



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

**Case No. PZ14-0014 42990 Grand River Ave - Discount Tire**

**Location: 42990 Grand River**

**Zoning District: TC, Town Center**

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow two (2) additional wall signs of 72.5 square feet each located on the north and south sides. The property is located on Grand River Ave. east of Novi Road.

**Ordinance Sections:**

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) permits one sign per building or parcel within the TC, Town Center District.

**City of Novi Staff Comments:**

The applicant is requesting approval for installation of a two wall signs for an existing retail business. The subject property currently has an existing ground sign and under the Novi Sign Ordinance the applicant is entitled to a single sign. The applicant is requesting to install two (2) wall signs of 72.5 square feet each located on the north and south elevations. 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\_\_\_\_\_.



# ZONING BOARD OF APPEALS APPLICATION

CITY OF NOVI

Community Development Department

(248) 347-0415

cityofnovi.org  
ZBA Case No.

P214-0014

For Official Use Only

ZBA meeting date

June

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 John Carroll Date April 1, 2014

Company (if applicable) Araneae Inc

Address\* 28785 Haas Rd City Wixom

State MI Zip code 48393 \*Where all case correspondence is to be mailed

Applicant's E-mail address jcarroll@araneae-group.com

Phone number 248 344 8840 Fax number 248 344 8841

Request is for:

- Residential
- Vacant property
- Commercial
- Signage

Address of subject ZBA case 42990 Grand River Zip code 48375

Cross roads of property Grand River + Town Center Dr.

Sidwell number 50-22- 23-126-012 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 checked="" type="checkbox"/> TC	<input type="checkbox"/> TC-1	<input type="checkbox"/> Other		

Property owner name (if other than applicant) Halle Properties, LLC

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

Indicate Ordinance section(s) and variances requested:

- |    |         |                |                    |   |
|----|---------|----------------|--------------------|---|
| 1. | Section | <u>28-5(3)</u> | Variance requested | <u>Additional signage<br/>(requesting two wall 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):

*see attached sheet*

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:

*see attached sheet*

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

*[Handwritten Signature]*

Applicants Signature

\_\_\_\_\_ Date

*See attached letters*

Property Owners Signature

\_\_\_\_\_ 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

Discount Tire is requesting a variance for the addition of two wall signs on their building, one on the south side and one on the north side.

The practical difficulty of this property is the setback of the building from Grand River, and the placement of neighboring businesses to the east and west, but closer to Grand River. This has resulted in limited visibility of the Discount Tire building from Grand River Ave.

This property is unique in that the business has parking lot entrances on both Eleven Mile Road and on Town Center Drive. Since the Walmart opened last year, the amount of traffic on these roads has increased dramatically, and in order to adequately direct traffic to the correct building and parking areas, additional signage is required.

# DISCOUNT TIRE

To Whom It May Concern:

This letter shall constitute the final and sole limited authorization for the following company to act on behalf of Discount Tire Co. and America's Tire Co. as duly authorized "agent" of the company.

This authorization shall be limited to activities associated with, and, or related to: acquiring, submitting, obtaining, or otherwise securing permits for electrical and non-electrical signage, and, or, notice of commencement, and does not authorized agent: to act on behalf of Discount Tire Co. / America's Tire Co. in any other manner or regard.

The following persons/company shall be authorized:

Teri Guerrero  
Daniel Maeckle  
Tom Lewis  
@  
Walton Signage  
3419 E Commerce  
San Antonio, TX 78220

Signed,



Dana Kornis  
Assistant Construction Manager  
Discount Tire Co. / America's Tire Co.

STATE OF ARIZONA  
COUNTY OF Maricopa

Before me, the undersigned, a Notary Public, on this day personally appeared DANA KORNIS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that all statements contained herein are true and correct.

*Joan E. Robinson*

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18<sup>th</sup> day of July 2011.







PHOTO SURVEY OF EXISTING - SOUTH ELEVATION  
SCALE: NTS



PHOTO SURVEY OF EXISTING - NORTH ELEVATION  
SCALE: NTS



**A** 24" PHOTO SURVEY OF PROPOSED - SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



**B** 24" PHOTO SURVEY OF PROPOSED - NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



DISCOUNT TIRE  
42990 GRAND RIVER AVENUE  
NOVI, MI 48375

02/24/14

MSB  
TG

This is an original drawing created by Walton. It is submitted for your personal use; however, it shall at all times remain the property of Walton. It may be used in connection with the project being planned for you by Walton, but not otherwise. You are not authorized to show these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion.

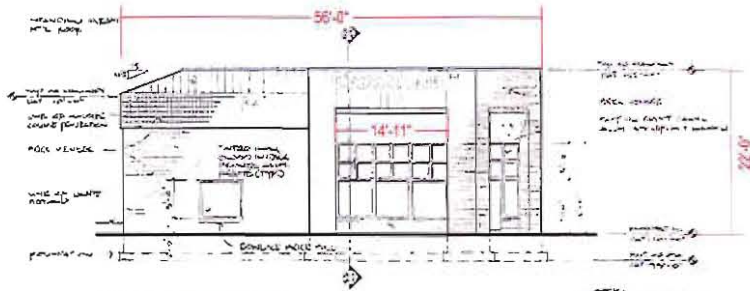
R1) 3/2/14 relocate signs A, B & revise sign A - CD  
R2) 3/11/14 revise attachment detail for channel letters - RB  
R3) 4/7/14 add dimensions to site plan / elevations - RB

Signs will be manufactured with 100 Volt AC.  
All primary electrical service to the sign and final connection thereof, is the responsibility of the client.  
All work is to be done in accordance with the purchase agreement attached hereto, in case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

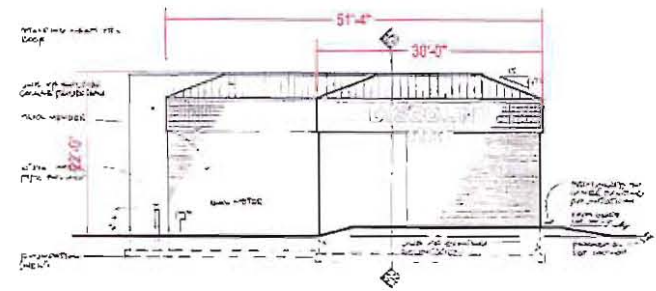
Sales:	Date:
P.M.:	Date:
Design:	Date:
Client:	Date:

CID138056

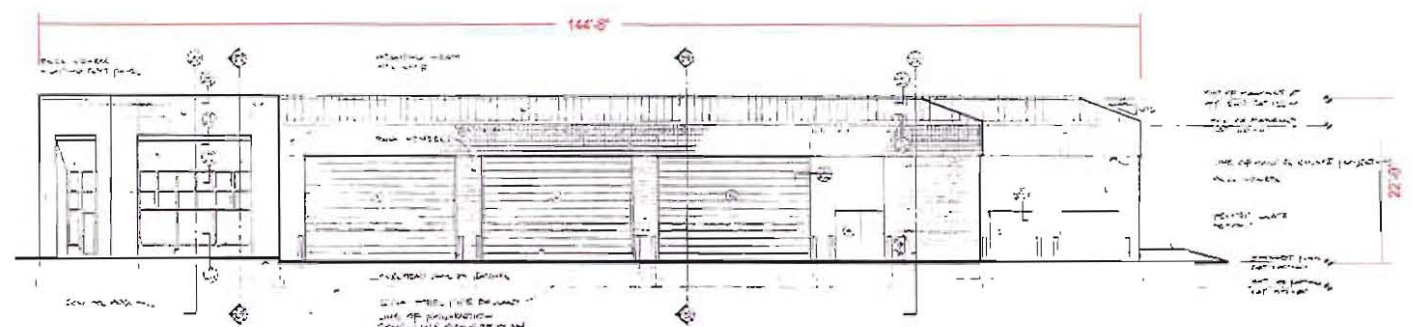


**A** 24" SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"

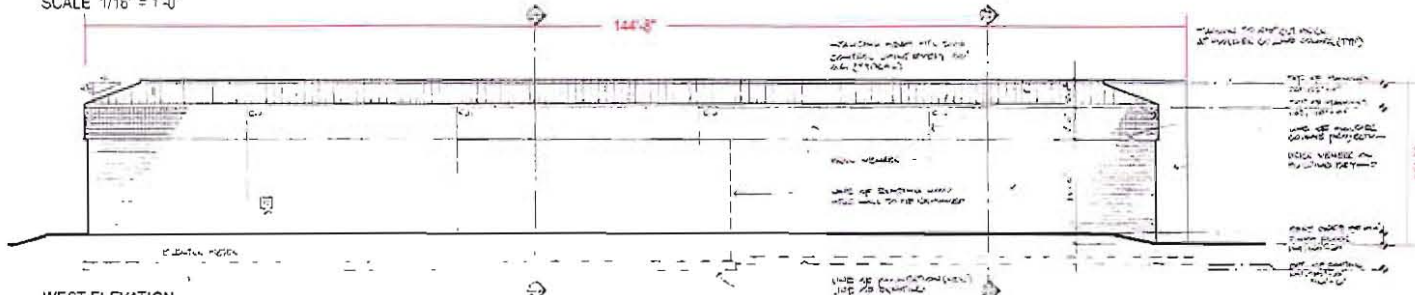
NOTE: E1  
REVISIONS TO HOUSE  
USED FOR THIS SET  
WALLS AND WINDOWS  
SHOULD BE CONSIDERED  
EXACT



**B** 24" NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



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



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



DISCOUNT TIRE  
42990 GRAND RIVER AVENUE  
NOVI, MI 48375  
02/24/14

MSE  
TG

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R1) 3/2/14 relocate signs A, B & revise sign A - CD  
R2) 3/11/14 revise attachment detail for channel letters - RB  
R3) 4/7/14 add dimensions to site plan / elevations - RB

Signs will be manufactured with 120 Volt AC. All primary electrical service to the sign and final connection thereof, is the responsibility of the buyer. All work is to be done in accordance with the purchase agreement attached herein. In case of error between the specifications of the purchase agreement and the drawing, the drawing shall prevail.

The sign is intended to be installed in accordance with the requirements of Article 603 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

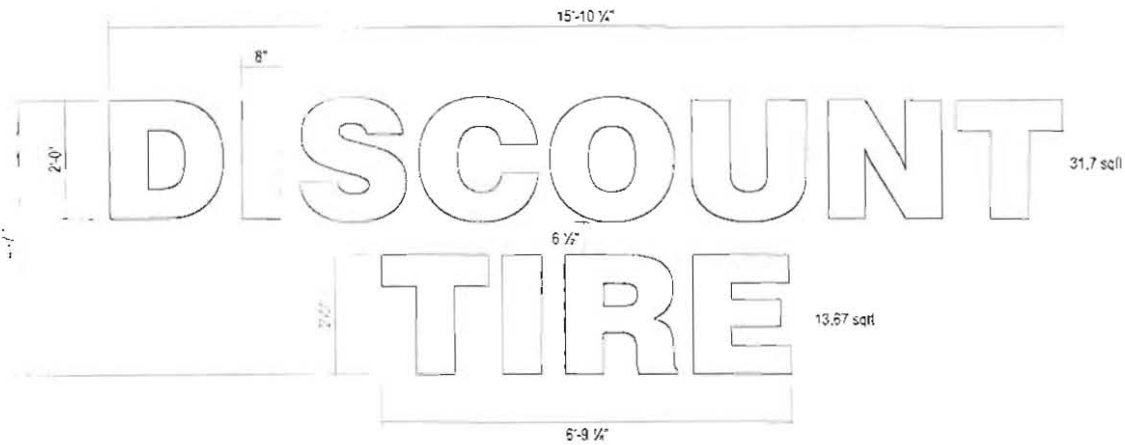
Sales:	Date:
P.M.:	Date:
Design:	Date:
Client:	Date:

**CID138056**



CITY OF ORANGE  
BUILDING DIVISION  
SIGN ATTACHMENT

DOCUMENT NO.: 138.02...  
Effective: 01-01-08  
Revised:  
Approved by:

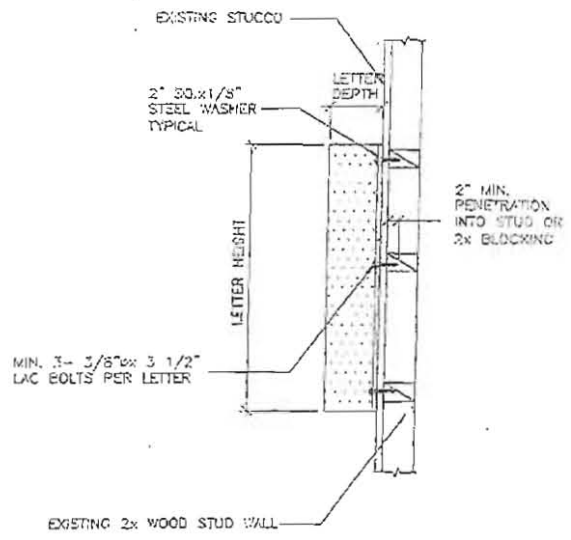


**A B 24"** FRONT VIEW OF ILLUMINATED CHANNEL LETTERS - FLUSH MOUNT - "DISCOUNT TIRE" - 45.37 SQ. FEET  
Scale: 1/2" = 1'-0"

CUSTOM SIGN

**GENERAL SPECIFICATIONS**

- ACRYLIC FACE LIT CHANNEL LETTERS
- .063 ALUM. BACKS W/.049 ALUM. RETURNS  
(BACKS TO HAVE 3 HOLES FOR ELECTRICAL PENETRATION OPTIONS - BOTTOM, MIDDLE, TOP)
- 1" "JEWELITE" WHITE TRIM CAP
- 5" PRE-FINISHED CLC "DISCOUNT TIRE" WHITE RETURNS
- 3/16" WHITE ACRYLIC FACE
- INTERNAL ILLUMINATION WITH SLOAN "ChannelLED 5"  
120 DEGREE 1/2" X 4" WHITE LED MODULES  
(SEE LED MODULE LAYOUT PAGE FOR QUANTITY AND INSTALLATION)
- 12VDC SECONDARY WIRING
- REMOTE 120 VAC TO 12VDC LED POWER SUPPLIES
- 120 VOLT PRIMARY TO SIGN LOCATIONS BY OTHERS



**INTO WOOD STUD WALL ATTACHMENT**

**INSTALLATION NOTES:**  
ALL SIGNS ARE INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

WHEN INSTALLING LETTERS, USE CLEAR SILICONE AROUND SECONDARY AND WALL PENETRATIONS. RUN A BEAD OF SILICONE ACROSS THE TOPS OF ALL LETTERS, IN ORDER TO PREVENT LEAKS.

**NOTE:**  
REFERENCE UL-48-ELECTRIC SIGN STANDARDS PG. 35 FOR DETAILS CONCERNING UL REQUIREMENT FOR BONDING OF PAN CHANNEL L.E.D. ILLUMINATED LETTERS.



Client: DISCOUNT TIRE  
Address: 42930 GRAND RIVER AVENUE  
City: NOVATO, CA 94947  
Date: 12/24/14  
MSB  
TG

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Revisions:  
R1) 3/27/14 reattach sign A, B & revise sign X - CG  
R2) 3/11/14 revise attachment detail for channel letters - HD  
R3) 4/7/14 add dimensions to site plan / elevations - NS

Signs will be manufactured with 120 VOLT AC. All primary electrical service to the sign and final connection thereof is the responsibility of the owner. All work is to be done in accordance with the guidance approval directed herein. In case of a conflict between the specifications of this purchase agreement and this drawing, the drawing shall prevail.

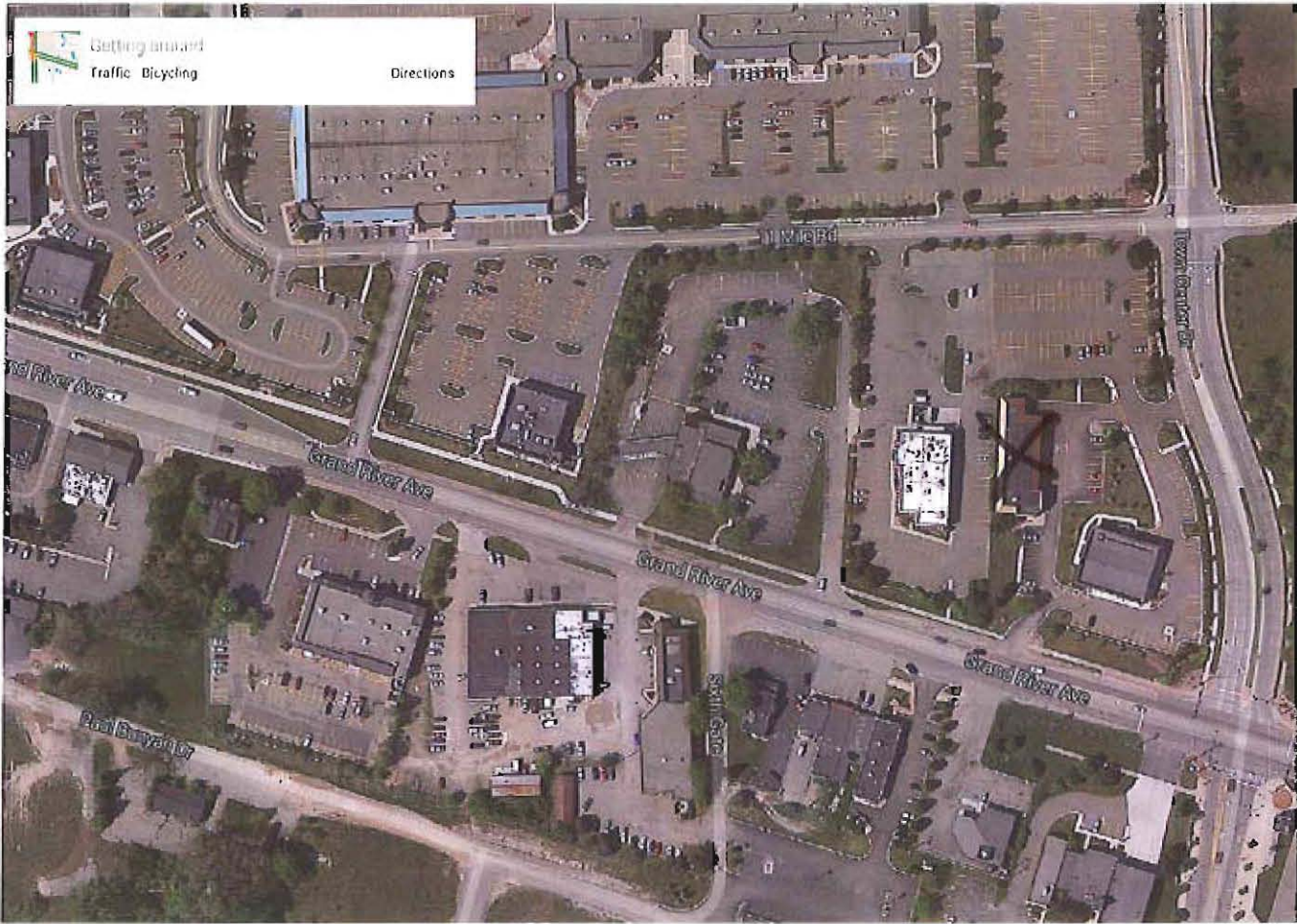
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Sales:	Date:
P.M.:	Date:
Design:	Date:
Client:	Date:

**CID138056**







X = Discount Tire

1725 2 28'54" 2 27' 33" 15' 15" 232 20 251227 83 13 52 304 21 50 27 1348