



cityofnovi.org

**ZONING BOARD OF APPEALS**  
**CITY OF NOVI**  
Community Development Department  
(248) 347-0415

Case No. 12-022

Location: 39500 Ten Mile Road

Zoning District: OS-1, Office Service District

The applicant is requesting an exception from Section 28-5(3)f. of the Novi Sign Ordinance to allow an additional 40.0 sq. ft. wall sign for a business within a multi-tenant office building. The property is located north of Ten Mile Road and west of Haggerty Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(2)a.1.i. allows ground signs not to exceed 30 square feet or 1 square foot of sign area for each 2 feet of setback from the centerline of the nearest street, whichever is greater, with a maximum of 100 square feet.

City of Novi Staff Comments:

The applicant previously installed a Business ground sign of 42 square feet based on the 84 foot setback from the street centerline. The request is to allow relocation of the existing sign closer to the road for improved visibility. The maximum area of sign allowable in the proposed new location is 35 square feet based on a setback of 70 feet from the road centerline. Staff does not support the request as the failure to grant relief will not unreasonably prevent or limit the use of the property and will not result in substantially more than mere inconvenience or inability to attain a higher economic or financial return.

Standards for Granting a Sign Variance

- 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.
- 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.
- 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.



cityofnovi.org



May 1, 2012

Phillips Sign & Lighting Inc.  
40920 Executive Drive  
Harrison Township, Michigan 48045

RE: MEDICAL BUILDING -39500 TEN MILE ROAD

The sign permit application for the above location has been reviewed and DENIED. The original sign permit was issued based on a setback of 84 feet from centerline of Ten Mile Road, which allowed a 42 square foot sign. The application submitted appears to show that the original sign was not placed in the approved location and is approximately 4 feet closer to the right-of-way than is permitted for a 42 square foot sign.

The new drawings submitted are showing the sign relocated to 70 feet from centerline of Ten Mile Road which would allow a 35 square foot sign.

Your application for the Zoning Board of Appeals has been received.

If you have any questions please contact me at 248-347-0438.

Sincerely,

CITY OF NOVI

Jeannie Niland  
Ordinance Enforcement Officer

Niland, Jeannie

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From: Phillips Sign-Stephanie <Stephanie@phillipssign.com>  
Sent: Friday, May 04, 2012 12:11 PM  
To: Niland, Jeannie  
Subject: setback - 39500 Ten Mlle Road

Hi Jeannie,

Received your letter today. It appears that there is an incorrect number on the original plan, as the sign IS setback 84' from centerline, in the correct place. The client supplied this, and 80' is not correct. Sorry for the oversight on this.

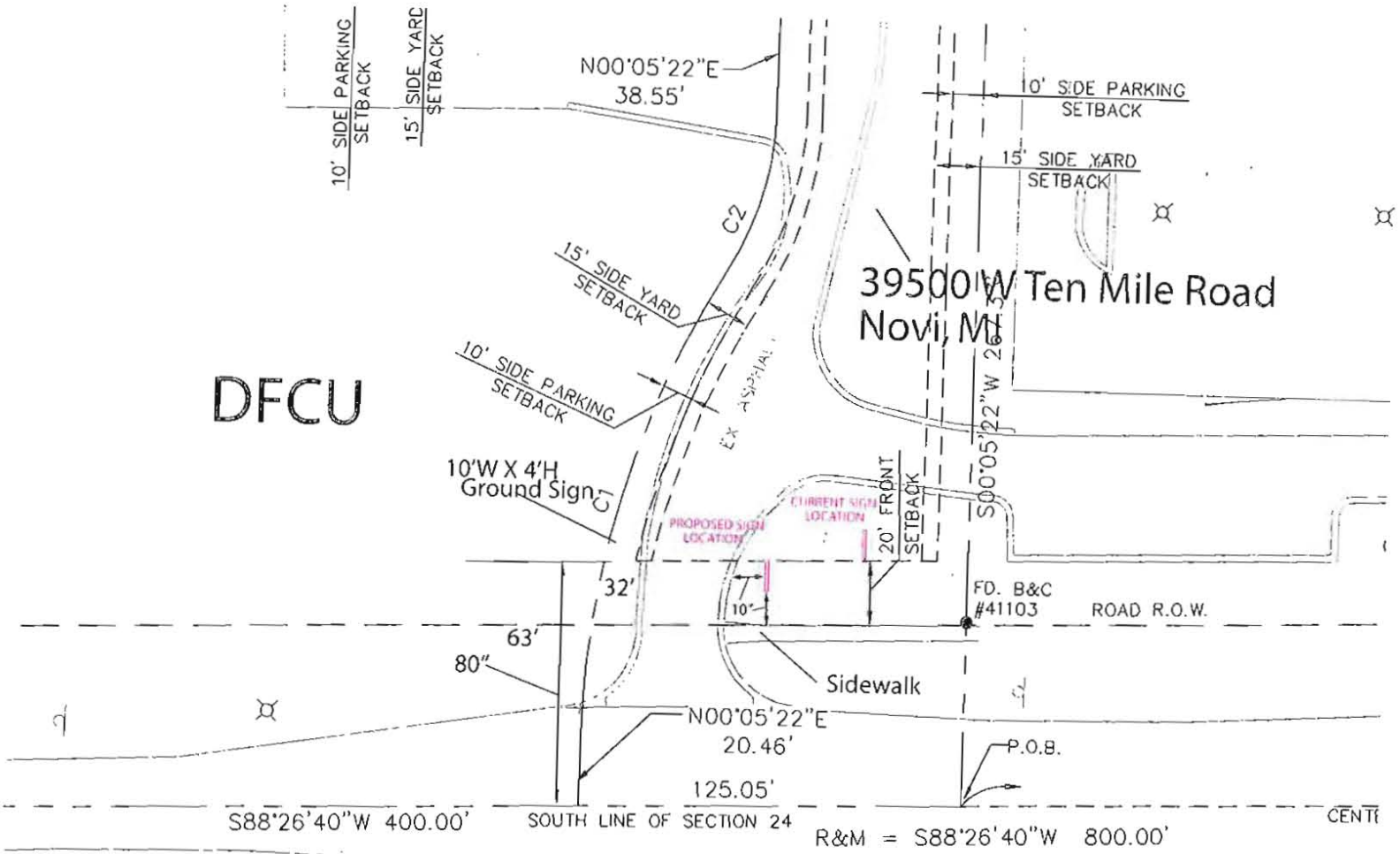
Stephanie



"WHERE IDEAS BECOME REALITY"  
Phillips Sign & Lighting Inc.  
586-468-7110 Ext 107  
586-468-7441 Fax  
[www.phillipssign.com](http://www.phillipssign.com)



DFCU



39500 W Ten Mile Road  
Novi, MI

S88°26'40"W 400.00' SOUTH LINE OF SECTION 24 R&M = S88°26'40"W 800.00' CENTRE



**BUILDING PLAN REVIEW**  
**This permit cannot be issued unless the sign permit from The Ordinance Enforcement Division has been obtained.**

October 20, 2010

Project Title: TEN HAGGERTY LLC  
 39500 W. TEN MILE ROAD

Type of Review: SIGN FOUNDATION ONLY

No plan review or consideration was given to the sign or other components. Only the foundation system was reviewed under this plan review.

Contractor: PHILLIPS SIGN AND LIGHTING  
 40920 EXECUTIVE DRIVE  
 HARRISON TWP., MI 48045

Engineer: R.A. CHIESA ARCHITECTS. P.C.  
 Lic. No. 38435  
 43260 GARFIELD  
 SUITE 210  
 CLINTON TOWNSHIP, MICHIGAN 48038

APPROVED PLANS  
 SHALL BE KEPT AT THE  
 BUILDING SITE, OPEN TO THE  
 CODE OFFICIAL AT ALL  
 REASONABLE TIMES  
 SEC 106.3.1  
 BUILDER COPY

This Project has been reviewed for compliance with the 2006 MICHIGAN BUILDING CODE and the Michigan Barrier Free Design Law PA 1 OF 1966 as amended. Additional requirements may be applicable per any County, State or Federal agency.

**This review shall be attached to the plans and shall be part of the construction documents.**

**Only the sign foundation was considered for this review. The sign foundation job number is identified as 10-18098 A as shown on the submitted engineering calculations dated 10-15-10.**

**A plan review was not performed on the sign structure. Only the foundation and support as shown on the construction documents as submitted on 8-11-10 were considered for this permit.**

SP10-0014

APPROVED  
 City of Novi  
 To Field Office  
 Ddg \_\_\_\_\_ Date \_\_\_\_\_  
 Plng \_\_\_\_\_ Date \_\_\_\_\_  
 Elec \_\_\_\_\_ Date \_\_\_\_\_  
 Heat \_\_\_\_\_ Date \_\_\_\_\_  
 CITY OF NOVI

## PLAN REVIEW COMMENTS

**The approval of this project is subject to compliance with this plan review and field inspections.**

1. Permit applicant shall maintain at the Project site, one copy of the city approved:
  - A) Plans/Drawings
  - B) Plan Review Comments
  - C) SpecificationsPER CODE SECTION 106.3.1
2. The authorization of this building permit **does not** include the approval for any signage as regulated by city ordinance on the site or building. Pick up the sign permit as approved by the Ordinance Enforcement Division. See the approval letter attached to that plan. Contact Jeannie Niland at (248) 347-0415 for any sign permit information.  
PER CITY ORDINANCE
3. Except as expressly provided in sections 28-7, relating to temporary signs, and section 28-8, relating to signs allowed in all districts, **it shall be unlawful for any person to erect, alter, relocate, or maintain any sign or other advertising structure without first obtaining a permit** therefor from the city and payment of a fee provided for in this section.
  - **No work can be done or started until the required permits are obtained from The Ordinance Enforcement Division.**PER CITY ORDINANCE, Sec 28-3 (a)
4. **Ground signs shall not be placed less than three (3) feet from the the future (planned) right-of-way line. The sign shall be placed no closer than fifty (50) feet from any residential district. The setback dimension is shown to a right of way boundary. That dimension is at the minimum of 3 feet.**
  - **Field verification is required prior to approval of placement.**
  - **See the Sign Permit issued by the Ordinance Division for the specific location approved.**PER CITY ORDINANCE, Sec 28-5 (2) 3.
5. Any electrical installation will require an electrical permit. Contact the Community Development Department electrical plan examiner for any questions related to obtaining an electrical permit for this installation.



6. **The soil strength verification for bearing and lateral pressure** shall be made and satisfactory proof supplied to the building field inspector for review and approval prior to any final inspection approval.
- **The field inspector can require soil testing at time of foundation inspection if the soil value as specified in the footing design section of the structural evaluation report is not achieved based on a visual site inspection.**

PER CODE SECTION 1802.1

7. The governing code **references for this project are listed below**. The codes currently in effect are as follows:
- i. 2006 Michigan Building Code
  - ii. Michigan Electrical Code, 2008 NEC w/part 8 State Amendments
    - The structural calculations are based on the 2006 IBC. The current building Code Edition is the 2006 Michigan Building Code. The Michigan version may have different code section numbers than in the calculations but the basic information is the same.
8. **All building, plumbing, mechanical and electrical inspection requests must be called into the Automated Inspection Hotline prior to 3:30 p.m. the day before the requested inspection date.**

NOTE: Call in all inspection cancellations as soon as possible. Failure to do so may result in re-inspection fees.

9. Address is required on the job site during all phases of construction and on the building or at the entrance at the time of the final per the city ordinance.
10. Provide temporary toilet facilities during construction until such time that permanent facilities are available.
11. A temporary use permit is required for all job trailers. Applications are available at the building department. Allow 2 weeks for approval.

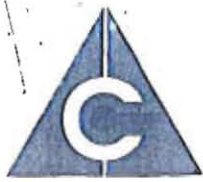
### **Three full working days before you dig, call the MISS DIG System.**

Please contact me at [kalphinstone@cityofnovi.org](mailto:kalphinstone@cityofnovi.org) if you have any questions regarding this review.



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Kenneth Elphinstone  
Plan Examiner



# R.A. CHIESA ARCHITECTS, P.C.

Project: Delorean Medical Building  
391500 West Tenmile Road

Member Of  
The American Institute  
Of Architects



## Design Criteria:

1. Governing Building Code- MBC 2006
2. Ground Snow Load- 25 PSF
3. Wind Load-
  - A. Exposure = Category B
  - B. Basic Wind Speed = 90 MPH
  - C. Basic Velocity Pressure = 15 PSF
4. Soil Bearing Capacity (Undisturbed) = 2,500 PSF (Normal) / Use 1,500 PSF (Minimum Bearing)
5. Concrete Strength @ 28 Days = 3,000 PSI Minimum

## Sign Design:

1. Size/Area = 10'L. x 6'H. = 60 S.F.
2. Estimated Weight-
  - A. Sign Box = 60 S.F. x 20LB./S.F.(Estimated) = 1,200 LB.
  - B. Steel Column = 200LB.
  - C. Total Estimated Load = 1,400 LB.

## Structural Design:

1. Dead Load = 1,400 LB.
2. Live Load-
  - A. Snow Load = 10'x1.33'x25LB/S.F. = 333 LB.
  - B. Wind Load = 60 S.F. x 15 PSF = 900 LB.
  - C. Total Live Load = 1,233 LB.
3. Total Load = 2,633 LB.
4. Foundation Required-
  - A. Width Required = 2,633 LB. / 1,500(Minimum) = 1.76 + fs = 2.00' Min
  - B. Depth Required = 42" Min. Per Code
  - C. Area Required = 4.00 S.F. Min.
  - D. Footing Design(Minimum) = 24"x24"x42"BFG

## Foundation Recommended:

- A. Foundation To Rest On Undisturbed Soil A Minimum Of 42" BFG
- B. Increase Footing Depth As Required To Reach Undisturbed Soil, Field Verify
- C. Footing Size(42" Depth Minimum)-
  1. Square - 24"x24"x42"D. Minimum (Unreinforced)
  2. Round - 28"Dia. x42"D. Minimum (Unreinforced)
- D. Optional Footing Size(60" Depth Minimum)-
  1. Square - 27"x27"x60"D. Minimum (Unreinforced)
  2. Round - 30"Dia. x60"D. Minimum (Unreinforced)
- E. Optional Footing Size(72" Depth Minimum)-
  1. Square - 27"x27"x72"D. Minimum (Unreinforced)
  2. Round - 30"Dia. x72"D. Minimum (Unreinforced)

BUILDER COPY

APPROVED PLANS  
SHALL BE KEPT AT THE  
BUILDING SITE, OPEN TO THE  
CODE OFFICIAL AT ALL  
REASONABLE TIMES  
SEC 106.3.1





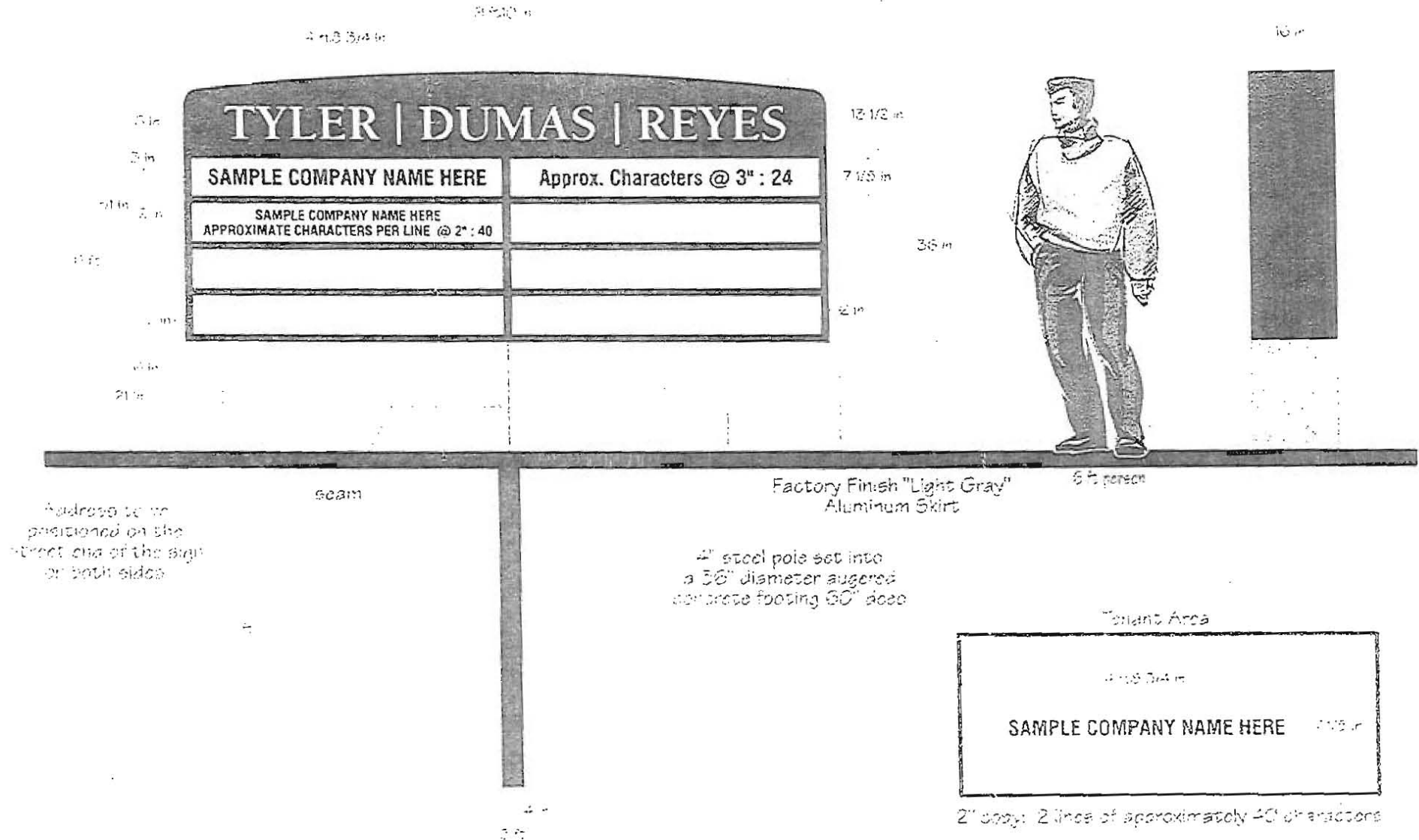


Item #1: Monument Sign

Factory Finish  
"Sunco Blue"  
Aluminum Cabinet

SIDE VIEW

FRONT VIEW



PLEASE SIGN FOR APPROVAL

FILE: Tyler-Dumas-Reyes

SITE ADDRESS: 39500 W. Ten Mile, Novi, MI

TOTAL SQ FT ALLOWED:

TOTAL SIGN AREA: 42 Sq Ft

DATE: 7/29/10

CLIENT APPROVAL

DATE

phillips SIGN & LIGHTING inc.



39500

Marshall Sieck, D.O. - Family Care Physicians  
Loretta Chazara, M.D. - Dermatology

**Excel Physical Therapy**

L.M. Mansour, DPM - Foot & Ankle Specialist  
F. Nazari, M.D. - Internal Medicine

Homelown Home Health Care

Tyler | Dumas | Reyes  
Specialists in Orthodontics

W.F. Murray, M.D. - Int. Medicine & Geriatrics

Robert I. Boitardis, D.O. - General Surgery  
J.O. Sellers, D.O. - Obstetrics - Gynecology

Goldberg Pharmacy

09/08/2010 05:16

EXISTING AS SHOWN