



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
 Novi, MI 48375
 (248) 347-0415 Phone
 (248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals **ZONING BOARD APPEALS DATE:** December 8, 2015

REGARDING: 44725 GRAND RIVER (CASE NO. PZ15-0043)

BY: Charles Boulard, Building Official

I. GENERAL INFORMATION:

Applicant

Donna Holke of Intercity Neon on behalf of Croskey Lanni

Variance Type

Sign Variance

Property Characteristics

Zoning District: I-1, Office Service District
 Site Location: 44725 Grand River
 Parcel #: 50-22-24-476-012

Request

The applicant is requesting a variance from the CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow a wall sign of 32.5 square feet located on the front face (Grand River) of the building. The property is located on Grand River Ave. east of Taft Road in the I-1 Zoning District and already has an existing multi-tenant ground sign.

II. ZONING AND LAND USE:

The table below lists the zoning district, existing land use and future land use for the subject site and surrounding parcels.

Parcel	Zoning District	Existing Land Use	Future Land Use
Subject Property	I-1 Light Industrial District	Office	Industrial Research and Development Technology
North	I-1 Light Industrial District	Industrial	Industrial Research and Development Technology
South	R-4 One Family Residential District	Single Family Residential	Single Family
East	I-1 Light Industrial District	Vacant	Industrial Research and Development Technology
West	I-1 Light Industrial District	Vacant/Mixed Use	Industrial Research and Development Technology

III. STAFF COMMENTS:

Proposed Changes

The applicant is requesting approval for installation of an additional 32.5 square foot (wall) sign for the tenant offices of Croskey Lanni. The applicant is entitled to a multi-tenant sign under the Novi Sign Ordinance. An existing multi-tenant ground sign is currently installed and is proposed to remain. The applicant is requesting the following signage:

- Additional wall sign, proposed at 32.5 sq. ft.

IV. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ15-0043**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.

(a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.

(b) The property is unique because _____.

(c) Petitioner did not create the condition because _____.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____.

(e) The relief is consistent with the spirit and intent of the ordinance because _____.

(f) The variance granted is subject to:

1. _____.
2. _____.
3. _____.
4. _____.

2. I move that we **deny** the variance in Case No. **PZ15-0043**, sought by _____.

Zoning Board Of Appeals

Croskey Lanni
Case # PZ15-0043

December 8, 2015

Page 3 of 3

for _____ because Petitioner has not shown practical difficulty requiring _____.

- (a) The _____ circumstances _____ and _____ features _____ of _____ the _____ property including _____ are not unique because they exist generally throughout the City.
- (b) The circumstances and features of the property relating to the variance request are self-created because _____.
- (c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that _____.
- (d) The variance would result in interference with the adjacent and surrounding properties by _____.
- (e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0415.

Charles Boulard
Building Official
City of Novi

RECEIVED

OCT 26 2015

CITY OF NOVI
COMMUNITY DEVELOPMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile

ZONING BOARD OF APPEALS
APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: \$300
Meeting Date: 12-8-15
ZBA Case #: PZ 15-0043

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION			
ADDRESS 44725 GRAND RIVER		LOT/SUITE/PAGE # 204	
SCHOOL # 50-22-15-376-02		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY BETWEEN TAFT & LANNYS			
IS THE PROPERTY WITHIN A HOMEOWNER ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		REQUEST IS FOR <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input checked="" type="checkbox"/> SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS donna@intercityneon.com	
NAME DONNA HOLKE		CELL PHONE NO.	
ORGANIZATION/COMPANY INTERCITY NEON		TELEPHONE NO. 586-754-6020	
ADDRESS P.O. BOX 3762		CITY CENTERLINE	FAX NO. 586-754-7436
		STATE MI	ZIP CODE 48015
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS	
NAME		CELL PHONE NO.	
		TELEPHONE NO.	
ORGANIZATION/COMPANY SYMMETRY PROPERTY MGMT		FAX NO.	
ADDRESS		CITY	STATE
			ZIP CODE
III. ZONING INFORMATION			
A. ZONING DISTRICT			
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH			
<input checked="" type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section	28-5(3)	Variance requested	Wall Sign
2. Section		Variance requested	
3. Section		Variance requested	
4. Section		Variance requested	
IV. FEES AND DRAWINGS			
A. FEES			
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250			
<input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400			
<input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600			
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF			
• Dimensioned Drawings and Plans		• Existing & proposed distance to adjacent property lines	
• Site/Plot Plan		• Location of existing & proposed signs, if applicable	
• Existing or proposed buildings or addition on the property		• Floor plans & elevations	
• Number & location of all on-site parking, if applicable		• Any other information relevant to the Variance application	

ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE(S) REQUESTED

DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a Mock-Up Sign ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is NOT to be 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.

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE

The undersigned hereby appeals the determination of the Building Official/ Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE

ACCESSORY BUILDING

USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Donna M. Halke
Applicant Signature

10-21-15
Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

F. Miller
Property Owner Signature

10-2-15
Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED

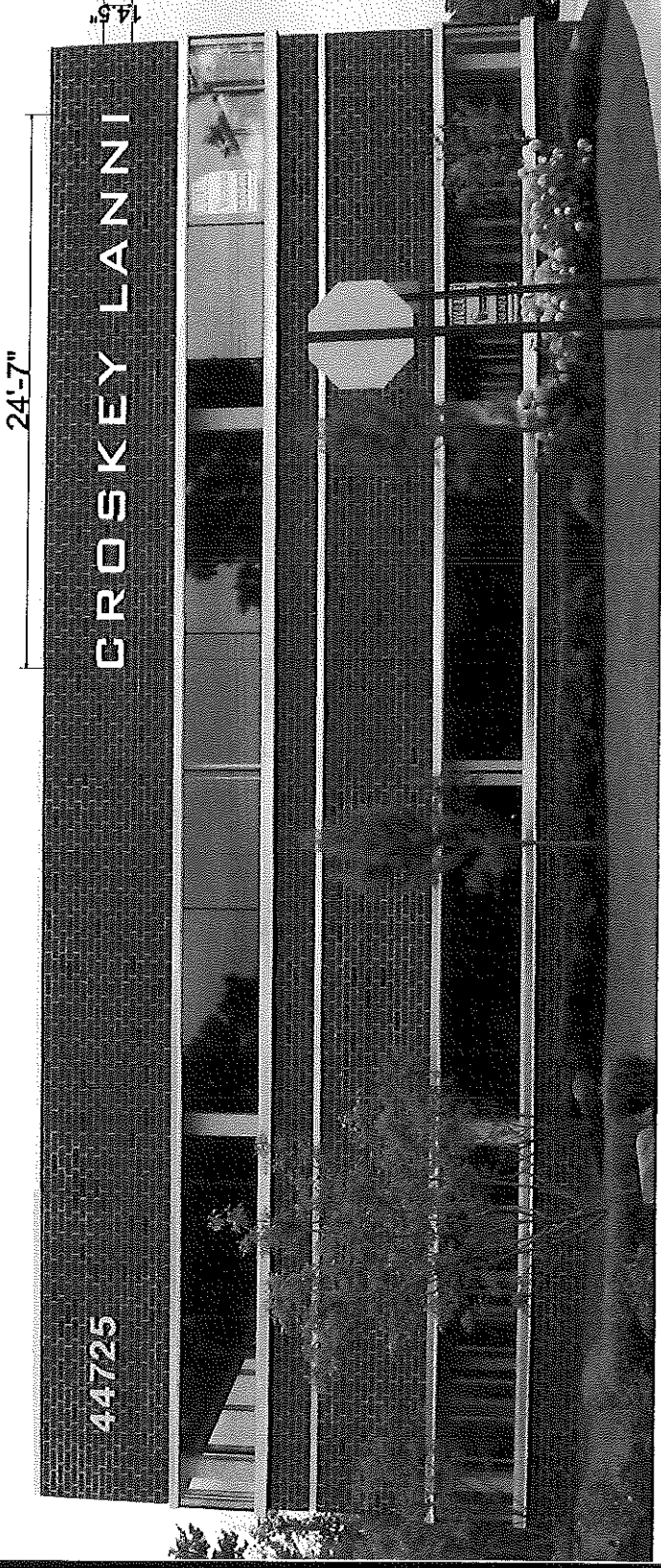
DENIED

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

Chairperson, Zoning Board of Appeals

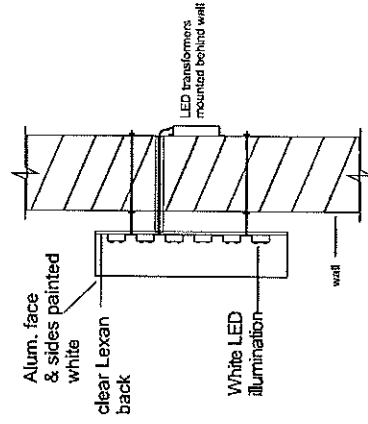
Date

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.



Scale: 1/8" = 1'-0"

Internally Illuminated (LED) Halo Reverse Channel Letter



Side Elevation - No Scale

NOTE: IT IS THE CUSTOMERS RESPONSIBILITY TO PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE (INCLUDING GROUND WIRING DIRECTLY FROM THE PANEL BOX) WITHIN SIX (6) FEET OF SIGNAGE.

DRAWING APPROVED: _____
 DATE: _____

44725 Grand River
 Novi, MI

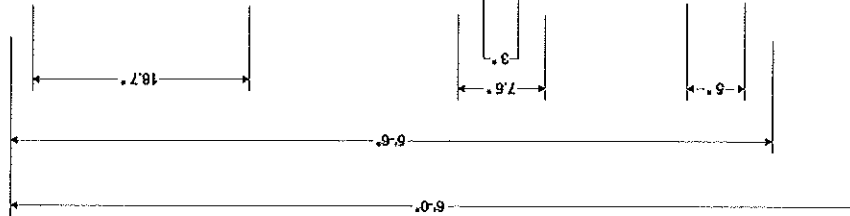
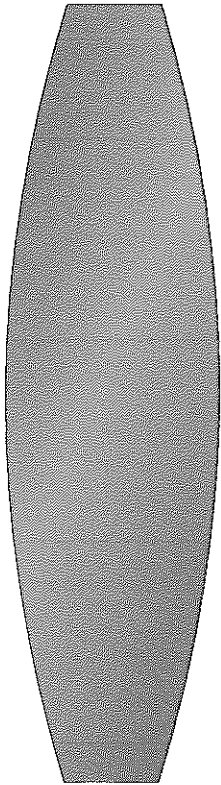
INTERCITY NEON
 P.O. Box 3762
 Centerline, MI 48015
 ph: 586-754-6020
 fax: 586-754-7436
 www.intercityneon.com



6-11-14
 per ZBA

Sign Detail

Scale: 3/4"=1'



**CIVIL & ENVIRONMENTAL
CONSULTANTS, INC**

DR. STEPHEN J. MINNS, DDS

BARCLAY PLANNING GROUP

HOMESITE MORTGAGE

O.C. TANNER *appreciate.*

GERDOM REALTY & INVESTMENT

DESCO PROPERTIES, LLC

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.

ALL SIGNS U.L. LISTED &
COMPLY WITH U.L. 2161

**Symmetry Property
Management**

CLIENT

44725 Grand River Ave

Novi, Mi


ADDRESS

09/22/2015

DATE

Monument_sign_symmetry.fs

FILE

 **MP 46253 COPPER**

 **BLACK**

COLOR

Artwork: *Artwork is production ready*

Sign Type: *Monument*

Face: *Double*

Materials: *White Lexan Faces/Vinyl*

ARTWORK EXCLUSIVE PROPERTY OF

INTERCITY NEON

P.O. Box 3762

Centerline, MI 48015

ph: 586-754-6020

fax: 586-754-7436

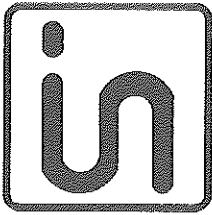


www.intercityneon.com

DRAWING APPROVAL

NAME: _____

DATE: _____



INTERCITY NEON

DESIGNERS - BONDED ERECTORS - MANUFACTURERS - QUALITY SIGNS

P.O. BOX 3762 - CENTERLINE, MICHIGAN 48015-0762
(586) 754-6020 - FAX (586) 754-7436

www.intercityneon.com

October 21, 2015

Community Development Department
45175 Ten Mile Rd.
Novi, MI 48375

Re: Zoning Board of Appeals Application
44725 Grand River

To Whom it May Concern,

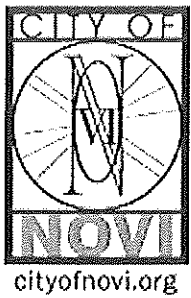
Attached is our application, fees and drawings for a request for variance at 44725 Grand River.

We have been before the Zoning Board of Appeals before on June 10, 2014 and received permits under that approval. (I have attached copies of the permits)
We are requesting the same sign as was approved at that meeting. I have attached drawings of the proposed wall sign; along with the changes being made to the existing monument sign.

If you have any questions, or need any other information, please call or email me. Please let me know when we are on an agenda for this Zoning Board of Appeals so I can let me client know.

Thank you,

Donna Holke
Intercity Neon
586-754-6020
donna@intercityneon.com



COMMUNITY DEVELOPMENT DEPARTMENT

PZ140019 - ACTION SUMMARY

PROJECT SUMMARY:

28-5 (3) SIGN VARIANCE

11. CASE NO. PZ14-0019 44725 GRAND RIVER STE 204 – CROSKY LANNI

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow wall signs of 32.5 square feet located on the front face (Grand River) of the building. The property is located on Grand River Ave. east of Taft Rd in the I-1 Zoning District.

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) permits one sign per building or parcel within the I-1 Light Industrial District.

In CASE No. PZ14-0019 Motion to approve the variance restricted to a 30 foot wall sign as well as removing the tenant panel for Croskey Lanni from the existing ground sign. 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. This is a high traffic area with limited visibility. 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.

Motion carried: 6-0

Motion maker: Gerblick

APPLICANT/OWNER INFORMATION:

APPLICANT

INTERCITY NEON SIGN SPECIALIST
P O BOX 3762
Center Line MI 48015

OWNER

GRAND OFFICES OF NOVI, LLC
44725 GRAND RIVER AVE, STE 101
NOVI MI 48375

PROPERTY INFORMATION:

LOCATION/ADDRESS: 44725 GRAND RIVER AVE 204

PARCEL NUMBER: 50-22-15-376-012 **ZONING DISTRICT:** I-1

SUBDIVISION:

LOT/UNIT #:



cityofnovi.org

City of Novi Sign Permit PS14-0094

Applied: 06/18/2014
Approved: 06/27/2014
To Expire: 12/24/2014

Permit Type: Sign
Status: ISSUED
Description: 24'-7" X 14.5" (29.5 SQ FT) ILLUMINATED WALL SIGN - APPROVED BY ZBA14-0019 SUBJECT TO TENANT PANEL FOR CROSKEY LANNI BEING REMOVED FROM GROUND SIGN

Building Information:
Occupancy: 00
Use:
Valuation: \$0.00
Type:

Job Address: 44725 GRAND RIVER AVE 204

Parcel Number: 50-22-15-376-012

Owner: GRAND OFFICES OF NOVI, LLC

Applicant: INTERCITY NEON SIGN

Contractor: INTERCITY NEON SIGN

Architect:

Engineer:

Occupant: CROSKEY LANNI, PC

Phone Number:

Phone Number: (586) 754 6020

Phone Number: (586) 754 6020

Phone Number:

Phone Number:

Phone Number:

Invoice Number: 00182354

Invoice Item:	Amount Cost:	Amount Paid:	Amount Due:
Permit Fee	\$75.00	\$75.00	\$0.00
Invoice Totals:	\$75.00	\$75.00	\$0.00

I hereby acknowledge that I have read the application and the above information is correct and agree to comply with all City Ordinances and State Laws regulating building construction. I further agree this building does not violate any restrictive covenant of the abstract.

TCO & CO REQUESTS REQUIRE 2 BUSINESS DAYS NOTICE

Schedule inspections at www.cityofnovi.org 24 hours in advance, no later than 3:30 p.m.

Paul Lee
Signature of Applicant

6-30-14
Date

Phone: 248-347-0415

Fax: 248-735-5600