

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 MEETING DATE: January 14, 2025

REGARDING: 24295 Haggerty Road # 50-22-24-476-030 (PZ24-0063)

BY: Alan Hall, Deputy Director Community Development

GENERAL INFORMATION:

Applicant

Audi

Variance Type

Sign Variance

Property Characteristics

Zoning District: This property is zoned General Business (B-3)

Location: on the northwest corner of Haggerty Road and Ten Mile

Road

Parcel #: 50-22-24-476-030

Request

The applicant is requesting a variance from City of Novi Sign Ordinance Section 28-5(a) to allow an additional wall sign for this tenant (2 allowed, variance of 1).

II. STAFF COMMENTS:

The applicant, Audi Novi, is seeking a sign variance to allow (1) additional sign.
Two wall signs have already been approved facing major a major road respectively.
(These signs are referenced to as E01 and E02 on application submission docs.)
The variance request is for the sign the reads "Service" referred to as E03.

Case # PZ24-0063

III. RECOMMENDATION:

The Zoning	Board of Appeals may take one of the following actions:
I move that	t we <u>grant</u> the variance in Case No. <u>PZ24-0063</u> , sought by, because Petitioner has shown practical difficulty including requiring on the basis of any of the following:
	requiringon the basis of any of the following:
a.	That 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 including
b.	That 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
C.	That the grant of relief would be offset by other improvements or actions, such as increased setbacks or increased landscaping, such that the net effect will result in an improvement of the property or the project
d.	That construction of a conforming sign would require the removal or significant alteration of natural features on the property because
e.	The grant of relief will not result in a use or 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 and intent of this chapter because
The variand	ce granted is subject to:
1. 2. 3. 4.	

Audi Case # PZ24-0063

	t we <u>deny</u> the variance in Case No. <u>PZ24-0063</u> , sought by,
for practical c	because Petitioner has not shown lifficulty because:
a.	That the request is based upon circumstances or features that are not exceptional and/or unique to the property and/or that result from conditions that exist generally in the city or that are self-created including
b.	That the failure to grant relief will not unreasonably prevent or limit the use of the property and/or will not result in substantially more than mere inconvenience or inability to attain a higher economic or financial return because
C.	That the grant of relief would not be offset by other improvements or actions, such as increased setbacks or increased landscaping, such that the net effect will not result in an improvement of the property or the project because
d.	That construction of a conforming sign would not require the removal or significant alteration of natural features on the property because
e.	The grant of relief will result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will not result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is inconsistent with the spirit and intent of this chapter because
	•

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0423.

Alan Hall – Deputy Director Community Development - City of Novi

RECEIVED



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ZONING BOARD OF APPEALS APPLICATION

DEC 02 2024

CITY OF NOVI COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Add	iress of subject ZBA (Case)	Application Fee:	330.00	
PROJECT NAME / SUBDIVISION Audi Novi			Meeting Date: _		
ADDRESS	LOT/SIUTE/SPACE #		4 2 2 2		
24295 Haggerty Rd	May be	obtain from Assessing	ZBA Case #: PZ	24-0063	
50-22		nent (248) 347-0485			
IS THE PROPERTY WITHIN A HOMEOWNER'S AS	SOCIATION JURISDICTIONS			-	
☐ YES 🗹 NO			MMERCIAL VACANTI	PROPERTY LI SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NO	TICE OF VIOLATION OR	CITATION ISSUED?	YES NO	WE ASSESSED TO THE REAL PROPERTY OF THE PARTY OF THE PART	
II. APPLICANT INFORMATION	EMAIL ADDRESS	CHARLE SHOW WE SURE TO THE	CELL PHONE NO.	TO THE REST OF THE PARTY.	
A. APPLICANT	tammy@northern	sign.com			
Northern Sign			TELEPHONE NO. 248-333-7733		
ORGANIZATION/COMPANY			FAX NO.		
Northern Sign					
2181 E Walton Blvd Ste 100		CITY Auburn Hills	STATE	ZIP CODE 48326	
B. PROPERTY OWNER CHECK F	HERE IF APPLICANT IS ALS	O THE PROPERTY OWNER			
Identify the person or organization that	EMAIL ADDRESS		CELL PHONE NO.		
owns the subject property: NAME	curbanski@agi.r	iet	TELEPHONE NO.		
			716-341-4284		
ORGANIZATION/COMPANY Audi Novi			FAX NO.		
ADDRESS		CITY	STATE	ZIP CODE	
24295 Haggerty Rd		Novi	MI	48375	
III. ZONING INFORMATION A. ZONING DISTRICT			MASSES AND ASSESSED.	uner, filler, date hage	
□ R-A □ R-1 □ R-2	□ R-3 □ R-4	□ RM-1 □ RM-2	□мн	1	
□ l-1 □ l-2 □ RC				1	
B. VARIANCE REQUESTED				,	
INDICATE ORDINANCE SECTION (S) AND	VARIANCE REQUESTED);			
1. Section PER CODE SECTI	Variance requested	To Allow the Word Ser	rvice on the South Sid	e of Building	
2. Section	Variance requested				
3. Section	Variance requested				
4. Section					
IV. FEES AND DRAWNINGS			AN MARCHAEL ROOM		
A. FEES			CHARLES THE STATE OF THE STA		
☐ Single Family Residential (Existin	ng) \$220 🗆 (With Viol	lation) \$275 🗆 Single Fa	ımily Residential (New)	\$275	
☐ Multiple/Commercial/Industrial \$330 ☐ (With Violation) \$440 ☑ Signs \$330 ☐ (With Violation) \$440					
☐ House Moves \$330		Aeetings (At discretion of	· • • • • • • • • • • • • • • • • • • •		
B. DRAWINGS 1-COPY & 1 DIG					
Dimensioned Drawings and Plan					
	s	 Existing & propos Location of exist 			
Site/Plot Plan Existing or proposed buildings or		Location of existPropertyFloor plans & ele	ing & proposed signs,	if applicable	



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE		
A. VARIANCE (S) REQUESTED		
□ DIMENSIONAL □ USE ☑ SIGN	1	
There Is a five-(5) hold period before work/action can be taken on variance approva	ls.	
B. SIGN CASES (ONLY) Your signature on this application indicates that you agree to install a Mock-Up Sign to meeting. Failure to install a mock-up sign may result in your case not being heard by the schedule ZBA meeting, or cancelled. A mock-up sign is NOT to be actual sign. Upon or removed within five-(5) days of the meeting. If the case is denied, the applicant is respectively of the mock-up or actual sign (if erected under violation) within five-(5) days	the Board, postponed to the next approval, the mock-up sign must be ponsible for all costs involved in the	
C. ORDINANCE		
City of Novi Ordinance, Section 3107 – Miscellaneous	1	
No order of the Board permitting the erection of a building shall be valid for a period building permit for such erection or alteration is obtained within such period and such proceeds to completion in accordance with the terms of such permit.	longer than one-(1) year, unless a n erection or alteration is started and	
No order of the Board permitting a use of a building or premises shall be valid for a perighty-(180) days unless such use is establish within such a period; provided, however, dependent upon the erection or alteration or a building such order shall continue in for such erection or alteration is obtained within one-(1) year and such erection or alteration in accordance with the terms of such permit. D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL	where such use permitted is orce and effect if a building permit	
PLEASE TAKE NOTICE:	1	
	0.1	
The undersigned hereby appeals the determination of the Building Official / Inspector		
☐ CONSTRUCT NEW HOME/BUILDING ☐ ADDITION TO EXISTING HOME/BUILDING ☐ SIGNAGE		
	_ SIGNAGE	
□ ACCESSORY BUILDING □ USE □ OTHER		
□ ACCESSORY BUILDING □ USE □ OTHER		
USE OTHER VI. APPLICANT & PROPERTY SIGNATURES	J SIGNAGE	
□ ACCESSORY BUILDING □ USE □ OTHER	10.28.24 Date	
VI. APPLICANT & PROPERTY SIGNATURES A. APPLICANT William ACCESSORY BUILDING USE OTHER DIAMATURES A. APPLICANT	10.28.24	
VI. APPLICANT & PROPERTY SIGNATURES A. APPLICANT William A Description A Desc	Date 10.28.24 W: ne property described in this	
VI. APPLICANT & PROPERTY SIGNATURES A. APPLICANT Applicant Signature B. PROPERTY OWNER If the applicant is not the owner, the property owner must read and sign belo The undersigned affirms and acknowledges that he, she or they are the owner(s) of the	Date 10.28.24 W: ne property described in this	
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NOVI

Community Development Department

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REVIEW STANDARDS SIGN VARIANCE

cityofnovi.org

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Sign Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Sign Variance.)

Standard #1. Extraordinary Circumstances or Conditions.

Explain how the circumstances or physical conditions applying to the property that do not apply generally to other properties in the same Zone District or in the general vicinity. Circumstances or physical conditions may include:

Ordinance due to the shape, topography or other physical conditions of the lot or due to the location of an existing structure.			
✓ Not Applicable	☐ Applicable	If applicable, describe below:	
	and/or		
the Zoning Ordinan	ce without removing or s	be placed in the location required by severely altering natural features, such encroaching upon stormwater facilities.	
✓ Not Applicable	☐ Applicable	If applicable, describe below:	
	and/or		
c. Abutting Property. A sign could not be reasonably seen by passing motorists due to the configuration of existing buildings, trees, signs or other obstructions on an abutting property.			
✓ Not Applicable	Applicable	If applicable, describe below:	

Ψ.	area and/or height	could be considered	d appropriate in scale due to the length of ength of the lot frontage (ground sign
	✓ Not Applicable	☐ Applicable	If applicable, describe below:
e.		ot created by the ap	te practical difficulty causing the need for oplicant or any person having an interest in
	✓ Not Applicable		If applicable, describe below:

Standard #2. Limit Use of Property.

Explain how 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 dealership needs to have a sign that allows customers to know where they are to get service

Standard #3. Adverse Impact on Surrounding Area.

Explain how the Sign Variance will not result in a use or 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 and intent of this chapter.



2181 E. Walton Blvd., Suite 100, Auburn Hills, MI 48326

248.333.7733 Office

www.northernsign.com

248.333.7684 Fax

AUTHORIZATION AND CONSENT FORM

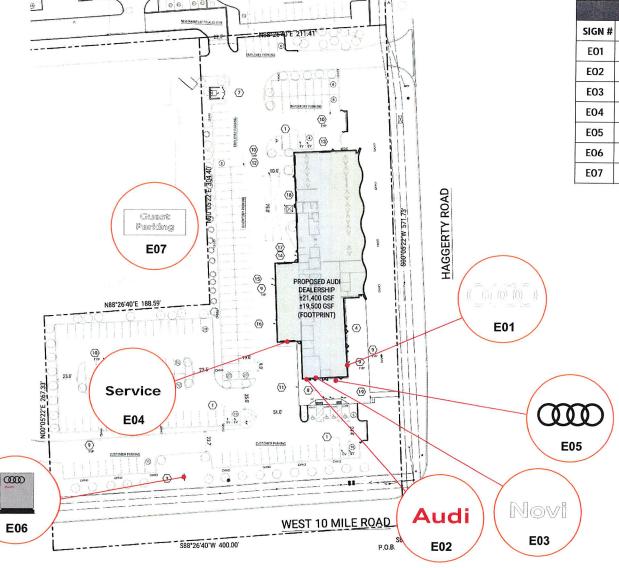
By my signature below, I hereby represent that I am the owner of the property indicated below or otherwise duly authorized by the Lease to grant authorization for Northern Sign Co. Inc. and/or their sub-contractor to apply for permits, represent said owner at ZBA meetings and install new signage at the below referenced location.

LANDLORD APPROVAL

Signature Jee	del	Print Name	Losopl	Silar
Title P	M	Email	Soseph a	Jardeno
Address 2	1295 Hagzvily		Phone	
Novi, MI				
Return Form To:	Northern Sign Co. Inc. 2181 E. Walton Blvd., S Auburn Hills, MI 4832	Suite 100		
Email to:	tammv@northernsign.	<u>com</u>		
Site/Job - Property A				
24295 h	taggerty Rd Lhighn 48375			
Novi, mis	highn 48375	2		
			THE STREET	







	EXTERI	OR SIGN LIST	
SIGN #	SIGN CODE	DESCRIPTION	
E01	AOA-RING-TF-W3500	White 3500 Size Wall Mounted AUDI Rings	
E02	AOA-CL-TF-AUDI-R400-FL	Red 400 Size Tube Frame Face Lit "Audi" Copy Letterset	
E03	AOA-CL-TF-DN-W400-FL	White 400 Size Tube Frame Face Lit "Dealer Name" Letterset	
E04	AOA-CL-WM-DN-BW300-FL	Black And White 300 Size Wall Mounted Face Lit "Dealer Name" Letterset	
E05	AOA-ENTRNG-B670	Black 670 Size Wall Mounted Entry Audi Rings	
E06	AOA-M-1448-6	Audi 1448 Wide Monument, 6' OAH	
E07	AOA-GP-STENCIL	Guest Parking Stencil	



LOCATION Audi Novi 24295 Haggerty Rd Novi, MI 48375 DESIGNER OD

DATE: 09.28.2023

PROJECT MANAGER
Chris A Urbanski
AUDI PROJECT MANAGER
XXXXXX

CUSTOMER APPROVAL

Print Name Title

Signature Date

Approved
Approved as Noted
Not Approved
Resubmit with Changes

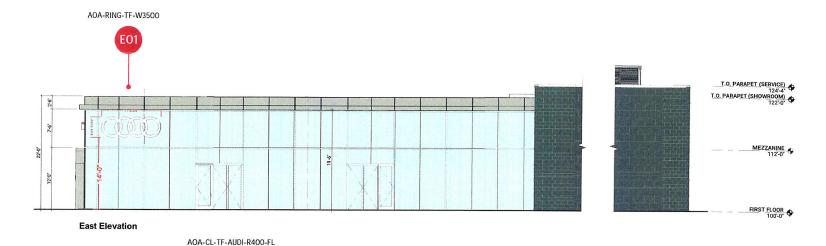
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ELEVATIONS

Scale= 1"=12'



SIGN	Height Above Grade	Square Ft.
E01	14'-0"	45.40
E02	15'-8"	6.6
E03	15'-8"	6
E04	5'-9"	1.63
E05	14'-6"	5 27



LOCATION Audi Novi 24295 Haggerty Rd Novi, MI 48375

DESIGNER OD DATE: 09.28.2023

PROJECT MANAGER
Chris A Urbanski
AUDI PROJECT MANAGER
XXXXXX

CUSTOMER APPROVAL		Approved
Print Name	Title	Approved as Noted
Signature	Date	Not Approved Resubmit with Changes

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AOA-CL-WM-DN-BW300-FL

Black And White 300 Size Wall Mounted Face Lit
"Dealer Name" Letterset

SPECIFICATIONS

Dimensions:

Height: 0'-11 13/16" **Width** 5'-9 5/16" **SqFt:** 5.27

Weight:

Illumination:

XXX

Electrical Requirements:

Max Amps Required: 2.4 (TBV) Voltage Required: 120V-277V Whip Length 6'-0" (72") long unless noted on drawing

Finish Specifications:

XXX

Plexiglass Specifications:



Plexiglass LED Black & White 9H001 GT

Notes:

XXX

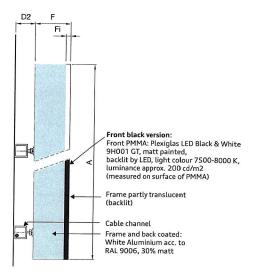


Day Elevation

Service

Night Elevation

Font Size	Font Size	Frame Depth	Frame Depth	Frame Illuminated	Dist	ance Facade
A (ft. in)	A (mm)	F (ft. in)	mm	Fi (mm / in)	D1	D2
11 13/16"	300	3 1/8"	80	14mm / 9/16"		50mm / 1 15/16"



Mounting on solid façade



LOCATION Audi Novi 24295 Haggerty Rd Novi, MI 48375

DESIGNER OD DATE: 09.28.2023

PROJECT MANAGER
Chris A Urbanski
AUDI PROJECT MANAGER
XXXXXX

CUSTOMER APPROVAL	Approved		
Print Name	Title	Approved as Noted	
Signature	Date	Not Approved	

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