

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department

Case No. 12-027 44000 Twelve Mile Road

Location: 44000 Twelve Mile Road

Zoning District: OS-1, Office Service District

The applicant is requesting variances to allow two additional wall signs from CITY OF NOVI, CODE OF ORDINANCES, Section 28. Applicant requests a variance to allow erection of two additional wall signs, in conflict with the limitation that a multiple story building in an OS-1 district have only one wall sign with the exception that buildings in excess of 40,000 square feet are allowed a second wall sign or a ground sign in addition to the allowable wall sign. The total of all wall signs on multiple story buildings in an OS-1 district cannot exceed 65 square feet. The applicant is proposing erection of two additional wall signs of 10 square feet each which would result in a total of 3 walls signs totaling 75 square feet. The signs would identify the building as a location with available urgent care services. The property is located north of Twelve Mile Road and west of Novi Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5 (3) permits one sign per parcel of property.

Section 28-5 (1)(b) restricts the total wall sign area for multiple story buildings to 65 square feet.

Section 28-5 (3) i permits buildings of over 40,000 square feet in an OS-1 District a second wall sign or a ground sign.

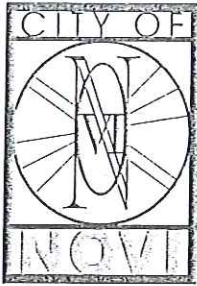
City of Novi Staff Comments:

The applicant is requesting the variances to allow the addition of (2) additional wall signs for an existing structure. Staff cannot support the request as 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. If the Board is inclined to consider a variance the presence of an Urgent Care facility may be significant although the existing ground sign also identifies this building with available urgent care services

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.
- 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

June 20, 2012

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

RE: PREMIER MEDICAL – 44000 TWELVE MILE ROAD

The sign permit applications for the above location have been reviewed.

The face change to the existing ground sign is approved. An invoice for the sign permit fee is enclosed.

The two (2) "urgent care" sign permit requests are DENIED.

Sign Code Section 28-5 (3) permits only one wall sign for this location and one ground sign, both of which are existing.

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

Please feel free to contact me at 248-347-0438 if you have any questions.

Sincerely,

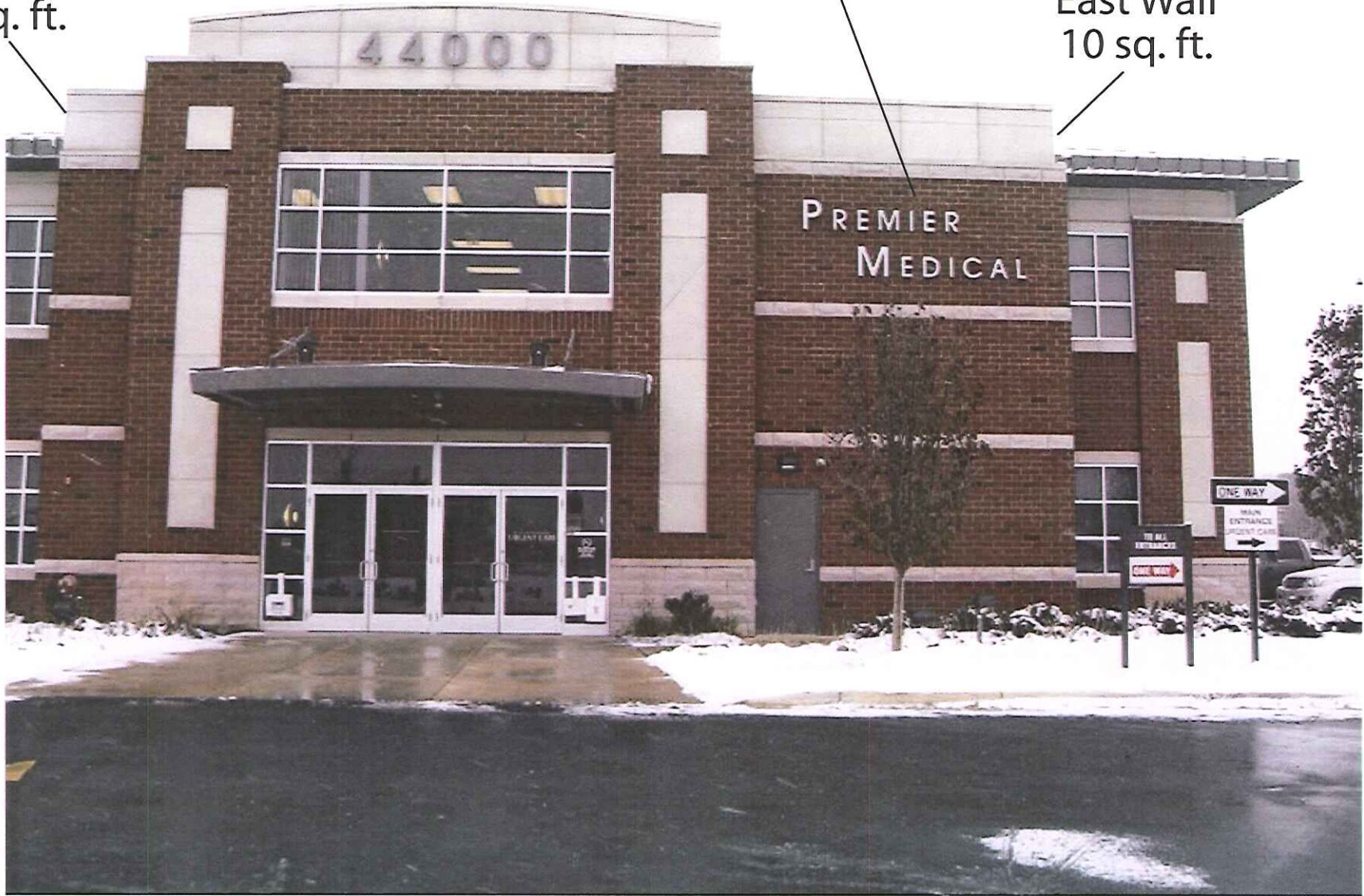
CITY OF NOVI

Jeannie Niland
Ordinance Enforcement Officer

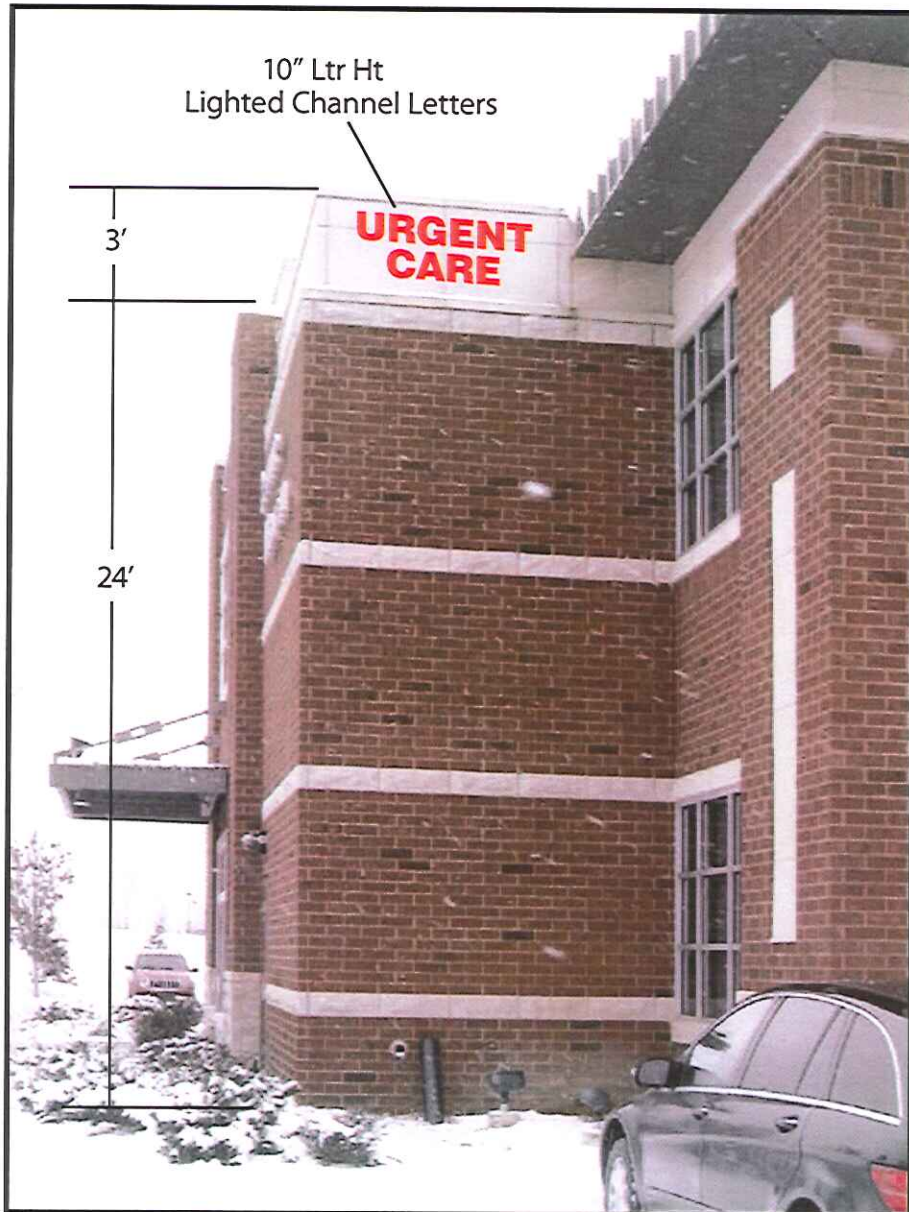
New
SIGN
West Wall
10 sq. ft.

Existing Wall sign
55 sq. ft.

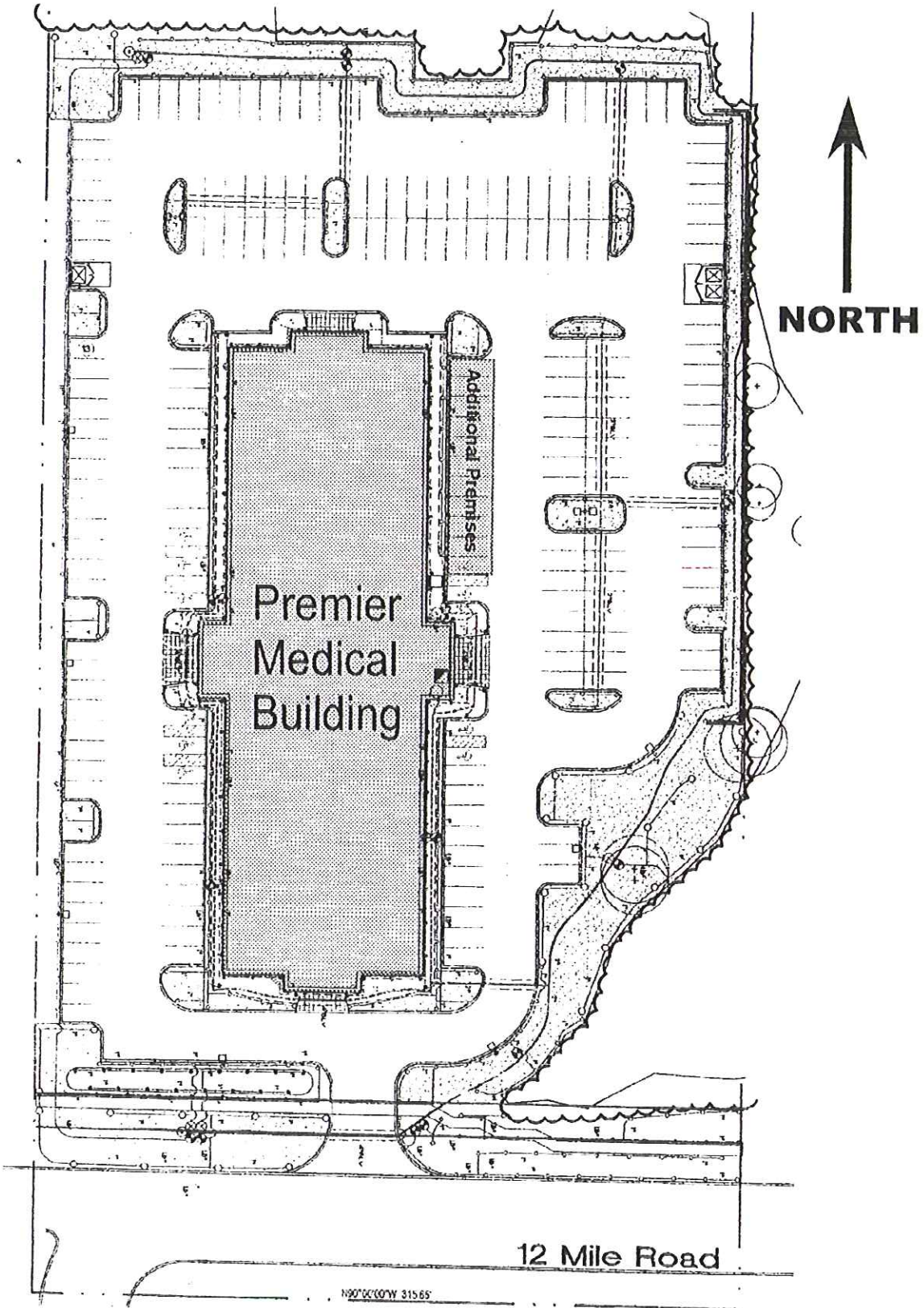
New
SIGN
East Wall
10 sq. ft.



44000 W. 12 Mile



Two sets of white aluminum channel letters 10" high x 4" deep with red LED illumination (UL) and red acrylic faces, mounted on white aluminum raceways.



PARAGON 
 Property Management Services, Inc.

30600 Northwestern Hwy., Suite 305
 Farmington Hills MI 48331

May 22, 2012

City of Novi
Community Development & Building Department
5175 West 10 Mile Road,
Novi, MI 48375

**Re: Signage Variance Application
Premier Medical
44000 W. Twelve Mile Road
Novi, MI 48377**

To whom it may concern:

Paragon Property Management Services, Inc as managing agent for Affiliated Investors, LLC the owner of Premier Medical located at 44000 W. Twelve Mile Road supports and consents to the application of the sign variance as proposed by the Urgent Care tenant. We understand the specific need of an Urgent Care facility to readily identify its availability to the public for an emergency situation.

Please feel free to call me with any questions or comments that you may have at 248-539-5800.

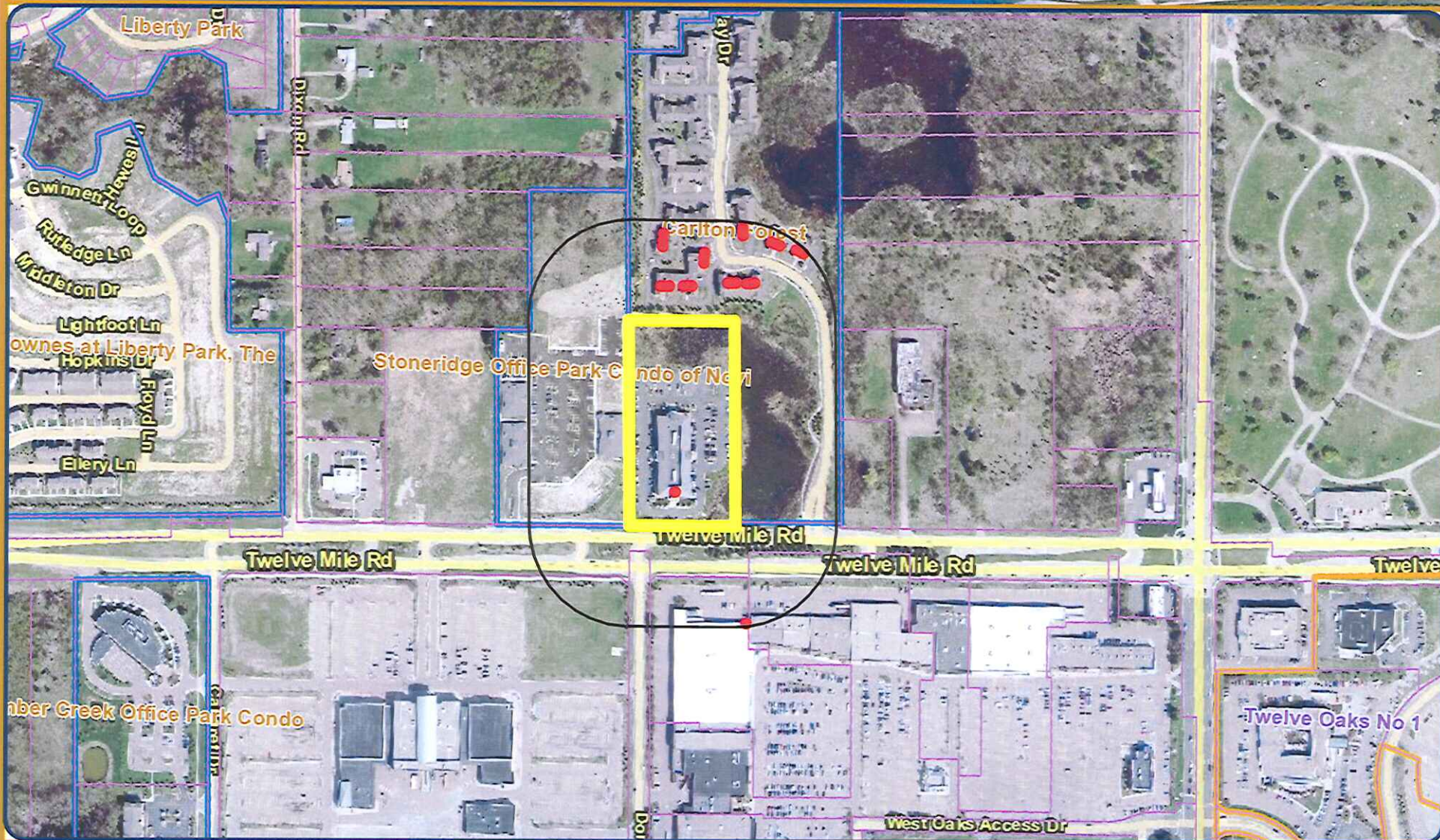
Sincerely,

**Paragon Property Management Services, Inc.
Agent for: Affiliated Investors, LLC**

Matthew B. Fenster, CCIM, MCR
Executive Director.

City of Novi

44000 Twelve Mile



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



0 210 420 840
Feet
1 inch = 412 feet



Date: 06/20/2012

MAP INTERPRETATION NOTICE

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