

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

Case No. 12-045 44700 Grand River

Location: 44700 Grand River

Zoning District: I-2, General Industrial District

The applicant is requesting variances from Section 28-6 of the Novi Sign Ordinance to allow (2) 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.



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For Official Use Only

ZBA Case No: P212-0045 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 Eitner 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: 44700 Grand River ZIP 48375

2. Sidwell Number: 5022 - 15-326-009 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) (5)
2. Section 28.6 Variance requested (2) signs (costs)
3. Section Variance requested (2) @ 24SF + (1) @ 48 SF.
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 - confirmed w/ my signs will be within 2ft back dimension w/ A. Alexander 11/12/12

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

We would like to put up a large sign along the freeway. A small sign would not be visible. We'd also like two additional signs throughout this 3-building campus.

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

Daniel Gutierrez
Applicants Signature

8/13/12
Date

William Walsh
Property Owners Signature

08-26-12
Date

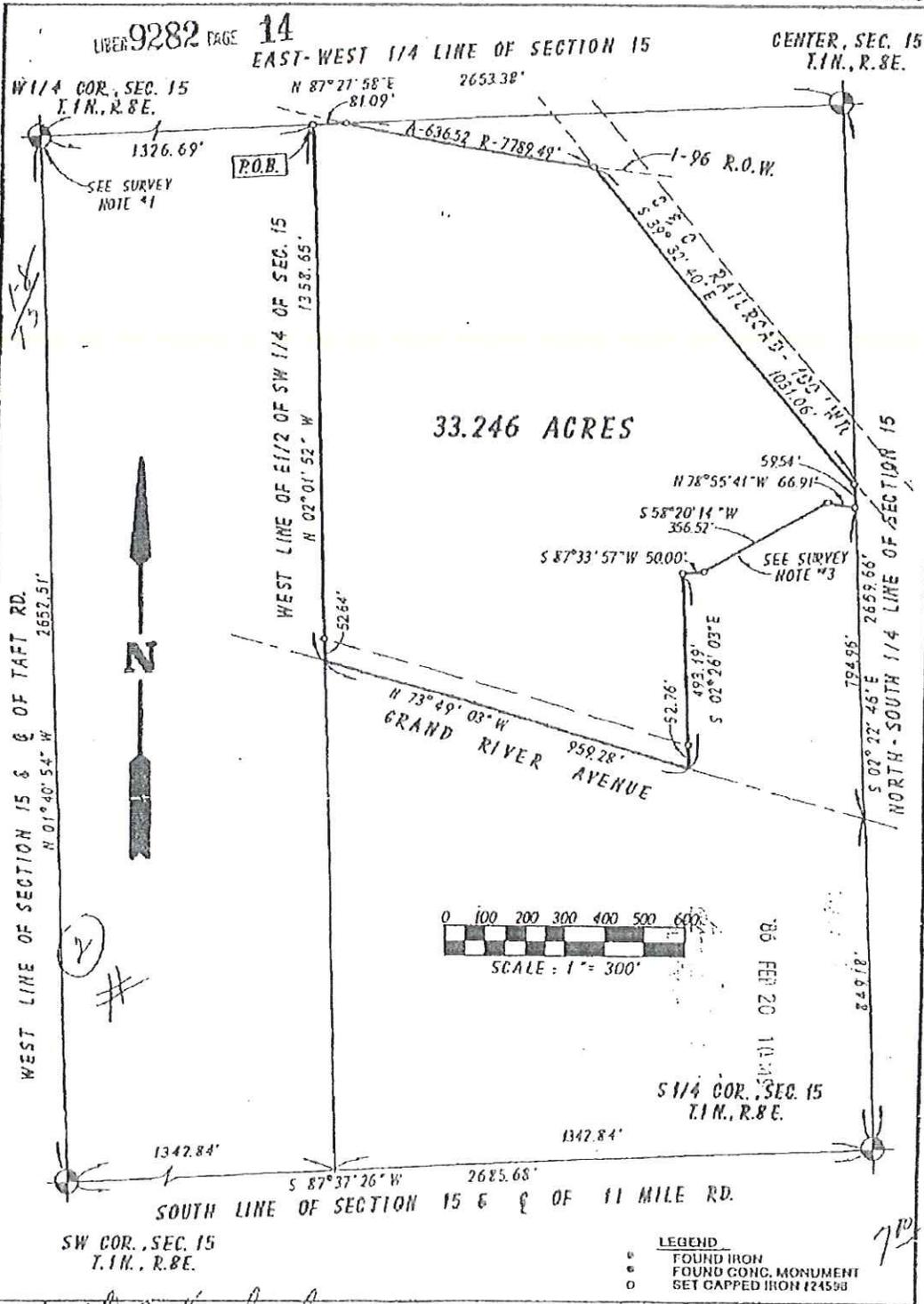
DECISION ON APPEAL

_____ 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



ASTORIAN 220 12-24 2008F

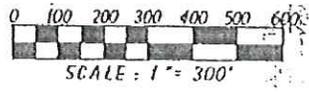
LIBER 9282 PAGE 14 EAST-WEST 1/4 LINE OF SECTION 15

CENTER, SEC. 15 T.1N., R.8E.

W 1/4 COR., SEC. 15 T.1N., R.8E.

33.246 ACRES

WEST LINE OF SECTION 15 & Q OF TAFT RD.



06 FEB 20 11:31 AM

SE 1/4 COR., SEC. 15 T.1N., R.8E.

SW COR., SEC. 15 T.1N., R.8E.

LEGEND

- FOUND IRON
- FOUND CONC. MONUMENT
- SET CAPPED IRON #24558

I, *Joseph C. Kapelezak*, Registered Land Surveyor No. 24598 hereby certify that I have surveyed the following described parcel of land in accordance with Act 132, P.A. 1970, that the ratio of enclosure is 1 : 28, 350 and that such is within the present acceptable limits:

JCK
 ASSOCIATES, INC.
 9215 Dixie Highway
 P.O. Box 328
 Clarkston, Michigan 48016

**SPIKE WALKER
 BOUNDARY SURVEY
 SECTION 15 CITY OF NOVI**

Date	Drawn	Checked	Job No.
2-4-86	L.L.C.	J.C.K.	P-1258





**SIGNATURE
ASSOCIATES**



**CUSHMAN &
WAKEFIELD®
ALLIANCE**

FOR SALE

105,000 SQ. FT.

CALL STEVE GORDON/DAVID GILTNER

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www.signatureassociates.com

Location #1: 4x6 FLAT



**SIGNATURE
ASSOCIATES**



FOR SALE
20,000 SQ. FT.

CALL STEVE GORDON/DAVID GILTNER

248-948-9000

www.signatureassociates.com

Location #2: 4x6 FLAT

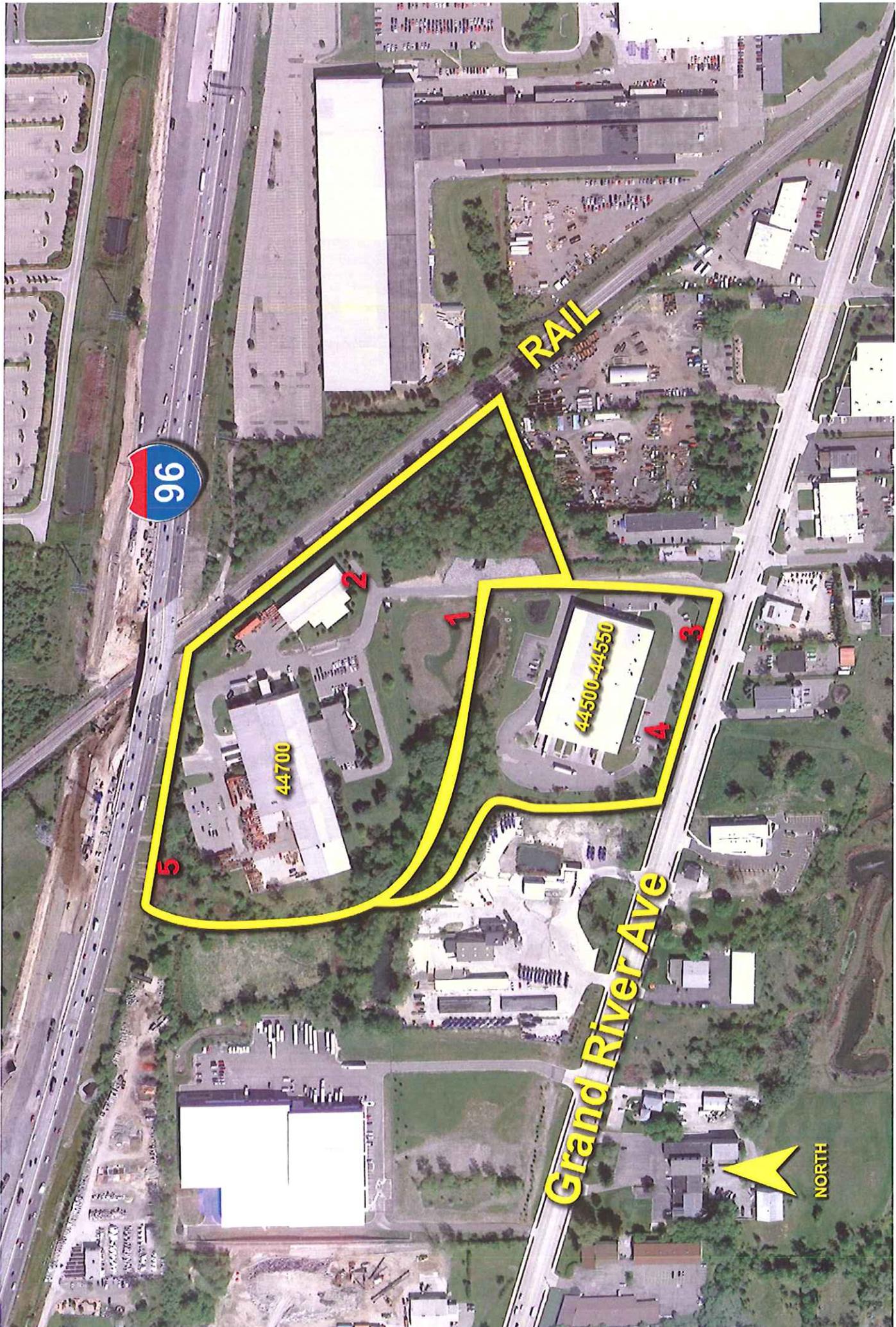


FOR SALE
3 BUILDING CAMPUS
CALL STEVE GORDON/DAVID GILTNER

248-948-9000

www.signatureassociates.com

Location #5: 6x8 WING



96

RAIL

44700

2

1

44500-44550

3

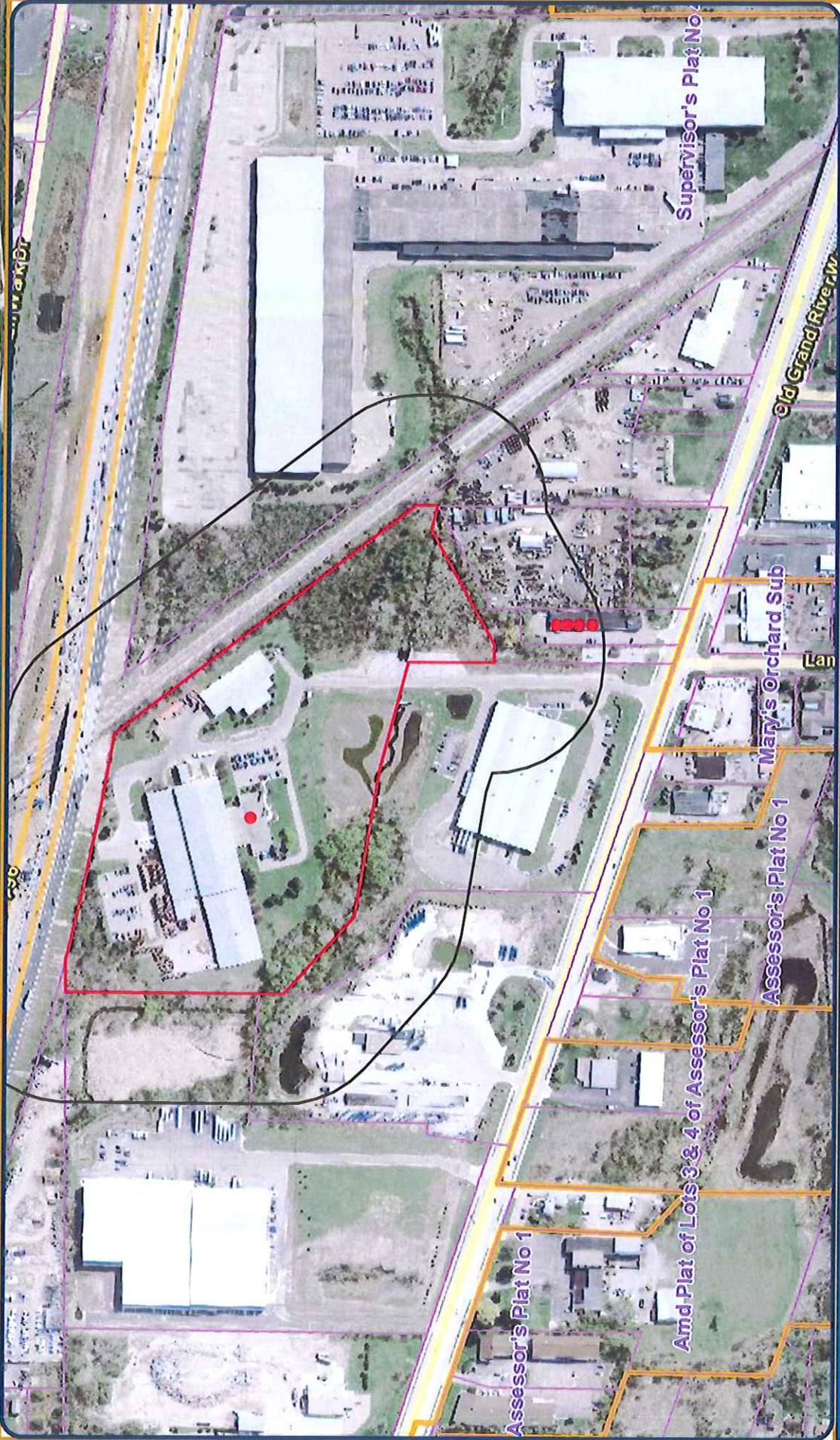
4

5

Grand River Ave

NORTH

City of Novi 44700 Grand River



MAP INTERPRETATION NOTICE
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Date: 9/8/2012

