

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: September 15, 2015

REGARDING: RALLY HOUSE (CASE NO. PZ15-0019)

BY: Thomas M. Walsh, Building Official

. GENERAL INFORMATION:

Applicant

Metro Detroit Signs on the behalf of Rally House

Variance Type

Sign Variance

Property Characteristics

Zoning District: TC, Town Center

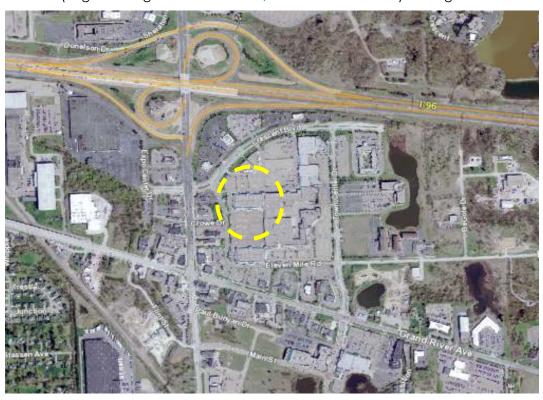
Site Location: Crescent Blvd., east of Novi Road and north of Grand River

Ave.

Parcel #: 50-22-14-351-063

Request

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow a second (single wall sign allowed in a TC, Town Center District) wall sign.



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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 | TC, Town Center | Novi Town Center | TC, Commercial | | |
| North | TC, Town Center | Novi Town Center | TC, Commercial | | |
| South | TC, Town Center | Novi Town Center | TC, Commercial | | |
| East | TC, Town Center | Novi Town Center | TC, Commercial | | |
| West | TC, Town Center | Novi Town Center | TC, Commercial | | |

III. STAFF COMMENTS:

Discussion:

The applicant returns to the Zoning Board of Appeals. Since the plan was reviewed last, the Applicant is requesting that his case be withdrawn.

Proposed Changes

The applicant is requesting approval for installation of a second wall sign for an existing retail business. The applicant is entitled to a single wall sign under the Novi Sign Ordinance. The applicant is requesting to install a second wall sign on the rear elevation. See attached drawings.

IV. RECOMMENDATION:

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

| 1. | I | mo | ve | that | we | <u>grant</u> | the | variance | in | Case | No. | PZ1 | 5-00 | 19, | sou | ight | by for |
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| | di | fficul | ty re | quiring | 9 | | | | | | | | .• | | | | |
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| | | (b) | The | prope | erty is u | unique b | | se | | | | | | _ | | | |
| | | (c) | Pet | itioner | did no | ot create | e the c | condition be | ecau | se | | | | | | | |
| | | (d) | | | _ | | | unreasono | • | | | • | | t or | sur | roun | ding |

Zoning Board Of Appeals

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| | (f) | | | ranted is | • | | | | | | | | |
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| | | 4. | | | | | | | | | · | | |
| 2. I | mc | | | <u>deny</u> | | | | | No. | PZ15-00 |)19, | sough | nt by |
| | or | | | | | | | becau | | etitioner | | | shown |
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| | (b) | | | ces and cause | | | | • | _ | the vari | iance | reque | st are |
| | (c) | econor | nic o | | ıcial | return | mere in based | | | or inabilit oners | | | higher that |
| | (d) | | | ould resi | | | | the adj | acent | and surro | oundir | ng prop | perties |
| | | | | | | | | | | | | | |

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417

Thomas M. Walsh Building Official City of Novi

| From: | Ramsay, Stephanie | |
|---|---|---|
| Sent: | Thursday, August 27, 2015 3:29 PM | |
| To: | Walsh, Thomas | |
| Subject: | FW: Rally House - 43227 Crescent Blvd - ZBA cancelled | |
| fyi | | |
| Sent: Thursday, August To: Ramsay, Stephanie | silto:kdeters@metrodetroitsigns.com] 27, 2015 12:14 PM se - 43227 Crescent Blvd - ZBA cancelled | |
| Hi Stephanie | | |
| | ly House has decided to cancel the ZBA case, so we won't need to be on the 9/15/15 ZBA e know if you need anything from me. Thanks! | 1 |
| Kevin Deters | | |
| Metro Detroit Signs | V | |
| 23544 Hoover Road W | · | |
| (586)759-2700 (office www.metrodetroitsign | , | |
| www.iiicii.oucii.ousisii | <u>.s.com</u> | |
| | | |

Thanks!

Kevin Deters Metro Detroit Signs 23544 Hoover Road Warren, MI 48089 (586)759-2700 (office) www.metrodetroitsigns.com



On Wed, Aug 5, 2015 at 2:16 PM, Ramsay, Stephanie < sramsay@cityofnovi.org> wrote:

Thank you, we will table this case to the September meeting.



Stephanie Ramsay | Customer Service Representative

City of Novi | 45175 Ten Mile Road | Novi, MI 48375 USA

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From: Kevin Deters [mailto:kdeters@metrodetroitsigns.com]

Sent: Wednesday, August 05, 2015 1:19 PM

To: Ramsay, Stephanie

Subject: Rally House - 43227 Crescent Blvd - ZBA tabled to Sept. 15th, please

Stephanie

Per our phone conversation, Rally House is having some sort of mis-communication w/ the landlord, and the banner we installed was removed by the landlord. Rally House asked me to put the ZBA on hold until they get it straightened out. So, may we have the ZBA tabled to Sept. 15th, please?

Kevin Deters

Metro Detroit Signs

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