



# 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:** February 9, 2016

**REGARDING:** Infinity of Novi (PZ15-0049), 24355 Haggerty Road,

**BY:** Charles Boulard, Building Official

### I. GENERAL INFORMATION:

#### Applicant

Stanley Tkacz of Studio Design on behalf of Infinity of Novi

#### Variance Type

Sign Variance

#### Property Characteristics

Zoning District:                      B3, General Business District  
Site Location:                        24355 Haggerty Road  
Parcel #:                                50-22-24-476-022

#### Request

The applicant is requesting a variance from the CITY OF NOVI, CODE OF ORDINANCES; Section 28-5(3) to allow installation of an additional sign in the form of a 5.0 square foot brand sign on the building. Three existing wall signs of 7.0, 13.1 and 74.0 square feet each are currently approved and installed as well as a 19 square foot ground sign. Previous ZBA cases for signage were 92-101 and 97-120. The property is located west of Haggerty Road and south of Grand River Ave.

### II. ZONING AND LAND USE:

The table below lists the zoning district, existing land use and future land use for the subject site and surrounding parcels.

Parcel	Zoning District	Existing Land Use	Future Land Use
<b>Subject Property</b>	B3, General Business District	Auto Sales	Community Commercial
<b>North</b>	RC, Regional Center District	Gas Station	Community Commercial
<b>South</b>	1-96C, Conference District	Auto Sales/Office	Community Commercial/Community Office
<b>East</b>	-	-	-
<b>West</b>	OS1, Office Service District	Office	Community Office

III. STAFF COMMENTS:

**Proposed Changes**

The applicant is requesting approval installation of an additional sign in the form of a 5.0 square foot brand sign on the building. Three existing wall signs of 7.0, 13.1 and 74.0 square feet each are currently approved and installed as well as a 19 square foot ground sign. Previous ZBA cases for signage were 92-101 and 97-120.

IV. RECOMMENDATION:

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

1. I move that we **grant** the variance in Case No. **PZ15-0049**, 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. **PZ15-0049**, sought by \_\_\_\_\_.

**Zoning Board Of Appeals**

Infiniti of Novi  
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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) 347-0423.

Charles Boulard  
Building Official  
City of Novi



Community Development Department

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Novi, MI 48375
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ZONING BOARD OF APPEALS
APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)
PROJECT NAME / SUBDIVISION: Infiniti of Novi
ADDRESS: 24355 Haggerty Road
LOT/SUITE/SPACE #:
SIDWELL #: 50-22-24-476-022
CROSS ROADS OF PROPERTY: West side of Haggerty Road - between Ten Mile Road and Grand River Avenue
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? [X] NO
REQUEST IS FOR: [X] SIGNAGE
II. APPLICANT INFORMATION
A. APPLICANT
NAME: Stanley Tkacz, ALA, IIDA, architect
ORGANIZATION/COMPANY: Studio Design-ST
ADDRESS: 1529-1531 South Wayne Road
CITY: Westland
STATE: Michigan
ZIP CODE: 48186
B. PROPERTY OWNER
NAME: Mr. Tim LeRoy
ORGANIZATION/COMPANY: Suburban Haggerty Property 4, L.L.C
ADDRESS: 1795 Maplelawn
CITY: Troy
STATE: Michigan
ZIP CODE: 48084
III. ZONING INFORMATION
A. ZONING DISTRICT
[ ] R-A [ ] R-1 [ ] R-2 [ ] R-3 [ ] R-4 [ ] RM-1 [ ] RM-2 [ ] MH
[ ] I-1 [ ] I-2 [ ] RC [ ] TC [ ] TC-1 [ ] OTHER B-3 Business
B. VARIANCE REQUESTED
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:
1. Section 28-5(3) Variance requested Add an Infiniti Entry Image Sign of 5'-0" square feet
IV. FEES AND DRAWINGS
A. FEES
[ ] Single Family Residential (Existing) \$200 [ ] (With Violation) \$250 [ ] Single Family Residential (New) \$250
[ ] Multiple/Commercial/Industrial \$300 [ ] (With Violation) \$400 [X] Signs \$300 [ ] (With Violation) \$400
[ ] House Moves \$300 [ ] Special Meetings (At discretion of Board) \$600
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF
• Dimensioned Drawings and Plans
• Site/Plot Plan
• Existing or proposed buildings or addition on the property
• Number & location of all on-site parking, if applicable
• Existing & proposed distance to adjacent property lines
• Location of existing & proposed signs, if applicable
• Floor plans & elevations
• 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) day 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

Stanley Tkacz, ALA, Architect  
Applicant Signature

16 December 2015  
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.

Mr. Tim LeRoy  
Property Owner Signature

12/22/15  
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

**Ramsay, Stephanie**

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**From:** Allie Fayz <alliefayz@sbcglobal.net>  
**Sent:** Friday, January 29, 2016 11:52 AM  
**To:** Ramsay, Stephanie  
**Subject:** Infinity of Novi case pz25-0049 Sign Variance

**RECEIVED**

**JAN 29 2016**

**CITY OF NOVI  
COMMUNITY DEVELOPMENT**

Zoning Board of Appeals:

Regarding above case, please note that we have no objection to their request for a sign variance. Please note for the record that greater leniency in sign policies for the city of Novi are well appreciated by Novi tenants who are affected by a more liberal policy with their neighbors in Farmington Hills.

Thank you for your consideration.

Allie Fayz, Landlord  
Faith Makki, Property Manager

Pheasant Run Plaza  
39601-39877 Grand River

Fayz Property Management  
(313) 492-7774 cell  
(313) 562-6661 ofc.

EXISTING WALL SIGN  
7.0 Square Feet

EXISTING WALL SIGN  
13.10 Square Feet

EXISTING WALL SIGN  
74 Square Feet

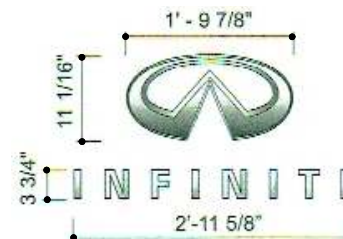


**MAIN ENTRY ELEVATION**



REQUESTED ENTRY BRAND SIGN  
5.0 Square Feet

**SAMPLE VIEW OF REQUIRED IMAGE ENTRY SIGN**



- \* PROPOSED SIGN
- \* POLISHED STAINLESS STEEL
- \* NON-ILLUMINATED
- \* FLAT WALL MOUNTED

**REQUIRED INFINTI IMAGE BRAND SIGN**



- \* BUILDING FRONT WALL LINEAL DIMENSION = 152'- 0"
- \* FRONT WALL SETBACK FROM CENTERLINE OF HAGGERTY ROAD = 135'- 10"
- \* TOTAL EXISTING WALL SIGNAGE = 94.1 square feet
- \* EXTERIOR BUILDING FRONT SQUARE FOOTAGE = 3,425
- \* SIGNAGE ALLOWED: 135 ft/3ft. = 45 square feet
- \* 15% of 3,425 square feet = 513 square feet
- \* NOT TO EXCEED 250 square feet if ground sign on site (65 square feet - max.)

**\* REQUESTING TO ADD 5.0 ADDITIONAL FEET - ENTRY SIGN**