



**ZONING BOARD OF APPEALS**  
**CITY OF NOVI**  
**Community Development Department**

**Case No. PZ14-0049 Boge**

**Location: 28350 Cabot Drive**

**Zoning District: OST, Office Service Technology**

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3)f to allow a second wall sign of 24.2 square feet located on the west side of a separately owned and operated businesses. The property is located east of Haggerty Road and north of 12 Mile Rd.

**Ordinance Sections:**

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3)f permits a single wall sign where two (2) or more separately owned and operated businesses occupy a building on a single parcel of land with only one main entrance.

**City of Novi Staff Comments:**

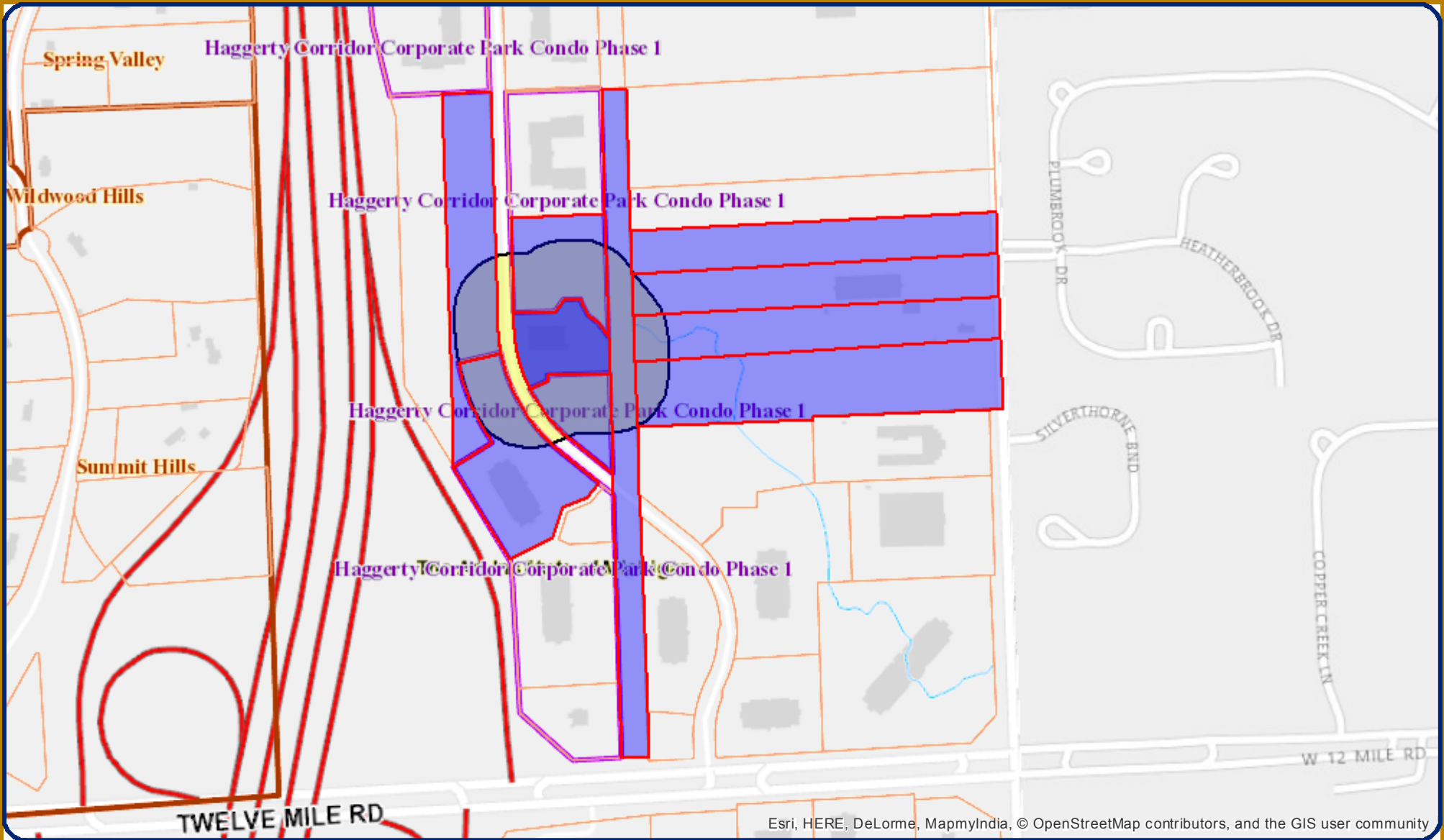
The applicant is requesting approval for installation of a second wall sign of 24.2 square feet located on the west side of a separately owned and operated business. The applicant is entitled to a single wall sign under the Novi Sign Ordinance. Staff cannot support the request as the failure to grant 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\_\_\_\_\_.

# Novi, MI



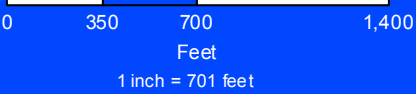
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Map Produced Using the  
City of Novi, Michigan  
Internet Mapping Portal



Author:  
Date: 10/30/2014



### MAP INTERPRETATION NOTICE

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cityofnovi.org  
ZBA Case No.

### ZONING BOARD OF APPEALS APPLICATION

CITY OF NOVI

Community Development Department

(248) 347-0415

For Official Use Only

P214-0049

ZBA meeting date

NOV 18

Check# \_\_\_\_\_ Include payment with cash or check written to "City of Novi"

#### TO BE COMPLETED BY APPLICANT - PLEASE PRINT

\*\*\*Please submit one original full set of all documentation relevant to the appeal plus 14 additional complete sets.

Applicant's Name CD Partners, LLC Date 10/06/14

Company (if applicable) \_\_\_\_\_

Address\* 39000 Country Club Drive City Farmington Hills

State MI Zip code 48331 \*Where all case correspondence is to be mailed

Applicant's E-mail address jmdrolshagen@noreq.com

Phone number 248-848-6400 Fax number 248-848-6700

Request is for:

- Residential
- Vacant property
- Commercial
- Signage

Address of subject ZBA case 28350 Cabot Drive Zip code 48377

Cross roads of property 12 Mile Road and Haggerty Road

Sidwell number 50-22- 12-400-054 May be obtained from Assessing Department (248) 347-0485

Is the property within a Homeowner's Association jurisdiction?  Yes  No

Zoning (Please circle one)

<input type="checkbox"/> MH	<input type="checkbox"/> R-A	<input type="checkbox"/> R-1	<input type="checkbox"/> R-2	<input type="checkbox"/> R-3	<input type="checkbox"/> R-4	<input type="checkbox"/> RM-1	<input type="checkbox"/> RM-2
	<input type="checkbox"/> I-1	<input type="checkbox"/> I-2	<input type="checkbox"/> RC	<input type="checkbox"/> TC	<input type="checkbox"/> TC-1	<u>OST</u>	Other

Property owner name (if other than applicant) \_\_\_\_\_

Does your appeal result from a Notice of Violation or Citation issued?  Yes  No

Indicate Ordinance section(s) and variances requested:

- |    |         |           |                    |   |
|----|---------|-----------|--------------------|---|
| 1. | Section | <u>12</u> | Variance requested | <u>Sign Variance - 2 building signs</u> |
| 2. | Section | _____     | Variance requested | _____                                   |
| 3. | Section | _____     | Variance requested | _____                                   |
| 4. | Section | _____     | Variance requested | _____                                   |

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.

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

We are requesting a variance to install two (2) separate building signs to identify more clearly that there are two tenants in the building. Since 1999, the subject building housed three (3) individual tenants: Siemens, Mercantile Bank and Custom Closing Services. Each of the tenants used the Cabot Drive facing vestibule as their main entrance. Two of the tenants had wall signs, one had a monument sign. With approved plans from the City of Novi, we converted the building to a two tenant building in the most recent renovation.

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:

Only one tenant building sign is currently allowed on the building. Please see attached.

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

**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.

**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.

**PLEASE TAKE NOTICE:**

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

- Construct new home/building
- Accessory building
- Use
- Addition to existing home/building
- Signage
- Other

  
\_\_\_\_\_  
Applicants Signature

10.07.14  
\_\_\_\_\_  
Date

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

10.07.14  
\_\_\_\_\_  
Date

**DECISION ON APPEAL**

\_\_\_\_\_ Granted

\_\_\_\_\_ Denied

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

### Unique Circumstances Regarding the Property

The 12,000 square foot building has a front entrance vestibule that is common to the two tenants. Each tenant has its own dedicated entrance to its suite off of the common vestibule (each tenant has dedicated secondary egress points). The entrance to north tenant, Boge Rubber and Plastics (formerly ZF Rubber and Plastics Hebron), is left (north). The entrance to SLM (the south tenant) is straight.

There is one common parking lot on the south and east sides of the building. North tenant customers and visitors must pass by the SLM suite to get to the front entrance.

The front of the building is impossible to see traveling northbound on Cabot Drive. SLM's sign is proposed to be on the south side of the building, as was the Custom Closing Services sign and the Siemens sign.

The Boge sign is proposed to be on the north side of the common vestibule, visible to traffic coming from the north.

The function of the signage will be similar to the other multi-tenant buildings in the area. Each tenant in the multi-tenant building is able to install a sign above their main entrance. For example, the 37,900 square foot Cabot South Technology Centre is next door. It was originally planned to house seven (7) tenants, each with its own sign. That represents one (1) sign per 5,315 square feet (Cabot South ended up with only four (4) tenants). The proposed ratio of signs per square feet here is one (1) sign per 6,000 square feet. None of the other single story multi-tenant buildings have a multi-tenant monument sign.

We believe that the property's unique positioning on the site and the way the main entrance is located will make it difficult to find the north tenant. The building will not have more than two (2) tenants by its design. No additional signs will be requested in the future. Adding the additional sign is compatible with the adjacent structures in Haggerty Corridor Corporate Park, in the spirit of the OST ordinance.



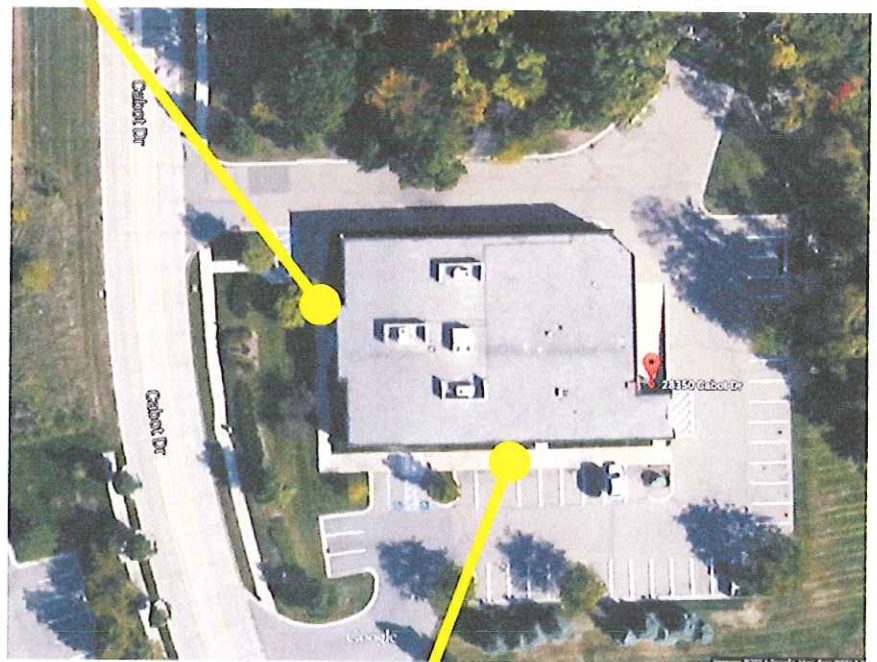
# BOGE RUBBER & PLASTICS





West facade  
BOGE Rubber & Plastics

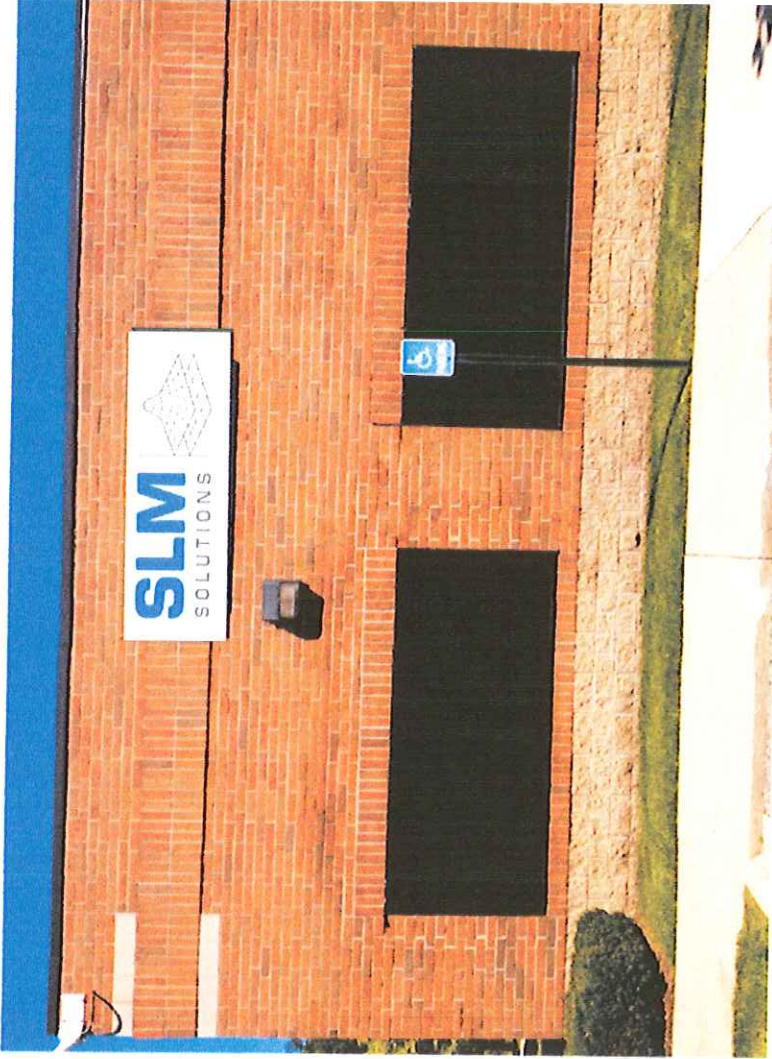
Proposed wall signs  
28350 Cabot Dr.  
Novi, MI



South facade  
SLM SOLUTIONS



Note: Wall height appears distorted due to panoramic photo  
Wall height is actually uniform across entire length



# SLM SOLUTIONS

120"

**SLM**  
SOLUTIONS

40"

