



cityofnovi.org

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

Case No. PZ13-0008 40380 Grand River Ave (Big Tommy's Parthenon)

Location: 40380 Grand River

Zoning District: I-1, Light Industrial District

The applicant is requesting a variance from Sections 28-13 and 28-10 of the Novi Sign Ordinance to allow a sheet fabric type sign and revision of a previous variance to allow and increased sign are from 76 square feet to 119 square feet. The property is located west of Haggerty Road, and north of Grand River.

**Ordinance Sections:**

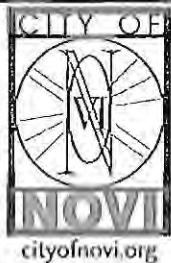
CITY OF NOVI, CODE OF ORDINANCE, Section 28-13 permits signs to be constructed only of materials specified for such structures in the State Construction Code. Section 28-10 prohibits banner signs.

**City of Novi Staff Comments:**

The applicant is requesting approval for installation of a sheet fabric sign to be stretched over the face of an existing sign for a rebranded business. The existing sign was allowed under a previous variance with for a maximum 76 square feet. The new sign would have an area of 119 square feet. A photograph of the actual sign is included in the package as the rendering does not accurately depict the edges of the sign. The wrinkling and puckering of the fabric are apparent in the photograph

**Standards for Granting a Sign Variance**

- 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 because\_\_\_\_\_.
- 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\_\_\_\_\_.



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

For Official Use Only

ZBA Case No: P213 0008 ZBA Date: \_\_\_\_\_ 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,

*Andrew Stilianou*

Applicant's Name BIG TOMMY'S PARTHENON Date 1/14/13

Company (if applicable) Leo's BAR & Grill Inc.

Address\* 40380 GRANDRIVER AVE City NOVI ST MI ZIP 48375  
\*Where all case correspondence is to be mailed.

Applicant's E-mail Address: Andy.Stilianou@gmail.com

Phone Number (248) 615-2102 FAX Number (248) 615-2057

Request is for:

Residential Construction (New/ Existing)  Vacant Property  Commercial  Signage

1. Address of subject ZBA case: 40380 GRANDRIVER AVE, NOVI ZIP 48375

2. Sidwell Number: 5022 - \_\_\_\_\_ 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  JSC  OST \_\_\_\_\_ OTHER

5. Property Owner Name (if other than applicant) Leo Stassopoulos

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 \_\_\_\_\_ Variance requested \_\_\_\_\_
- 2. Section \_\_\_\_\_ Variance requested \_\_\_\_\_
- 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):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:

\* WE WOULD LIKE TO USE THE COMPLETE ARE OF EXISTING POLE SIGN, PLEASE SEE ATTACHED RENDERING

\* TWO BEST BUY SIGNS IN NOVI ARE CONSTRUCTED WITH FLEX PANEL

**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

Date

1/14/13

Property Owners Signature

Date

1/14/13

**DECISION ON APPEAL**

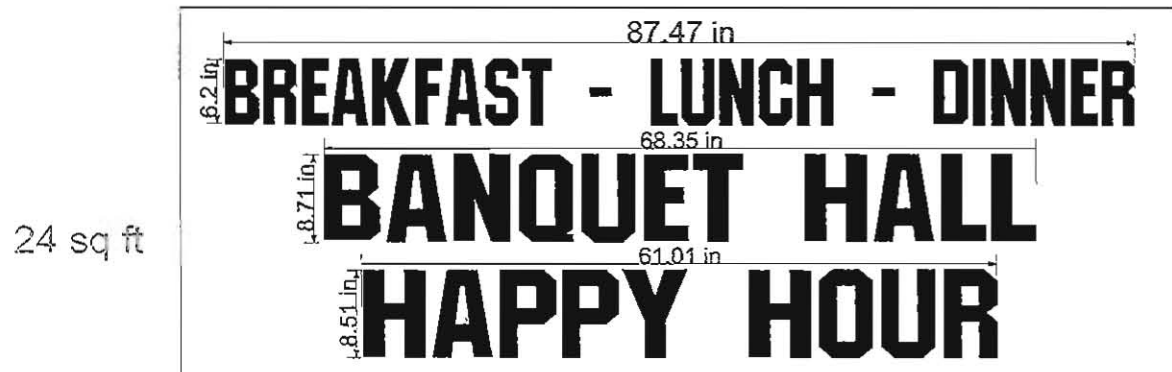
Granted     Denied     Postponed by Request of Applicant     Board

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

\_\_\_\_\_

Chairperson, Zoning Board of Appeals

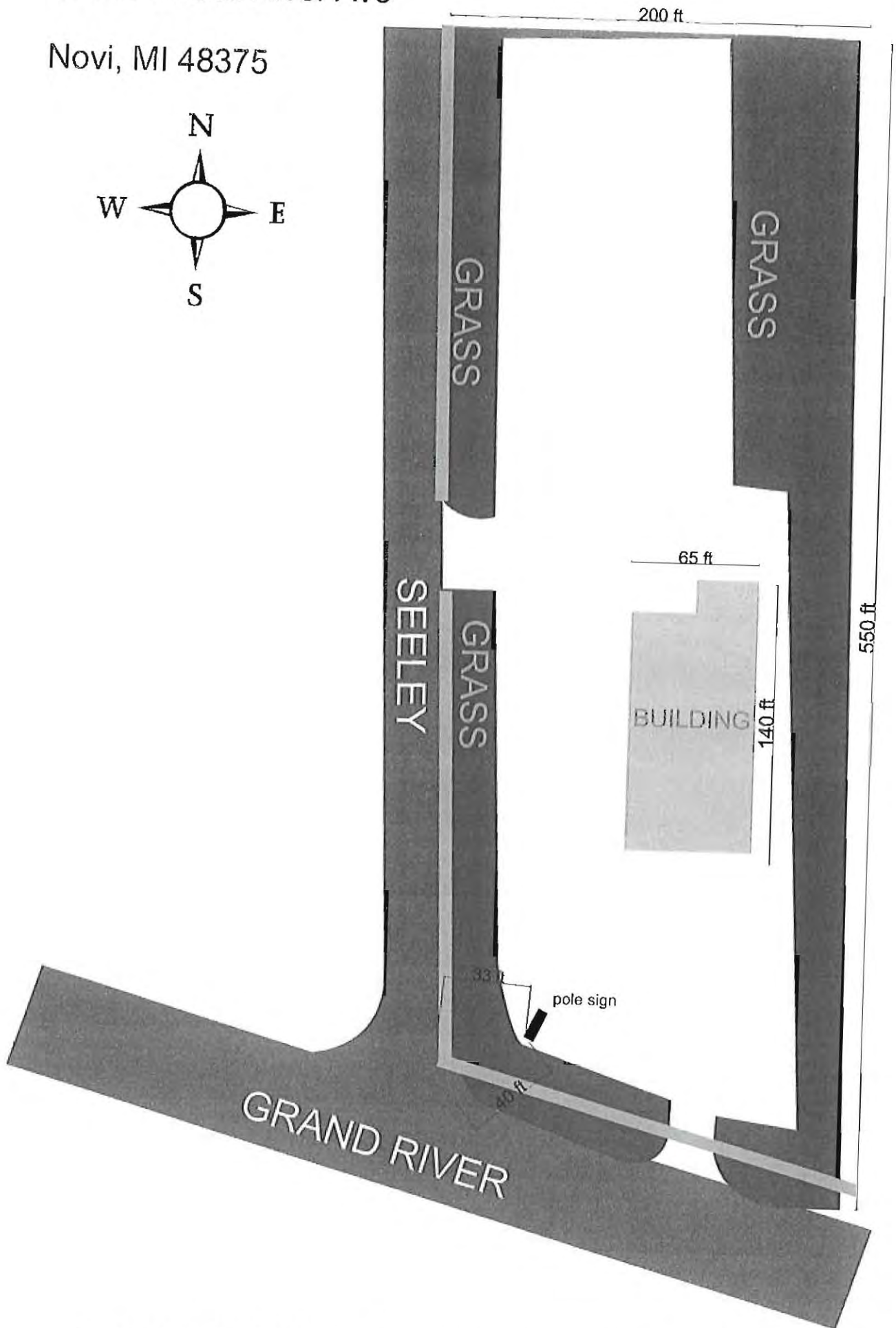
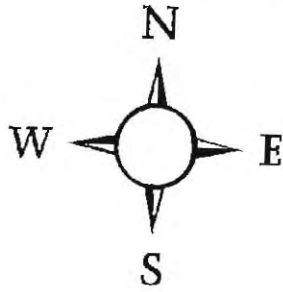
Date



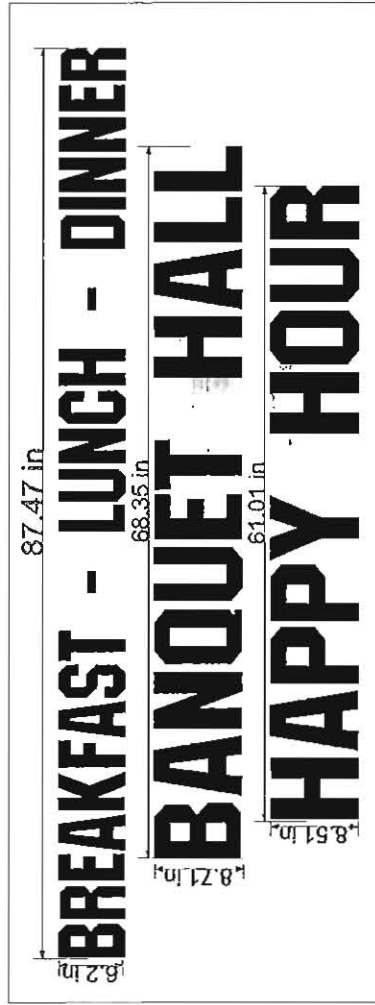
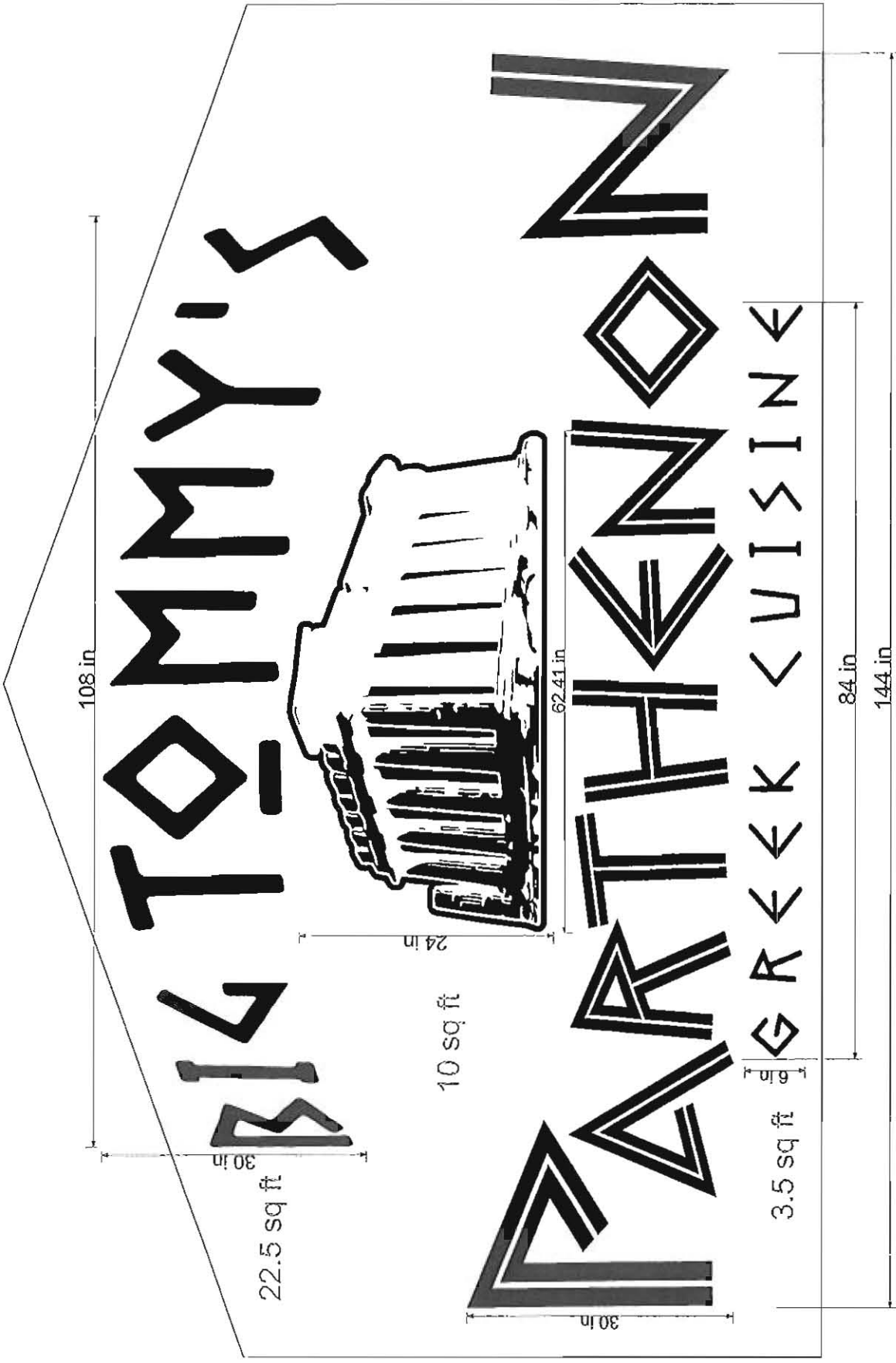
total square feet=90 sq. ft

40380 Grand River Ave

Novi, MI 48375

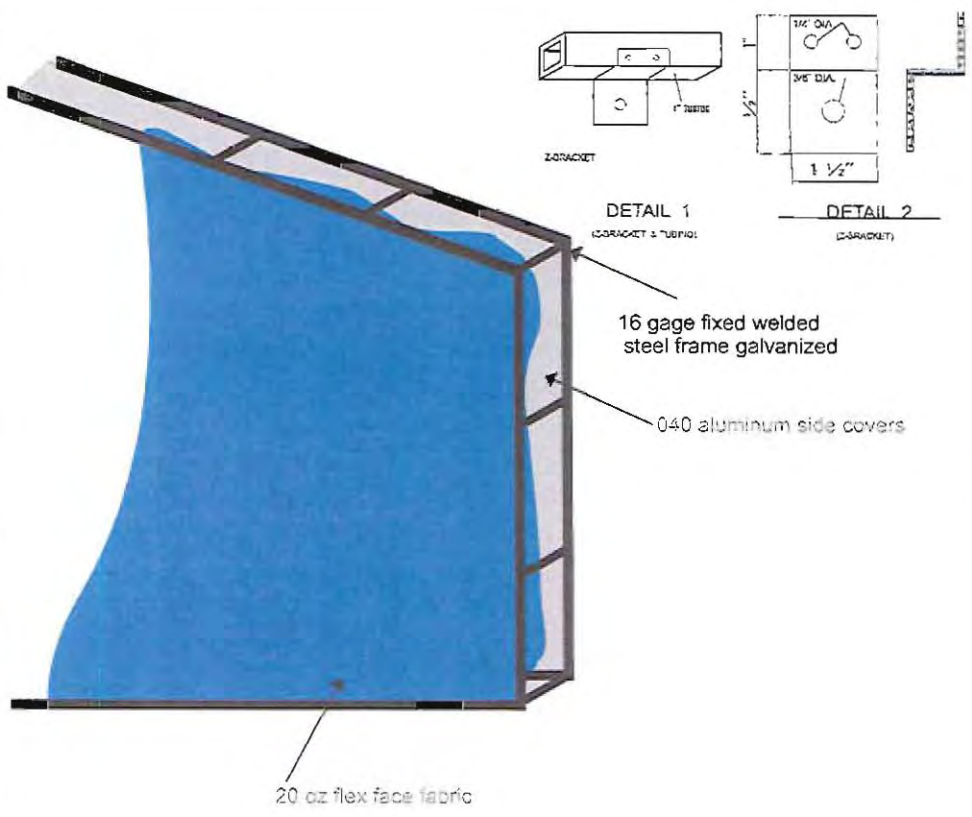


POLE SIGN IS 33 FT AWAY FROM SEELYEY ST  
AND 40 FT AWAY FROM GRAND RIVER

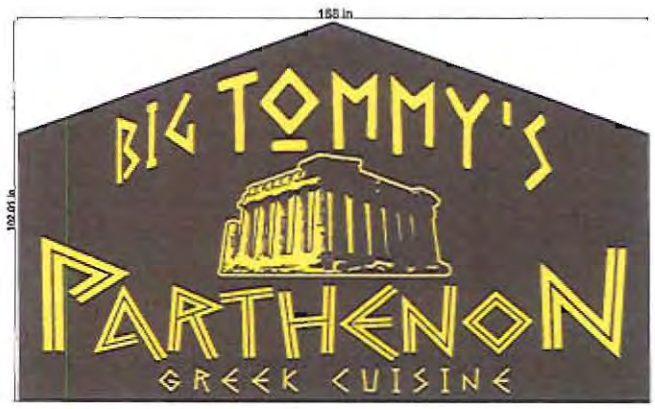


total square feet=90 sq. ft

24 sq ft



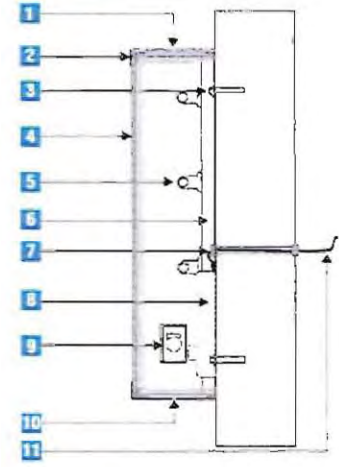
existing sign



Specification

- 1 1" X1" Galvanized Steel Frame
- 2 1" Extruded Aluminum Retainer System 8" PAINTED MATTE BLACK
- 3 Non-Corrosive Installation Hardware: SEE DETAIL
- 4 1/2" x 1/8" Plexiglas/Polycarbonate/Acrylic Face #7328 WHITE PLEX w/VINYL OVERLAYS
- 5 Lamp Socket w/R.O. Fluorescent Lamp 10lum.
- 6 Structure Support Bracket w/Wiraway
- 7 Grounded Wall Pass-Thru Sealed Water Tight
- 8 Electronic Ballast
- 9 Exterior On/Off Switch with Flip Cover
- 10 1/2" Weep Holes
- 11 120V-20 Primary Electrical Provided at Install Final Hook-Up by Others

Side Section View



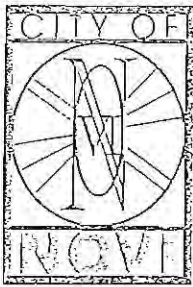
**CLASSIC** CANOPY & SIGNS  
313-363-8375

© 2011 CLASSIC All rights reserved. This is an original drawing created by classic. It is submitted for your personal use, however, it shall at all times remain the property of classic. This drawing may be used in connection with the project being planned for you by classic, but not otherwise. You are not authorized to show these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion.

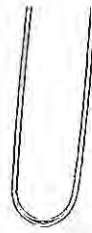








cityofnovi.org



January 8, 2013

Classic Canopy & Sign  
P.O. Box 530565  
Livonia, Michigan 48153

RE: BIG TOMMY'S PARTHENON – 40380 GRAND RIVER

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

The upper portion of the sign was approved by variance of the Zoning Board of Appeals for a maximum size of 76 square feet. The plan submitted shows this portion to be 119 square feet.

The construction material used for these signs cannot be approved. Sign Code Section 28-13 requires the materials of construction for signs and sign structures shall be made of the quality and grade as specified for structures in the state construction code.

Please resubmit drawings for a permanent signs that comply with the maximum size requirement of 76 square feet.

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

Sincerely,

CITY OF NOVI

Jeannie Niland  
Ordinance Enforcement Officer

*1-10-13  
Dan  
Classic  
313-363-8375*