

cityofnovi.org

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

CASE NO. PZ13-0051 41200 BRIDGE STREET

Location: 41200 Bridge Street

Zoning District: I-1, Light Industrial District

The applicant is requesting an extension of the variance granted in ZBA12-035 for one 24 square foot oversized real estate sign located at 41200 Bridge Street. The property is located east of Meadowbrook Road and south of Interstate 96, north of 11 Mile Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCE, Section 28-6 (4) states: "Sale, rental or lease sign which identifies the sale, rental, or lease of the non-residential property...be...not less than one-half the distance between the principal building and adjacent street and not higher than ten (10) feet nor more than 16 square feet in area.

City of Novi Staff Comments:

The applicant is requesting a variance to allow continued placement of an oversized real estate marketing sign previously approved under ZBA 06-010 for 1 year, ZBA 07-022 and ZBA 09-025 for 2 years, and ZBA 11-022 and ZBA 12-035 for 1 year. The existing 24 square foot sign exceeds the allowed sign area of 16 square feet. Staff does not support granting further variances 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_____.
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For Official Use Only

ZBA Case No: P2130051 ZBA Date: 10/8/13 Payment Received: \$ 300 (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 Lawrence D. Hadley Date 08/14/13
Company (if applicable) Expedition Real Estate
Address* 41200 Bridge St. City Novi ST MI ZIP 48375
Applicant's E-mail Address: larry@expeditionre.com
Phone Number (248) 919-9700 FAX Number (248) 476-6777

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 41200 Bridge St. ZIP 48375

2. Sidwell Number: 5022 - 13-351-022 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) Consolidated Properties LTD

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 28-6-4 Variance requested Oversized sign on Meadowbrook Rd., which is further than 1/2 the distance between the principal building and the adjacent street.
2. Section Variance requested
3. Section Variance requested
4. Section Variance requested

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CITY OF NOVI
COMMUNITY DEVELOPMENT

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):

The topography of the site creates difficulty in complying with the distance requirement for the sign, as the sign would not be visible from Bridge St., due to the large berm on Meadowbrook Rd. This limits the ability to market the property to prospective tenants, creating an economic hardship.

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 larger berm on Meadowbrook Rd. makes it impossible for the sign to be seen at the required maximum distance from the building on Bridge St.

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

[Signature]
Applicants Signature

8-14-13
Date

[Signature] Agent
Property Owners Signature

8-13-2013
Date

DECISION ON APPEAL

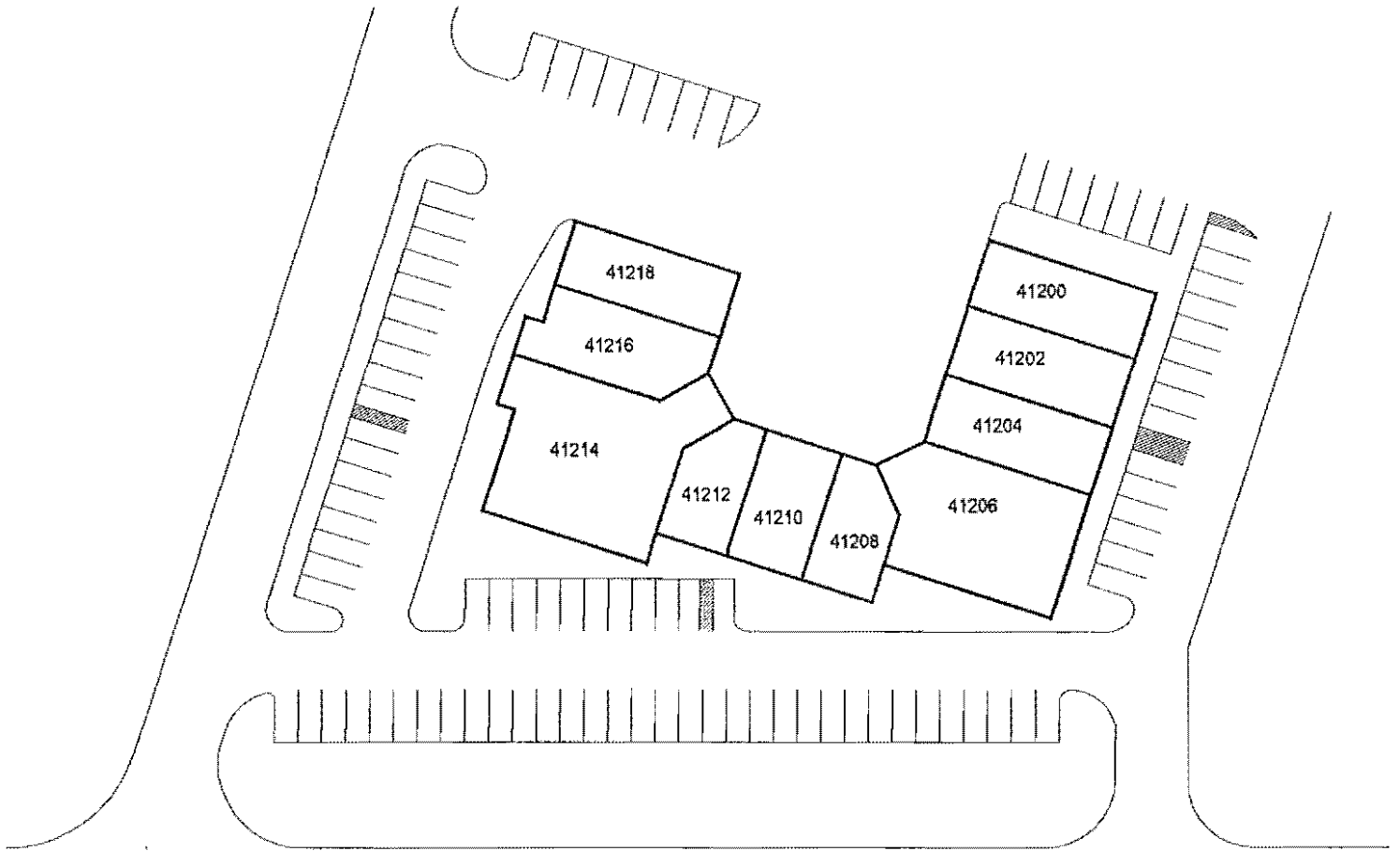
Granted Denied Postponed by Request of Applicant Board

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following items and conditions:

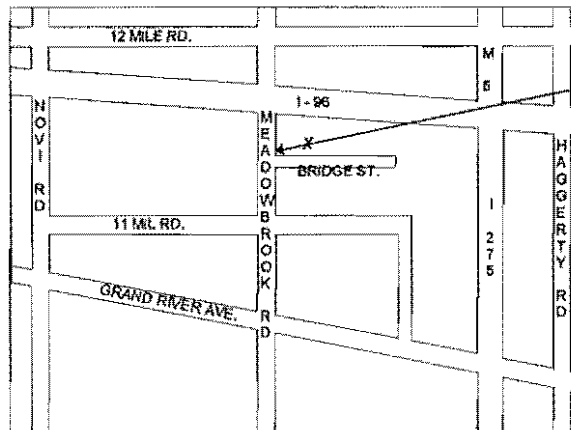
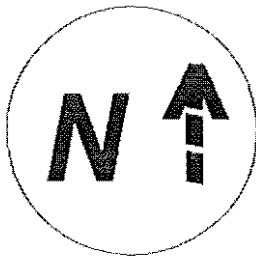
Chairperson, Zoning Board of Appeals

Date

MARQUE CORPORATE CENTERS NOVI CORPORATE CENTER



BRIDGE STREET



Sign located at NE corner of Meadowbrook Rd. and Bridge St.

Existing sign for 41200 Bridge St.

**EXPEDITION
REAL ESTATE**

FOR LEASE

(248)

919-9700

CONTACT

LARRY HADLEY

(248) 767-7870

EXPEDITIONRE.COM