



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: August 14, 2018

REGARDING: 43443 Grand River Ave 230, Parcel # 50-22-22-227-029 (PZ18-0035)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

My House Fitness/Signarama

Variance Type

Sign Variance

Property Characteristics

Zoning District: Town Center-1
Location: West of Novi Road and South of Grand River Avenue
Parcel #: 50-22-22-227-029

Request

The applicant is requesting variances from the City of Novi Code of Ordinances Section 28.5 for the installation of an additional wall sign for back of building, one wall sign allowed per business. This property is zoned Town Center-1 (TC-1).

II. STAFF COMMENTS:

One 35-65 square foot sign maximum allowed based on frontage

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. **PZ18-0035**, 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. **PZ18-0035**, 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

JUL 06 2018

CITY OF NOVI
 COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)		Application Fee: <u>\$300.00</u>	
PROJECT NAME/ SUBDIVISION <u>My House Fitness</u>		Meeting Date: <u>August 14, 2018</u>	
ADDRESS <u>43443 Grand River Ave Ste 230</u>	LOT/SITE/SPACE # <u># 230</u>	ZBA Case #: <u>PZ 18-0035</u>	
SIDWELL # <u>50-22-22-227-026</u>	May be obtain from Assessing Department (248) 347-0485		
CROSS ROADS OF PROPERTY <u>NOVI Road a Grand River Ave Novi MI 48375</u>			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input 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			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS <u>myhousefitness.com</u>	CELL PHONE NO. <u>248-842-0882</u>
NAME <u>Anita Jennings</u>		TELEPHONE NO. <u>248-308-2900</u>	
ORGANIZATION/COMPANY <u>My House Fitness</u>		FAX NO.	
ADDRESS <u>43443 Grand River Ave</u>	CITY <u>Novi</u>	STATE <u>MI</u>	ZIP CODE <u>48375</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 <u>gtmanagement@gmail.com</u>	CELL PHONE NO. <u>248-252-2120</u>
NAME <u>Patricia Keras</u>		TELEPHONE NO. <u>313-259-6720</u>	
ORGANIZATION/COMPANY <u>City Center Plaza</u>		FAX NO. <u>313-259-6721</u>	
ADDRESS <u>200 Renaissance Center Ste 3145</u>	CITY <u>Detroit</u>	STATE <u>MI</u>	ZIP CODE <u>48243</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 type="checkbox"/> RC <input type="checkbox"/> TC <input checked="" type="checkbox"/> IC-1 <input type="checkbox"/> OTHER _____			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>28-5(a)</u> Variance requested <u>Number of signs (1 additional sign)</u>			
2. Section _____ Variance requested _____			
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"> • Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable 		<ul style="list-style-type: none"> • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • Any other information relevant to the Variance application 	



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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:

Building store front is blocked by another building and trees (see photo). Customers/potential customers driving Eastbound on Grand River cannot see the myHouse Fitness sign due to this obstruction. Customers/potential customers driving Westbound on Grand River cannot see store front sign. Driving westbound on

Grand River you can see the back of the building (see photo)
The back of the building has signs for the two other tenants
PizzaHot and Athletico. Potential customers would not know My House Fitness
was in the building.

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:

The building and trees are existing obstructions.

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.

Due to lack of visibility, My House Fitness may lose potential customers who may visit establishment by seeing their sign.

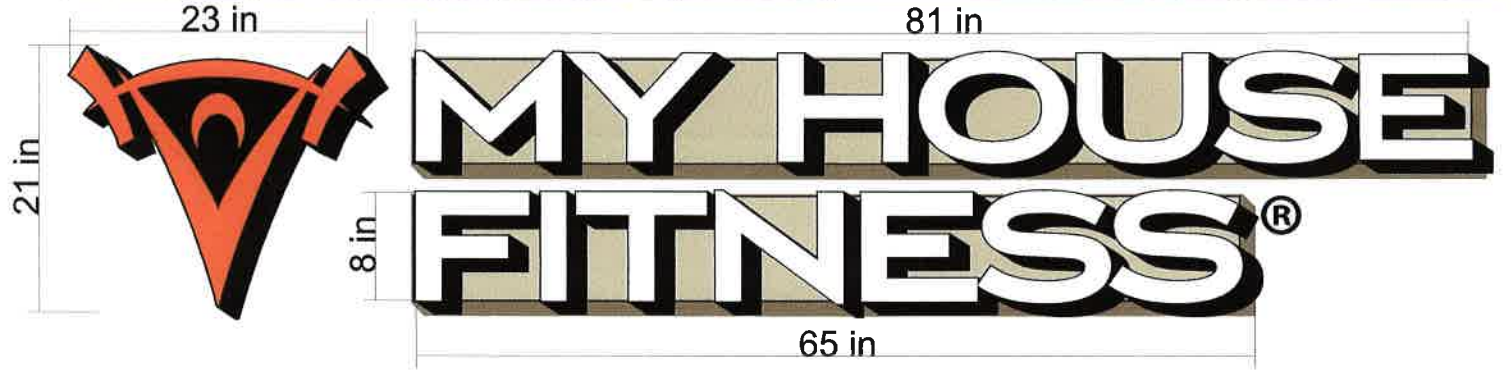
Standard #3. Adverse Impact on Surrounding Area.

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.

A sign on the back of the building will have a positive impact on surrounding area:

- Adding sign creates continuity with the existing building design, giving the building an uniformed look.
- Potential customers driving Grand River Westbound who miss the entrance are forced to turn around. Without other options, they are turning around in other businesses parking lot. Proper signage on back of the building will help with this traffic issue.

mock up



Approval states that contents of this proof are correct and the responsibility of the client

Due to limitations in the printing process the colors shown may not reflect actual colors
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Please review Art for accuracy in:
Dimension • Layout • Spelling • Color

Approval Signature:

FRONT of Building



East bound on Grand River Ave
My House Fitness Store front sign
blocked by building and Tree



East bound on GrandRiver Ave

Brick of Building



West bound on Grand River Ave

Current Building

