

cityofnovi.org

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department

Case No. PZ13-0044

Location: 43150 Grand River

Zoning District: TC, Town Center District

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(2) a.3 to allow installation of a ground sign immediately adjacent (3 ft. setback required) to the right of way line. The property is located north of Grand River and east of Novi Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(2) a.3 requires ground signs be placed a minimum of 3 feet from a future (planned) right of way line.

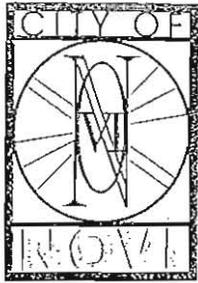
City of Novi Staff Comments:

The applicant plans to install a ground sign for an existing restaurant business. The width of the Grand River Ave. right of way has been increased since the building and parking lot were originally constructed and there is limited space between the edge of the existing lot and the right of way. The petitioner is requesting approval to place the sign immediately adjacent to the current right of way line (0 ft. setback)

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_____.



August 5, 2013

Euko Design-Signs Inc.
24849 Hathaway
Farmington Hills, Michigan 48335

RE: STEVE & ROCKY'S - 43150 GRAND RIVER

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

Sign Code Section 28-5 (2)a.3. Placement, states" "Ground signs shall not be placed less than three (3) feet from the future (planned) right-of-way line".

Your application for the Zoning Board of Appeals has been received.

Please feel free to contact me with any questions 248-347-0438.

Sincerely,

CITY OF NOVI

Jeannie Niland
Ordinance Enforcement Officer



cityofnovi.org

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

September 10
For Official Use Only

ZBA Case No: P2130044 ZBA Date: Payment Received: \$ (Cash)
Check # 24618 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,

Applicant's Name STEVE ALLEN / EUGENE DIACHENKO Date

Company (if applicable) STEVE & ROCKY'S // EUKO DESIGN-SIGNS INC

Address* 43150 GRAND RIVER City NOVI ST MI ZIP

*Where all case correspondence is to be mailed.

24849 HATHAWAY F.H. MI. 48335

Applicant's E-mail Address:

Phone Number (248) 374-0688 // 248 478-1330 FAX Number (248) 478-5405

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 43150 GRAND RIVER ZIP

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 OSC OST OTHER

5. Property Owner Name (if other than applicant)

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):

MATURE LANDSCAPING

RIGHT OF WAY; SET BACK FROM ROW

REMOVING EXISTING WALL SIGNAGE WILL LEAVE MAJOR GHOST MARKS ON FRONT THAT WILL BE UNSIGHTLY

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:

MATURE LANDSCAPING BLOCKING BUILDING SIGNAGE SET BACK DUE CHANGE IN ROW

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

8/2/13

Property Owners Signature

Date

8/2/13

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

EUKO

DESIGN/SIGNS Inc. 24849 Hathaway, Farmington Hills, MI 48335 Ph: 248-478-1330 Fax: 248-478-5405

City of Novi

Novi, MI

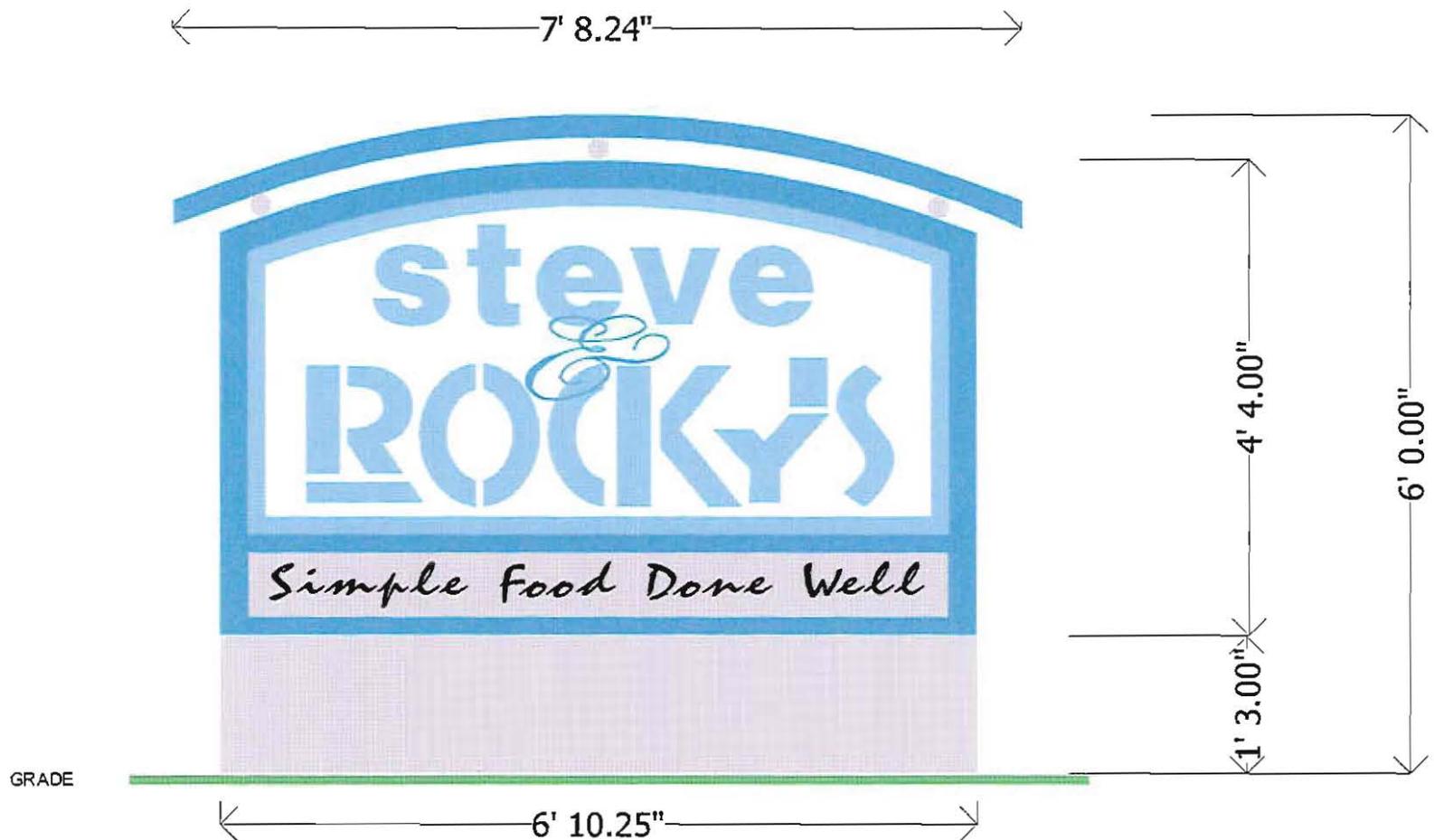
August 1, 2013

Subject: Ground sign for Steve & Rocky's Restaurant, 43150 Grand River Ave.

On behalf of Steve & Rocky's, we are requesting permission to install a 29.7 sq. ft. ground sign on Grand River Avenue due to the fact that it is difficult to locate the site when driving by. The landscaping originally required by the city of Novi has matured to a point where the wall sign visibility is impaired. Other neighboring businesses have ground signs which enable their customers the ability to find them more easily and safely. The location of the sign has become complicated due to the recent widening of Grand River with respect to setbacks allowed. If not allowed to locate the sign closer than the standard limit, it would necessitate removing the required landscaping, which seems a wasteful destruction of attractive existing greenery. After analyzing traffic flow, we feel the most logical location for the sign should be at the property line, in an existing area free of disturbing shrubbery. This location will allow the public to easily identify and maneuver to the restaurant which is now virtually hidden. We feel the existing wall signs should remain as they were freshened not long ago, and removal would make it appear like the facility was vacated. This business is a popular long time Novi destination and it would be a shame to diminish its viability.

Euko Design-Signs, Inc.

Gene Diachenko



CLIENT: Steve & Rocky's
ADDRESS: 43150 Grand River, Novi, MI

DATE: August 2, 2013

REVISION: FINAL

RENDERING: C

SITE: 43150 Grand River, Novi, MI

All rights reserved. No part may be copied in part or whole without written permission of Euko Signs. Printed color may vary from color match code number. Drawings are representational and may require adjustment upon construction.

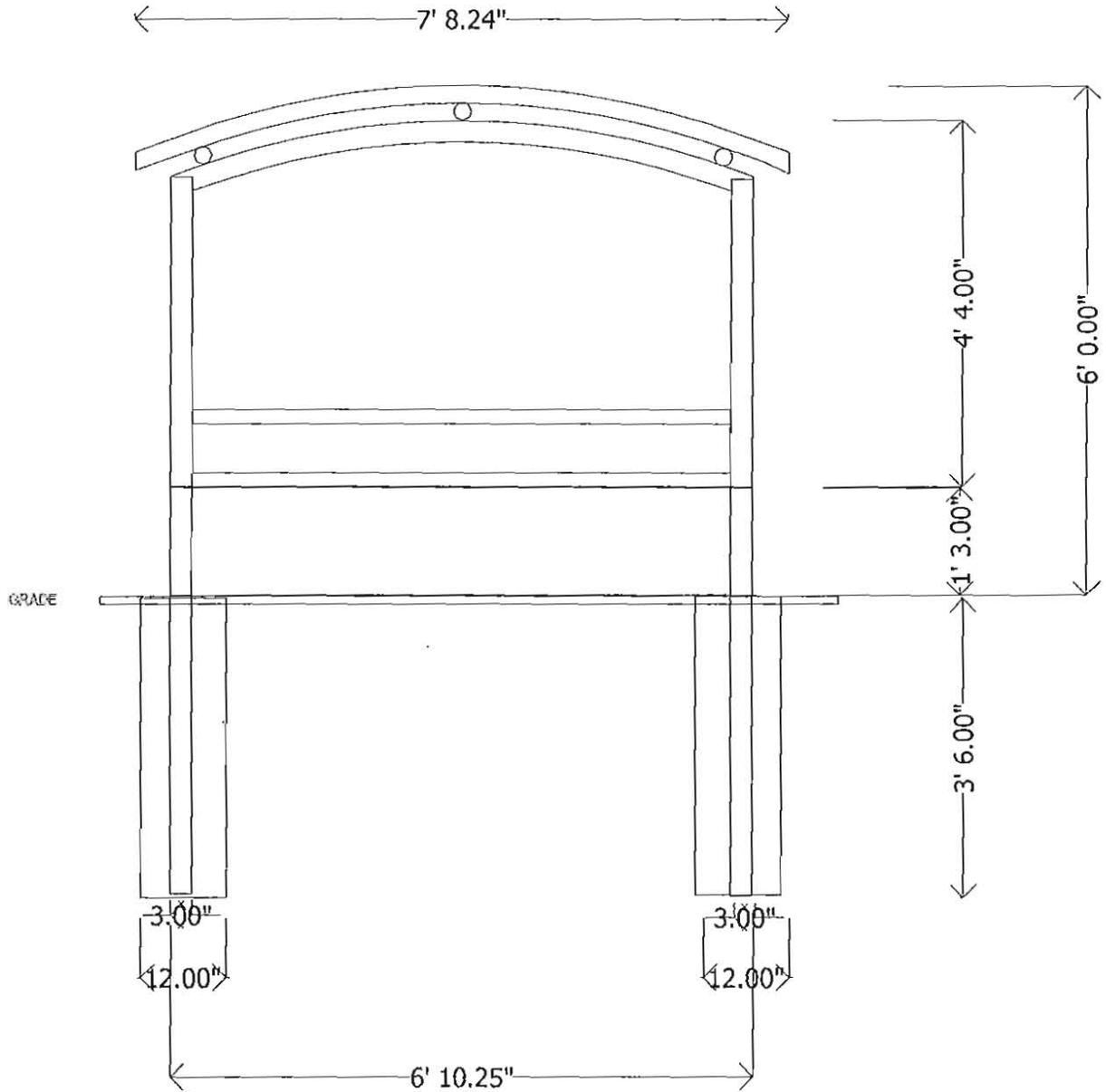
DESCRIPTION:

Ground sign

Authorization: _____



24349 Hathaway, Farmington Hills, MI 48335
Phone: 248-478-1330 Fax: 248-478-6405



Aluminum cabinet, polycarbonate face, LED illumination, aluminum skirt

02.56"x62"-444 = 207 sq. ft.

CLIENT: Dave & Rocky's
 ADDRESS: 43150 Grand River, Novi, MI
 DATE: August 2, 2013
 REVISION: FINAL
 RENDERING: C

SITE: 43150 Grand River, Novi, MI

DESCRIPTION:
 Ground sign

All rights reserved. No part may be copied in part or whole without written permission of Euro Signs. Printed color may vary from color match code number. Drawings are representational and may require adjustment upon construction.

Authorization: _____



21643 Highway, Farmington Hills, MI 48335
 Phone: 248-478-1330 Fax: 248-478-6403



CLIENT: Steve & Rocky's
ADDRESS:

DATE: May 10, 2013

REVISION: May 10, 2013

Drawing: B

SITE: Novi, MI

All rights reserved. No part may be copied in part or whole without written permission of Euko Signs. Printed color may vary from color match code number. Drawings are representational and may require adjustment upon construction.

DESCRIPTION: Monument Sign

Authorization: _____

EUKO
DESIGN/SIGNS

24849 Hathaway, Farmington Hills, MI 48335
Phone: 248-478-4330 Fax: 248-478-6405

DesignTeam
 Land Planning
 Landscape Architecture
 Urban Design
 Environmental Graphics

Professional Limited
 2500 Carnegie Library
 11000 Woodward Ave.
 Bloomfield Hills, MI 48304
 313-585-5300

01/19/00 1/17/03
 01/19/00 1/17/03
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NO.	DESCRIPTION
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ROW



-  2 Foot Contours
-  5 Foot Contours
-  FEMA Base Flood Elevations
-  FEMA Cross Sections
-  100 yr - FEMA Floodplain
-  100 yr (detailed) - FEMA Floodplain
-  500 yr - FEMA Floodplain
-  FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



L. Brooks Patterson
Oakland County Executive

Date Created: 7/16/2013

