



# COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
(248) 735-5600 Facsimile  
[www.cityofnovi.org](http://www.cityofnovi.org)

## ZONING BOARD OF APPEALS STAFF REPORT

**FOR:** City of Novi Zoning Board of Appeals      **ZONING BOARD APPEALS DATE:** January 12, 2016

**REGARDING:** 44725 GRAND RIVER (CASE NO. PZ15-0043)

**BY:** Charles Boulard, Building Official

### I. GENERAL INFORMATION:

#### Applicant

Donna Holke of Intercity Neon on behalf of Croskey Lanni

#### Variance Type

Sign Variance

#### Property Characteristics

Zoning District: I-1, Office Service District  
Site Location: 44725 Grand River  
Parcel #: 50-22-24-476-012

#### Request

The applicant is requesting a variance from the CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow a wall sign of 32.5 square feet located on the front face (Grand River) of the building. The property is located on Grand River Ave. east of Taft Road in the I-1 Zoning District and already has an existing multi-tenant ground sign.

### II. ZONING AND LAND USE:

The table below lists the zoning district, existing land use and future land use for the subject site and surrounding parcels.

Parcel	Zoning District	Existing Land Use	Future Land Use
<b>Subject Property</b>	I-1 Light Industrial District	Office	Industrial Research and Development Technology
<b>North</b>	I-1 Light Industrial District	Industrial	Industrial Research and Development Technology
<b>South</b>	R-4 One Family Residential District	Single Family Residential	Single Family
<b>East</b>	I-1 Light Industrial District	Vacant	Industrial Research and Development Technology
<b>West</b>	I-1 Light Industrial District	Vacant/Mixed Use	Industrial Research and Development Technology

**III. STAFF COMMENTS:**

**Proposed Changes**

The applicant is requesting approval for installation of an additional 32.5 square foot (wall) sign for the tenant offices of Croskey Lanni. The applicant is entitled to a multi-tenant sign under the Novi Sign Ordinance. An existing multi-tenant ground sign is currently installed and is proposed to remain. The applicant is requesting the following signage:

- Additional wall sign, proposed at 32.5 sq. ft.

**IV. RECOMMENDATION:**

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ15-0043**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has shown practical difficulty requiring \_\_\_\_\_.

(a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because \_\_\_\_\_.

(b) The property is unique because \_\_\_\_\_.

(c) Petitioner did not create the condition because \_\_\_\_\_.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because \_\_\_\_\_.

(e) The relief is consistent with the spirit and intent of the ordinance because \_\_\_\_\_.

(f) The variance granted is subject to:

1. \_\_\_\_\_.
2. \_\_\_\_\_.
3. \_\_\_\_\_.
4. \_\_\_\_\_.

2. I move that we **deny** the variance in Case No. **PZ15-0043**, sought by \_\_\_\_\_.

**Zoning Board Of Appeals**

Croskey Lanni  
Case # PZ15-0043

December 8, 2015

Page 3 of 3

for \_\_\_\_\_ because Petitioner has not shown practical difficulty requiring \_\_\_\_\_.

(a) The \_\_\_\_\_ circumstances \_\_\_\_\_ and \_\_\_\_\_ features \_\_\_\_\_ of \_\_\_\_\_ the \_\_\_\_\_ property including \_\_\_\_\_ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because \_\_\_\_\_  
\_\_\_\_\_.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that \_\_\_\_\_.

(d) The variance would result in interference with the adjacent and surrounding properties by \_\_\_\_\_.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to \_\_\_\_\_  
\_\_\_\_\_.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0415.

Charles Boulard  
Building Official  
City of Novi







# ZONING BOARD OF APPEALS APPLICATION

## V. VARIANCE

### A. VARIANCE (S) REQUESTED

DIMENSIONAL    USE    SIGN

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

### B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign ten-(10) days** before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be 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.

### C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

### D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE

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

CONSTRUCT NEW HOME/BUILDING    ADDITION TO EXISTING HOME/BUILDING    SIGNAGE

ACCESSORY BUILDING    USE    OTHER \_\_\_\_\_

## VI. APPLICANT & PROPERTY SIGNATURES

### A. APPLICANT

Donna M. Halke  
Applicant Signature

10-21-15  
Date

### B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

F. M. [Signature]  
Property Owner Signature

10-2-15  
Date

## VII. FOR OFFICIAL USE ONLY

### DECISION ON APPEAL:

GRANTED

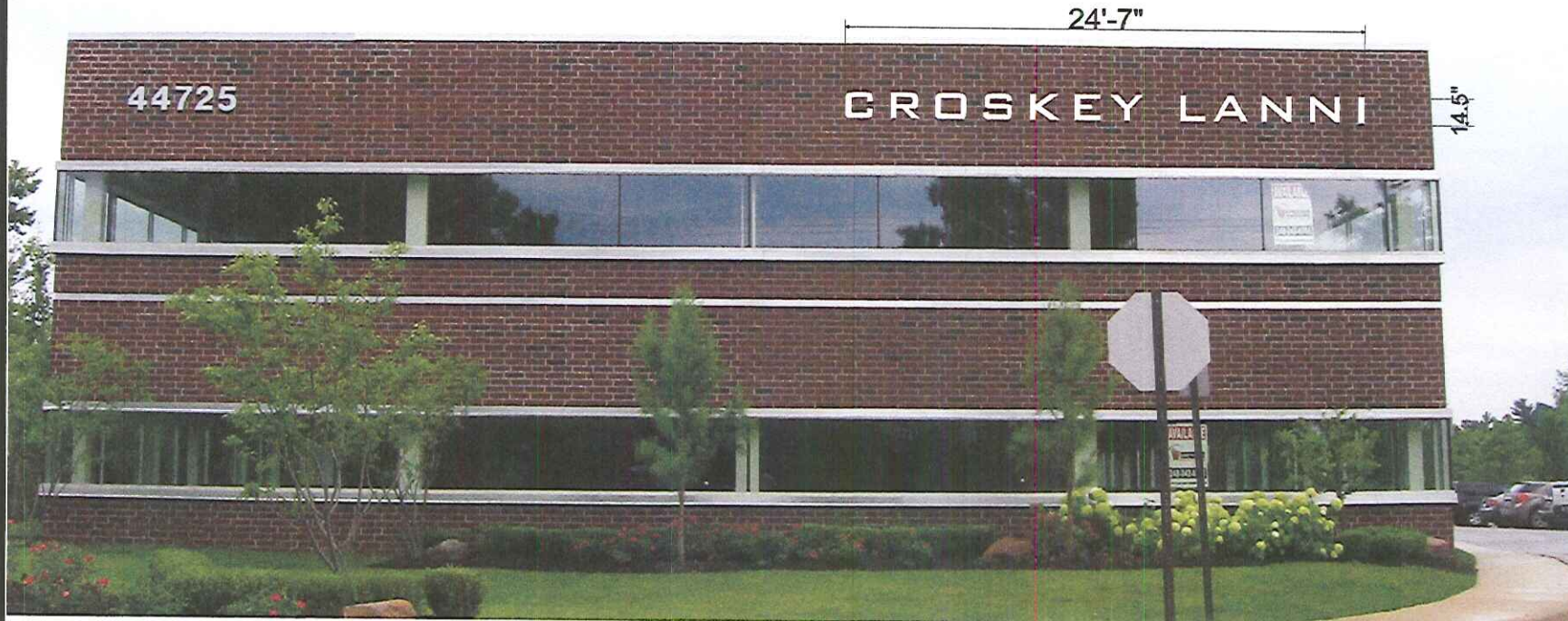
DENIED

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

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

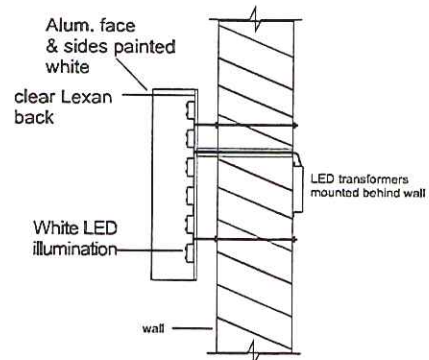
\_\_\_\_\_  
Date

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign



Scale: 1/8" = 1'-0"

**Internally Illuminated (LED) Halo Reverse Channel Letter**



Side Elevation - No Scale

44725 Grand River  
Novi, MI

DRAWING APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

NOTE: IT IS THE CUSTOMERS RESPONSIBILITY TO PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE (INCLUDING GROUND WIRING DIRECTLY FROM THE PANEL BOX) WITHIN SIX (6) FEET OF SIGNAGE.

6-11-14  
per ZBA



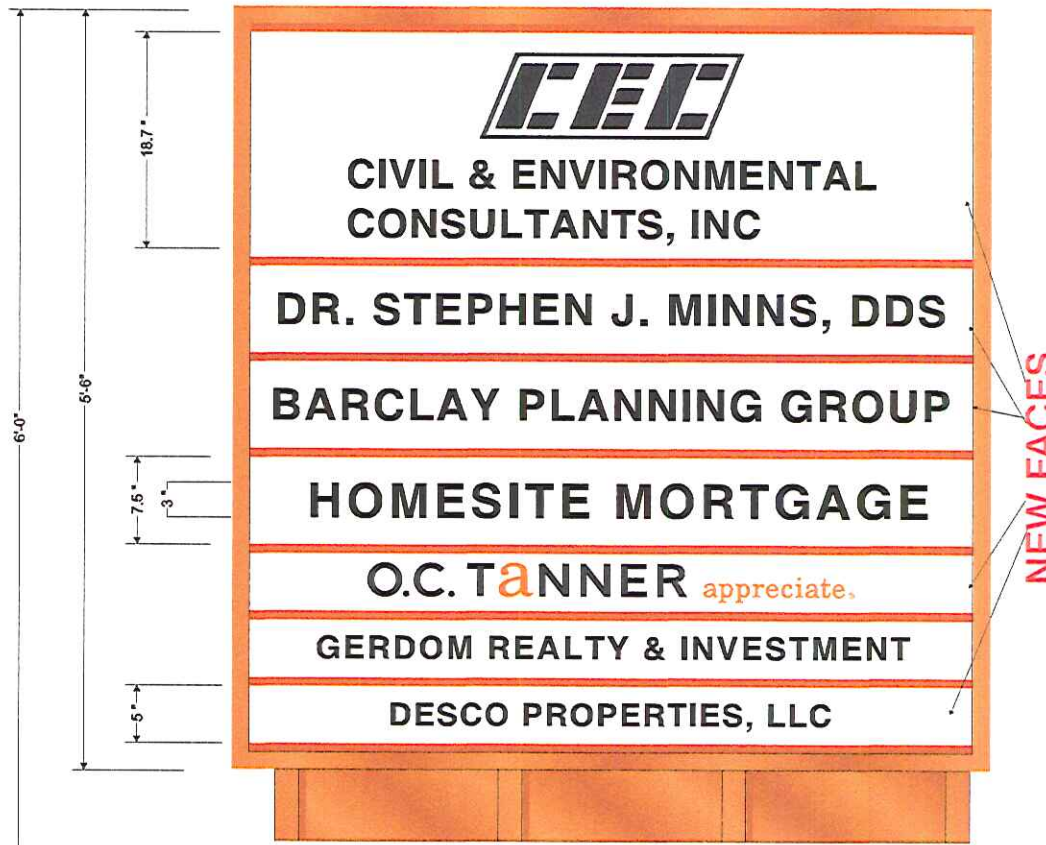
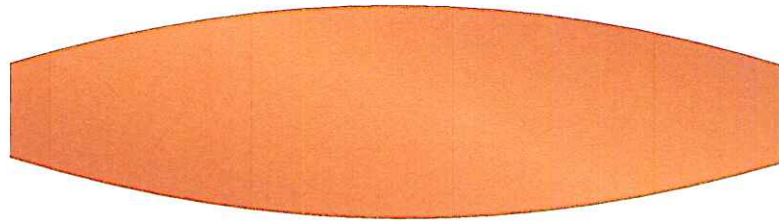
INTERCITY NEON  
P.O. Box 3762  
Centerline, MI 48015  
ph: 586-754-6020  
fax: 586-754-7436

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



**Sign Detail**

Scale: 3/4":1'



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign

ALL SIGNS U.L. LISTED & COMPLY WITH U.L. 2161

**Symmetry Property Management**

CLIENT

44725 Grand River Ave  
Novi, Mi

ADDRESS

DATE

09/22/2015

FILE

Monument\_sign\_symmetry.fs

COLOR

- MP 46253 COPPER
- BLACK

**Artwork:** Artwork is production ready  
**Sign Type:** Monument  
**Face:** Double  
**Materials:** White Lexan Faces/Vinyl

ARTWORK EXCLUSIVE PROPERTY OF



**INTERCITY NEON**  
P.O. Box 3762  
Centerline, MI 48015  
ph: 586-754-6020  
fax: 586-754-7436

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

**DRAWING APPROVAL**

NAME: \_\_\_\_\_

DATE: \_\_\_\_\_



# COMMUNITY DEVELOPMENT DEPARTMENT

## PZ15-0043 - ACTION SUMMARY

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### PROJECT SUMMARY:

WALL SIGN VARIANCE - DECEMBER 8, 2015 MEETING

POSTPONED TO JANUARY 12, 2016 MEETING PER APPLICANTS REQUEST.

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### APPLICANT/OWNER INFORMATION:

#### APPLICANT

INTERCITY NEON SIGN  
P O BOX 3762  
Center Line MI 48015

#### OWNER

GRAND OFFICES OF NOVI, LLC  
4198 ORCHARD LAKE RD STE 250  
ORCHARD LAKE MI 48323

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### PROPERTY INFORMATION:

**LOCATION/ADDRESS:** 44725 GRAND RIVER AVE 204

**PARCEL NUMBER:** 50-22-15-376-012      **ZONING DISTRICT:** I-1

**SUBDIVISION:**

**LOT/UNIT #:**

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### ACTION SUMMARY:

ZBA MEETING DATE: 12/08/2015

CROSKEY LANNI (CASE NO. PZ15-0043), INTERCITY NEON ON BEHALF OF SYMMETRY PROPERTY MANAGEMENT FOR CROSKEY LANNI, 44725 GRAND RIVER AVE, GRAND RIVER AVE EAST OF TAFT ROAD, PARCEL 50-22-15-376-012.

The applicant is requesting a variance from the CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow a wall sign of 32.5 square feet located on the front face (Grand River) of the building. The property is located on Grand River Ave. east of Taft Road in the I-1 Zoning District and already has an existing multi-tenant ground sign.

Per the applicants request, the case has been postponed until the January 12, 2016 meeting.





# INTERCITY NEON

DESIGNERS - BONDED ERECTORS - MANUFACTURERS - QUALITY SIGNS

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P.O. BOX 3762 - CENTERLINE, MICHIGAN 48015-0762  
(586) 754-6020 - FAX (586) 754-7436

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

October 21, 2015

Community Development Department  
45175 Ten Mile Rd.  
Novi, MI 48375

Re: Zoning Board of Appeals Application  
44725 Grand River

To Whom it May Concern,

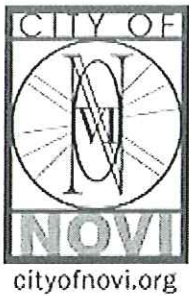
Attached is our application, fees and drawings for a request for variance at 44725 Grand River.

We have been before the Zoning Board of Appeals before on June 10, 2014 and received permits under that approval. (I have attached copies of the permits)  
We are requesting the same sign as was approved at that meeting. I have attached drawings of the proposed wall sign; along with the changes being made to the existing monument sign.

If you have any questions, or need any other information, please call or email me. Please let me know when we are on an agenda for this Zoning Board of Appeals so I can let me client know.

Thank you,

Donna Holke  
Intercity Neon  
586-754-6020  
[donna@intercityneon.com](mailto:donna@intercityneon.com)



# COMMUNITY DEVELOPMENT DEPARTMENT

## PZ140019 - ACTION SUMMARY

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### PROJECT SUMMARY:

28-5 (3) SIGN VARIANCE

11. CASE NO. PZ14-0019 44725 GRAND RIVER STE 204 – CROSKY LANNI

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow wall signs of 32.5 square feet located on the front face (Grand River) of the building. The property is located on Grand River Ave. east of Taft Rd in the I-1 Zoning District.

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) permits one sign per building or parcel within the I-1 Light Industrial District.

In CASE No. PZ14-0019 Motion to approve the variance restricted to a 30 foot wall sign as well as removing the tenant panel for Croskey Lanni from the existing ground sign. 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. This is a high traffic area with limited visibility. 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.

Motion carried: 6-0

Motion maker: Gerblick

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### APPLICANT/OWNER INFORMATION:

#### APPLICANT

INTERCITY NEON SIGN SPECIALIST  
P O BOX 3762  
Center Line MI 48015

#### OWNER

GRAND OFFICES OF NOVI, LLC  
44725 GRAND RIVER AVE, STE 101  
NOVI MI 48375

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### PROPERTY INFORMATION:

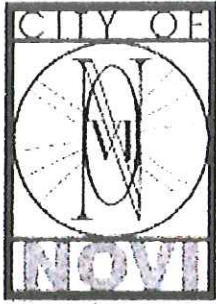
**LOCATION/ADDRESS:** 44725 GRAND RIVER AVE 204

**PARCEL NUMBER:** 50-22-15-376-012      **ZONING DISTRICT:** I-1

**SUBDIVISION:**

**LOT/UNIT #:**

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cityofnovi.org

# City of Novi Sign Permit PS14-0094

Applied: 06/18/2014  
Approved: 06/27/2014  
To Expire: 12/24/2014

Permit Type: Sign  
Status: ISSUED  
Description: 24'-7" X 14.5" (29.5 SQ FT) ILLUMINATED WALL SIGN - APPROVED BY ZBA14-0019 SUBJECT TO TENANT PANEL FOR CROSKEY LANNI BEING REMOVED FROM GROUND SIGN

Building Information:  
Occupancy: 00  
Use:  
Valuation: \$0.00  
Type:

Job Address: 44725 GRAND RIVER AVE 204

Parcel Number: 50-22-15-376-012

Owner: GRAND OFFICES OF NOVI, LLC

Applicant: INTERCITY NEON SIGN

Contractor: INTERCITY NEON SIGN

Architect:

Engineer:

Occupant: CROSKEY LANNI, PC

Phone Number:

Phone Number: (586) 754 6020

Phone Number: (586) 754 6020

Phone Number:

Phone Number:

Phone Number:

Invoice Number: 00182354

Invoice Item:	Amount Cost:	Amount Paid:	Amount Due:
Permit Fee	\$75.00	\$75.00	\$0.00
<b>Invoice Totals:</b>	<b>\$75.00</b>	<b>\$75.00</b>	<b>\$0.00</b>

I hereby acknowledge that I have read the application and the above information is correct and agree to comply with all City Ordinances and State Laws regulating building construction. I further agree this building does not violate any restrictive covenant of the abstract.

### TCO & CO REQUESTS REQUIRE 2 BUSINESS DAYS NOTICE

Schedule inspections at [www.cityofnovi.org](http://www.cityofnovi.org) 24 hours in advance, no later than 3:30 p.m.

*Mouled*  
Signature of Applicant

6-30-14  
Date

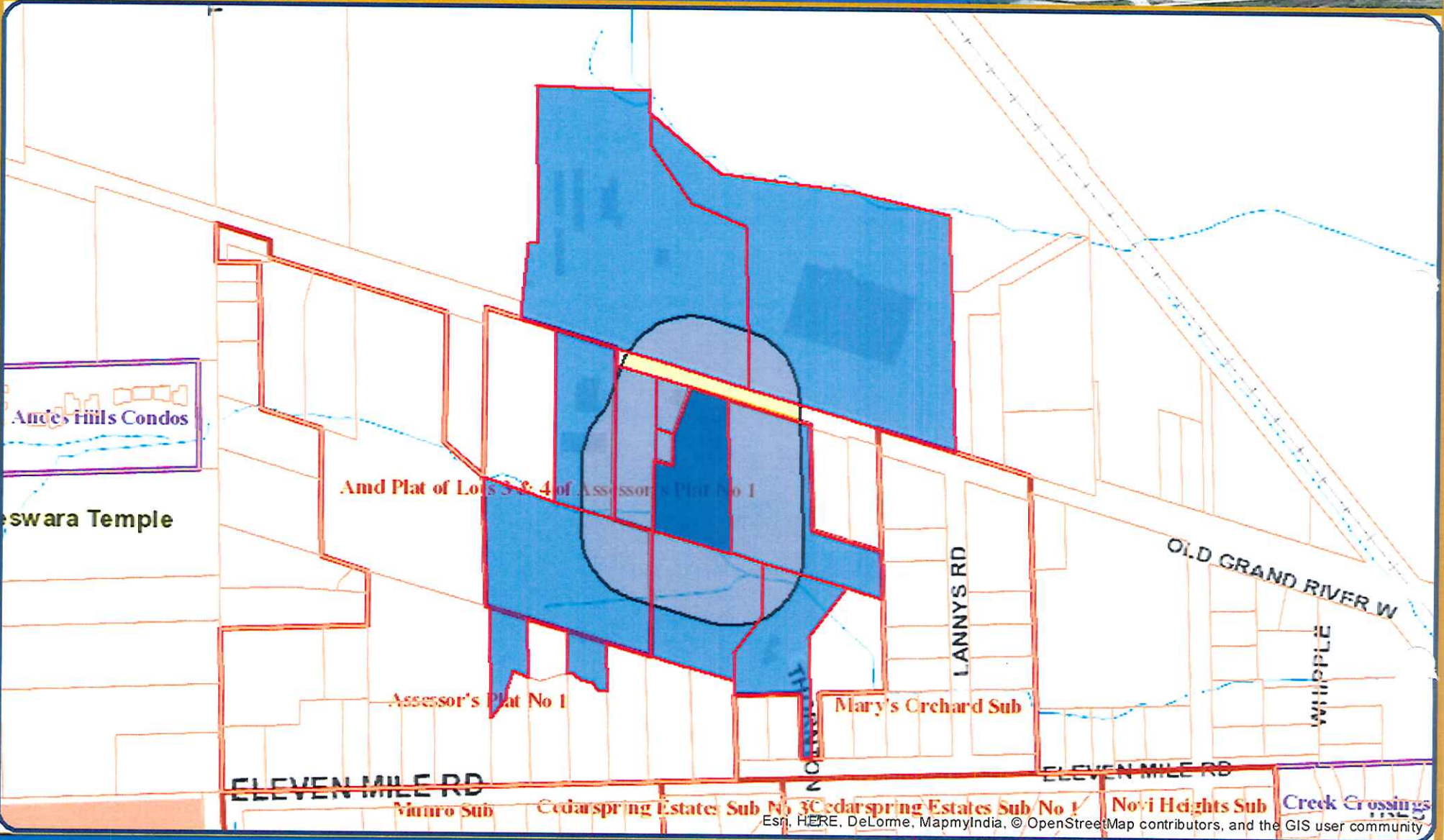
Phone: 248-347-0415

Fax: 248-735-5600



PZ15-0043

44725 Grand River Ave, Ste 204



swara Temple

Amd Plat of Lots 3 & 4 of Assessor's Plat No 1

Assessor's Plat No 1

Mary's Crehard Sub

ELEVEN MILE RD

LANNYS RD

OLD GRAND RIVER W

WHIPPLE

ELEVEN MILE RD

Vinuro Sub

Cedarspring Estates Sub No 3

Cedarspring Estates Sub No 1

Novi Heights Sub

Creek Crossings

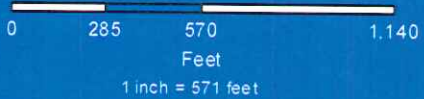
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



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



Author: Date: 10/29/2015



MAP INTERPRETATION NOTICE

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