

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

**Case No. PZ13-0065 - Hengst Automotive**

**Location: 29770 Hudson Drive**

**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 to allow an oversize ground sign of 32 square feet located on the south side of site. The property is located east of Beck Road and north of West Road.

**Ordinance Sections:**

CITY OF NOVI, CODE OF ORDINANCE, Section 28-5(2) a.1.i permits a ground sign of maximum 30 square feet in area.

**City of Novi Staff Comments:**

The applicant previously installed a business ground sign of 30 square feet and two directional signs located at each driveway entrances. The applicant is entitled to a single ground sign under the Novi Sign Ordinance. The request is to allow additional signage (directional) to the existing ground sign for a maximum area of 32 square feet. Staff does not support the request 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\_\_\_\_\_.



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

**RECEIVED**  
 OCT 30 2013  
 CITY OF NOVI  
 COMMUNITY DEVELOPMENT

**For Official Use Only**

ZBA Case No: P2130005 ZBA Date: DEC Payment Received: \$ 300 (Cash)

Check # 5207 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 IRIS MANTE Date 10-29-13

Company (if applicable) HENGST of North America Inc.

Address 29770 HUDSON DR. City NOVI ST MI ZIP 48377

\*Where all case correspondence is to be mailed.

Applicant's E-mail Address: i.mante@hengst.com

Phone Number (586) 757-2995 FAX Number (586) 757-2979

**Request is for:**

Residential Construction (New/ Existing)  Vacant Property  Commercial  Signage

1. Address of subject ZBA case: 29770 HUDSON DR NOVI MI ZIP 48377

2. Sidwell Number: 5022-04-370-021 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) \_\_\_\_\_

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 28-7 (b) (2) Variance requested ALLOW A DIRECTIONAL SIGN TO

2. Section \_\_\_\_\_ Variance requested BE ADDED TO EXISTING GROUND

3. Section \_\_\_\_\_ Variance requested SIGN

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): LOCATION IS LOCATED ON CORNER OF HUDSON DR. & PEARY CT. WITH 1-DRIVE ON EACH RD. ZONING WILL NOT ALLOW A DIRECTIONAL SIGN AT THE CORNER/ INTERSECTION. 1- DRIVE OFF HUDSON IS FOR CARS & PARKING ONLY. TRUCKS & DELIVERIES CANNOT PULL INTO DRIVE & TURN AROUND. 1- DRIVE OFF PEARY IS FOR THE LARGE TRUCKS and SHIPPING & RECEIVING. THERE IS A BIG NEED TO DIRECT TRAFFIC AT THE INTERSECTION OF THE ROAD. THE DIFFICULTY IS DIRECTING TRAFFIC TO THE CORRECT DRIVES.

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:  
THE UNIQUE CIRCUMSTANCE IS THAT THERE ARE 2- DRIVES OFF 2- SEPERATE ROADS AND NOT USABLE FROM INTERSECTION. NEED TO DIRECT TRUCKS TO TURN ON PEARY CT.

**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

*D. Maerke*  
Applicant's Signature

10/29/13  
Date

(Property Owner is in Germany)  
Property Owners Signature

\_\_\_\_\_  
Date

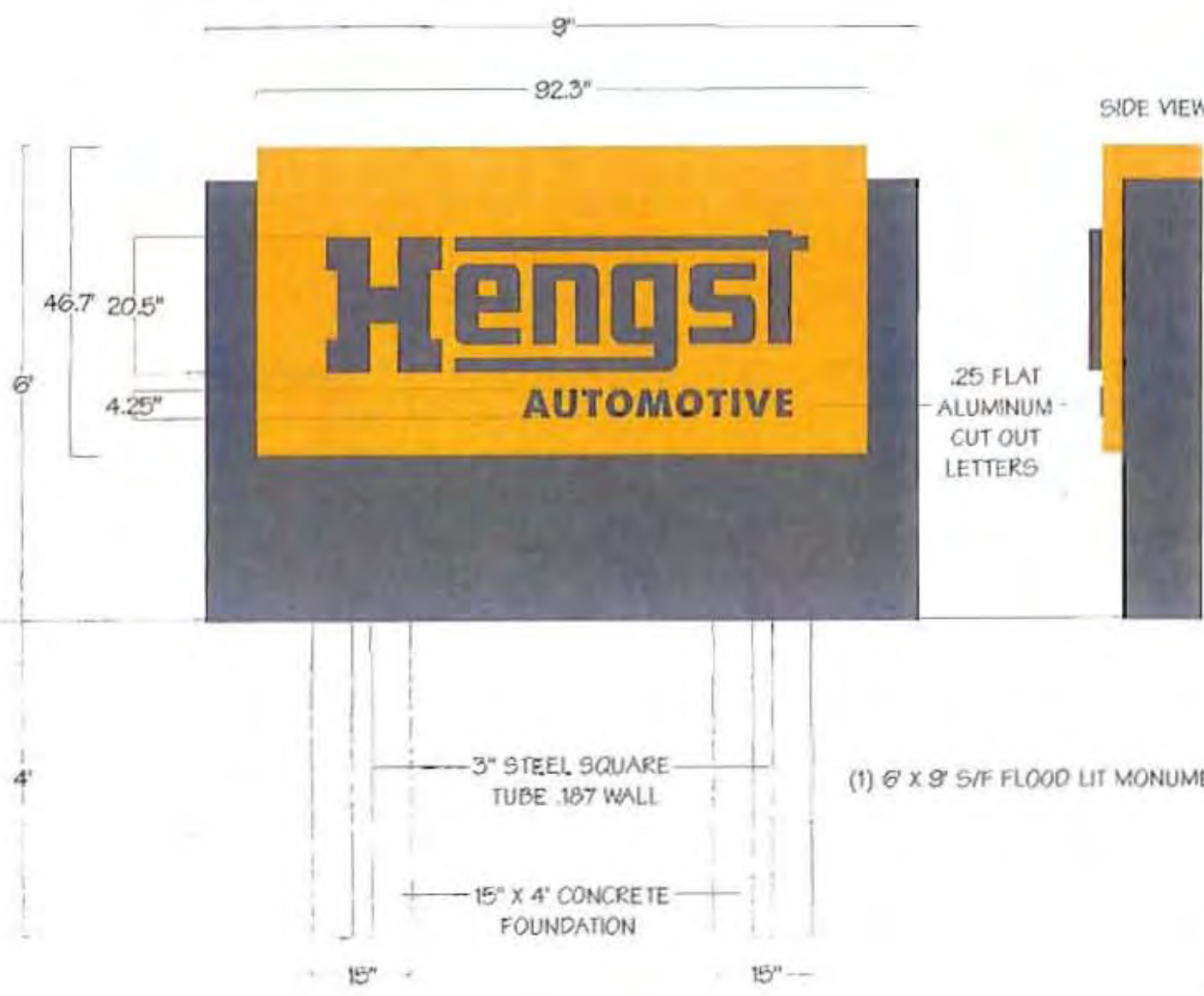
**DECISION ON APPEAL**

\_\_\_\_\_ 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



HENGST COMPANY COLORS

 PANTONE 2757

 PANTONE 116

(1) 6' X 9' 5/8" FLOOD LIT MONUMENT SIGN

HENGST AUTOMOTIVE  
29770 HUDSON DR.  
NOVI, MI 48377

(1) MONUMENT SIGN  
SCALE 1/2"=1'  
HEN-B-072613-LE

PERMITTED SIGN





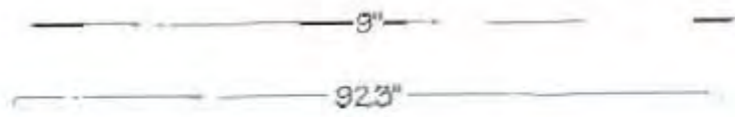
TOP VIEW



12" THICK  
FABRICATED ALUMINUM  
WALL PAINTED  
BLUE PMS 2757

ALUMINUM PAN FACE  
WITH 3" RETURNS  
PAINTED YELLOW PMS 116

FABRICATED ALUMINUM LETTERS  
WITH 2" RETURNS  
PAINTED BLUE PMS 2757

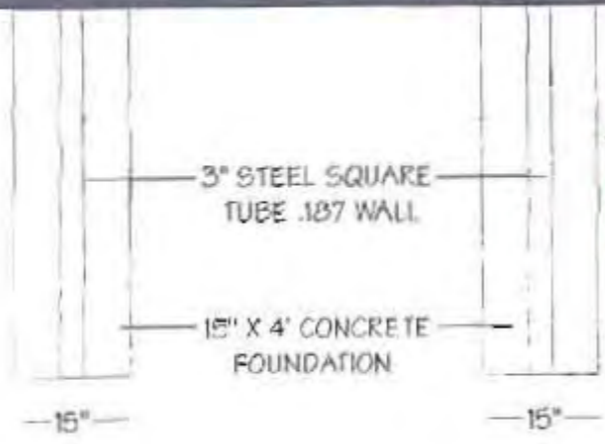


SIDE VIEW



.25 FLAT  
ALUMINUM  
CUT OUT  
LETTERS

HENGST COMPANY COLORS



★ ADD DIRECTIONAL COPY TO EXISTING SIGN

MAIN ENTRANCE =  $3\frac{1}{2} \times 43 = 1.045$  (1) 6' X 9' S/F FLOOD LIT MONUMENT SIGN  
DELIVERIES =  $3\frac{1}{2} \times 32 = .716$  (1) MONUMENT SIGN

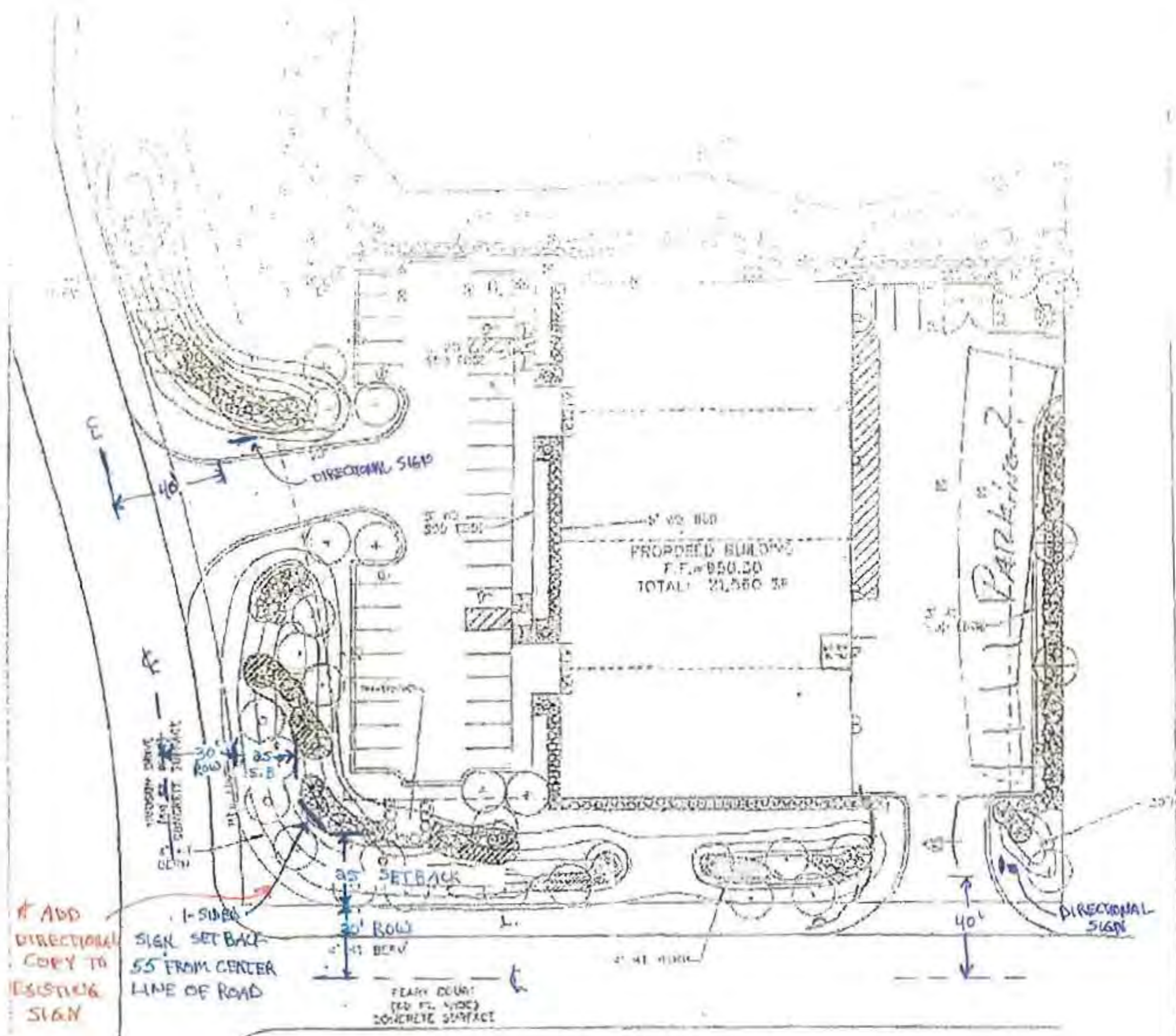
TOTAL SQ FT = 1.823 SQ FT.

HENGST AUTOMOTIVE  
29770 HUDSON DR.  
NOVI, MI 48377

SCALE 1/2"=1'  
HEN-A-072613-LE







# ADD  
 DIRECTIONAL  
 COPY TO  
 EXISTING  
 SIGN

1-SIDED  
 SIGN SETBACK  
 55' FROM CENTER  
 LINE OF ROAD

FEARY COUNT  
 (PER PL. NOTES)  
 CONCRETE SURFACE

CHAIRMAN, MEMBERS, USE  
**SITE PLAN**  
 INDUSTRIAL DEVELOPMENT DISTRICT  
 10000 ...  
 ...  
 ...