



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
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ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals **ZONING BOARD APPEALS DATE:** September 15, 2015

REGARDING: RALLY HOUSE (CASE NO. PZ15-0019)

BY: Thomas M. Walsh, Building Official

I. GENERAL INFORMATION:

Applicant

Metro Detroit Signs on the behalf of Rally House

Variance Type

Sign Variance

Property Characteristics

Zoning District: TC, Town Center

Site Location: Crescent Blvd., east of Novi Road and north of Grand River Ave.

Parcel #: 50-22-14-351-063

Request

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow a second (single wall sign allowed in a TC, Town Center District) wall 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
Subject Property	TC, Town Center	Novi Town Center	TC, Commercial
North	TC, Town Center	Novi Town Center	TC, Commercial
South	TC, Town Center	Novi Town Center	TC, Commercial
East	TC, Town Center	Novi Town Center	TC, Commercial
West	TC, Town Center	Novi Town Center	TC, Commercial

III. STAFF COMMENTS:

Discussion:

The applicant returns to the Zoning Board of Appeals. Since the plan was reviewed last, the Applicant is requesting that his case be withdrawn.

Proposed Changes

The applicant is requesting approval for installation of a second wall sign for an existing retail business. The applicant is entitled to a single wall sign under the Novi Sign Ordinance. The applicant is requesting to install a second wall sign on the rear elevation. See attached drawings.

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. **PZ15-0019**, 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. **PZ15-0019**, sought by _____ 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 Petitioner's 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) 347-0417



Thomas M. Walsh
Building Official
City of Novi

Walsh, Thomas

From: Ramsay, Stephanie
Sent: Thursday, August 27, 2015 3:29 PM
To: Walsh, Thomas
Subject: FW: Rally House - 43227 Crescent Blvd - ZBA cancelled

fyi

From: Kevin Deters [<mailto:kdeters@metrodetroitsigns.com>]
Sent: Thursday, August 27, 2015 12:14 PM
To: Ramsay, Stephanie
Subject: Re: Rally House - 43227 Crescent Blvd - ZBA cancelled

Hi Stephanie

Per my voicemail, Rally House has decided to cancel the ZBA case, so we won't need to be on the 9/15/15 ZBA meeting. Please let me know if you need anything from me. Thanks!

Kevin Deters
Metro Detroit Signs
23544 Hoover Road Warren, MI 48089
(586)759-2700 (office)
www.metrodetroitsigns.com



On Wed, Aug 5, 2015 at 2:20 PM, Kevin Deters <kdeters@metrodetroitsigns.com> wrote:
Thanks!

Kevin Deters
Metro Detroit Signs
23544 Hoover Road Warren, MI 48089
(586)759-2700 (office)
www.metrodetroitsigns.com



On Wed, Aug 5, 2015 at 2:16 PM, Ramsay, Stephanie <sramsay@cityofnovi.org> wrote:

Thank you, we will table this case to the September meeting.



Stephanie Ramsay | Customer Service Representative

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From: Kevin Deters [mailto:kdeters@metrodetroitsigns.com]
Sent: Wednesday, August 05, 2015 1:19 PM
To: Ramsay, Stephanie
Subject: Rally House - 43227 Crescent Blvd - ZBA tabled to Sept. 15th, please

Stephanie

Per our phone conversation, Rally House is having some sort of mis-communication w/ the landlord, and the banner we installed was removed by the landlord. Rally House asked me to put the ZBA on hold until they get it straightened out. So, may we have the ZBA tabled to Sept. 15th, please?

Kevin Deters

Metro Detroit Signs

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