

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

**Case No. 12-044 44500 Grand River**

**Location: 44500 Grand River**

**Zoning District: I-1, Light Industrial District**

The applicant is requesting variances from Section 28-6 of the Novi Sign Ordinance to allow (1) 24 sq. ft. and (1) 48 sq. ft. real estate signs where a single 16 sq. ft. sign is allowed for marketing of an industrial property. The property is located west of Novi Road, south of Interstate-96, and north of Grand River Ave.

**Ordinance Sections:**

CITY OF NOVI, CODE OF ORDINANCE, Section 28-6 (4) states: "Sale, rental or lease sign which identifies the sale, rental, or lease of the non-residential property...be...not less than one-half the distance between the principal building and adjacent street and not higher than ten (10) feet nor more than 16 square feet in area. This section also permits only a single sign for each parcel of property.

**City of Novi Staff Comments:**

The applicant is requesting the variances to allow multiple oversize signs for marketing of portions of a multi-building complex. While the property is fairly large and is somewhat unique in having freeway frontage, staff does not support granting the variances 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. If the Board is inclined to consider granting the variances, staff suggests a time limit be included in the approval.

**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

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For Official Use Only

ZBA Case No: P212-0044 ZBA Date: 10/9/12 Payment Received: \$ (Cash)

Check # Include payment with cash or check written to "City of Novi."

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

Please submit one original signed application and 13 copies of all supporting documentation relevant to the appeal,

Applicant's Name David Giltnier Date

Company (if applicable) Signature Associates

Address\* One Towne Square #1200 City Southfield ST MI ZIP 48076

Applicant's E-mail Address: alexander@signatureassociates.com

Phone Number ( ) 248-948-9000 FAX Number ( ) 248-799-3179

Request is for:

- Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 44500 Grand River ZIP 48375

2. Sidwell Number: 5022 - 15-326-011 may be obtained from Assessing Department (248) 347-0485

3. Is the property within a Homeowner's Association jurisdiction? Yes No

4. Zoning: RA R-1 R-2 R-3 R-4 RT RM-1 RM-2 MH OS-1 OS-2 OSC OST OTHER

5. Property Owner Name (if other than applicant) William (Spike) Walker

6. Does your appeal result from a Notice of Violation or Citation Issued? Yes No

7. Indicate ordinance section(s) and variances requested:

- 1. Section 28.6 Variance requested Larger temp. real estate sign(s)
2. Section 28.6 Variance requested (1) @ 24 SF & (1) @ 48 SF (curb)
3. Section Variance requested
4. Section Variance requested

8. Please submit an accurate, scaled drawing of the property showing:

- a. All property lines and dimensions correlated with the legal description.
b. The location and dimensions of all existing and proposed structures and uses on property.
c. Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
d. Dimensions necessary to show compliance with the regulations of this Ordinance.

-Note-Confined way signs will be within 24" back dimension w/ A. ALEXANDER 9/11/12 - 0072

9. State the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach separate sheet if necessary):

*We would like two larger signs along Grand River Ave. This is a three-building campus and one small sign would not be adequate.*

10. Describe any unique circumstances regarding the property (i.e., shape, topography, etc.) which are not common to other properties in the area and which prevent strict compliance with the Zoning Ordinance:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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 the 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.

**Variance approval is void if permit not obtained within one hundred eighty (180) days of date of decision.**

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

All property owners' within 300 feet of ZBA property address will be notified of the ZBA case and variance requests.

**PLEASE TAKE NOTICE:**

The undersigned hereby appeals the determination of the Building Official/ Inspector or Ordinance Officer made

Construct New Home/Building     Addition to Existing Home/Building     Accessory Building  
 Use     Signage     Other

*[Handwritten Signature]*  
Applicants Signature

*8/13/12*  
Date

*[Handwritten Signature]*  
Property Owners Signature

*08-26-12*  
Date

**DECISION ON APPEAL**

\_\_\_\_\_ Granted    \_\_\_\_\_ Denied    Postponed by Request of Applicant \_\_\_\_\_ Board \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date





**SIGNATURE  
ASSOCIATES**

**CUSHMAN &  
WAKEFIELD®**  
ALLIANCE

**FOR SALE**

**81,000 SQ. FT.**

**CALL STEVE GORDON/DAVID GILTNER**

**248-948-9000**

**[www.signatureassociates.com](http://www.signatureassociates.com)**

**Location #3: 4x6 WING**



**FOR SALE**  
**3 BUILDING CAMPUS**  
**CALL STEVE GORDON/DAVID GILTNER**

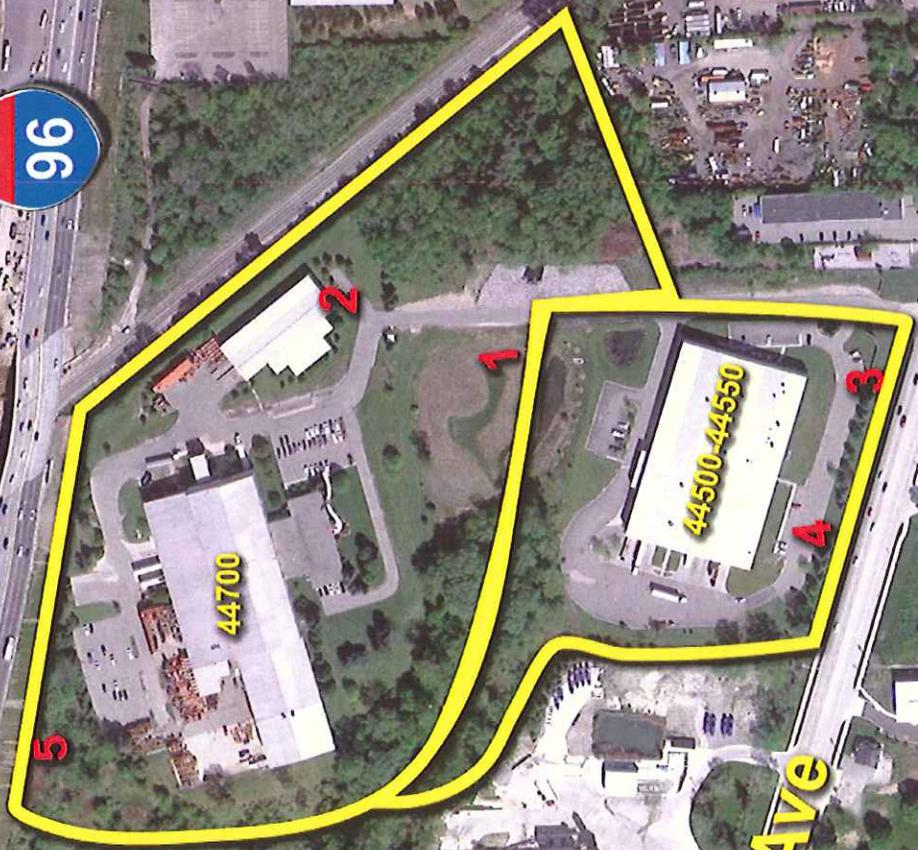
**248-948-9000**

[www.signatureassociates.com](http://www.signatureassociates.com)

**Location #4: 6x8 WING**



**RAIL**



**44700**

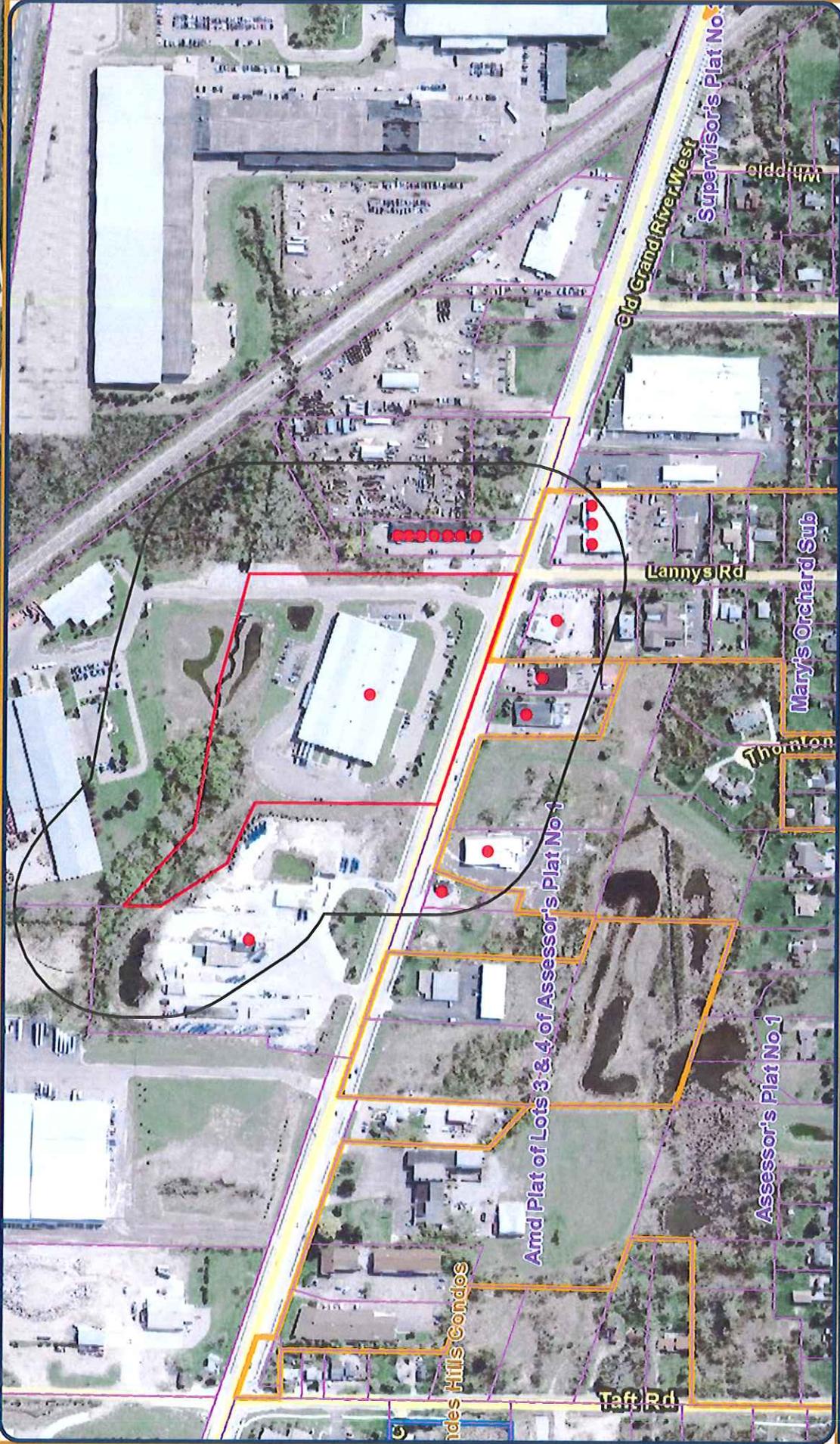
**44500-44550**

**Grand River Ave**

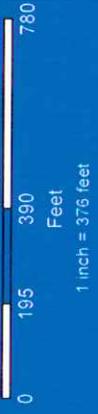


**NORTH**

# City of Novi 44500 Grand River



**MAP INTERPRETATION NOTICE**  
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Date: 9/8/2012

Map Produced Using the  
 City of Novi, Michigan  
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