



ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department

Case No. PZ13-0039 44055 Twelve Mile (GFS Marketplace)

Location: 44055 Twelve Mile (GFS Marketplace)

Zoning District: RC, Regional Center District

The applicant is requesting variances from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow (3) additional wall signs of 65 square feet each for a new retail business. The property is located south of 12 Mile Road and west of Novi Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5 (3) Number of on-premises advertising signs permitted states: "No building or parcel of land shall be allowed more than one (1) sign... ..where a corner lot or parcel occupied by a single business and situated on two (2) or more thoroughfares, wall signs may be permitted on each thoroughfare....except that if a ground sign is selected and placed on the premises, only the ground sign shall be permitted.

City of Novi Staff Comments:

The applicant is requesting variances to allow installation of (3) additional wall signs for a new retail building. A single ground sign or wall signs facing each thoroughfare (in this case (2)) are allowed. The applicant has chosen to install one wall sign allowed by right and is requesting the (3) additional wall signs of 65 square feet each. 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
CITY OF NOVI
Community Development Department
(248) 347-0415

For Official Use Only

ZBA Case No: P2130039 ZBA Date: 8/13/13 Payment Received: \$ 300 (Cash)
 Check # 10947 Include payment with cash or check written to "City of Novi."

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

Please submit one original signed application and 13 copies of all supporting documentation relevant to the appeal,

Applicant's Name GFS Marketplace - Ryan Sytsma Date 6-18-2013
 Company (if applicable) GFS Marketplace Store
 Address* 1300 Gezon Parkway City Wyoming ST MI ZIP 49509
*Where all case correspondence is to be mailed.
 Applicant's E-mail Address: ryan.sytsma@gfs.com
 Phone Number (616) 717-6648 FAX Number (616) 717-7658

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 44055 Twelve Mile ZIP 48375

2. Sidwell Number: 5022 - 15 - 200 - 111 may be obtained from Assessing Department (248) 347-0485

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

4. Zoning: RA R-1 R-2 R-3 R-4 RT RM-1 RM-2 MH OS-1 OS-2 OSC OST OTHER

RC - REGIONAL CENTRAL

5. Property Owner Name (if other than applicant) GFS Marketplace

6. Does your appeal result from a Notice of Violation or Citation Issued? Yes No

7. Indicate ordinance section(s) and variances requested:

- 1. Section 28-5 (3) h. Variance requested To allow a 2nd sign facing north
- 2. Section 28-5 (3) h. Variance requested To allow a 3rd sign facing west
- 3. Section 28-5 (3) h. Variance requested To allow a 4th sign facing south
- 4. Section _____ Variance requested _____

8. 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.

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

- a) This site is not part of main development. It does not have any identity on the shared directional sign.
- b) The existing landscaping is set so close to the buildings required perimeter landscaping that limits visibility.

10. 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:

- a) Site is heavily shielded with large pine trees and landscaping that makes the future building barely visible.
- b) The site sets lower from the road - this elevation change makes the building difficult to see from the road.

SIGN CASES ONLY: c) The site has access from the main roads and very limited visibility from 12 mile and Donelson.

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.

Variance approval is void if permit not obtained within one hundred eighty (180) days of date of decision.

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

All property owners' within 300 feet of ZBA property address will be notified of the ZBA case and variance requests.


PLEASE TAKE NOTICE:

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

- Construct New Home/Building
- Addition to Existing Home/Building
- Accessory Building
- Use
- Signage
- Other


Applicants Signature

6-17-13
Date


Property Owners Signature Agent of Owner

6-17-13
Date

DECISION ON APPEAL

- Granted
- Denied
- Postponed by Request of Applicant
- Board

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



July 2, 2013

Angie Pawlowski
Zoning Board of Appeals
City of Novi
45175 West Ten Mile Road
Novi, MI 48375

Dear Angie,

Please find attached the completed variance application, drawings, scans and review letter for the wall signs for GFS Marketplace store at 44055 Twelve Mile Road.

Please process the application for the August 13th meeting. If you have any questions please call me at 616-554-9999.

Best regards,

Jack Vos

A handwritten signature in black ink, appearing to read "J Vos", is written over the printed name "Jack Vos".



May 20, 2013

Universal Sign
5001 Falcon View SE
Grand Rapids, Michigan 49512

RE: GFS MARKETPLACE – 44055 TWELVE MILE

The revised sign permit applications for the above location have been reviewed.

North Elevation

One sign can be approved on this elevation. The second sign on this elevation is not approved. Only one sign is permitted on each thoroughfare. Please let me know which sign you choose to use as your north elevation sign.

West Wall and South Wall

No signs are permitted by ordinance on the west or south elevations.
Sign Code Section 28-5(3) h. permits a wall sign on each thoroughfare.
One sign is permitted on the north elevation and one sign on the east elevation.

Sign Code Section 28-5 (3) h. , states:"where a corner lot or parcel occupied by a single business and situated on two (2) or more thoroughfares, wall signs may be permitted on each thoroughfare...., except that if a ground sign is selected and placed on the premises, only the ground sign shall be permitted."

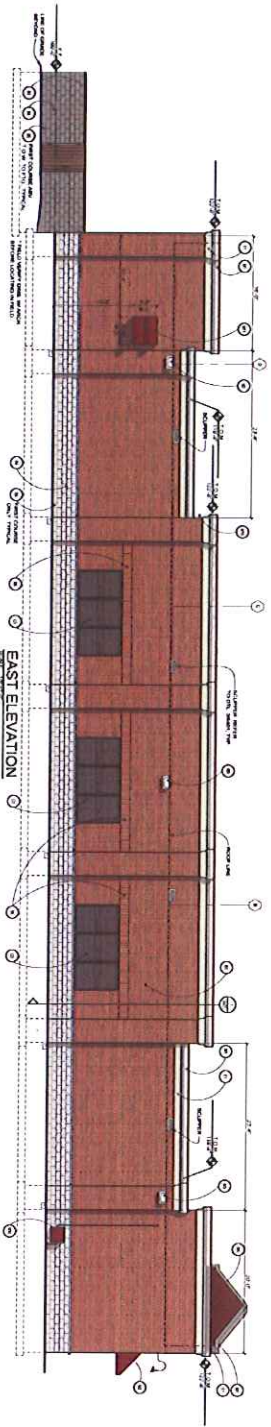
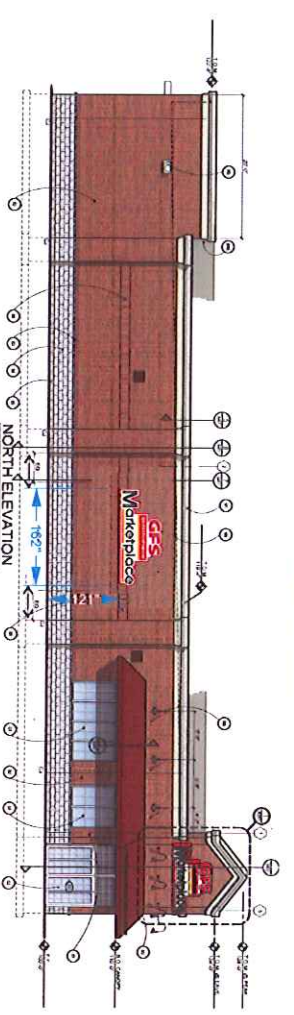
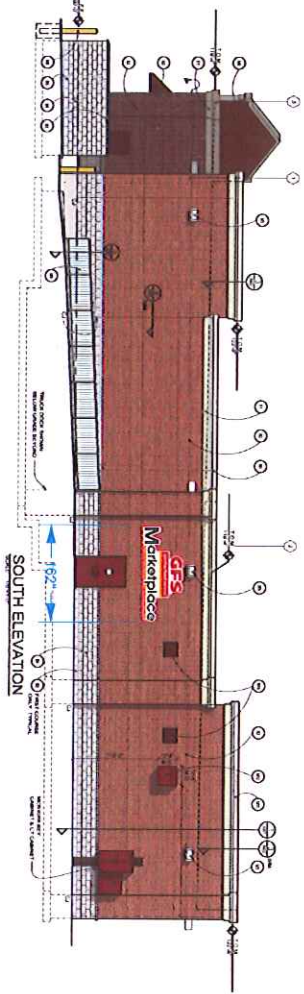
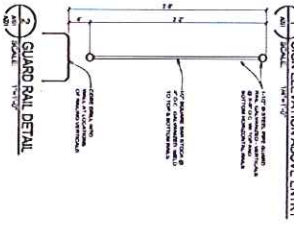
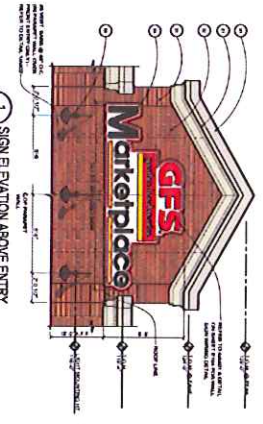
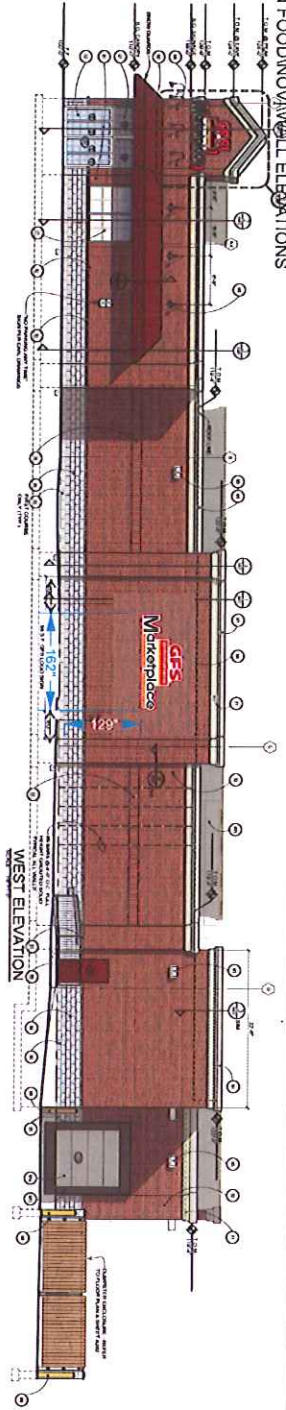
Should you wish to request consideration of a variance from the Zoning Board of Appeals, you may do so by contacting the board secretary, Angie Pawlowski, at 248-347-0459 or apawlowski@cityofnovi.org

If you have any questions please feel free to contact me at 248-347-0438.

Sincerely,

CITY OF NOVI

Jeannie Niland
Ordinance Enforcement Officer



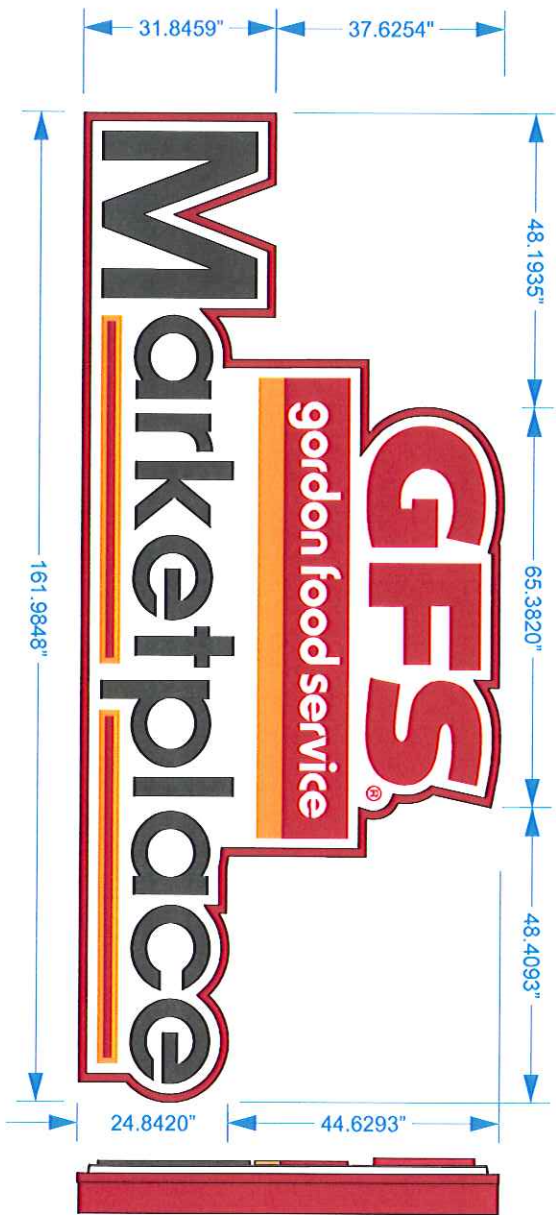
Project:
GFS
 Specialized Service
 NOVI

Date:
 7.2.13

Approval:
 Name:
 Date:

Notes:

UNIVERSAL
 S I E N S Y S T E M S
 36911 Edison
 www.universalsystems.com 49712
 Ph: 616.554.9999 Fx: 616.554.9932



GEOMETRIC SHAPE
64.81 SQ. FT.

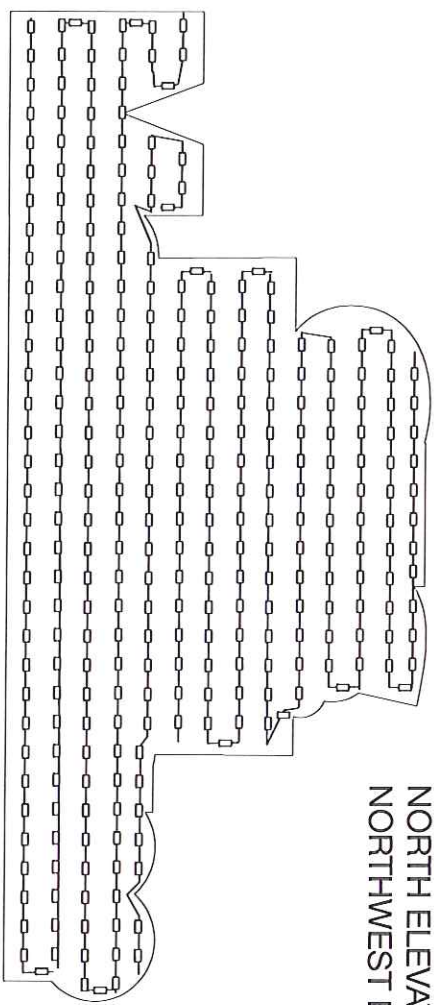
SPECIFICATIONS:

- 3/16" Panformed Lexan Face Material with Embossed Copy with Painted Side Walls
- 1 1/2" Flange
- Pan to be 1 1/2" deep
- GFS logo to be 3/4" deep embossing
- Box, Marketplace & Bars to be 1/2" deep embossing
- Box to be embossed w/backpainted yellow & red stripes w/flat white copy
- Custom shaped S/F cabinet to be 6" deep w/1.1/2" retainers
- Place gussets and lifting provisions for wall mounting inside cabinet
- Paint exterior of cabinet to match 3630-73 Dark Red and interior of cabinet Zap White
- Lamp using approx. 400 white US LED's

FACE LAYOUT

64.81 SQ. FT.
QTY. 4

- WEST ELEVATION- Visible from West Mall Drive
- SOUTH ELEVATION- Visible from South Mall Drive
- NORTH ELEVATION- Visible from 12 Mile East & West
- NORTHWEST ELEVATION- Visible from 12 Mile



Project:

 NOV1

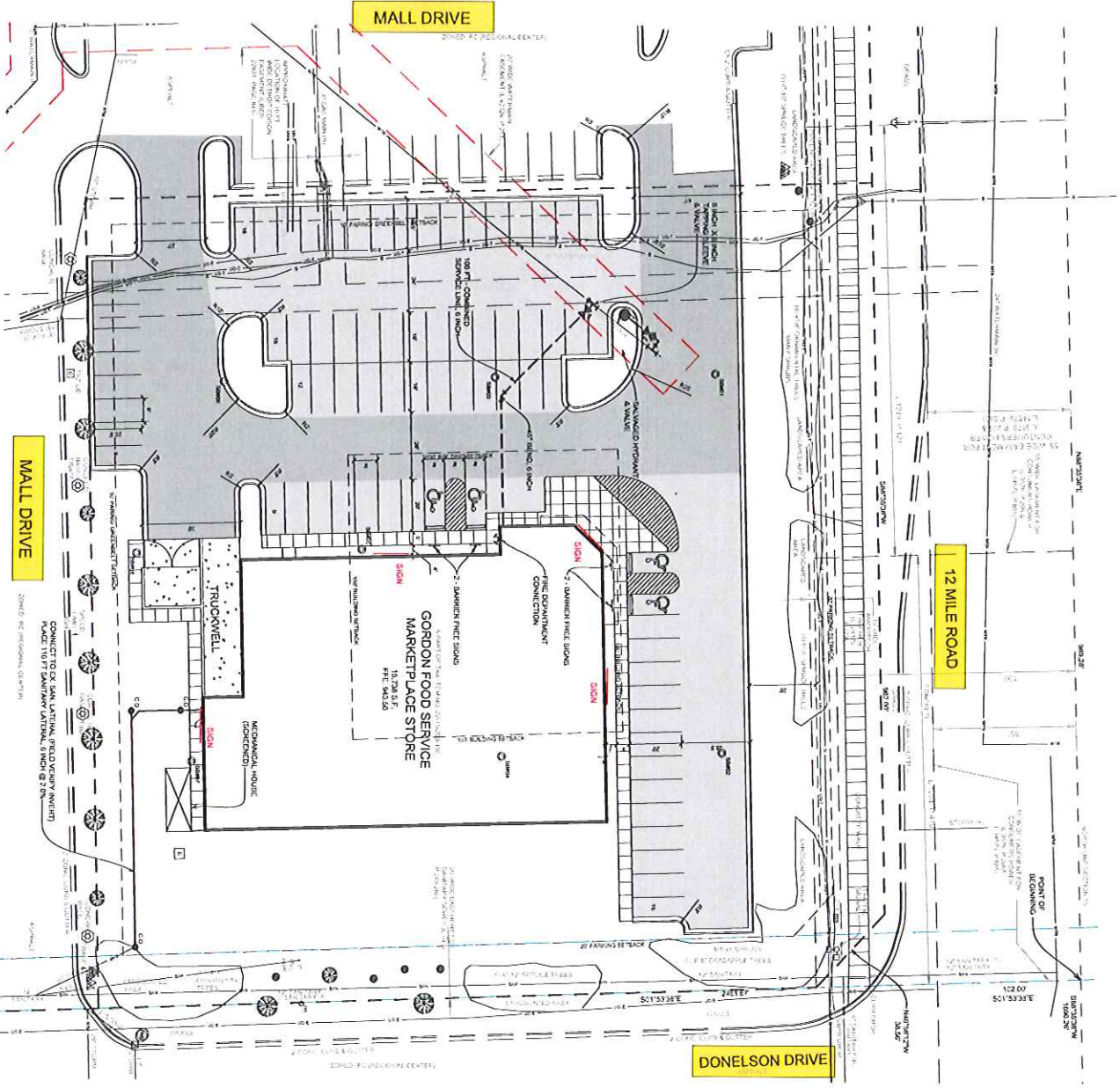
Date:
 7.2.13

Approval:
 Name: _____
 Date: _____

Notes:



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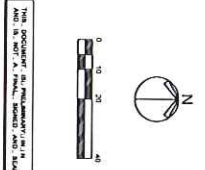
MALL DRIVE

12 MILE ROAD

DONELSON DRIVE

MALL DRIVE

MALL DRIVE



THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DOCUMENT SHALL BE MADE BY THE ENGINEER'S OFFICE.



NOTE: THE ENGINEER'S OFFICE SHALL BE NOTIFIED IMMEDIATELY IN WRITING OF ANY CHANGES TO THIS DOCUMENT. ANY CHANGES TO THIS DOCUMENT SHALL BE MADE BY THE ENGINEER'S OFFICE.

LEGEND OF SYMBOLS

○	3" GAS SERVICE	○	6" WATER
○	4" SANITARY	○	8" WATER
○	6" SANITARY	○	10" WATER
○	8" SANITARY	○	12" WATER
○	10" SANITARY	○	14" WATER
○	12" SANITARY	○	16" WATER
○	14" SANITARY	○	18" WATER
○	16" SANITARY	○	20" WATER
○	18" SANITARY	○	22" WATER
○	20" SANITARY	○	24" WATER
○	22" SANITARY	○	26" WATER
○	24" SANITARY	○	28" WATER
○	26" SANITARY	○	30" WATER
○	28" SANITARY	○	32" WATER
○	30" SANITARY	○	34" WATER
○	32" SANITARY	○	36" WATER
○	34" SANITARY	○	38" WATER
○	36" SANITARY	○	40" WATER
○	38" SANITARY	○	42" WATER
○	40" SANITARY	○	44" WATER
○	42" SANITARY	○	46" WATER
○	44" SANITARY	○	48" WATER
○	46" SANITARY	○	50" WATER
○	48" SANITARY	○	52" WATER
○	50" SANITARY	○	54" WATER
○	52" SANITARY	○	56" WATER
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○	58" SANITARY	○	62" WATER
○	60" SANITARY	○	64" WATER
○	62" SANITARY	○	66" WATER
○	64" SANITARY	○	68" WATER
○	66" SANITARY	○	70" WATER
○	68" SANITARY	○	72" WATER
○	70" SANITARY	○	74" WATER
○	72" SANITARY	○	76" WATER
○	74" SANITARY	○	78" WATER
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○	84" SANITARY	○	88" WATER
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○	88" SANITARY	○	92" WATER
○	90" SANITARY	○	94" WATER
○	92" SANITARY	○	96" WATER
○	94" SANITARY	○	98" WATER
○	96" SANITARY	○	100" WATER

LEGEND OF SYMBOLS

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GENERAL NOTES:

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paradigm design

580 3 MILE NW, SUITE 3
GRAND RAPIDS MI 49508
(616) 793-5656
(616) 793-5657
PARADIGMDESIGN.COM

PROJECT:
GFS MARKETPLACE
3200 3 MILE SW
GRAND RAPIDS, MICHIGAN

DATE:
NOV 15 2012

CLIENT:
GFS MARKETPLACE
REALTY FIVE, LLC
GRAND RAPIDS, MICHIGAN

DEVELOPER:
GFS MARKETPLACE
REALTY FIVE, LLC
GRAND RAPIDS, MICHIGAN

PERMITS DATE:
11/15/12

PROJECT:
1205049

DATE:
11/15/12

PROJECT:
C-102

UTILITY AND SITE



GRADE CHANGE FROM DONELSON & 12 MILE RD

Project:



Date:

7.2.13

Approval:

Name: _____

Date: _____

Notes:



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SIGN SYSTEMS
5001 Falcon View SE, Grand Rapids, MI 49512
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STORE VISIBILITY FROM EAST

Project:



NOVI

Date:

7.2.13

Approval:

Name:

Date:

Notes:



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STORE VISIBILITY FROM DONELSON EAST ELEVATION

Project:



Date:

7.2.13

Approval:

Name:

Date:

Notes:



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STORE VISIBILITY FROM WEST GOING EAST ON 12 MILE

Project:
GFS.
gordon food service
NOVI

Date:
7.2.13

Approval:
Name: _____
Date: _____

Notes:


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www.universalsignsystems.com
Ph 616.554.9999 Fx 616.554.9922



STORE VISIBILITY FROM WEST AFTER ENTERING DEVELOPMENT ON MALL DRIVE

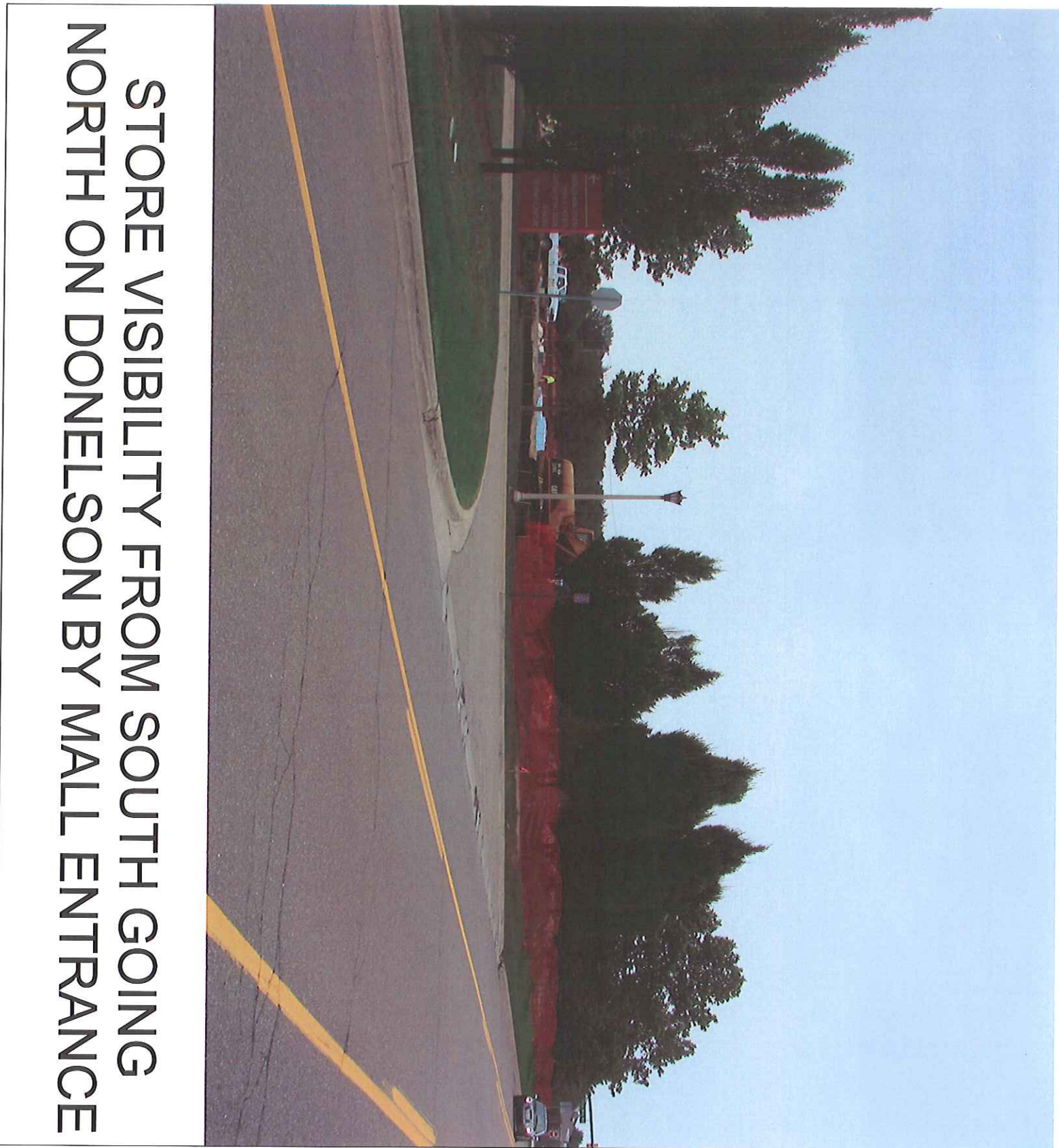
Project:
GFS
gardon food service
NOVI

Date:
7.2.13

Approval:
Name: _____
Date: _____

Notes:


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SIGN SYSTEMS
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www.universalsignsystems.com
Ph 616.554.9999 Fax 616.554.9922



STORE VISIBILITY FROM SOUTH GOING NORTH ON DONELSON BY MALL ENTRANCE

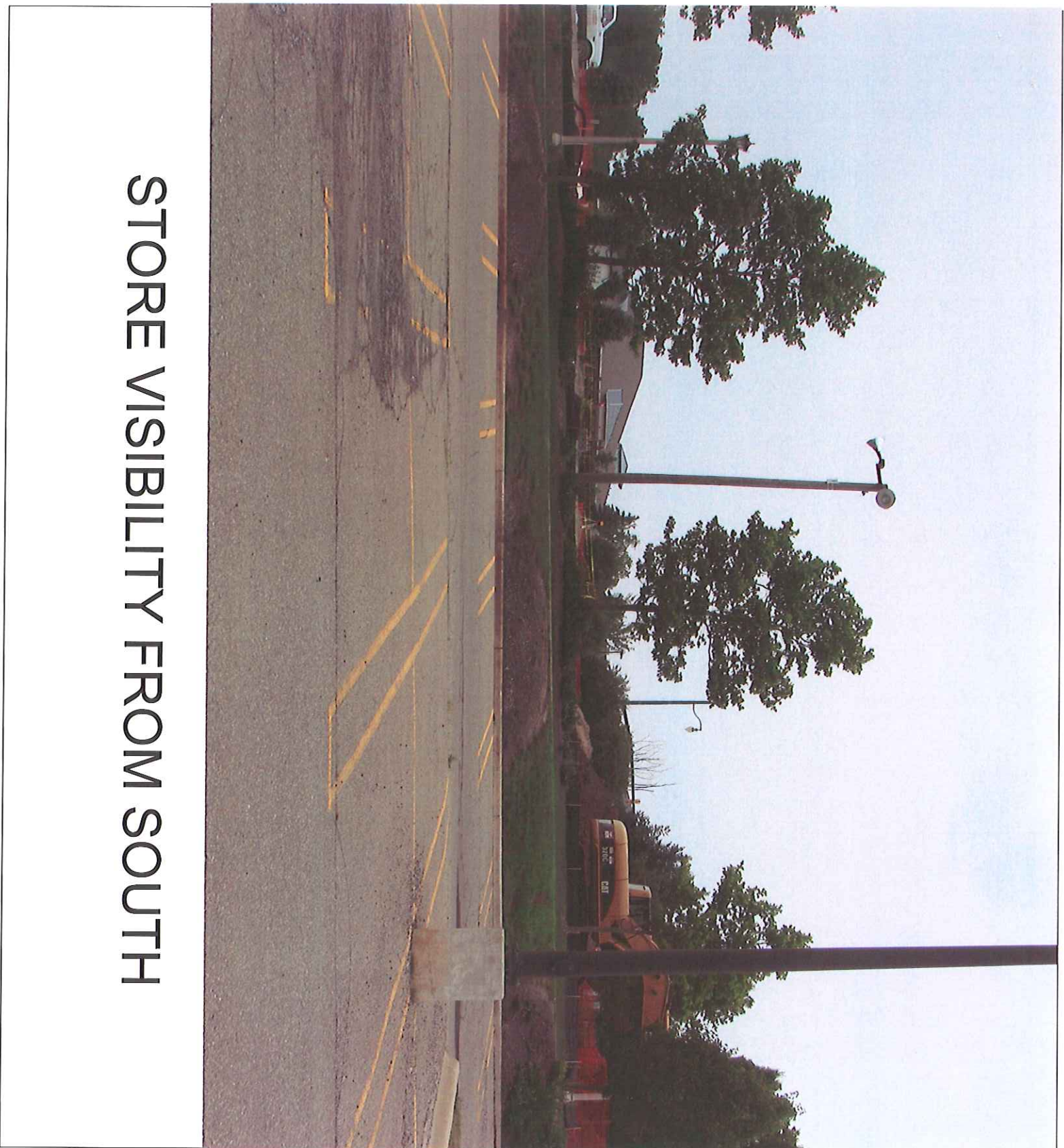
Project:
GFS
gordon food service
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Approval:
Name: _____
Date: _____

Notes:


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STORE VISIBILITY FROM SOUTH

Project:



Date:

7.2.13

Approval:

Name: _____

Date: _____

Notes:



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