



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

**Case No. PZ15-0003 Woodbury Commerce Park**

**Location: 39750 Grand River**

**Zoning District: I-1, Light Industrial District**

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(2)a.1.i and 28-1 to allow an oversize ground sign of 56.66 square feet (30 square feet allowed) located on the existing "V" shape ground structure. The property is located north side of Grand River Ave. and west of Haggerty Road.

**Ordinance Sections:**

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(2)a.1.i allows a maximum area of 100 sq. ft. and Section 28-1 where a sign has two (2) or more faces, requires the area to be calculated for each face of the sign toward the total square footage permitted.

**City of Novi Staff Comments:**

The applicant is requesting approval to replace an existing 21 square feet sign and replace with an oversize ground sign located on the existing "V" shape ground structure. As proposed, sign has two faces, each with a square footage of 28.33 square feet for a total area of 56.66 square feet.

**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\_\_\_\_\_.

**Standards for Denying a Sign Variance**

CITY OF NOVI, CODE OF ORDINANCES, Section 28-16 addresses Sign Variance

Appeals:

- I move that we **deny** the variance in Case No. \_\_\_\_\_, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has not shown practical difficulty requiring \_\_\_\_\_.
- The circumstances and features of the property including \_\_\_\_\_ are not unique because they exist generally throughout the City.
- The circumstances and features of the property relating to the variance request are self-created because \_\_\_\_\_.
- The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that \_\_\_\_\_.
- The variance would result in interference with the adjacent and surrounding properties by \_\_\_\_\_.
- Granting the variance would be inconsistent with the spirit and intent of the ordinance to \_\_\_\_\_.



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

# ZONING BOARD OF APPEALS APPLICATION

**APPLICATION MUST BE FILLED OUT COMPLETELY**

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>				Application Fee: _____	
PROJECT NAME / SUBDIVISION Woodbury Commerce Park				Meeting Date: _____	
ADDRESS 39810-39750 Grand River Ave		LOT/SIUTE/SPACE #		ZBA Case #: PZ _____	
SIDWELL # 50-22-24 -426 -001		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY Grand River Ave and Haggerty Rd					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
<b>II. APPLICANT INFORMATION</b>					
<b>A. APPLICANT</b>		EMAIL ADDRESS dbleznak@bleznak.com		CELL PHONE NO. (248)563-0531	
NAME David Bleznak				TELEPHONE NO. (248)645-1111	
ORGANIZATION/COMPANY Woodbury Management Inc.				FAX NO. (248)645-1101	
ADDRESS 260 E Brown St Suite 200		CITY Birmingham		STATE MI	ZIP CODE 48009
<b>B. PROPERTY OWNER</b> <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS dbleznak@bleznak.com		CELL PHONE NO. (248)563-0531	
NAME David Bleznak				TELEPHONE NO. (248)645-1111	
ORGANIZATION/COMPANY BRE Intech Holdings				FAX NO. (248)645-1101	
ADDRESS 260 E Brown St Suite 200		CITY Birmingham		STATE MI	ZIP CODE 48009
<b>III. ZONING INFORMATION</b>					
<b>A. ZONING DISTRICT</b>					
<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"/> MH <input checked="" type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____					
<b>B. VARIANCE REQUESTED</b>					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>28-1</u> Variance requested <u>Allow for 30sf of display on each side of our Sign</u>					
2. Section <u>28-5(2)a.1.i</u> Variance requested _____					
3. Section _____ Variance requested _____					
4. Section _____ Variance requested _____					
<b>IV. FEES AND DRAWINGS</b>					
<b>A. FEES</b>					
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input checked="" type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600					
<b>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>					
<ul style="list-style-type: none"> <li>• Dimensioned Drawings and Plans</li> <li>• Site/Plot Plan</li> <li>• Existing or proposed buildings or addition on the property</li> <li>• Number &amp; location of all on-site parking, if applicable</li> <li>• Existing &amp; proposed distance to adjacent property lines</li> <li>• Location of existing &amp; proposed signs, if applicable</li> <li>• Floor plans &amp; elevations</li> <li>• Any other information relevant to the Variance application</li> </ul>					





# 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 establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or 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

David Belzack  
Applicant Signature

1/28/15  
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.

David Belzack  
Property Owner Signature

1/28/15  
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

## Zoning Board of Appeals Application

Woodbury Commerce Park, formerly Intech Park of Novi, was purchased by Bleznak Real Estate Investment Group in December of 2014. The property consists of three office buildings totaling approximately 100,000 square feet of gross leasable area. As with many foreclosed or REO properties, this specific asset has experienced an unusually high vacancy rate for a prolonged period of time. In an attempt to rebrand the subject property, the new ownership group has allocated over \$1,500,000 to redevelopment projects including parking lot, roof and exterior improvements along with anticipatory interior selective demolition to prepare the available space for marketing. One important aspect to the success of any turn-around venture includes the implementation of appropriate signage. After reviewing the options at Woodbury Commerce Park, our group has concluded that the existing V shape brick structure near the entrance on Grand River Ave (pictures attached) allows for the best visibility for our property's new name.

According to current zoning requirements and sign code section 28-1 (below), the maximum area our lettering may cover on either side of the existing V shaped structure would be 15 square feet due to the fact that the faces are more than 2 feet apart in the rear.

### Sign Code Section 28-1

Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except that where two (2) such faces are placed back to back and are at no point more than two (2) feet from one another, the area of the sign shall be taken as the area of one (1) face if the two (2) faces are of equal area, or as the area of the larger face if the two (2) faces are of unequal area.

Our request is for a variance to this requirement as we would like our sign to serve its practical purpose in rebranding our newly acquired property while improving the appearance of the community as a whole. Please reference the two renderings of our proposed sign at this time. As seen with option 1, when using only 15 square feet of area on either side of the structure, our sign appears disproportional. By increasing this to 30 square feet in option 2 (the size normally allowed if the two faces were not more than 2 feet apart) the overall image is balanced.

Woodbury Commerce Park acts as an ambassador for the City of Novi due to its proximity to the city boundary. For that reason, it is imperative that the sign for this property is aesthetically pleasing. By implementing a high quality aluminum lettering in a proportional design to the existing structure (at a cost of \$8,000), our new sign will have a positive impact on the redevelopment of our office park while enhancing the image of Novi in general. Please consider a variance for the betterment of our property and the community.

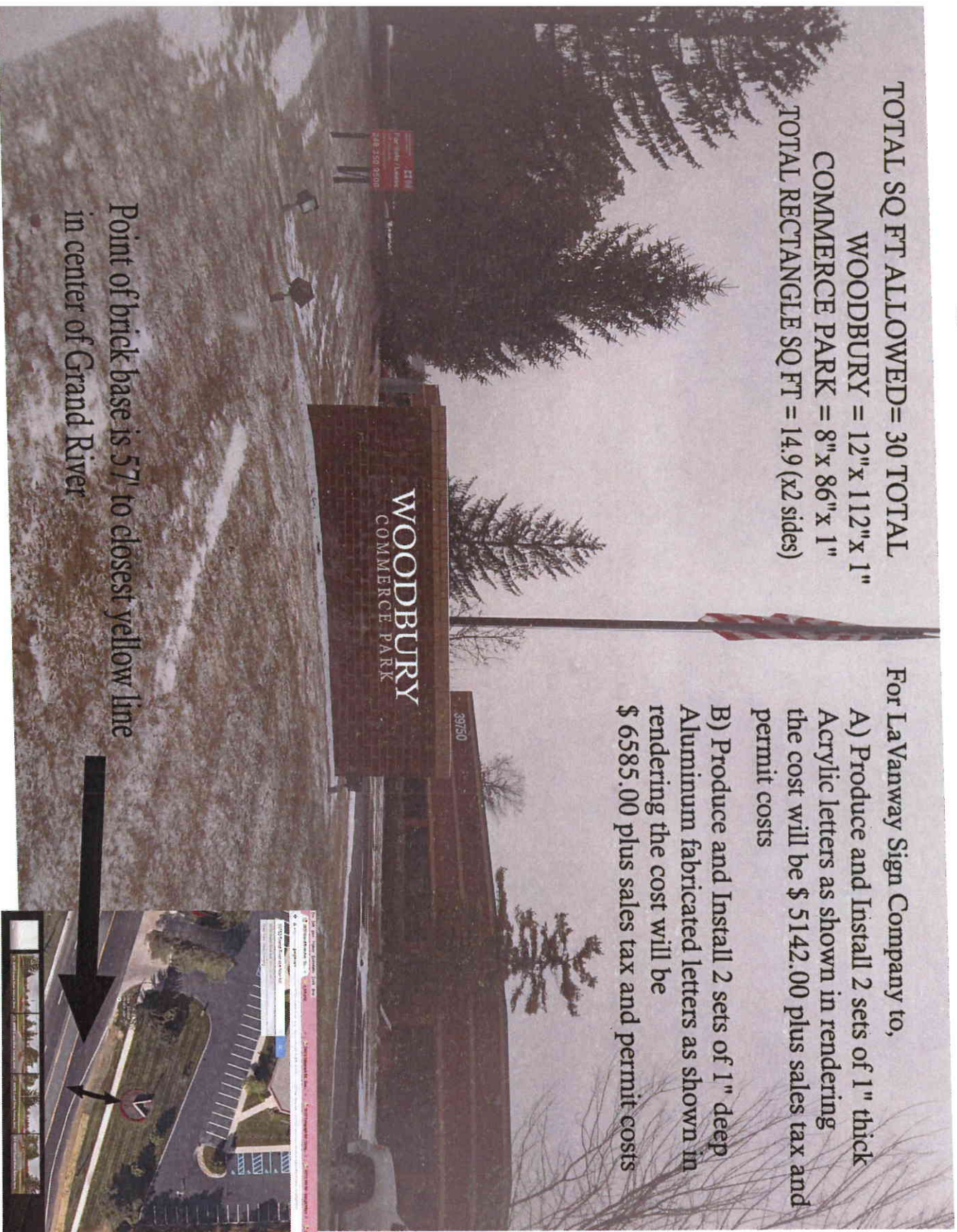


Option 1

TOTAL SQ FT ALLOWED= 30 TOTAL  
WOODBURY = 12" x 112" x 1"  
COMMERCE PARK = 8" x 86" x 1"  
TOTAL RECTANGLE SQ FT = 14.9 (x2 sides)

For LaVanway Sign Company to,

- A) Produce and Install 2 sets of 1" thick Acrylic letters as shown in rendering the cost will be \$ 5142.00 plus sales tax and permit costs
- B) Produce and Install 2 sets of 1" deep Aluminum fabricated letters as shown in rendering the cost will be \$ 6585.00 plus sales tax and permit costs



Point of brick base is 57' to closest yellow line in center of Grand River





Option 2

TOTAL SQ FT ALLOWED = 30 per side (x2)  
WOODBURY = 14" x 136" x 2"  
COMMERCE PARK = 10" x 98" x 2"  
TOTAL RECTANGLE SQ FT = 28.33 per side (x2)

WOODBURY  
COMMERCE PARK

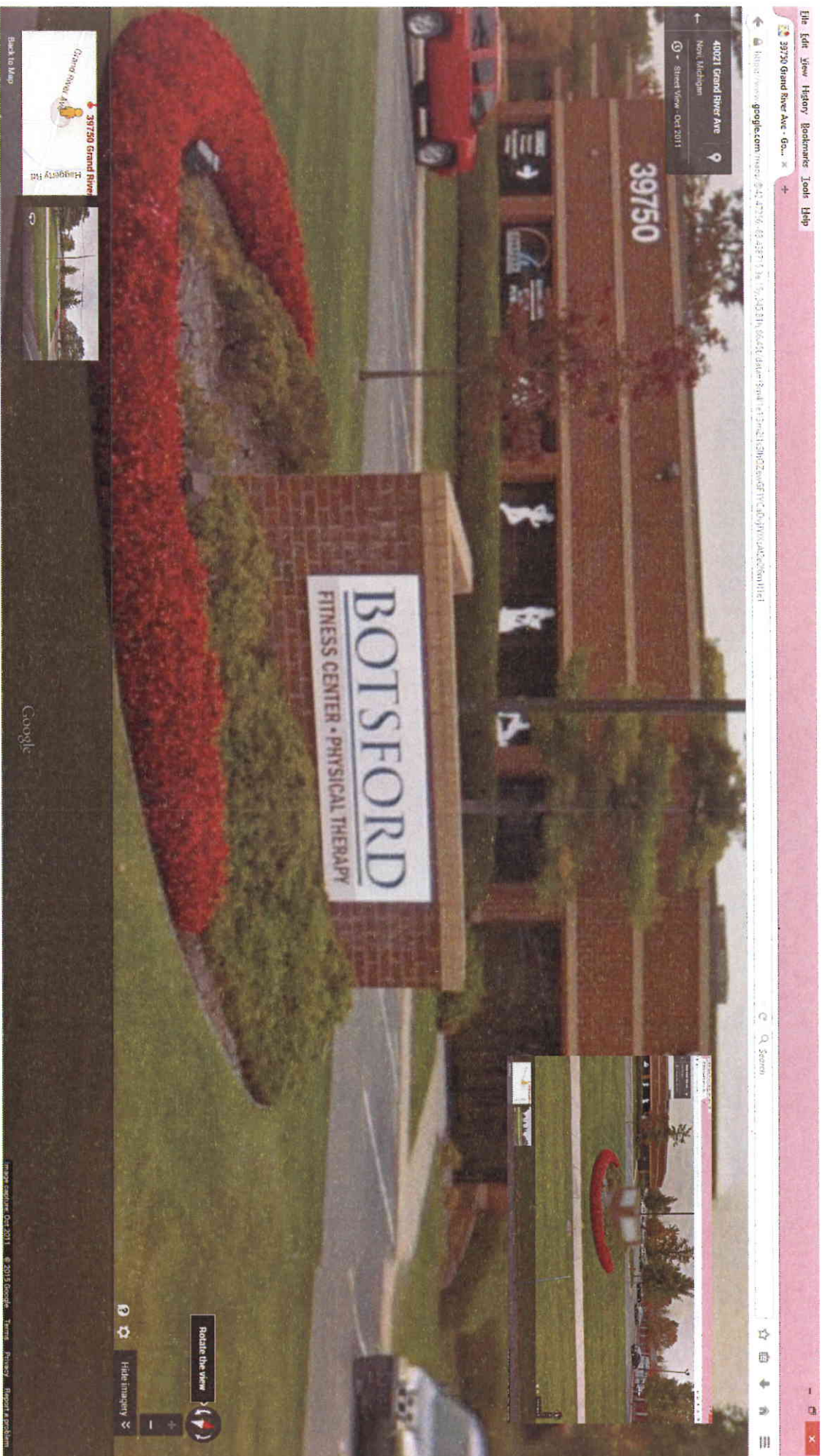
39730

Point of brick base is 57' to closest yellow line  
in center of Grand River





(Previous Sign)



This sign that was previously there scales to be around 21 SQ FT per side





January 27, 2015

Woodbury Management Inc.  
260 E. Brown Street  
Birmingham, Michigan 48009

RE: WOODBURY COMMERCE PARK

The sign permit application for the above location has been reviewed and denied.

Sign Code Section 28-5(2)a.1.i allows 30 square feet for a ground sign. Sign Code Section 28-1 requires the area to be calculated for each face of the sign toward the total square footage permitted.

Your proposed sign has two faces, each with a square footage of 28.33 square feet. The proposed sign would be calculated as 56.66 square feet.

Should you wish to request consideration of a variance from the Zoning Board of Appeals you may contact the secretary, Angie Pawlowski, at 248-347-0459.

Let me know if you have any questions. I can be reached at 248-347-0438.

Sincerely,

CITY OF NOVI

A handwritten signature in cursive script that reads "Jeannie Niland".

Jeannie Niland  
Ordinance Enforcement Officer

**CITY OF NOVI – SIGN PERMIT APPLICATION  
COMMUNITY DEVELOPMENT  
(248) 347-0415**



**All applications must have one drawing showing fully dimensioned sign details.  
All signs must have one plot plan showing sign location, any easements and right-of-way.  
All ground signs require a sign foundation permit. Submit a separate building permit application for ground sign foundation along with three signed/sealed engineered drawings and calculations to the Novi Building Department.**

Address of Installation 39750 Grand River Ave Date 1/27/15

Owner of Sign Woodbury Management Inc Address 260 E Brown St

City Birmingham State MI Zip 48009 Phone (248)645-1111

Erector Lavanway Sign Company (Don Stokes) Address 22124 Telegraph Rd City Southfield Rd

State MI Zip 48033 Erector's License No. 5306243 Phone (248)356-1600

EMAIL don@lavanwaysigns.com FAX (248)356-1694

Type of Sign  Entranceway  Business Center  Wall  Ground  Awning  Projecting

Is this sign illuminated? No Lineal frontage of this business 458'

Is this a multi-tenant building? Yes Is this a multi-story building? No

Size/Measurement: Horizontal 136" Vertical 30" Area Sq. Ft. 28.33

Height from Grade to Top of Sign 60" Copy to be on Sign Woodbury Commerce Park

**SIGN PERMIT FEE DOES NOT INCLUDE ANY FEES FOR BUILDING, ELECTRICAL OR RIGHT-OF-WAY PERMITS THAT MAY APPLY.**

David Bleznak  
SIGNATURE OF APPLICANT OR AGENT

(248) 563-0531  
TELEPHONE NUMBER

David Bleznak  
PRINTED NAME

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

- Approved
- Not Approved – Reason for Denial \_\_\_\_\_

**ZONING BOARD OF APPEALS (if applicable)**

- Approved
- Not Approved Case No. \_\_\_\_\_ Date \_\_\_\_\_





**REVIEW STANDARDS  
SIGN VARIANCE  
CITY OF NOVI  
Community Development Department  
(248) 347-0415**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Sign Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Sign Variance.)

**Standard #1. Extraordinary Circumstances or Conditions.**

Explain how the circumstances or physical conditions applying to the property that do not apply generally to other properties in the same Zone District or in the general vicinity. Circumstances or physical conditions may include:

- a. Shape of Lot.** A sign could not be placed in the location required by the Zoning Ordinance due to the physical shape, topography or other physical condition of a lot or due to the location of an existing structure.

Not Applicable       Applicable      If applicable, describe below:

*and/or*

- b. Environmental Conditions.** A sign could not be placed in the location required by the Zoning Ordinance without removing or severely altering natural features, such as trees, topography, drainage courses or encroaching upon stormwater facilities.

Not Applicable       Applicable      If applicable, describe below:

*and/or*

- c. Abutting Property.** A sign could not be reasonably seen by passing motorists due to the configuration of existing buildings, trees, signs or other obstructions on an abutting property.

Not Applicable       Applicable      If applicable, describe below:

- d. **Scale of Building or Lot Frontage.** A sign that exceeds permitted dimensions for area and/or height could be considered appropriate in scale due to the length of the building frontage (wall sign only) or length of the lot frontage (ground sign only).

Not Applicable     Applicable    If applicable, describe below:

With over 450' of frontage along Grand River Ave, there is a need for a large sign for this property.

- e. **Not Self-Created.** Describe the immediate practical difficulty causing the need for the Variance was not created by the applicant or any person having an interest in the sign, sign structure, or property.

Not Applicable     Applicable    If applicable, describe below:

The existing V shaped brick structure was present when the current ownership group received title.

## **Standard #2. Limit Use of Property.**

Explain how 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.

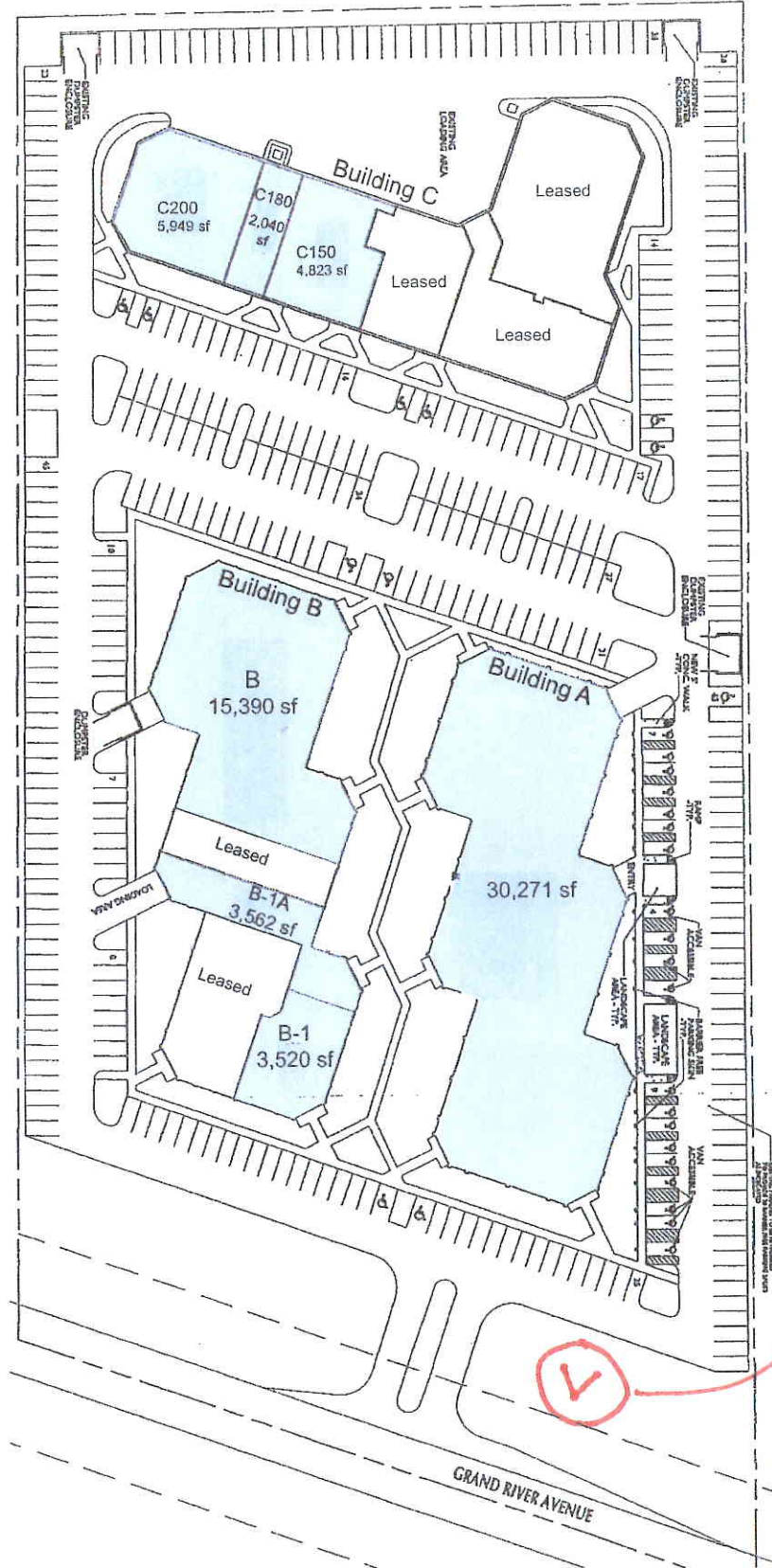
The smaller sign option is a safety hazard for drivers as they will not be able to see the lettering as they drive by, creating a distraction. Further, those who are looking for our center may have trouble finding it if the sign is not large enough and this may cause unwanted traffic and turn-arounds in the immediate area. Our goal is to implement a sign that is visible and easy to read for drivers so that those coming to the area for the first time are able to easily locate the office park as we recently changed the name.

## **Standard #4. Adverse Impact on Surrounding Area.**

Explain how the Sig Variance will not result in a use or 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 and intent of this chapter

We are requesting a variance for a sign that would otherwise be allowed if the two faces were back to back and therefore will not stand out in relation to other signs in the area that are of the same size. Additionally, we are planning on using white block aluminum lettering that is of high quality and low profile. The high quality material, neutral color of the sign and existence of other signs in the area of similar size will allow our new sign to improve the overall look of the corridor.





EXISTING SIGN STRUCTURE TO BE DEMOLISHED AND REPLACED WITH NEW SIGN STRUCTURE

Sign Structure

SHEET NUMBER <b>SP1.00</b>	SHEET TITLE <b>INTECH OF NOVI LEASE PLAN</b>	REVISIONS 1. 11/14/2012 2. 11/14/2012 3. 11/14/2012	PROJECT NUMBER <b>11-501</b>	PROJECT DESCRIPTION <b>INTECH OF NOVI LEASE PLAN</b> GRAND RIVER AVENUE & HUGGERTY RD. NOVI, MICHIGAN	CONSULTANT & DATE [Blank]	<b>POWERS+ASSOCIATES</b> 3045 SOUTH HARTZ ROAD, SUITE 100 TROY, MI 48068-1000 TEL: 313.943.8000 FAX: 313.943.8001 WWW.POWERSA.COM
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