

cityofnovi.org

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department

Case No. PZ13-0035 43348 Grand River Ave (Cell Phone Repair)

Location: 43348 Grand River (CPR)

Zoning District: TC, Town Center District

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow an oversize wall sign of 30 square feet located on the north side of a retail tenant suite. The property is located north of Grand River and east of Novi Road. Previous variance 07-082 approved a second wall sign of 17.51 sq. ft. on the north elevation. The applicant is proposing to increase this sign to 30 sq. ft.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) permits a single wall sign for each business storefront in the TC Zoning District.

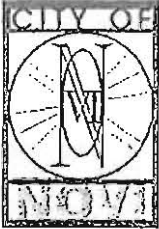
City of Novi Staff Comments:

The applicant is requesting a variance to increase the size of the previously ZBA approved sign on the north elevation from 17.5 sq. ft. to 30 sq. ft. A previous variance allowed installation of a second sign on the north elevation. The current request is to allow the sign allowed by right to be oversized. Staff cannot support the request as the 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.

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, specifically _____.
- 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 because _____.
- 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 because _____.



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 (248) 347-0415

For Official Use Only

ZBA Case No: _____ ZBA Date: _____ 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 DANIEL R DISERASTIAN Date 6/5/2012

Company (if applicable) ELECTRONIC SERVICES CO. LLC DBA CELL PHONE REPAIR

Address* 18007 STONEBROOK DRIVE City NORTHVILLE ST M.Z ZIP 48168

*Where all case correspondence is to be mailed.

Applicant's E-mail Address: DAND@CTR-NOVI.COM

Phone Number (248) 330 8279 FAX Number () _____

Request is for:

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

1. Address of subject ZBA case: 43348 GRAND RIVER ZIP 48375

2. Sidwell Number: 5022 - 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 DST _____ OTHER _____

5. Property Owner Name (if other than applicant) _____

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 28-5 (3) Variance requested SECOND SIGN
2. Section _____ Variance requested _____
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.

Section 9.0

The Cell Phone Repair store opened February 18th of this year. As you can see from the picture of the store front (rear of the building facing the town center) the two pillars make the store appear much smaller than actual size. Many patrons walk into the store expecting to be in Biggby Coffee. In addition, the Franchise requires the words "CPR" to be spelled out. Many customers call and state they are in the Town Center and cannot find the store and then complain the sign is not readable. The left window of the store appears to be part of the Biggby Coffee shop when in fact it is the Cell Phone Repair store.

I am proposing we replace the current sign with a more modern more aesthetically pleasing sign that is the exact dimensions as the one on the front of the building facing Grand River. The improved lettering along with the slightly larger size will significantly improve the readability from a short distance.

Your consideration of these facts would be greatly appreciated. We are only asking that the sign be an additional 2 Square feet larger in size.

Section 10:

Design of the exterior structure: . The left window of the store appears to be part of the Biggby Coffee shop when in fact it is the Cell Phone Repair store. . As you can see from the picture of the store front, (rear of the building facing the town center) the two pillars make the store appear much smaller than actual size. This reduces the amount of square footage the sign can occupy.

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

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 R. D. Sebastian
Applicants Signature

6/10/13
Date

J. H. U.
Property Owners Signature

*C.M. NWI Town Center
SPG LLC, AS Agent For
NWI Town Center Investors LLC*

6.11.13
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:

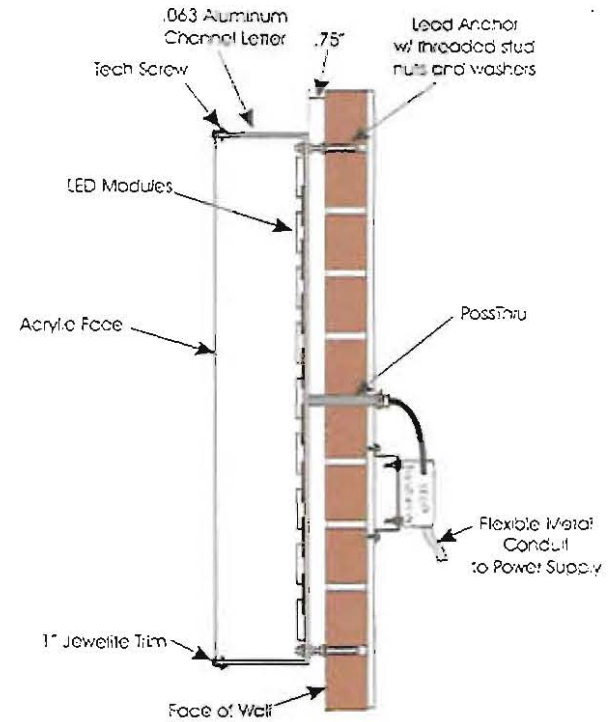
Chairperson, Zoning Board of Appeals

Date

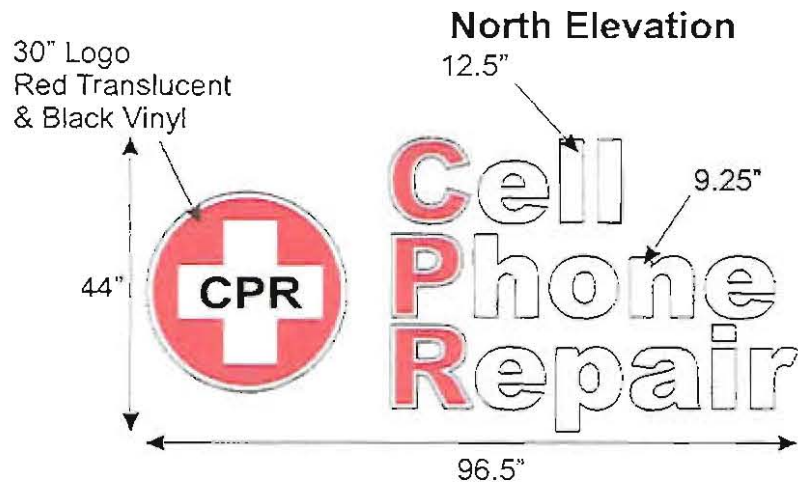
Cell Phone Repair
43348 Grand River

Actual Store Width





Facade of building will be repaired where previous sign attachments were made.



Direct mount letters (No raceways)
 No high gloss finishes on sign face, trim cap or returns

Building frontage = 23.67'
 North sign - 44" x 96.5" = 29.49 sq.ft.

All exterior signs exposed to the weather shall be mounted at least 3/4" from the building to permit proper dirt and water drainage

Novi
 Town Center