

cityofnovi.org

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department

Case No. PZ13-0056 49251 Grand River Ave - Varsity Lincoln

Location: 49251 Grand River

Zoning District: B3, General Business District

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow ten signs of 2 square feet each located on the existing parking lot light poles. The property is located on the south of Grand River and east of Wixom Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) allows only one sign per business in the B3, General Business District.

City of Novi Staff Comments:

The applicant is requesting approval for installation of ten additional sign for an existing (Varsity Lincoln) business. The applicant is entitled to a single sign under the Novi Sign Ordinance. The applicant is requesting to install ten signs of 2 square feet each located on the existing parking/site light poles. 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 _____.



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

For Official Use Only

ZBA Case No: PZ13056 ZBA Date: Nov 19 Payment Received: \$ 300 (Cash)

Check # 8267 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 Michael Stanford Date 9/17/13

Company (if applicable) Varsity Lincoln Inc

Address PO Box 633 City Novi ST Mi ZIP 48376

Applicant's E-mail Address: Mike.Tr@VarsityAG.com

Phone Number (248) 345-5300 FAX Number (248) 345-8121

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 49251 Grand River Ave ZIP 48376

2. Sidwell Number: 5022-17-101-013 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 B3

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 220-52(3) Variance requested (10) signs of 12' max size
2. Section Variance requested 10' max sign size
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.



Notice of Violation

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Terry K. Margolis

Andrew Mutch

Justin Fischer

Wayne Wichel

Laure Marie Casey

City Manager
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Director
Charles Boulard

Deputy Director of
Community Development
Barbara E. McBeth

Building Official
Andy Gerecke

Building Division
248.347.0415
248.735.5600 fax

Planning Division
248.347.0475
248.735.5633 fax

Ordinance Enforcement
Division
248.735.5678
248.735.5600 fax

City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

cityofnovi.org

Today's Date: 09/11/2013
Expiration Date: 09/21/2013

VARSITY LINCOLN PROPERTIES, LLC
Attn: Mr. Mike Stanford
P.O. BOX 633
Novi MI 48376-0633

Subject Property: 49251 GRAND RIVER AVE

Sidwell No.: 50-22-17-101-017

Ordinance Activity No.: EORD13-1375

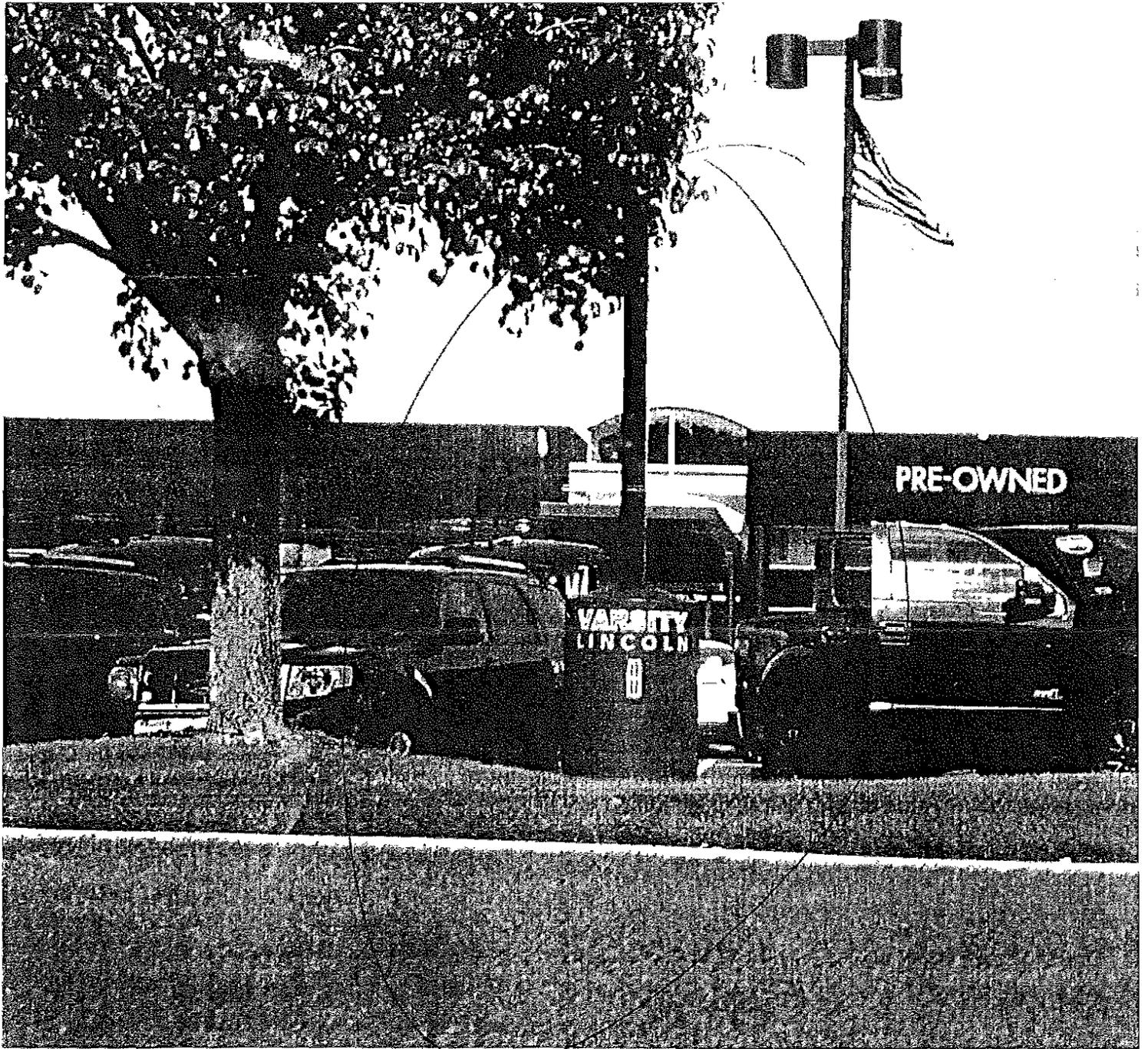
You are in violation of code Section 28-10

Non-permitted signs on property. Remove Varsity Lincoln signs on light posts or request a variance from the Zoning Board of Appeals by expiration date.

Thank You

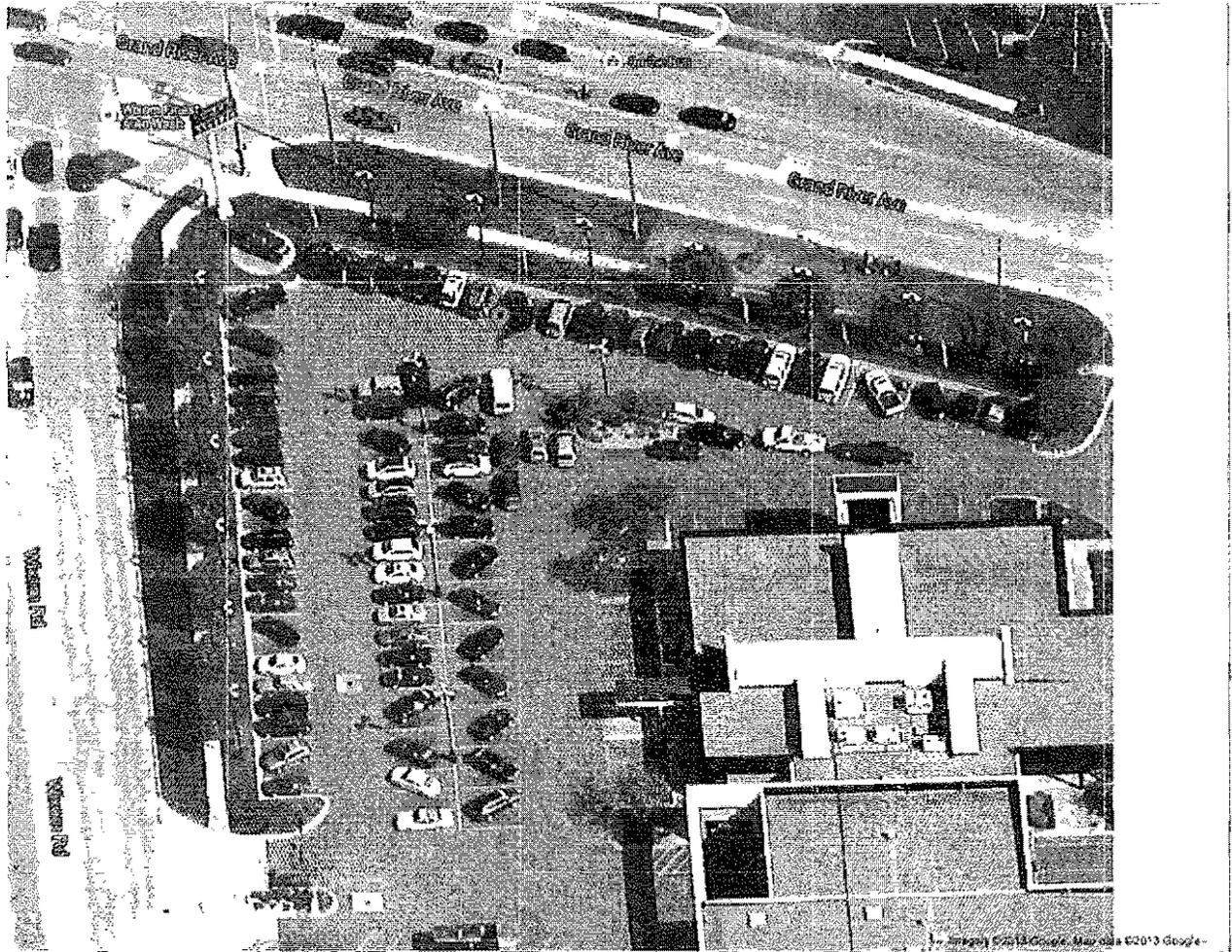
You will have 10 days from the date of this notice to comply with the violation cited above. Your immediate attention to this matter is requested and advised. A municipal civil infraction violation ticket will be issued for failure to comply with this matter within the time constraints stated above. Once a ticket is issued, a court appearance will be required. Please contact the Officer listed below should you have any questions with regards to this matter.

Maureen Underhill
Ordinance Enforcement Officer
(248) 735 5602
City of Novi



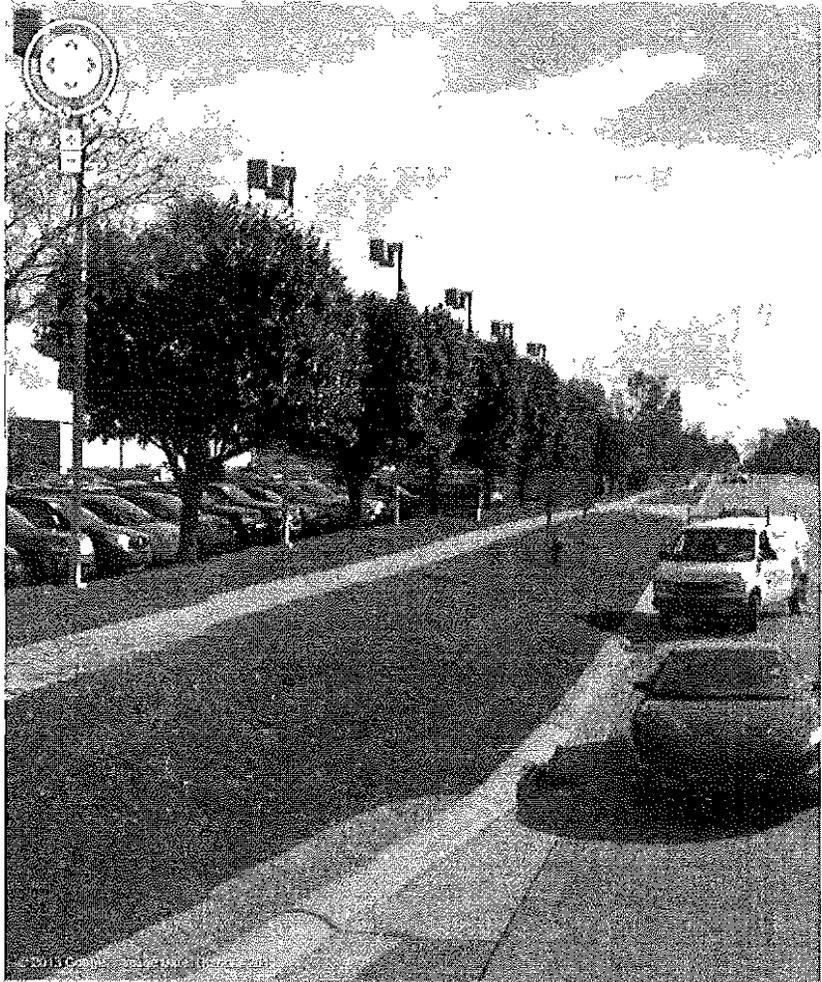
Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



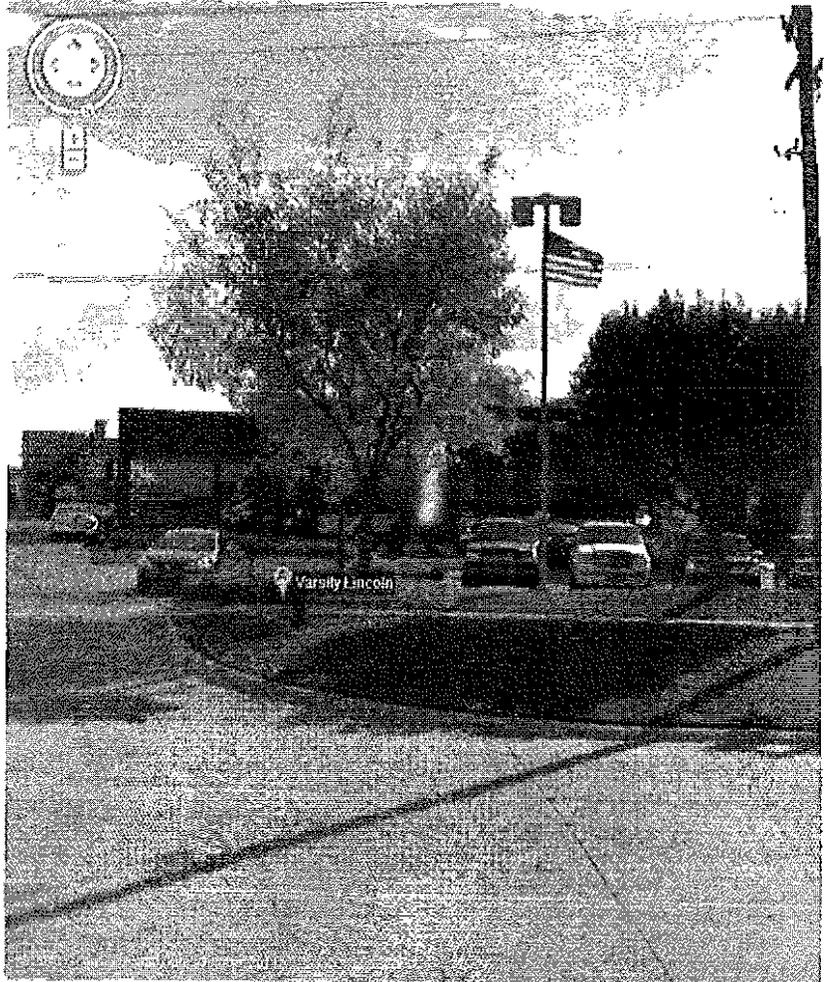
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To see all the details that are visible on the screen, use the "Print" link next to the map.



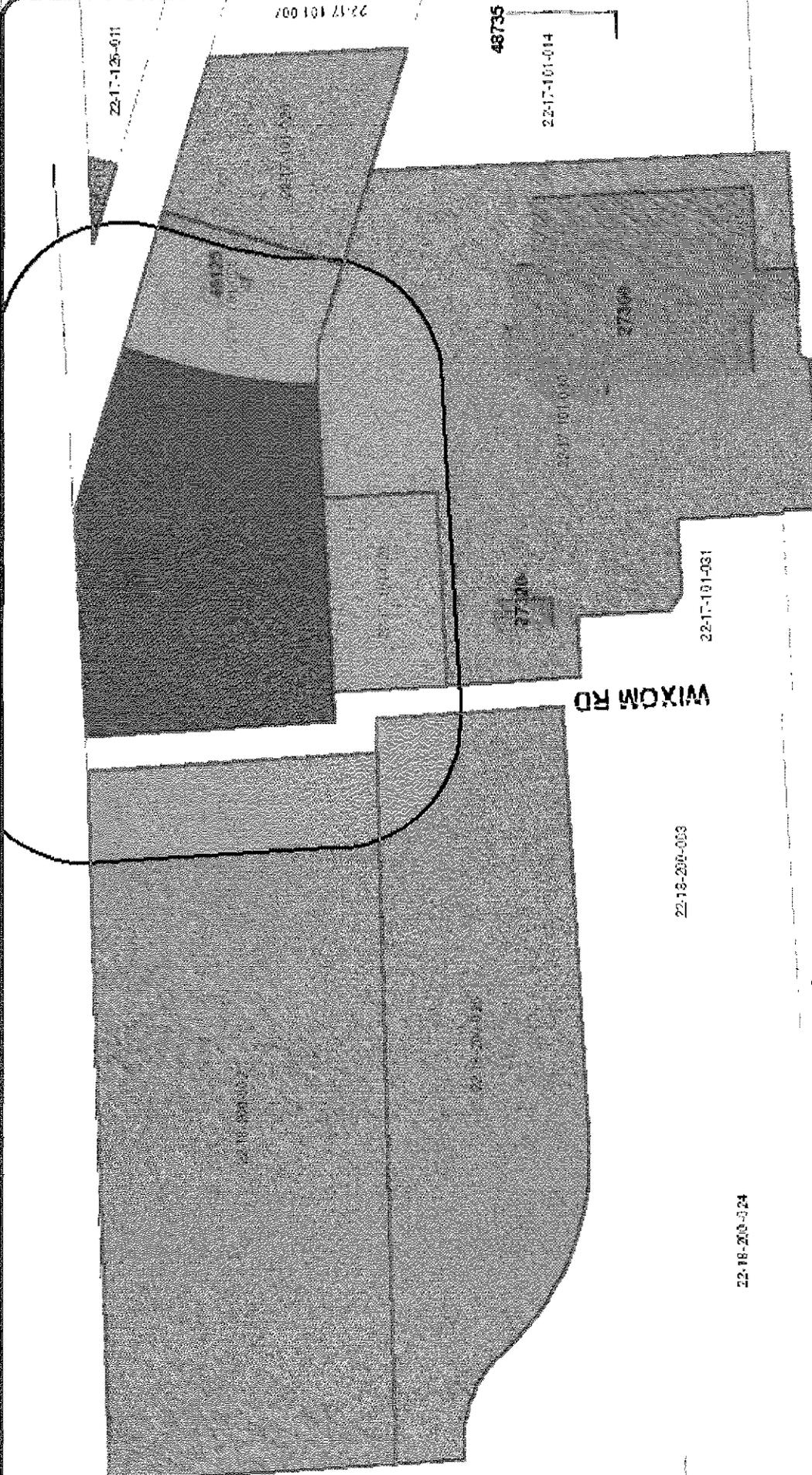
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To see all the details that are visible on the screen, use the "Print" link next to the map.



Novi, MI
Varsity Lincoln

TM



22-17-101-011

22-17-101-007

48735

22-17-101-014

22-17-101-001

22-18-200-003

22-18-200-024

22-17-101-032

22-17-101-024

Catholic Central School Dr

School Dr

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Author:
Date: 10/22/2013

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