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

**Case No. 11-017 Fox Run Village**

**Location:** 41100 13 Mile Road, north side of 13 Mile Road, west of the M-5 Connector

**Zoning District:** RM-1

The applicant is requesting variances to allow the existing oversized project construction sign to remain in the current location within the front yard setback beyond the extended time period designated in previous variance ZBA08-023.

**Ordinance Sections:**

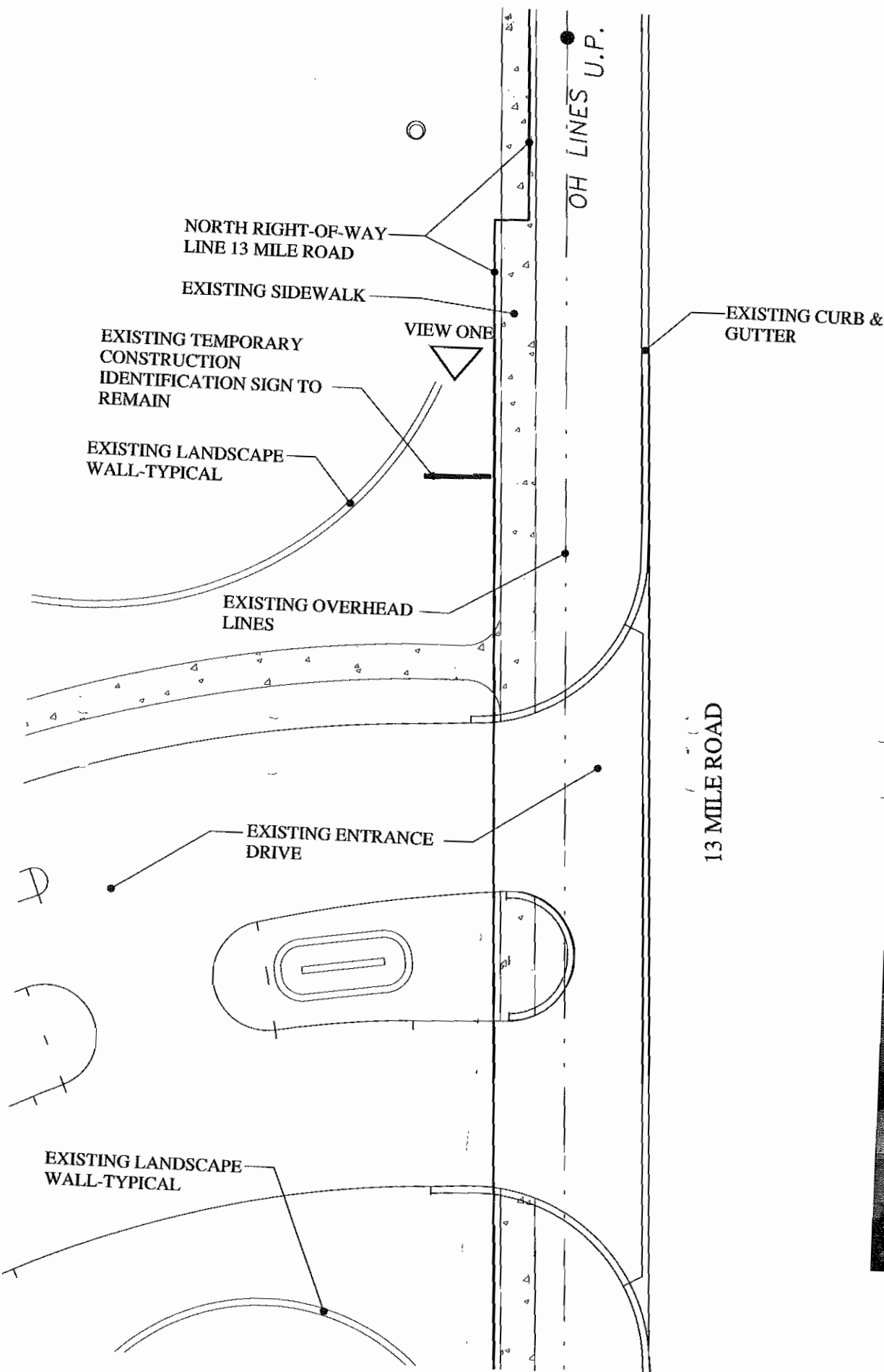
CITY OF NOVI, CODE OF ORDINANCES, Section 28-6(1): Construction identification signs are limited to 64 square feet, must be placed not less than the required setback from property lines and are valid only until issuance of the first certificate of occupancy.

**City of Novi Staff Comments:**

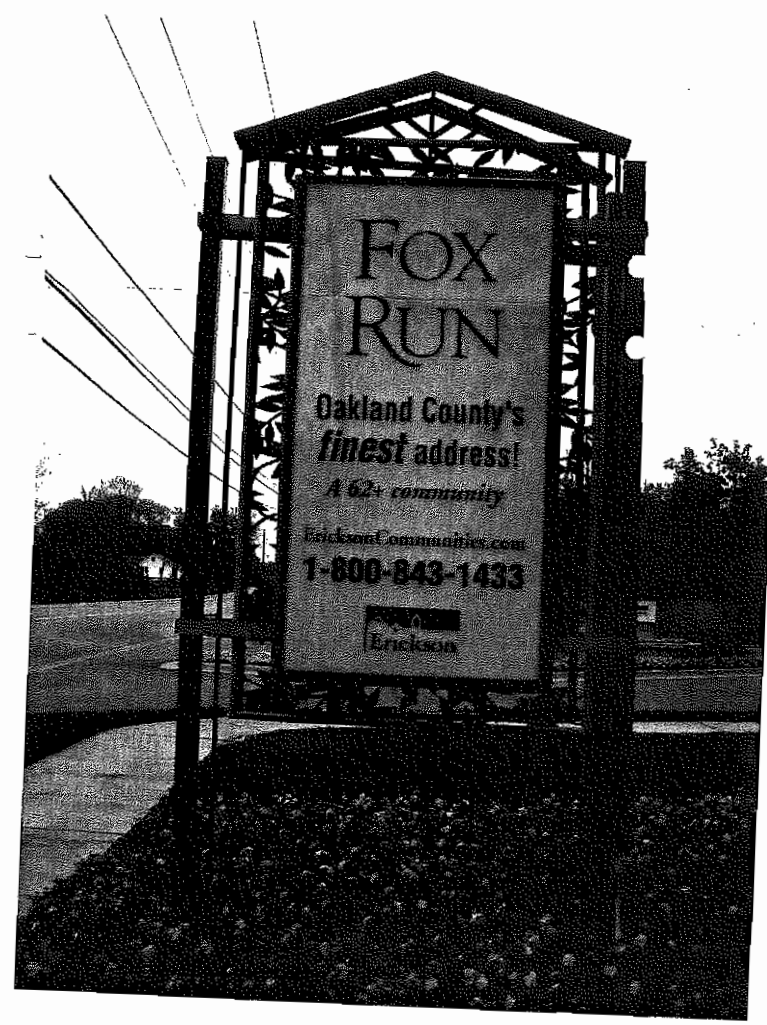
The construction sign currently installed on the 13 Mile frontage of the Fox Run development was originally permitted on 12/17/2001 for a period of (1) year. Subsequent variances for continued placement of the sign were approved on 3/2/2004 for (12) months (ZBA04-012), 12/7/2004 until 3/1/2008 (ZBA 04-117) and 5/13/2008 for an additional period of three years. The applicant also includes a request for an oversized sign, but the existing sign, as permitted is only 54 square feet in area; less than the 64 square foot maximum allowed by the Code. Staff does not support the request as the sign ceased to be temporary some time within the past 10 years or so.

**Standards for Granting a Sign Variance:**

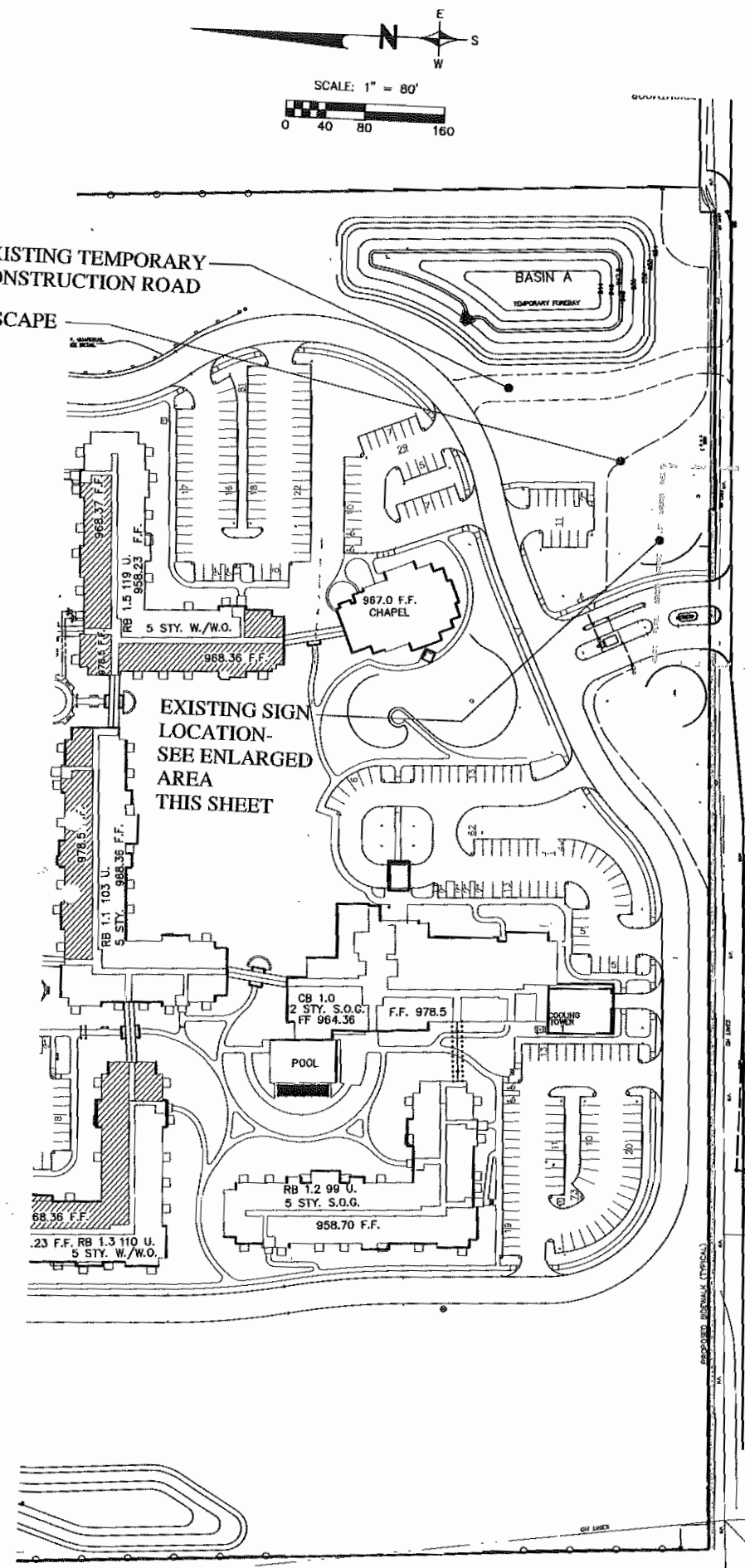
- The request is based upon circumstances or features that are exceptional and unique to the property and does not result from conditions that exist generally in the City or that are self created.
- The failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return.
- 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.



EXISTING/PROPOSED LOCATION  
SCALE: 1"=10'



VIEW ONE EXISTING SIGN  
N.T.S.



EXISTING TEMPORARY CONSTRUCTION ROAD

MEADOWBROOK ROAD  
22-12-101-001  
22-12-101-003  
22-12-101-004  
22-12-101-005  
22-12-101-006  
22-12-101-007