



# 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:** May 10, 2022

**REGARDING:** 43620 West Oaks Drive, Parcel # 50-22-15-200-061 (PZ22-0015)

**BY:** Larry Butler, Deputy Director Community Development

### I. GENERAL INFORMATION:

**Applicant**

Metro Detroit Signs

**Variance Type**

Sign Variance

**Property Characteristics**

Zoning District: This property is zoned Regional Center (RC)

Location: West of Novi Road and South of 12 Mile Road

Parcel #: 50-22-15-200-061

**Request**

The applicant is requesting a variance from the Novi Ordinance Code Section 28-5(a) for the installation of a third wall sign measuring 30.07 sq ft on the East Elevation of Ashley Homestore. Two wall signs are permitted. This property is zoned Regional Center (RC).

### II. STAFF COMMENTS:

### III. RECOMMENDATION:

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

1. I move that we **grant** the variance in Case No. **PZ22-0015**, 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 if 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. **PZ22-0015**, 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 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) 347-0417.

Larry Butler  
Deputy Director Community Development - City of Novi



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**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 Ashley Homestore - "Home Accents" wall sign				Meeting Date: _____	
ADDRESS 43620 West Oaks Dr		LOT/SITE/SPACE #		ZBA Case #: PZ _____	
SIDWELL # 50-22-15 - 200 - 061		May be obtained from the Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY West Oaks Dr and Donelson Dr					
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 type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input checked="" 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 kdeters@metrosal.com		CELL PHONE NO. 586-557-4189	
NAME Kevin Deters at Metro Detroit Signs		TELEPHONE NO. 586-759-2700			
ORGANIZATION/COMPANY Metro Detroit Signs		FAX NO. 586-759-2703			
ADDRESS 11444 Kaltz Ave		CITY Warren		STATE MI ZIP CODE 48089	
<b>B. PROPERTY OWNER</b> <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS mark.ungar@spgroup.com		CELL PHONE NO.	
NAME Mark Ungar		TELEPHONE NO. 614-449-4414			
ORGANIZATION/COMPANY West Oaks Drive Novi MI LLC		FAX NO.			
ADDRESS 4300 E. Fifth Avenue		CITY Columbus		STATE Ohio ZIP CODE 43219	
<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 type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input checked="" 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>28-5(a)</u> Variance requested <u>To allow more than one wall sign on the east elevation</u>					
2. Section _____ 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>					
• Dimensioned Drawings and Plans			• Existing & proposed distance to adjacent property lines		
• Site/Plot Plan			• Location of existing & proposed signs, if applicable		
• Existing or proposed buildings or addition on the property			• Floor plans & elevations		
• Number & location of all on-site parking, if applicable			• Any other information relevant to the Variance application		



# 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 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 an 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

*Rene Debra*  
Applicant Signature

4-1-22  
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.

*Molly*  
Property Owner Signature

On behalf of West Oaks Drive  
Novi MI LLC

4/1/22  
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 conditions:

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

\_\_\_\_\_  
Date



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# ZONING BOARD OF APPEALS VARIANCE APPLICATION

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### **Purpose of a Variance**

The Variance process is meant to provide limited relief from the requirements of the Zoning Ordinance and to address extraordinary, exceptional, or unique conditions and or circumstances that were not created by the property owner. Variances are not granted to remove inconveniences or financial burdens.

### **Zoning Board of Appeals (ZBA)**

The application process includes public notice in the printed media and postcard notification to neighbors located within 300 ft of your property boundaries, and a public hearing before the Zoning Board of Appeals. The Zoning Board of Appeals is a group of appointed Novi residents who evaluate Variance requests and determine whether they meet specific Review Standards spelled out in the Zoning Ordinance. Conditions of approval may be attached to a decision.

### **Types of Variances**

Because each type of Variance has its own Review Standards, it is important to know what kind of Variance is being requested. (In some cases, you may need more than one type of Variance!) Please consult with Community Development Staff (248.347.0415) before completing an application.

**Dimensional Variance.** A Dimensional Variance is one that permits a structure to be placed on a lot or built in a way on site that would not otherwise be allowed. These are generally related to zoning requirements for setbacks, lot area or width, building height, and design standards. The applicant must demonstrate that there are *practical difficulties* to compliance due to conditions unique to the property.

**Use Variance.** A Use Variance permits a lot or structure to be used in a way that would not otherwise be allowed in a particular Zoning District. The applicant must show an *unnecessary hardship* exists due to circumstances unique to the property. In some cases, a property rezoning or a text amendment to the Zoning Ordinance is more appropriate than a Use Variance.

**Sign Variance.** A Sign Variance is one that permits a sign that would not otherwise be allowed. Sign Variances are usually requested for the type of sign, location, and number of signs or size. The applicant must demonstrate that there are practical difficulties to compliance with the Zoning Ordinance due to conditions unique to the property.



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**ZONING BOARD OF APPEALS VARIANCE  
APPLICATION CHECKLIST**

The following items are required for a complete Variance application. Incomplete applications will be returned.

**Signed Application Form**

Complete the Zoning Board of Appeals application form. Application must be signed by the applicant and the property owner (if different).

**Response to Variance Review Standards – Dimensional, Use, or Sign**

Select the applicable Review Standards for the requested Variance and complete in full. Use additional paper if needed. If you don't know which Review Standards to complete, call the Community Development Department at 248.347.0415 for guidance.

**Dimensioned Site Plan (1 copy & 1 digital copy submitted as a PDF)**

- Existing or proposed buildings or additions on the property.
- Number and location of all on-site parking spaces.
- Existing and proposed distances to adjacent property lines.
- Location of existing and proposed signs, if applicable.
- Any other information relevant to the Variance application.

**Dimensioned Drawings and Plans (1 copy & 1 digital copy submitted as a PDF)**

- Floor plans and elevations with all proposed buildings and additions.
- All existing and proposed signs on the property (photographs may be used).
- For use variances, include floor plan showing the existing and proposed layout and functions of each area.
- For multi-family residential structures or projects, a summary showing the existing and proposed number of dwelling units by type (efficiency, one-bedroom, two-bedroom, etc.)

**Other Helpful Information – Optional (1 copy & 1 digital copy submitted as a PDF)**

- Photographs of the lot or structure that shows the special conditions or circumstances described in the application.
- Photographs or maps that show how other properties in the area enjoy the same type of property rights related to the Variance.
- Letters of support from the neighbors who would be most affected by your request.

**Fee (make check payable to the City of Novi)**

Single Family Residential (Existing) \$200 (With Violation) \$250  
Single Family Residential (New) \$250  
Multiple/Commercial/Industrial \$300 (With Violation) \$400  
Signs \$300 (With Violation) \$400  
House Moves \$300  
Special Meetings (At discretion of Board) \$600

**Additional Information**

In the course of reviewing the application, the Planning Department staff may request additional information from the applicant.



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**REVIEW STANDARDS  
SIGN VARIANCE**

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 shape, topography or other physical conditions of the 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:

We are requesting a variance for a 30.07 sq foot "Home Accents" wall sign on the front elevation in addition to the 196 sq foot "Ashley" wall sign and the 25.46 sq foot "Mattresses" wall signs that have permit approval. This sign is warranted because it would look more aesthetically pleasing to have this sign flank the main "Ashle"y wall sign along with "Mattresses" on the other side. Furthermore, this sign is warranted due to the site's large amount of frontage (206.5 feet). The sign is relatively small (30.07 sq feet), so it is not excessive.

- 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 need for additional wall signage at this site was not created by the owner or by Ashley Homestore. This site is unique in that it has a wide storefront (206.5 feet). Additional wall signage is also warranted due to the building's setback from the road.

## 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 proposed "Home Accents" wall sign is not intended for financial gain. It is intended to flank the main "Ashley" wall sign on the side along with the "Mattresses" wall sign. The proposed sign is warranted due to the site's large building frontage and the building's setback from the road.

## Standard #3. Adverse Impact on Surrounding Area.

Explain how the Sign 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.

This variance, if granted, would not have a negative impact on surrounding businesses. The "Home Accents" wall sign is relatively small, and it looks aesthetically pleasing on the facade with the "Ashley" wall sign in the middle and the "Mattresses" wall sign on the other side. The proposed signage is proportionate due to the building's large amount of frontage. Furthermore, other nearby businesses like Gardner White and Bob's Discount Furniture have similar additional wall signs due to their large storefronts and also the building's setback from the road.

# City of Novi

## Requirements / Instructions / Criteria

Please be advised that any items that you wish the board to consider when hearing your request must be submitted by the cut-off date (see Meeting Schedule). The Board will not consider any items that are presented the night of the meeting.

Once variance(s) are granted please contact the Building Department 248-347-0415 for necessary permits before proceeding with any work.

### **Multiple/Commercial/Industrial Application Requirements:**

- PLAN must be denied.
- ZONING BOARD OF APPEALS APPLICATION must be submitted with the filing fee, which is \$300.00. If violations exist or if a Citation has been issued, the filing fee is \$400.00. Make checks payable to the City of Novi.
- (1) digital and (1) physical copy of the SITE PLAN (folded) are needed with recommendation of the Novi Planning Commission.
- Be prepared to explain the nature of the practical difficulty or hardship at the Board of Appeals meeting. (Please refer to the elements of practical difficulty or unnecessary hardship and additional ordinance standards).

### **Residential Application Requirements:**

- BUILDING PERMIT APPLICATION must be denied.
- ZONING BOARD OF APPEALS APPLICATION must be completed. A fee of \$200.00 is required for existing Single Family Residential and \$250.00 for new Single Family Residential. If a Notice of Violation exists or if a Citation has been issued, the filing fee will be an additional \$50.00. Make checks payable to the City of Novi.
- (1) digital and (1) physical copy of a Plot Plan showing the dimensions of the house, addition and/or accessory structure to include the exact setbacks on the front yard, both side yards and the rear yard.
- Approved Plans or a Letter of Approval from the Homeowners Association Architectural Control Committee is required if located in a platted subdivision or site condominium.
- Be prepared to explain the nature of the practical difficulty or hardship at the Board of Appeals meeting. (Please refer to the elements of practical difficulty or unnecessary hardship and additional ordinance standards).
- A BUILDING PERMIT is required within 180 days after the variance is granted and before construction of the building or addition. After 180 days, the variance is void.

## Sign Criteria:

- SIGN PERMIT APPLICATION must be denied.
- ZONING BOARD OF APPEALS APPLICATION must be completed and include a \$300.00 filing fee. **If a Notice of Violation exists or if a Citation has been issued, the filing fee will be \$400.00.** Make checks payable to the City of Novi.
- (1) digital and (1) physical copy of a SCALED DRAWING indicating location, overall dimension and sign verbiage.
- Be prepared to explain the nature of the practical difficulty at the Board of Appeals meeting. (Please refer to the elements of practical difficulty or unnecessary hardship and additional ordinance standards).
- A SIGN PERMIT must be obtained within 180 days after a sign variance is granted and before erecting the sign. After 180 days, the variance is void.
- A “mock up” sign must be erected at least one week prior to the meeting.
- Where a Variance related to the size of a sign is requested, a rendering, specimen, or “mock up” of the proposed sign shall be available for inspection by the Board prior to consideration of the Variance.
- Should a “mock up” sign be denied at the ZBA meeting, it must be removed within five working days from the date of the meeting unless otherwise agreed by the board at that meeting.

# Site Plan



## SITE PLAN NTS

**PRESTIGE**  
 Non-Residential  
 3100 W. 12th St.  
 Farmington Hills, MI 48334  
 P: (248) 882-7020  
 F: (248) 281-4653  
 www.prestigedesigngroup.com

Client's signature represents full approval of design, layout and specifications unless specifically noted. This drawing is the property of Prestige Design Group and cannot be reproduced, stored in a retrieval system, or used in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Prestige Design Group. Violation is subject to penalties under federal copyright law.

As Is     With Changes  
 Client Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

Date: 3/9/2022    Sales: S. Schmitzke  
 Name: Ashley HomeStore - #077  
 Location: 43620 West Oaks Drive  
 Location: Novi, MI 48377

Dwg#:

# Existing Storefront



38'-3 1/8"

206'-6"

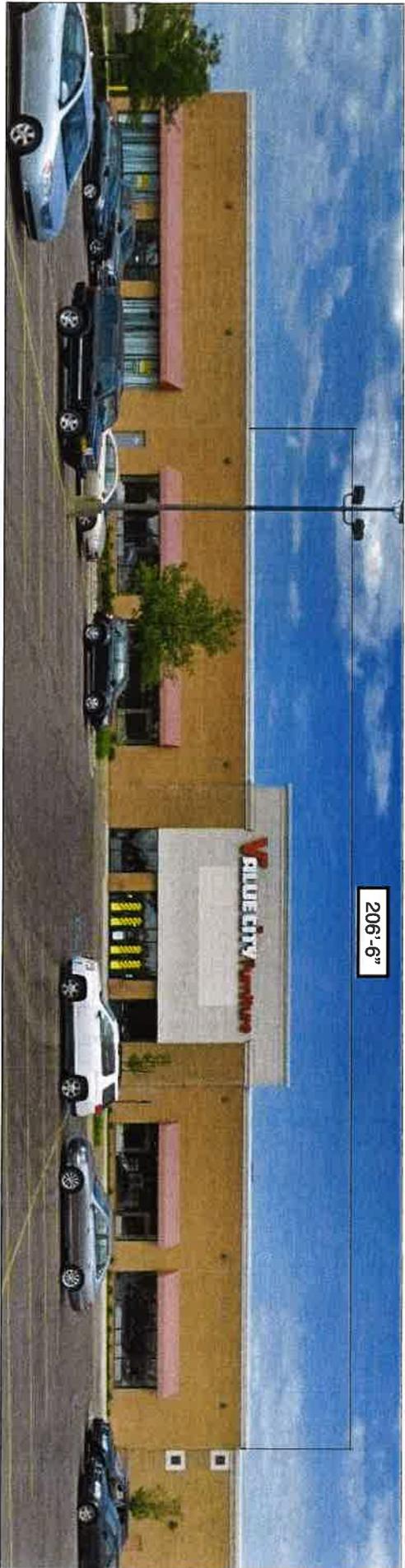


PHOTO SURVEY - EXISTING

**PRESTIGE**  
store exterior inc.

Client's signature represents full approval of design, layout and specifications unless specifically noted. This drawing is the property of Prestige Store Exterior Inc. and may not be copied, reproduced, or used in any fashion. Violation is subject to penalties under federal copyright/trademark laws.

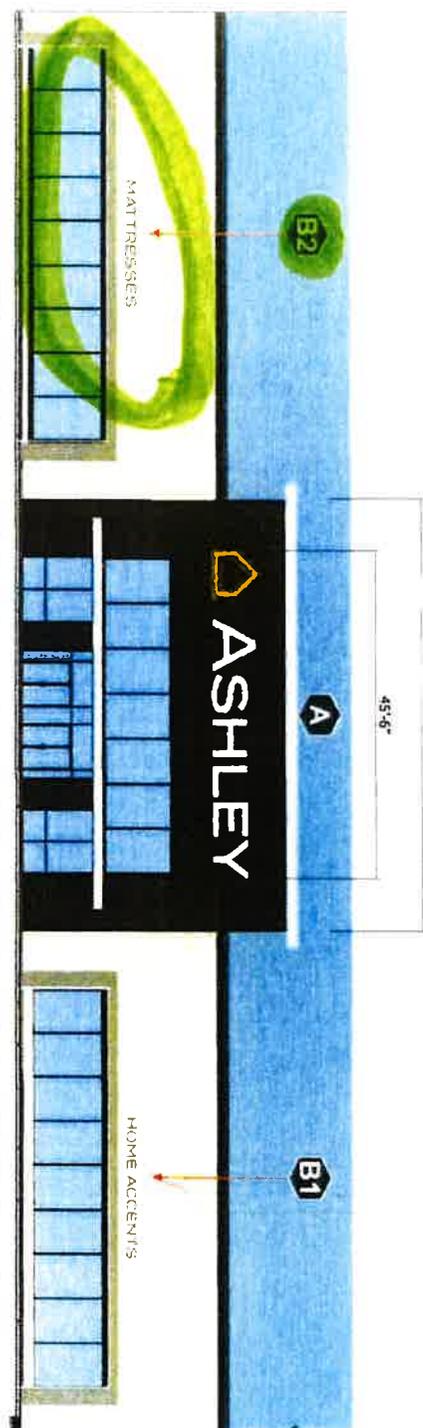
As is       With Changes  
 Client Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

Date: 3/9/2022      Sales: S. Schmidke  
 Name: Ashley Hornatore - #077  
 Location: Abou Mall, 48377

Dwg#:

# Proposed Storefront

- PERMITS are approved for "Ashley" and "Mattresses" wall signs
- "Home Accents" wall sign needs a variance



FRONT ELEVATION

SCALE: 1/16" = 1'-0"

T  
38' 3.125"  
Bldg height

**APPROVED**  
SUBJECT TO FIELD INSP.  
CITY OF NOVI

Date 3-14-22 *ADW*

"Mattresses" Wall Sign

<b>PRESTIGE</b> <small>ARCHITECTURE INC.</small> 500 Airport, Farmington Hills, MI 48334 P: (248) 860-7000 F: (248) 281-6555 www.prestigeap.com	Client's signature represents full approval of design, layout and specifications unless specifically noted. This drawing is not to be used for construction without the written approval of the architect.	
	<input type="checkbox"/> As Is	<input type="checkbox"/> With Changes
Date: 11/8/2021    Sales: S. Schindke Name: Ashley/Humestore - #077 Location: Novi, MI, #8517	DWG#	

30.1 SQ.FT

20'-0 5/8"

# HOME ACCENTS

- Variance Required

25.5 SQ.FT

16'-11 3/4"

# MATTRESSES

- Permit is Approved

## B1 B2 SECONDARY CHANNEL LETTERS

SCALE: 1/2"=1'-0"

MFG & INSTALL (2) TWO (ONE EACH) ILLUMINATED CHANNEL LETTERS

Sign Type: Internally illuminated channel letters individually mounted to building's face

LEDs: Energy-efficient, low voltage white LED to match 7000K 160° viewing angle

Power: Self-contained or remote-mount transformers, typically 120-277 volt

Interior: Painted white

### SECONDARY PACKAGE

Face: 177" #2447 White Acrylic SG w/ 3M Dark Grey/Night #3635-0771 vinyl applied first surface

Trimcap: Durable Bronze #3130 1" (25mm) Gen™ Trim

Returns: 5" (125mm) deep aluminum (min. 050) painted white

Backs: Routed aluminum (min. 040)

### COLOR REFERENCE CHART

PMS Black 7C  
3M Dark Grey Day/Night #3635-0771  
White



## PRESTIGE

Client's signature represents full approval of design, layout and specifications under the terms of the contract. Signatures are required on all drawings and are not to be copied, reproduced, or used in any fashion. Violation is subject to penalties under federal copyright/industrial design laws.

As Is  With Changes

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Date: 11/8/2021 Sales: S Schmitke

Name: Ashley Homestore - #077

Location: Novl MI 48377

DWG#:

San Antonio, Texas 78268  
P: (210) 882-7029  
F: (210) 241-0633  
www.prestigesigngroup.com



Sign B1 - "Home Accents" wall sign

DENIAL

CITY OF NOVI - COMMUNITY DEVELOPMENT
45175 Ten Mile Rd., Novi, MI 48375
(248) 735-5678

Sign Permit # PS
(for office use only)

RECEIVED

FEB 24 2022

SIGN PERMIT APPLICATION

Permit Required per City of Novi Code of Ordinances, Chapter 28, Section 28-3

Zoning District:
R-C

All Sign Permit applications must be accompanied by one fully dimensional the sign schematics with measurements, proposed location of the sign, a re to nearby suites/buildings/structures and property lines, site plan with distanc any easements, and right-of-way. All Illuminated signs require an Electrical

All Ground Signs require a separate Sign Foundation Building Permit. Please application for a ground sign foundation, along with two (2) signed/sealed the Novi Building Department.

Sign Project Item
"B1" is
DENIED
"Home Accents"

Address of Installation 43620 West Oaks Dr (include suite num
Owner of Sign Ashley Homestore Owner's Email Address
Owner's Address 43620 West Oaks Dr City Novi
Sign Erector/Company Metro Detroit Signs
Sign Erector's Address 11444 Kaltz Ave City Warren State MI Zip 48089

TYPE OF SIGN: [ ] Awning/Canopy [ ] Ground Sign [ ] Entranceway [ ] Projecting [ ] Wall Sign

Is this sign illuminated? Yes Is this a multi-tenant building? Yes Lineal frontage of this business 281 feet 206.5 ft.
(If yes, an ELECTRICAL permit is required) (For a multi-tenant building)

Is this sign a Changeable-Copy ground sign? No

Measurement from center line of closest/adjacent thoroughfare N/A (For a single-tenant wall sign OR any ground sign)

Size/Measurement of Sign: Horizontal 20'-0.625" Vertical 1'-6" Total Area 30.07 Sq. Ft.

Height from Grade to Top of Sign? 13 ft. Copy/Wording to be on Sign: Home Accents

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

Signature of Applicant or Agent Paul B. Deters 2-23-22

Paul Deters at Metro Detroit Signs
Applicant Printed Name
kdeters@metrodetroit signs.com 586-759-2700
Applicant's Email Address Applicant's Telephone Number

ALL SIGNS SHALL BE MEASURED ON THE GROUND PRIOR TO INSTALLATION.
ALL ILLUMINATED SIGNS SHALL HAVE AN ELECTRICAL SIDEWALK INSPECTION.

For Office Use Only

Reviewed by: D. Martinez Date: 3-8-22

Approved - Per Code Section 7

Not Approved - Reason for Denial: per Sec. 28-5 (a) chart, under "RC" zoning district, only one wall sign shall be allowed. Also, sign exceeds the allowable number of signs on the east elevation

ZONING BOARD OF APPEALS (if appli

[ ] Approved ZBA Case No.
[ ] Denied ZBA Meeting Date: