

cityofnovi.org

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department

Case No. 12-038 43205 Crescent Blvd.

Location: 43205 Crescent Blvd.

Zoning District: TC, Town Center District

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(2)b.1.(a)i.a. to allow an oversize wall sign of 83 square feet located on the west face of a new retail tenant suite. The property is located north of Grand River and east of Novi Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(2)b.1.(a)i.a. permits a single wall sign for sites in the TC district, with a size not to exceed 1.25 feet for every linear foot of contiguous public/private street frontage or 65 feet, whichever is smaller.

City of Novi Staff Comments:

The applicant will be occupying a retail suite in a new portion of the Novi Town Center development. The frontage of the suite is such that the tenant is entitled to the maximum 65 square foot wall sign allowed under the Ordinance. The request is for a larger wall sign of 83 square feet based on the setback and size of the shopping center. 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. In addition, the location and siting conditions of the retail suite are not unique compared with many other areas and businesses within the development.

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.
- 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.



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(248) 347-0415

For Official Use Only

ZBA Case No: 12-038 ZBA Date: 9/11/12 Payment Received: \$ _____ (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 PATRICK STIEBER Date 7/25/12

Company (if applicable) ALLIED SIGNS, INC.

Address* 33650 GIFTOS City CLINTON TWP ST MI ZIP 48035
*Where all case correspondence is to be mailed.

Applicant's E-mail Address: KALLARD@ALLIEDSIGNSINC.COM

Phone Number (586) 791-7900 FAX Number (586) 791-7788

Request is for:

- Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: MAURICES, 43205 CRESCENT ZIP _____

2. Sidwell Number: 5022 - 14-351-063 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) Novi Town Center Investors

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 28-5(2)b.1(a) Variance requested 18 ADDITIONAL SQUARE FEET FOR
2. Section _____ Variance requested THE WALL SIGN.
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):

LACK OF IDENTIFICATION.

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:

DUE TO THE SETBACK & SIZE OF THE SHOPPING CENTER, A LARGER SIGN WOULD HELP TO BETTER IDENTIFY MAURICES STOREFRONT.

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.

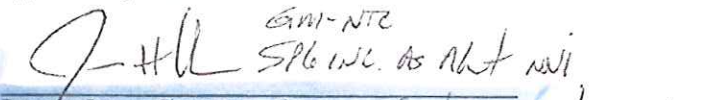
PLEASE TAKE NOTICE:

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


Applicants Signature

7/26/12
Date


Property Owners Signature

7.26.12
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



July 25, 2012

Allied Signs, Inc.
33650 Giftos
Clinton Township, Michigan 48035

RE: MAURICE'S – 43205 CRESCENT

The sign permit application for the above location has been reviewed and DENIED.

Sign Code Section 28-5 (2)b.1.(a)i.a. permits 1-1/4 square foot of sign for each lineal foot of frontage to a maximum of 65 square feet. Based on 56'-7" of lineal frontage, this business would be permitted 65 square feet. The proposed sign is 83 square feet.

Should you wish to request consideration of a variance from the Zoning Board of Appeals, please contact the board secretary, Angie Pawlowski, at 248-347-0459.

If you have any questions please feel free to contact me at 248-347-0438.

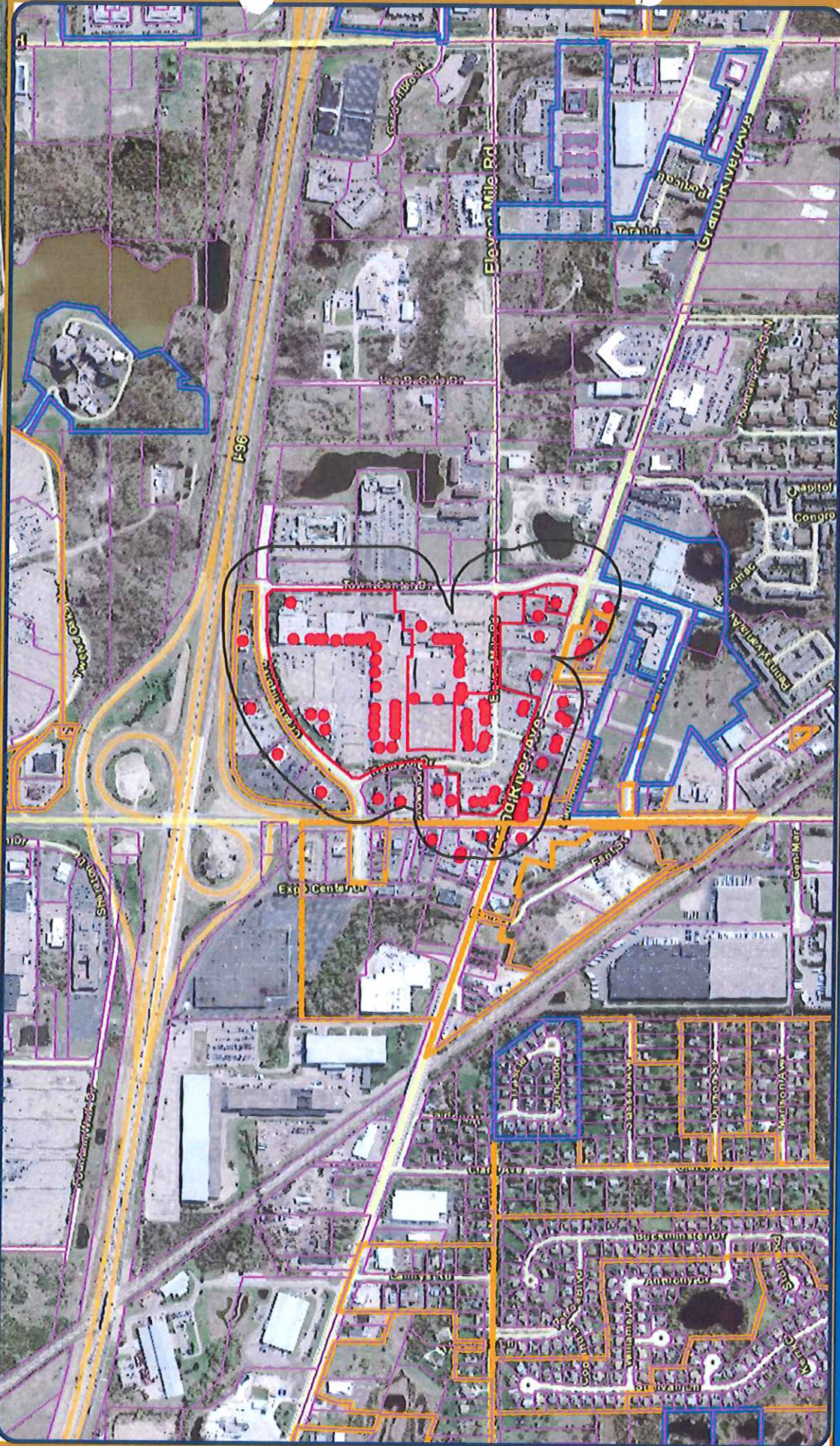
Sincerely,

CITY OF NOVI

A handwritten signature in cursive script that reads "Jeannie Niland".

Jeannie Niland
Ordinance Enforcement Officer

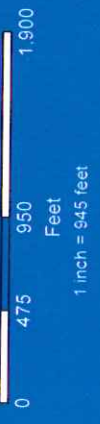
City of Novi 43205 Crescent



Map Produced Using the
City of Novi, Michigan
Internet Mapping Portal



Date: 8/21/2012



MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map. This map was produced under the terms of the City's Internet Site Use Policy available at <http://cityofnovi.org/Resources/SiteUsePolicy.asp>