

cityofnovi.org

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department

Case No. PZ14-0014 - Discount Tire

Location: 42990 Grand River

Zoning District: TC, Town Center

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow two (2) additional wall signs of 72.5 square feet each located on the north and south sides. The property is located on Grand River Ave. east of Novi Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) permits one sign per building or parcel within the TC, Town Center District.

City of Novi Staff Comments:

Since the plan was reviewed last, on June 10, 2014, applicant has submitted revised plans. The subject property currently has an existing ground sign and under the Novi Sign Ordinance the applicant is entitled to a single sign. The applicant is requesting to install two (2) wall 22.2 square feet located on the north elevation and 50.2 square feet located on the south elevation. 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_____.

LEGAL DESCRIPTION
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CONDITIONS
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SITE PLAN - AERIAL PHOTO
 Scale: Not to Scale
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GENERAL NOTES
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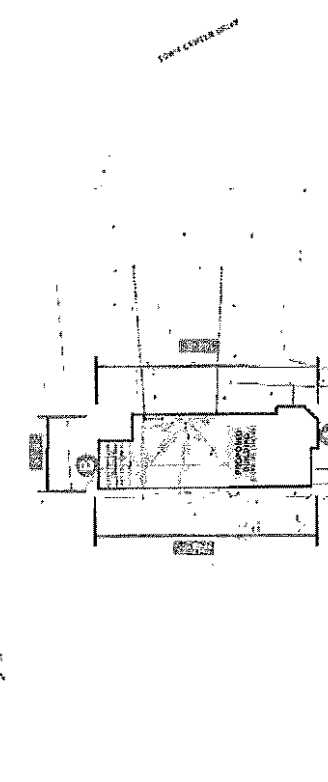
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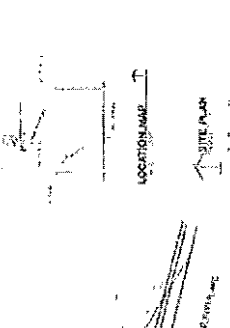
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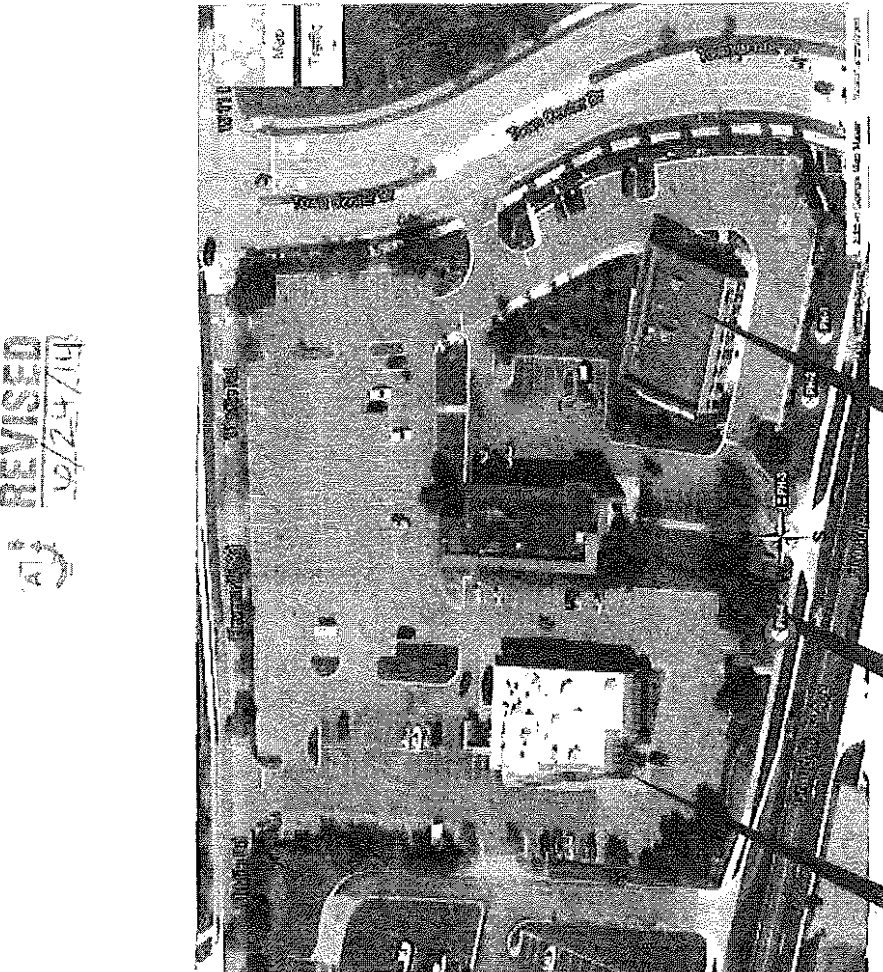


NOTE THIS DRAWING IS FOR ARCHITECTURAL PURPOSES ONLY. REFER TO CIVIL, E-C-1 - E-C-4 FOR ENGINEERING AND LAYOUT. REFER TO SHEETS L-1 AND L-2 FOR LANDSCAPE PLANS AND DETAILS.



LOCATION MAP
 SITE PLAN

REVISIONS
 10/24/14
 (A)



DISCOUNT TIRE
STEVE & ROCKY'S
TONY SACCOS PIZZA

WALTON
 4355 GRAND RIVER AVENUE
 LYNN, MA 01903
 (978) 335-7774

DISCOUNT TIRE
 4355 GRAND RIVER AVENUE
 LYNN, MA 01903
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TONY SACCOS PIZZA
 4355 GRAND RIVER AVENUE
 LYNN, MA 01903
 (978) 335-7774

SALES
 Date: _____
P.M.
 Date: _____
DESIGN
 Date: _____
CLIENT
 Date: _____

CID138056
 SHEET 3 OF 5

ENTRANCE VISIBILITY



PHOTO - 1

ENTRANCE VISIBILITY



PHOTO - 2

ENTRANCE VISIBILITY

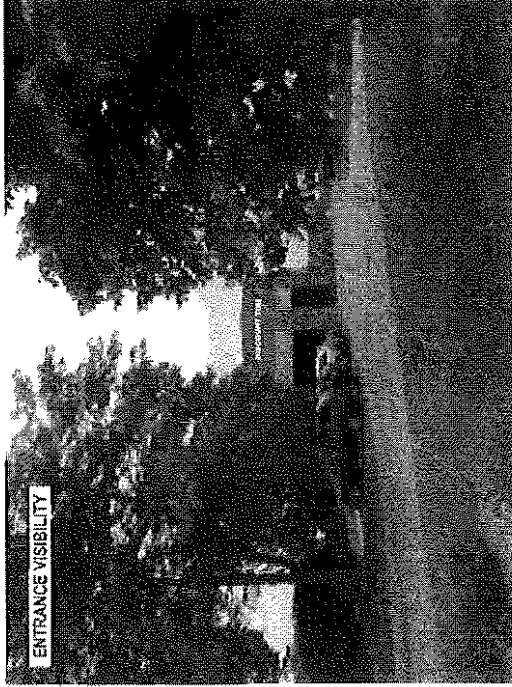


PHOTO - 3

ENTRANCE VISIBILITY

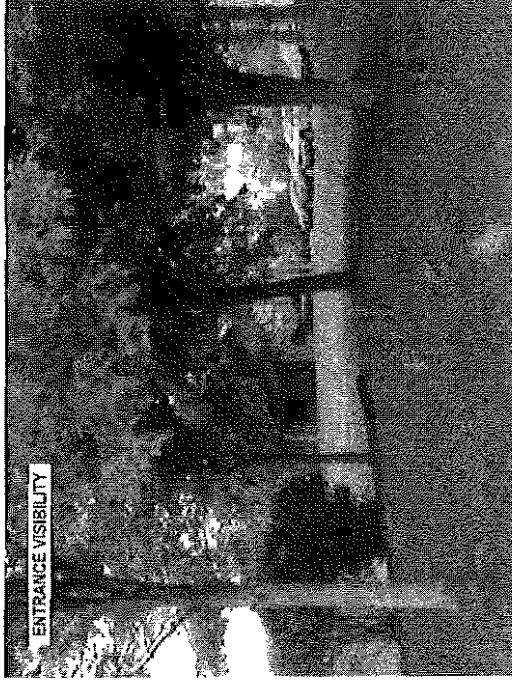


PHOTO - 4

WALTON
 S I C R A S I
 11111 1111
 1111111111
 1111111111

DISCO UNIT #1
 42350 GRAND RIVER AVENUE
 MOBILE AL 36688
 (334) 885-4444

This is a digital drawing created by Design 4 it
 submitted for professional seal. It is not to be
 used for construction without being prepared or
 approved by the local authority having jurisdiction.
 You are not to be held responsible for any
 errors or omissions in this drawing. All rights reserved.

By: [Signature] Date: [Date]
 Title: [Title]
 Project: [Project Name]

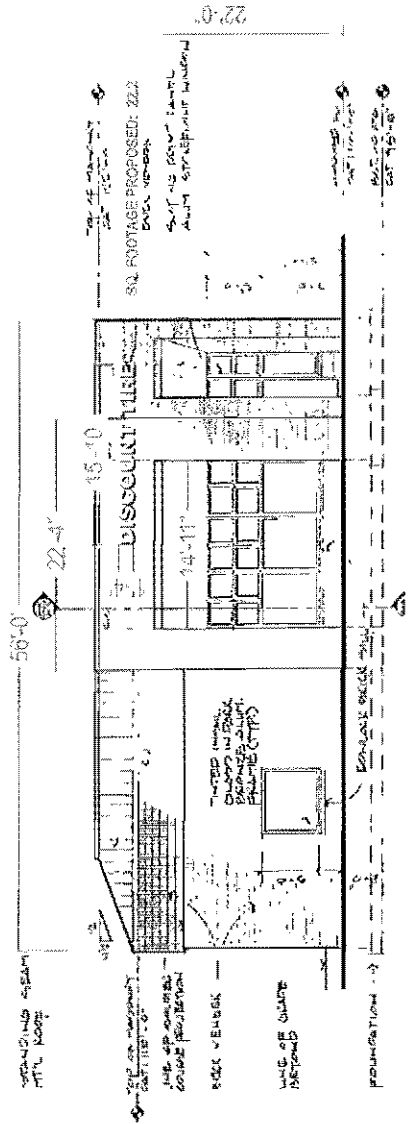
Scale: [Scale]
 Date: [Date]
 Client: [Client Name]

This sign is intended to be installed in
 accordance with the following:
 Florida Statute 318.04
 Code and/or other applicable and
 local ordinances, rules and regulations
 governing and controlling of this sign.

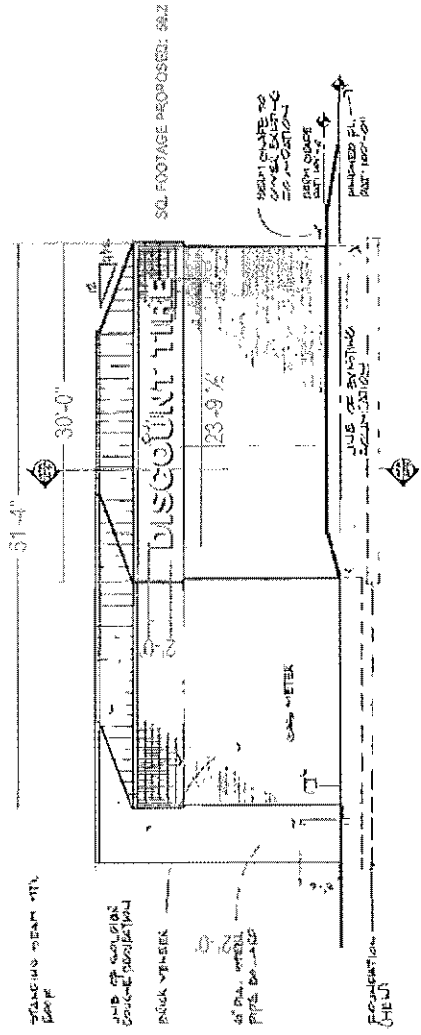
Sign and/or manufacturer: [Manufacturer]
 Date: [Date]
 Client: [Client Name]

CID 138056
 SHEET 3 OF 5

TOTAL SQ. FOOTAGE APPROVED: 72.5 (72.4 SQ. FT. SHOWN)



A 16 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



B 24 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

WALTON
ARCHITECTS
1100 N. 10TH ST.
ANN ARBOR, MI 48106
TEL: 734.769.1100
WWW.WALTONARCHITECTS.COM

DISCOUNT TIRE
425W. GRAND RIVER AVENUE
NOVI, MI 48375
MSB
TG
02.24.16

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Approved for proposed work with 100% build-out. All zoning restrictions, setbacks, and other applicable codes and regulations have been reviewed and approved. The engineer's professional seal and signature are required for all construction documents. The engineer's seal and signature are required for all construction documents. The engineer's seal and signature are required for all construction documents.

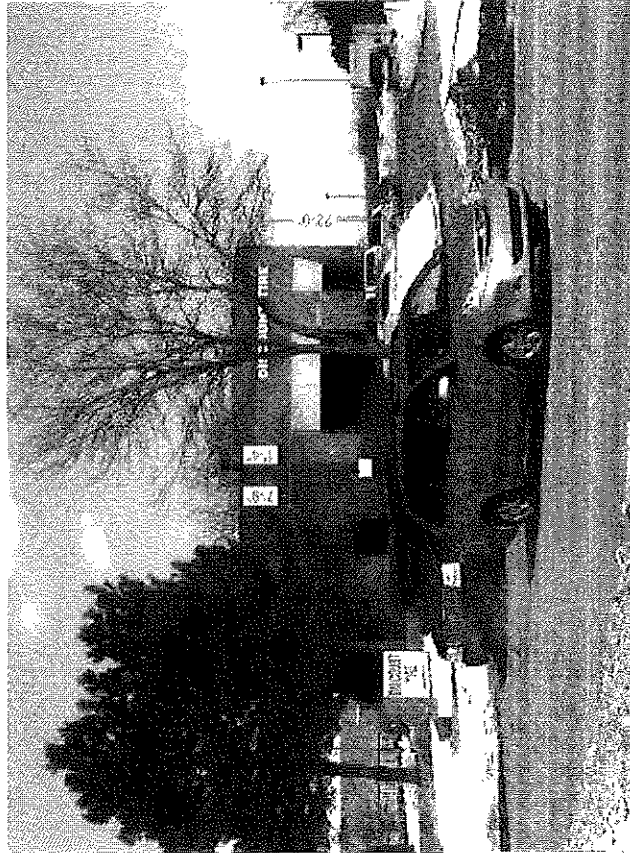
The sign is not to be used in the proposed location until the sign has been approved by the local health department. The sign is not to be used in the proposed location until the sign has been approved by the local health department. The sign is not to be used in the proposed location until the sign has been approved by the local health department.

Sales:	Date:
P.M.:	Date:
Design:	Date:
Client:	Date:

CID138056



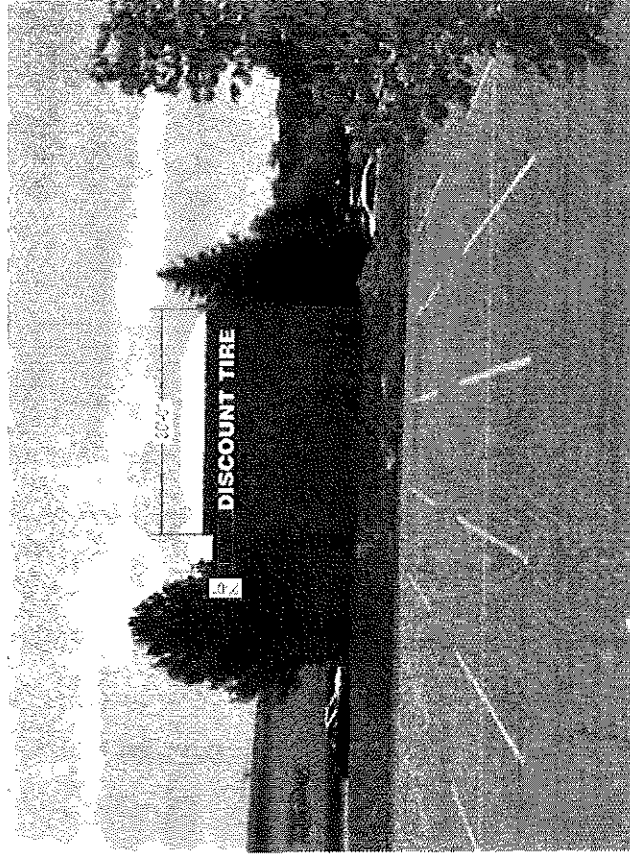
PHOTO SURVEY OF EXISTING - SOUTH ELEVATION
SCALE: NTS



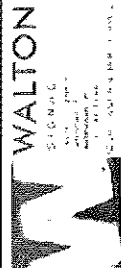
A 16" PHOTO SURVEY OF PROPOSED - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



PHOTO SURVEY OF EXISTING - NORTH ELEVATION
SCALE: NTS



B 24" PHOTO SURVEY OF PROPOSED - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



DISCOUNT TIRE
42940 GRAND RIVER AVENUE
WYOMING, WY 83075
MSB
TG
92.24.14

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The user is provided with the information in accordance with the requirements of the National Electrical Contractors Association (NECA) Code of Ethics. The user is provided with the information in accordance with the requirements of the National Electrical Contractors Association (NECA) Code of Ethics.

Sales: _____ Date: _____
P.M.: _____ Date: _____
Design: _____ Date: _____
Client: _____

CID138056

15'-10"

5' 3/4"

22.2 TOTAL SQ. FT.

A **16**

ILLUMINATED CHANNEL LETTERS - FLUSH MOUNT - "DISCOUNT TIRE"
Scale: 3/4" = 1' - 0"

CUSTOM SIGN

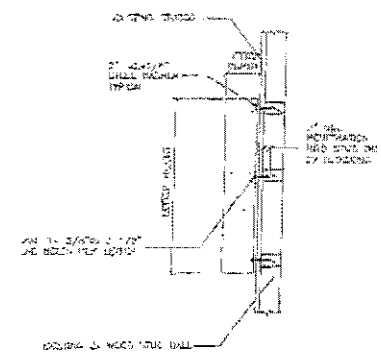
GENERAL SPECIFICATIONS

- ACRYLIC FACE LIT CHANNEL LETTERS
- .040 ALUM. BACKS W/ .040 ALUM. RETURNS
(BACKS TO HAVE 3 HOLES FOR ELECTRICAL PENETRATION OPTIONS - BOTTOM, MIDDLE, TOP)
- 1" "JEWELITE" WHITE TRIM CAP
- 5" PRE-FINISHED CLC "DISCOUNT TIRE" WHITE RETURNS
- 3/16" WHITE ACRYLIC FACE
- INTERNAL ILLUMINATION WITH SLOAN "ChannelLED 5" 120 DEGREE 1/2" X 4" WHITE LED MODULES
(SEE LED MODULE LAYOUT PAGE FOR QUANTITY AND INSTALLATION)
- 12VDC SECONDARY WIRING
- REMOTE 120 VAC TO 12VDC LED POWER SUPPLIES
- 120 VOLT PRIMARY TO SIGN LOCATIONS BY OTHERS



CITY OF ORANGE
BUILDING DIVISION
SIGN ATTACHMENT

REVISION NO.	DATE
ISSUED BY	DATE
REVISION	
APPROVED BY	



INTO WOOD STUD WALL ATTACHMENT

INSTALLATION NOTES:
ALL SIGNS ARE INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

WHEN INSTALLING LETTERS, USE CLEAR SILICONE AROUND SECONDARY AND WALL PENETRATIONS. RUN A BEAD OF SILICONE ACROSS THE TOPS OF ALL LETTERS IN ORDER TO PREVENT LEAKS.

NOTE:
REFERENCE UL-48-ELECTRIC SIGN STANDARDS PG. 35 FOR DETAILS CONCERNING UL-REQUIREMENT FOR BONDING OF PAN CHANNEL L.E.D. ILLUMINATED LETTERS.

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This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

When installing letters, use clear silicone around secondary and wall penetrations. Run a bead of silicone across the tops of all letters in order to prevent leaks.

Reference UL-48-Electric Sign Standards pg. 35 for details concerning UL requirement for bonding of pan channel LED illuminated letters.

Sales:	Date:
P.M.:	Date:
Design:	Date:
Client:	Date:

CID138056

2'-0"



50.2 TOTAL SQ. FT.



ILLUMINATED CHANNEL LETTERS - FLUSH MOUNT - "DISCOUNT TIRE"
Scale: 1/8" = 1'-0"

CUSTOM SIGN

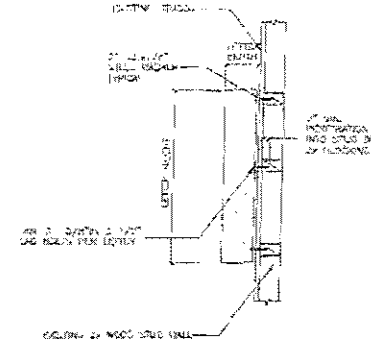
GENERAL SPECIFICATIONS

- ACRYLIC FACE LIT CHANNEL LETTERS
- .040 ALUM. BACKS W/ .040 ALUM. RETURNS
(BACKS TO HAVE 3 HOLES FOR ELECTRICAL PENETRATION OPTIONS - BOTTOM, MIDDLE, TOP)
- 1 1/2" JEWELITE® WHITE TRIM CAP
- 5" PRE-FINISHED CLC "DISCOUNT TIRE" WHITE RETURNS
- 3/16" WHITE ACRYLIC FACE
- INTERNAL ILLUMINATION WITH SLOAN® CHANNEL LED 5" 120 DEGREE 1/2" X 4" WHITE LED MODULES
(SEE LED MODULE LAYOUT PAGE FOR QUANTITY AND INSTALLATION)
- 12VDC SECONDARY WIRING
- REMOTE 120 VAC TO 12VDC LED POWER SUPPLIES
- 120 VOLT PRIMARY TO SIGN LOCATIONS BY OTHERS



CITY OF ORANGE
BUILDING DIVISION
SIGN ATTACHMENT

PROJECT NO. 138056...
DRAWING NO. 01-01-03
DATE: 12/20/14



INTO WOOD STUD WALL ATTACHMENT

INSTALLATION NOTES:
ALL SIGNS ARE INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

WHEN INSTALLING LETTERS, USE CLEAR SILICONE AROUND SECONDARY AND WALL PENETRATIONS. RUN A BEAD OF SILICONE ACROSS THE TOPS OF ALL LETTERS IN ORDER TO PREVENT LEAKS.

NOTE:
REFER TO UL 48-ELECTRIC SIGN STANDARDS PG. 35 FOR DETAILS CONCERNING UL REQUIREMENT FOR BONDING OF PAIN CHANNEL LED ILLUMINATED LETTERS.



DISCOUNT TIRE
42380 GRAND RIVER AVENUE
NORVI, MI 48975

02/24/14

MSB TO

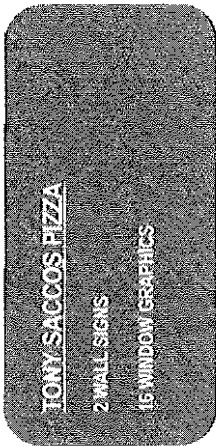
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R1) 02/14 release signs A, B & revised sign A - CD
R2) 01/14 revise attachment detail for channel letters - RB
R3) 07/14 add dimensions to site plan / elevations - RB
R4) 01/14 PROPOSAL SET OF DRAWINGS - RB
R5) 01/14 ADD ADDITIONAL INFORMATION - RB

Signs may be illuminated with 120 volt AC or 12VDC. Primary electrical service to the sign must be completed through the responsibility of the owner. All work is to be done in accordance with the applicable electrical codes and/or local codes. The purchaser assumes all responsibility for the safety and proper installation of the sign and the proper use of the sign.

The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Sales:	Date:
P.M.:	Date:
Design:	Date:
Client:	Date:

CID138056



DISCOUNT TIRE
42590 GRAND RIVER AVENUE
NOVI, MI 48235 MSB
TC

The following items shown on this plan are to be submitted to your professional engineer for review and approval. It may be necessary to obtain the services of a professional engineer for the design and construction of the foundation and other structural elements of the building. You are not to be held responsible for the design and construction of the building.

NOT TO SCALE
NOT TO SCALE
NOT TO SCALE
NOT TO SCALE
NOT TO SCALE
NOT TO SCALE
NOT TO SCALE
NOT TO SCALE
NOT TO SCALE
NOT TO SCALE

Discipline: Mechanical
Project Name: Tony Saccos Pizzeria
Project Address: 42590 Grand River Avenue, Novi, MI 48235
Project Description: 2 Wall Signs, 16 Window Graphics
Client: Tony Saccos Pizzeria

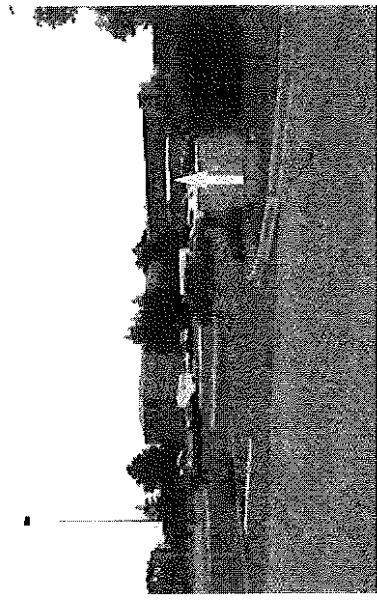
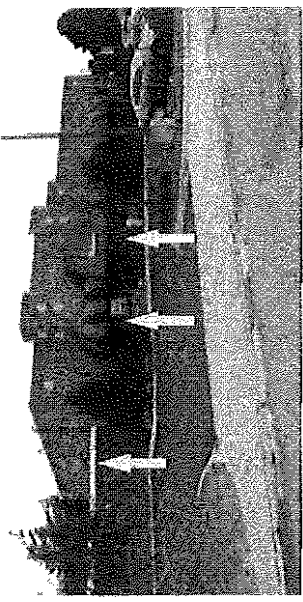
The user is intended to be installed in accordance with the requirements of Article 810 of the National Electrical Code and other applicable codes and standards. The user is intended to be installed in accordance with the requirements of Article 810 of the National Electrical Code and other applicable codes and standards.

Sales: _____ Date: _____
P.M.: _____ Date: _____
Design: _____ Date: _____
Client: _____ Date: _____

OUR NEIGHBORS

SIEVE & ROCKY'S

- 2 WALL SIGNS
- 1 MONUMENT SIGN
- 3 DIRECTIONALS
- WINDOW GRAPHICS
- ENTRANCE COPY / AWNING
- FLAES



WALTON
 SIGN & GRAPHICS
 3111 N. 10TH ST.
 SUITE 100
 DENVER, CO 80231
 (303) 733-8888

DISCOUNT TIRE
 42550 GRAND RIVER AVENUE
 DENVER, CO 80231
 (303) 733-8888

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2014 WALTON SIGN & GRAPHICS
 3111 N. 10TH ST., SUITE 100
 DENVER, CO 80231
 (303) 733-8888

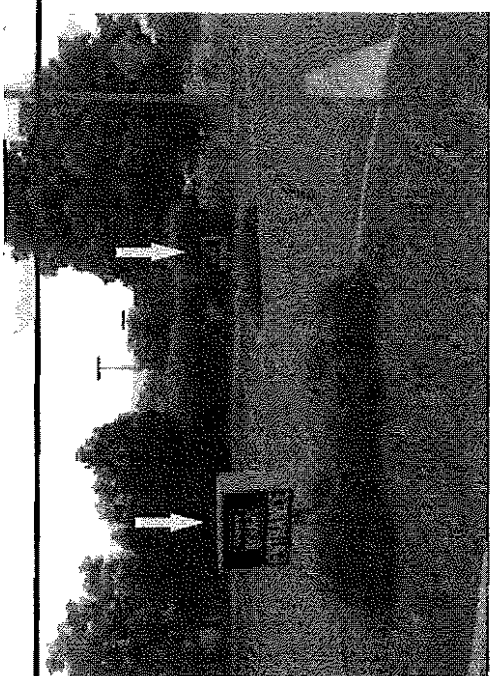
2014 WALTON SIGN & GRAPHICS
 3111 N. 10TH ST., SUITE 100
 DENVER, CO 80231
 (303) 733-8888

This sign is intended to be installed in accordance with the requirements of Article 907 of the National Electrical Code (NEC) for the applicable local jurisdiction. The sign manufacturer's instructions should be followed for proper installation and use.

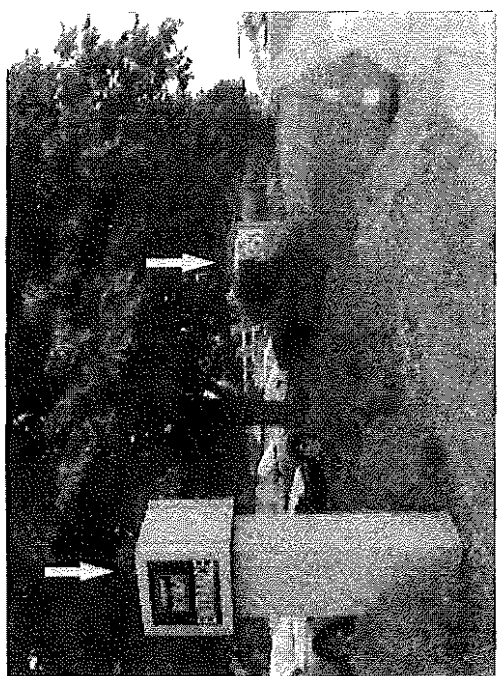
Sales:	Date:
PM:	Date:
Design:	Date:
Client:	Date:

CID138056

OUR NEIGHBORS



STEVE & ROCKY'S
 2 WALL SIGNS
 1 MONUMENT SIGN
 3 DIRECTIONALS
 WINDOW GRAPHICS
 ENTRANCE COPY / AWNING
 FLAGS



WALTON
 SIGN & GRAPHICS
 10000 W. 11th St., Suite 100
 Overland Park, KS 66211
 Phone: 913.666.1111

DISCOUNT TIRE
 42890 GRAND RIVER AVENUE
 NOWA, MI 48375
 HSB
 TG
 02/27/14

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FOR QUOTE CALL 913.666.1111
 FOR ORDER CALL 913.666.1111
 FOR BILLING CALL 913.666.1111
 FOR INQUIRY CALL 913.666.1111
 FOR ADDITIONAL INFORMATION CALL 913.666.1111

Signs are manufactured in the USA. All signs are made of high quality materials. We use only the best materials and workmanship to ensure that your signs will last for many years. We are committed to providing you with the highest quality signs at the lowest possible price.

The sign is intended to be installed in accordance with the National Electrical Code and other applicable local codes. This includes proper grounding and bonding in the sign.

Sales: _____ Date: _____
 P.M.
 Design: _____ Date: _____
 Client: _____ Date: _____

CID138056