



ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department
(248) 347-0415

Case No. PZ13-0068

Location: 44500 Grand River

Zoning District: I-1, Light Industrial District

The applicant is requesting an extension of the variance granted in ZBA PZ12-044 to allow (1) 24 sq. ft. and (1) 48 sq. ft. real estate signs where a single 16 sq. ft. sign is allowed for marketing of an industrial property. The property is located west of Novi Road, south of Interstate-96, and north of Grand River Ave.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCE, Section 28-6 (4) states: "Sale, rental or lease sign which identifies the sale, rental, or lease of the non-residential property...be...not less than one-half the distance between the principal building and adjacent street and not higher than ten (10) feet nor more than 16 square feet in area. This section also permits only a single sign for each parcel of property.

City of Novi Staff Comments:

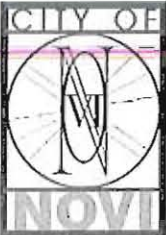
The applicant is requesting a variance to allow continued placement of an oversized real estate marketing sign previously approved under ZBA 12-044 for 1 year. . The existing 48 square foot sign exceeds the allowed sign area of 16 square feet. Staff does not support granting further variances as the failure to grant relief will not unreasonably prevent or limit the use of the property and will not 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 _____.



cityofnovi.org

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RECEIVED

NOV 14 2013

CITY OF NOVI
COMMUNITY DEVELOPMENT

For Official Use Only

ZBA Case No: P2130068 ZBA Date: Jan Payment Received: \$ 300 (Cash)

Check # 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 Jim Montgomery Date 11/13/13

Company (if applicable) Signature Associates

Address* One Towne Square, Ste 1200 City Southfield ST MI ZIP 48076
*Where all case correspondence is to be mailed.

Applicant's E-mail Address: alexander@signatureassociates.com

Phone Number () 248-948-9000 FAX Number () 248-799-3179

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 44550 Grand River ZIP 48375

2. Sidwell Number: 5022 - 15-326-011 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

5. Property Owner Name (if other than applicant) William (Spike) Walker

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 28.6 Variance requested Larger temp. real estate sign.
2. Section Variance requested
3. Section Variance requested
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):

We have existing signage approved by ZBA a year ago and we are looking to retain it. Existing along Grand River.

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:

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.

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

[Signature]
Applicants Signature

11/13/13
Date

[Signature]
Property Owners Signature

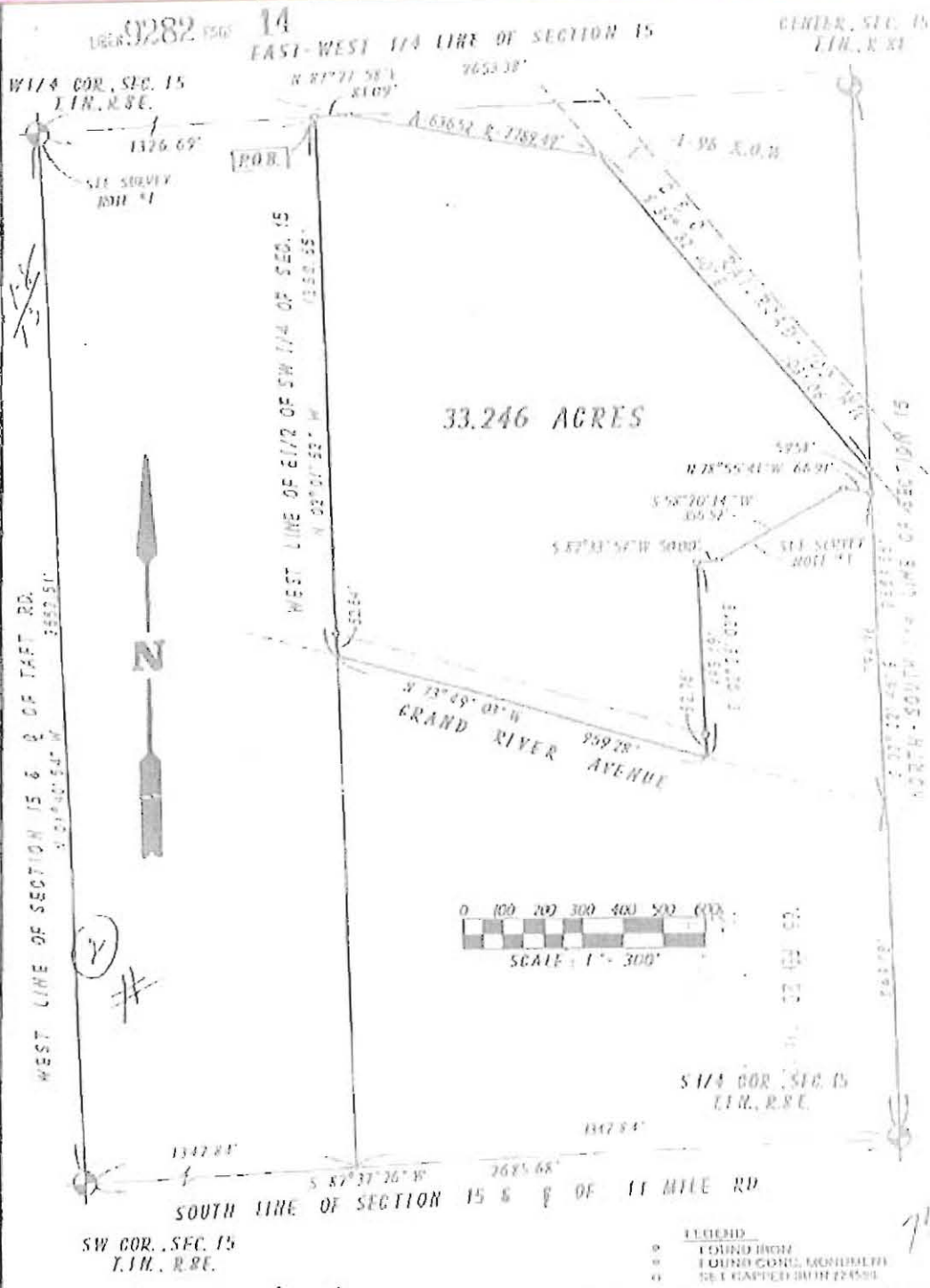
11/13/13
Date

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



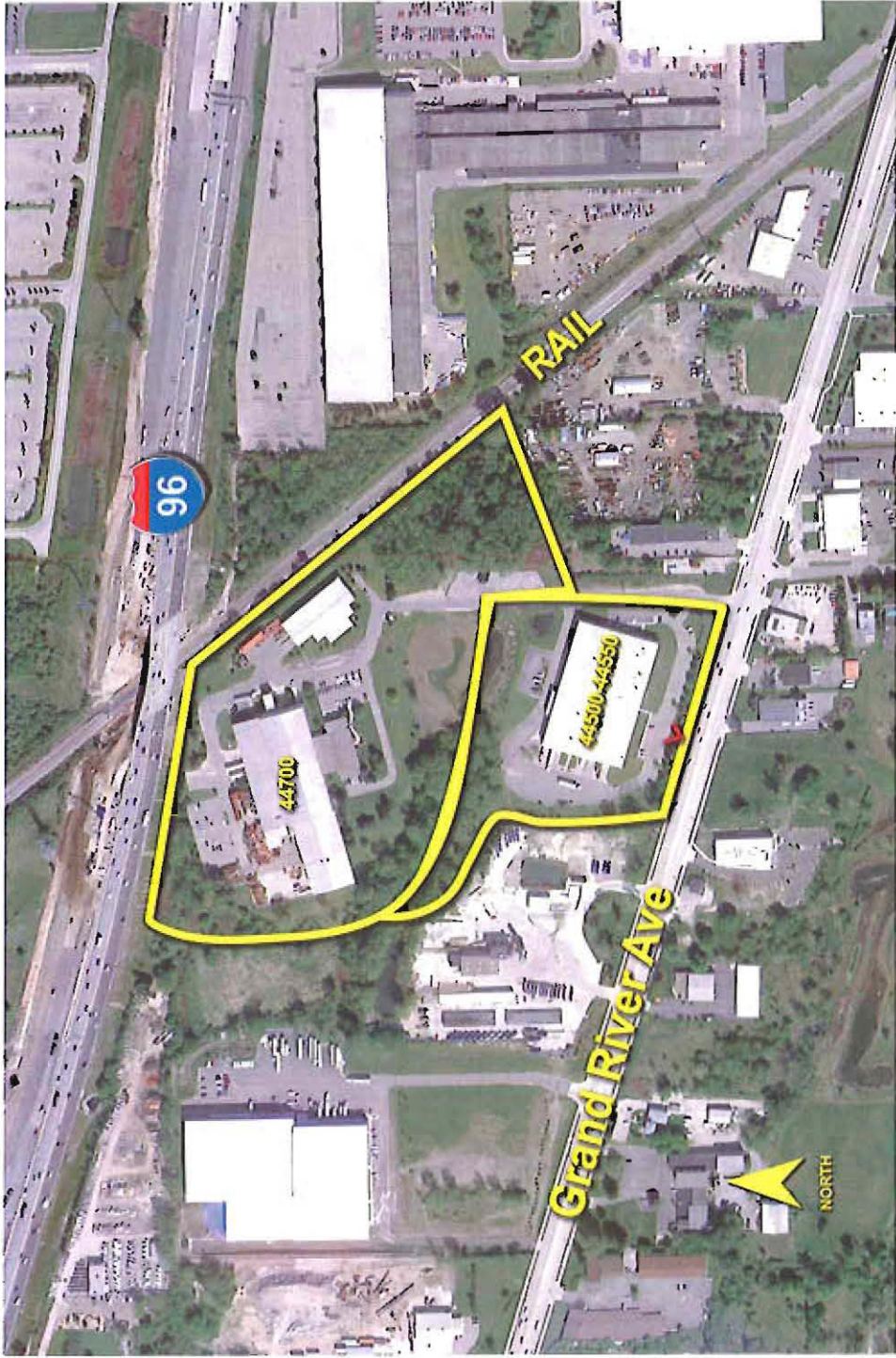
I, Joseph C. Kapilevich, Registered Land Surveyor No. 24598, hereby certify that I have surveyed the following described parcel and that I have done so with a LINDSEY P.A. 1570, that the ratio of enclosure is 1:28,350 and that each is within the present acceptable limits.

JCK
LAND SURVEYORS
9215 Dixie Highway
P.O. Box 328
Clarkston, Michigan 48016

**SPIKE WALKER
BOUNDARY SURVEY
SECTION 15 CITY OF NOVI**

Date	Drawn	Checked	Job No.
7-4-86	L.L.C.	J.C.K.	P-1258







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