

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

**Case No. PZ13-0055 Joe & Aldos Italian Tavern and Andiamo's)**

**Location:** 42705 Grand River

**Zoning District:** TC, Town Center District

Applicant is requesting a variances to sections 28-5(2)b.1.(b)(i) and 28-5(2)b.3 to allow a 66 square foot sign on the second floor wall for a first floor business, and a variance to section 28-5(2)b.1.(b)(iv) to allow continued placement of a 54 square foot sign on the second floor wall for a separate second floor business.

**Ordinance Sections:**

Sign Code Section 28-5(2)b.1.(b)(i) permits a 65 square foot sign for a first floor business. Sign Code Section 28-5(2)b.3 allows a first floor business sign to be located within the lineal frontage of the business. Sign Code Section 28-5(2)b.1.(b)(iv) permits a 24 square foot sign for a second floor business.

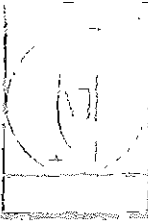
**City of Novi Staff Comments:**

The applicant is requesting approval for installation of a second wall sign for a new restaurant business within an existing restaurant suite. The applicant is entitled to a one wall sign per business under the Novi Sign Ordinance. The applicant has chosen to install a second 66 square foot wall sign on the second floor wall for a first floor business (Joe & Aldos Italian Tavern) and a variance to allow continued placement of a 54 square foot sign on the second floor wall for a separate second floor business (Andiamo's). The mock-up sign over the entrance canopy will be removed from this request.

**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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For Official Use Only

ZBA Case No: P2130055 ZBA Date: 10/6/13 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 Susan White Date 9/25/13

Company (if applicable) Sign Fabricators

Address\* 43434 N. Greenbrook City Clinton ST MI ZIP 48036  
\*Where all case correspondence is to be mailed.

Applicant's E-mail Address: TCAMP15@SIGNFABRICATORS.COM

Phone Number (313) 493-1522 FAX Number (313) 493-0523

Request is for:

Residential Construction (New/ Existing)  Vacant Property  Commercial  Signage

1. Address of subject ZBA case: 42705 Grand River Ave ZIP 48375

2. Sidwell Number: 5022-23-176-016 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) Joe Vitale

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 ZB-5(2)b Variance requested 66 S.F. SIGN ON 2ND FLR
2. Section ZB-5(2)b Variance requested 54 S.F. SIGN ON 2ND FLR.
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.

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:

2- story building w/ 2 businesses'  
\_\_\_\_\_  
\_\_\_\_\_

**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

*Steven M. White*  
Applicants Signature

9/23/13  
Date

\_\_\_\_\_  
Property Owners Signature

\_\_\_\_\_  
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

Joe & Aldo  
Joe & Aldo

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# JOE & ALDOS

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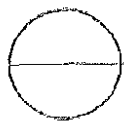
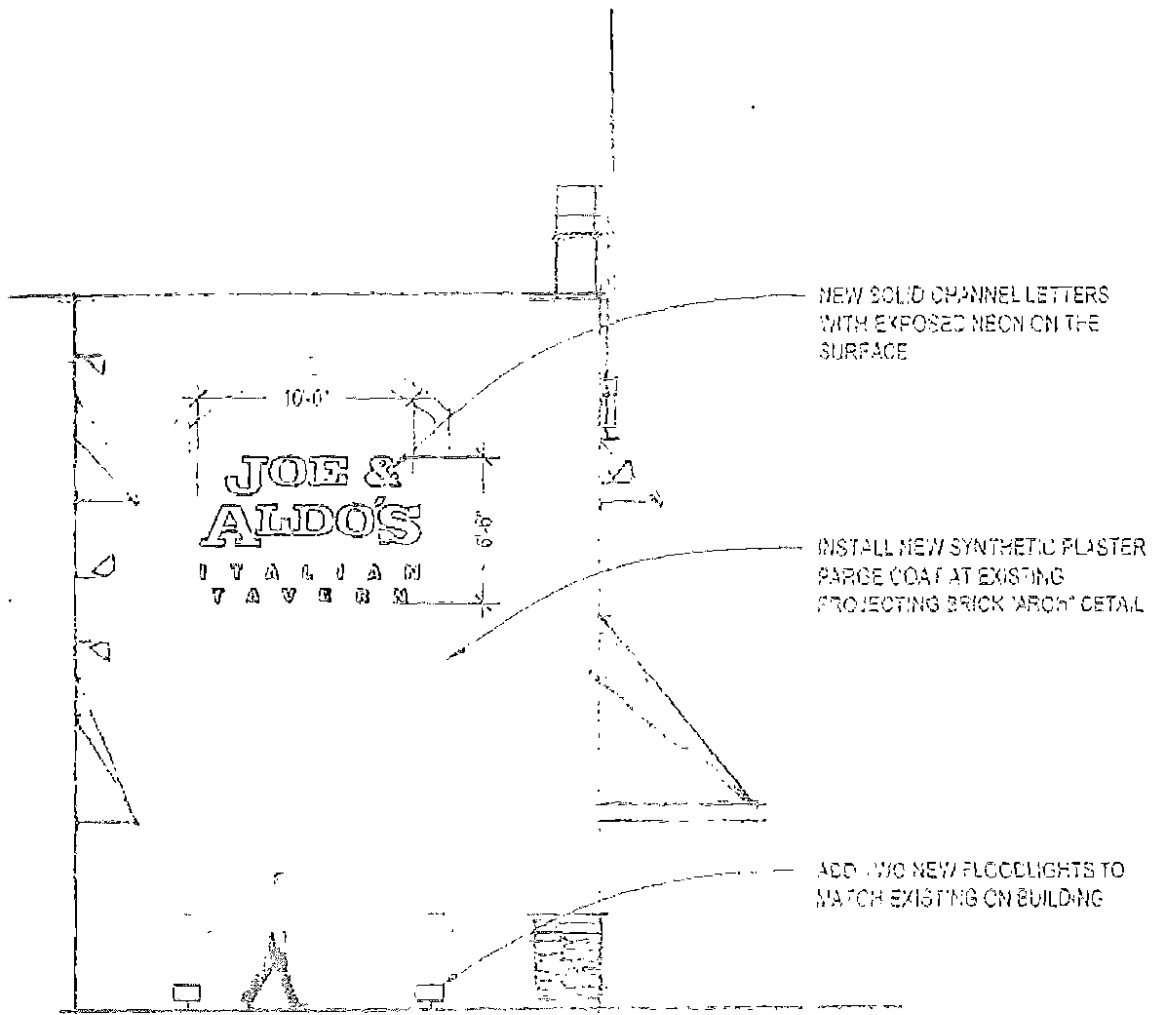
Joe & Aldo  
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Joe & Aldo



PARTIAL SIDE ELEVATION (FACING NORTH)

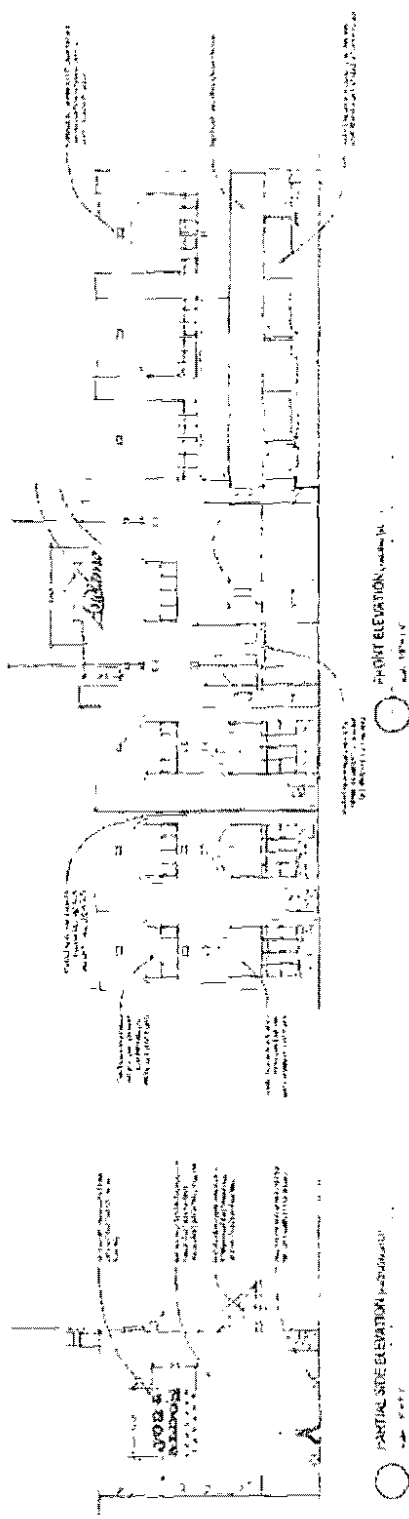
scale: 1/8" = 1'-0"

P. I. N. A. S. I. D. O. R. I. N. G.  
 ARCHITECTS  
 1000 ...  
 ...

CIVIL ENGINEERING  
 ...

Sheet No.	12-11
Date	...
Scale	...
Project	...

PARTIAL SITE ELEVATION  
 ...  
 A-2



## Sign Mounting Details

Welded Aluminum letters  
with exposed neon on face

