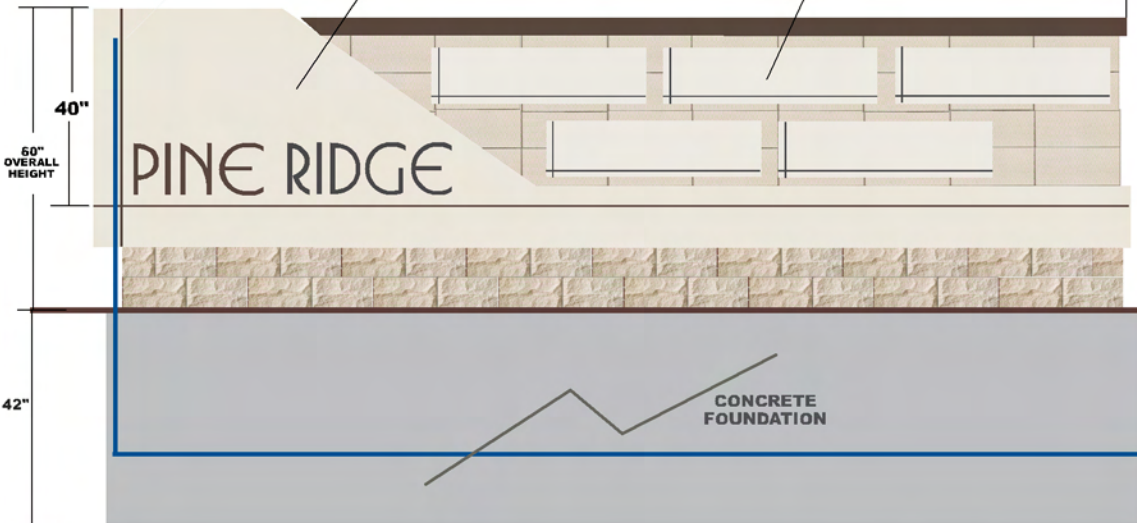
BLOCK WORK AND COLOR SCHEME TO MATCH FACADE ENHANCEMENTS GOING THRU SITE PLAN APPROVAL



40"X216" SIGN AREA 60 SQ.FT.  
1/8" ALUMINUM FABRICATED  
2" DEEP PANEL STAND OFF  
ON BLOCK WALL HALO LIGHTED  
ROUTED ALUMINUM COPY  
BACKED UP WITH ACRYLIC  
PLASTIC AND BROWN VINYL  
INTERNALLY ILLUMINATED  
216"

5 INDIVIDUAL 3.5" DEEP  
ALUMINUM FABRICATED  
INTERNALLY ILLUMINATED  
TENANTSIGNS

RAISED ACCENT LINE



PRIMARY ELECTRICAL RUN

ALUMINUM FABRICATED  
TOP ACCESS FOR  
POWER SUPPLIES

**SIDE VIEW**

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



24269 NOVI ROAD  
PINE RIDGE CENTER

DOUBLE SIDED MULTI-TENANT GROUND SIGN

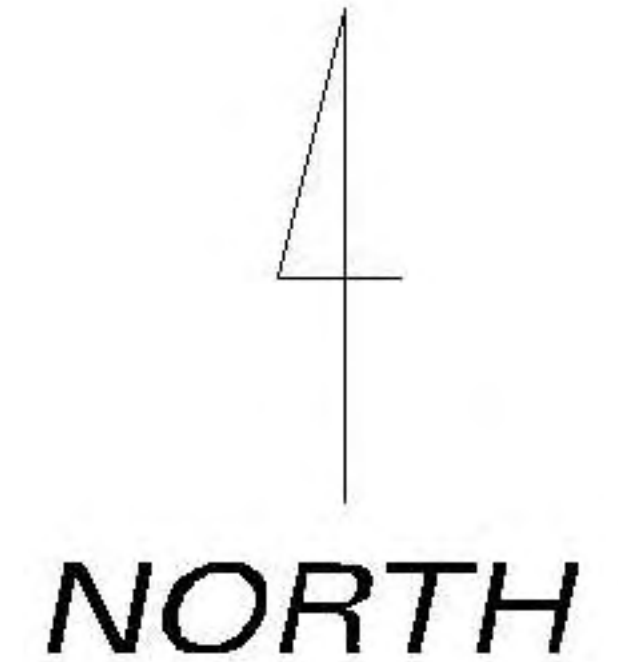
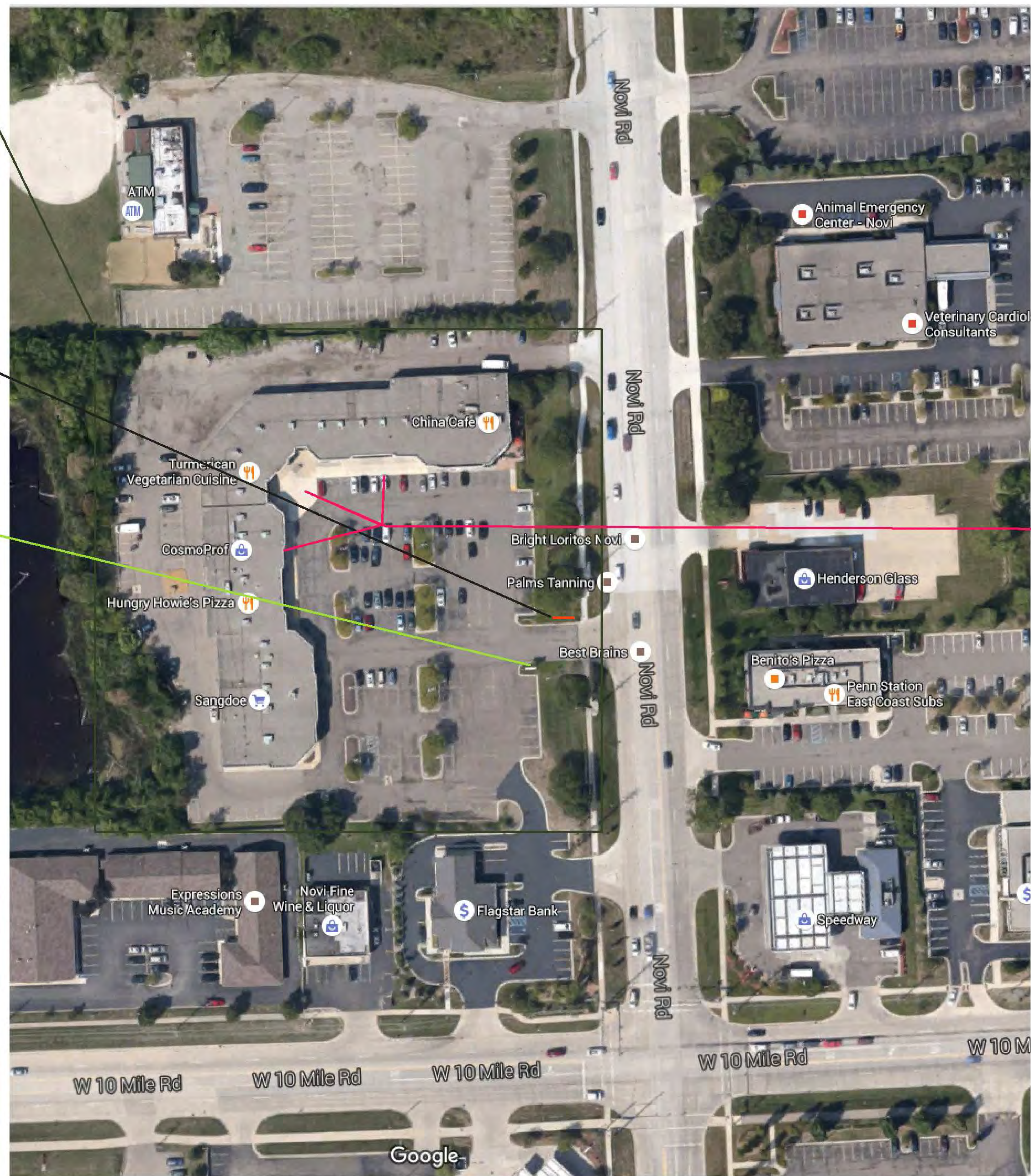
JIFFY SIGNS INC.  
30777 SCHOOLCRAFT LIVONIA, MICHIGAN 48150  
PHONE: 734-266-3350 FAX 734-266-3351



PINE RIDGE CENTER  
24269 NOVI RD.

PROPOSED  
NEW SIGN  
LOCATION

REMOVE  
EXISTING  
SIGN



**TRAFFIC SAFETY  
ISSUE**

**SOUTH BOUND  
STORES FACING SOUTH  
AND IN THE CORNER  
OF THE MALL ARE UNABLE  
TO BE SEEN BY SOUTH BOUND  
TRAFFIC UNTIL AFTER PASSING  
THE LINE OF SIGHT WHILE DRIVING  
NOT ALLOWING ENOUGH TIME TO  
SLOW DOWN AND TURN INTO  
DRIVEWAY SAFELY**

**NORTH BOUND  
STORES IN THE FAR CORNER  
OF THE MALL ARE OBSTRUCTED  
BY TREE LANDSCAPING.  
STORE NAMES IN THE BACK CORNER  
ARE PARTIALLY OR COMPLETELY  
BLOCKED. NOT GIVING DRIVERS  
ENOUGH TIME TO LOCATE A STORE  
AND TURN INTO CENTER TURNING LANE  
SAFELY**

PINE RIDGE CENTER  
24269 NOVI ROAD

JIFFY SIGNS INC.  
30777 SCHOOLCRAFT LIVONIA, MICHIGAN 48150  
PHONE: 734-266-3350 FAX 734-266-3351



*BOTH OF THESE MULTI-TENANT BUILDINGS WERE BUILT OVER 20 YEARS AGO WHEN NOVI ROAD WAS ONLY A 2 LANE ROAD. BY EXPANDING NOVI ROAD TO 5 LANES CREATED THIS TRAFFIC SAFETY ISSUE.*

*NOVI ROAD IS A 45 MPH POSTED SPEED LIMIT*



*PINE RIDGE CENTER  
24269 NOVI RD.*



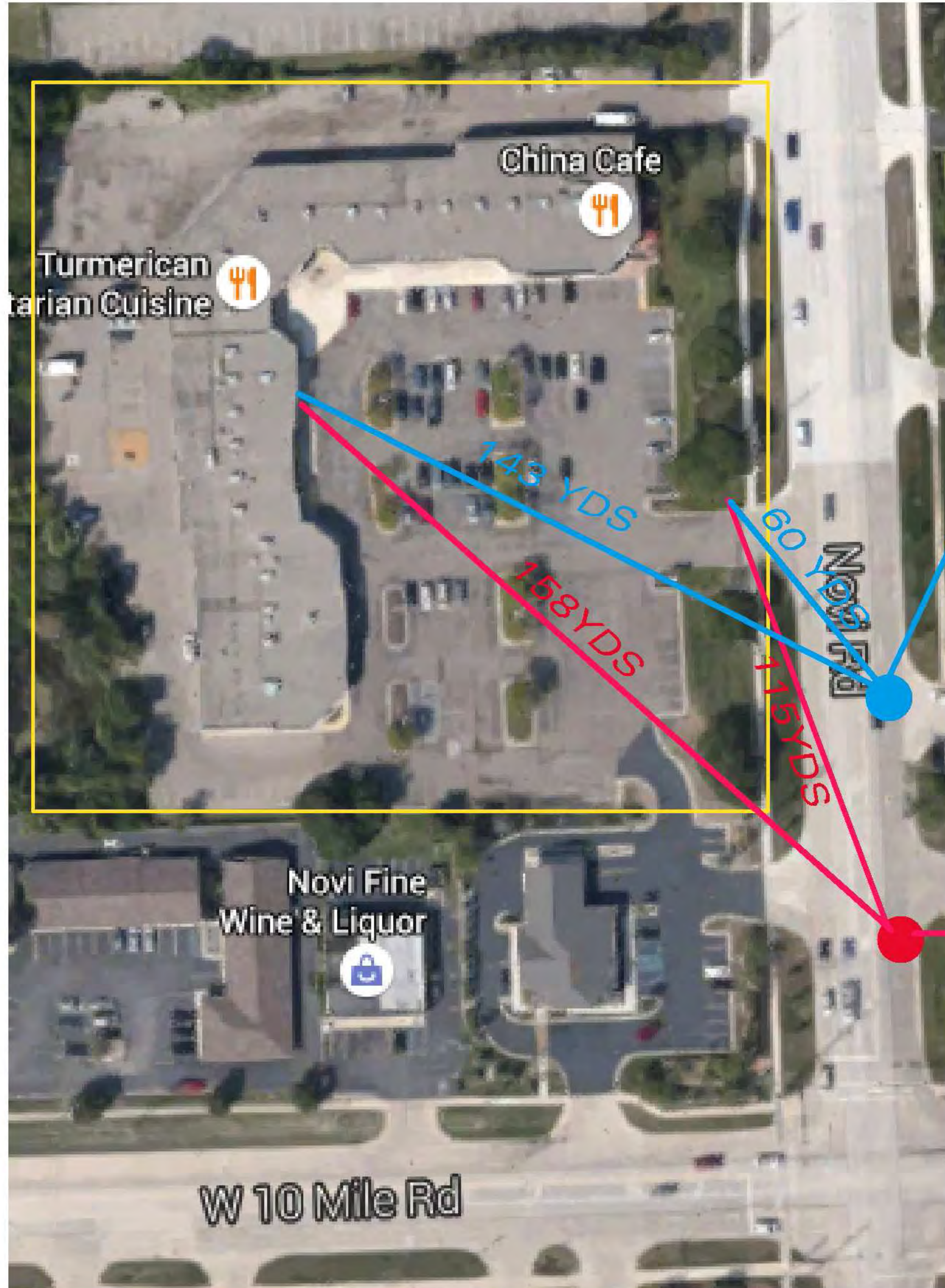
*APPROVED VARIANCE FOR MULTI-TENANT POLE SIGN WITH TENANT WALL SIGNS GRANTED FOR 24400 NOVI ROAD WITH SAME TRAFFIC SAFETY ISSUE. BUILDING STOREFRONTS FACING SOUTH AND ARE UNABLE TO BE SEEN BY SOUTH BOUND TRAFFIC*

*PINE RIDGE CENTER  
24269 NOVI ROAD*

*OTHER VARIANCE GRANTED  
WITH SAME TRAFFIC SAFETY ISSUES*

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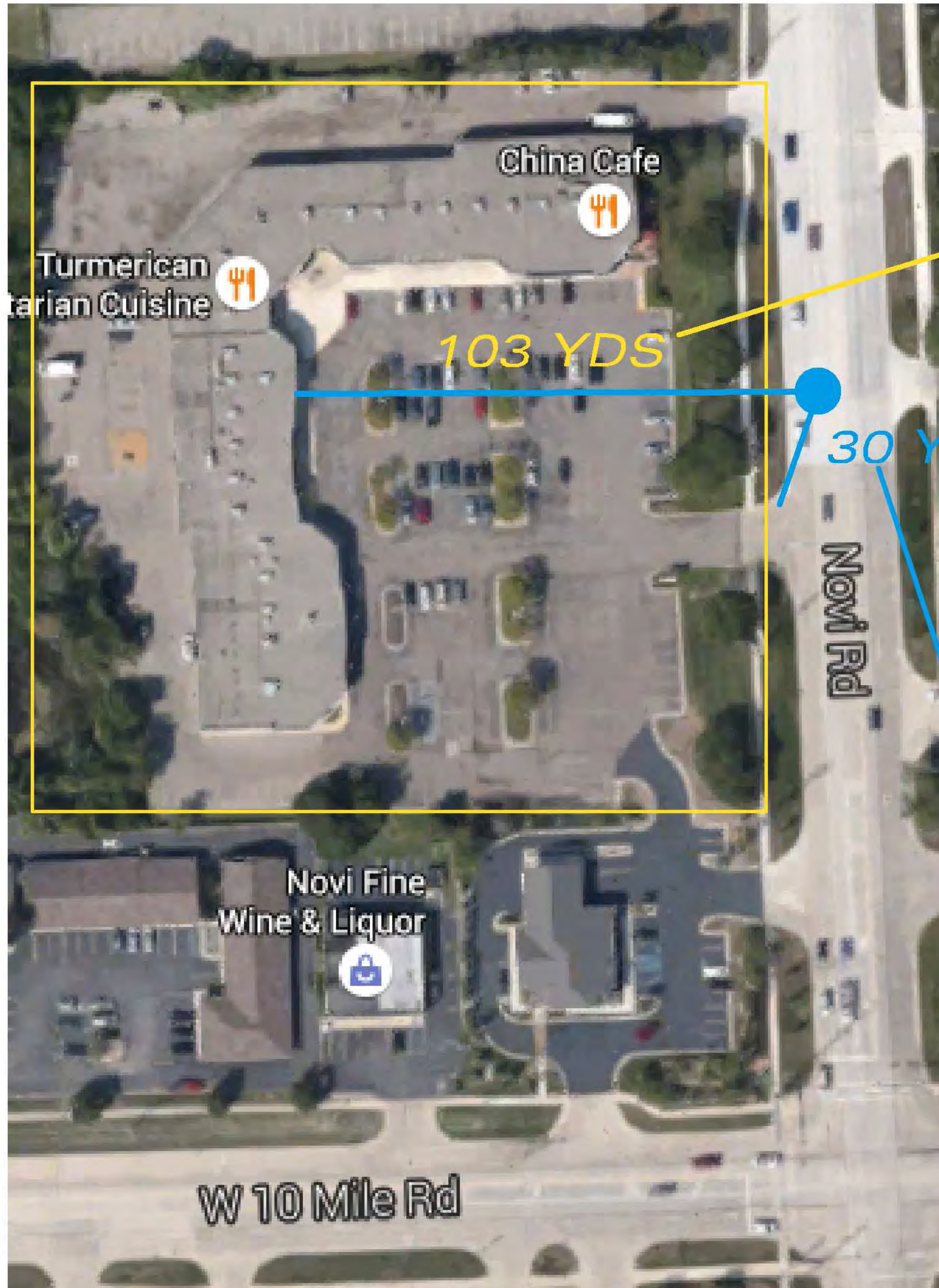


PINE RIDGE CENTER  
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VIEWING DISTANCES NORTH BOUND

JIFFY SIGNS INC.  
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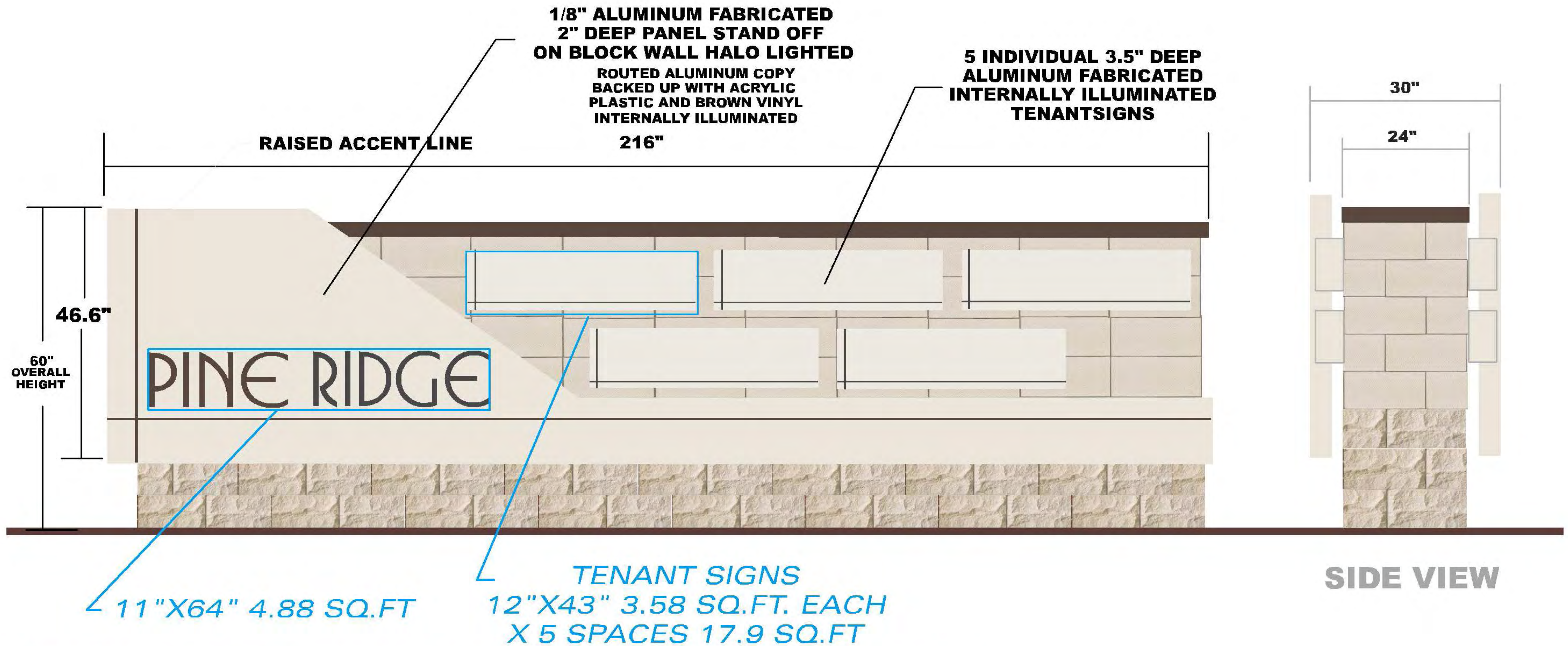




**BLOCK WORK AND COLOR SCHEME TO MATCH FACADE ENHANCEMENTS GOING THRU SITE PLAN APPROVAL**



ARRISCRAFT THIN-CLAD RENAISSANCE LIMESTONE SATIN FINISH OR ROCK FINISH  
 PITTSBURGH PAINT PPG 1006-1 GYPSUM  
 PITTSBURGH PAINT PPG 14-17 ARMADILLO  
 PITTSBURGH PAINT PPG 1008-7 STONE'S THROW



**ACTUAL SQUARE FOOTAGE OF SIGN WORDING IS 22.74 SQ.FT  
 SIGN IS DESIGNED LARGER TO COINSIDE WITH NEW FACADE DESIGN  
 SQ. FOOTAGE OF SIGN 70 SQ.FT.**

**PINE RIDGE CENTER  
 24269 NOVI ROAD**

**SIGN DETAIL**

**JIFFY SIGNS INC.**  
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