



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:** January 12, 2016

REGARDING: AIRTIME, 44255 TWELVE MILE ROAD, UNIT A (CASE NO. PZ15-0046),

BY: Charles Boulard, Building Official

I. GENERAL INFORMATION:

Applicant

New Generation Signs

Variance Type

Sign Variance

Property Characteristics

Zoning District: RC, Regional Center District
Site Location: 44255 Twelve Mile
Parcel #: 50-22-15-200-112

Request

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES; 28-5 (3)f and 28-5(2)b 1 (a)(i)d to allow installation of (3) additional wall signs (1 sign allowed) with a total additional area of 281 square feet. The property is located south of 12 Mile and west of Donelson Drive.

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	RC, Regional Center Light Industrial District	Retail/Entertainment	Regional Commercial
North	OS-1, Office Service District	Office	Community Office
South	1-96	Roadway	-
East	RC, Regional Center Light Industrial District	Retail	Regional Commercial, Planned Development
West	OST, Office Service Technology District	Vacant/Mixed Use	Office Research and Development Technology

III. STAFF COMMENTS:

Proposed Changes

The applicant is requesting approval for installation of (3) additional wall signs totaling 281 square feet the new Airtime recreation facility. The applicant is entitled to a single wall sign under the Novi Sign Ordinance.

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. PZ15-0046, 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. PZ15-0046, sought by _____, for _____ because Petitioner has not shown practical difficulty requiring _____.

(a) The circumstances and features of the property

Zoning Board Of Appeals

Airtime

Case # PZ15-0046

January 12, 2016

Page 3 of 3

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



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

ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

NOV 30 2015

CITY OF NOVI
 COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)		Application Fee: <u>\$300⁰⁰</u>	
PROJECT NAME / SUBDIVISION <u>AIRTIME</u>		Meeting Date: <u>1-12-16</u>	
ADDRESS <u>44255 12 MILE RD.</u>	LOT/SUITE/SPACE # <u>TENANT A</u>	ZBA Case #: PZ <u>15-0046</u>	
SIDWELL # <u>50-22-15 - 200 - 112</u>	May be obtain from Assessing Department (248) 347-0485		
CROSS ROADS OF PROPERTY <u>12 MILE + DONALDSON DRIVE</u>			
IS THE PROPERTY WITHIN A HOMEOWNER'S 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 <u>mark@1signsmich.com</u>	CELL PHONE NO. <u>586-596-5884</u>
NAME <u>STEVE RAYES</u>		TELEPHONE NO. <u>1-586-759-5706</u>	
ORGANIZATION/COMPANY <u>NEW GENERATION SIGNS DBA I SIGNS + DESIGNS</u>		FAX NO. <u>1-586-759-5724</u>	
ADDRESS <u>1117 E. 8 MILE RD.</u>	CITY <u>WARREN</u>	STATE <u>MI</u>	ZIP CODE <u>48089</u>
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	CELL PHONE NO.
NAME <u>Stanley Spigel, President Spigel Properties, Inc.,</u>		TELEPHONE NO. <u>210-349-3636</u>	
ORGANIZATION/COMPANY <u>Sun Valley, Ltd General Partner</u>		FAX NO. <u>210-366-9422</u>	
ADDRESS <u>70 NE Loop 410, Suite 185</u>	CITY <u>San Antonio</u>	STATE <u>TX</u>	ZIP CODE <u>78216</u>
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 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 <u>28-5(3)f.</u>		Variance requested <u>to be granted (4) signs / 2 per each elevation</u>	
2. Section <u>28-5(2)b.1</u>		Variance requested <u>to be granted 316 sq. ft of signage</u>	
3. Section <u>(a)(1)d</u>		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 checked="" 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			
<ul style="list-style-type: none"> • Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • 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 establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or 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

Applicant Signature

11/20/15
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.

Property Owner Signature

6-22-15
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



November 13, 2015

Steve Rayes
New Generation Signs
11177 E. Eight Mile
Warren, Michigan 48089

RE: AIRTIME – 44255 TWELVE MILE UNIT A

The sign permit applications for the above location have been reviewed and denied.

Sign Code Section 28-3 defines the area of the sign as the entire area within the smallest geometric shape that encloses the extreme limits of any writing, picture, etc. Calculating the square footage by enclosing both sections individually and adding them together is not permitted.

Sign Code Section 28-5(3)f. permits only one sign per business. The proposed signs would be calculated as 4 signs. Each "Airtime" sign would be 123 square feet and each "Trampoline & Game Park" sign would be 35 square feet.

Sign Code Section 28-5(2)b.1.(a)(i)a. permits 1-1/4 square foot of sign for each lineal foot of frontage of the business up to a maximum of 65 square feet. One 65 square foot sign would be permitted for this business.

Should you wish to request consideration of a variance from the Zoning Board of Appeals, complete the application and submit to the Novi Community Development Department. The application may be found on the City of Novi website at www.cityofnovi.org.

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

Sincerely,

CITY OF NOVI

Jeannie Niland
Ordinance Enforcement Officer

UPPER PARAPET

ELEV. = 34'-0"

LOWER PARAPET

ELEV. = 21'-0"

SIGNAGE BY OTHERS.
COORDINATE LOCATION
WITH OWNERS PRIOR
TO CONSTRUCTION

airtime.

TRAMPOLINE & GAME PARK

WINDOW HEAD

ELEV. = 10'-0"

18'-0"

FINISH FLOOR

ELEV. = 0'-0"

21'-1"

2

SOUTH ELEVATION (FRONT)

120 1/2

airtime.

TRAMPOLINE & GAME PARK

UPPER PARAPET

ELEV. = 34'-0"

LOWER PARAPET

ELEV. = 21'-0"

SIGNAGE BY OTHERS,
COORDINATE LOCATION
WITH OWNERS PRIOR
TO CONSTRUCTION

WINDOW HEAD

ELEV. = 10'-0"

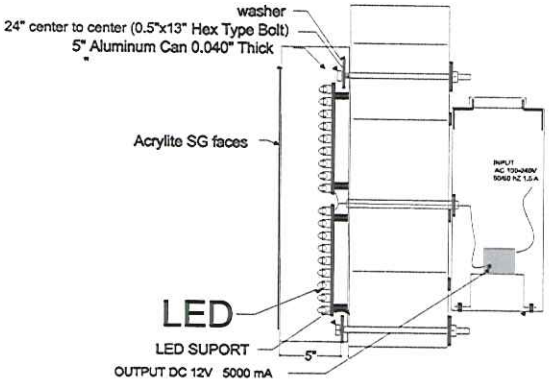
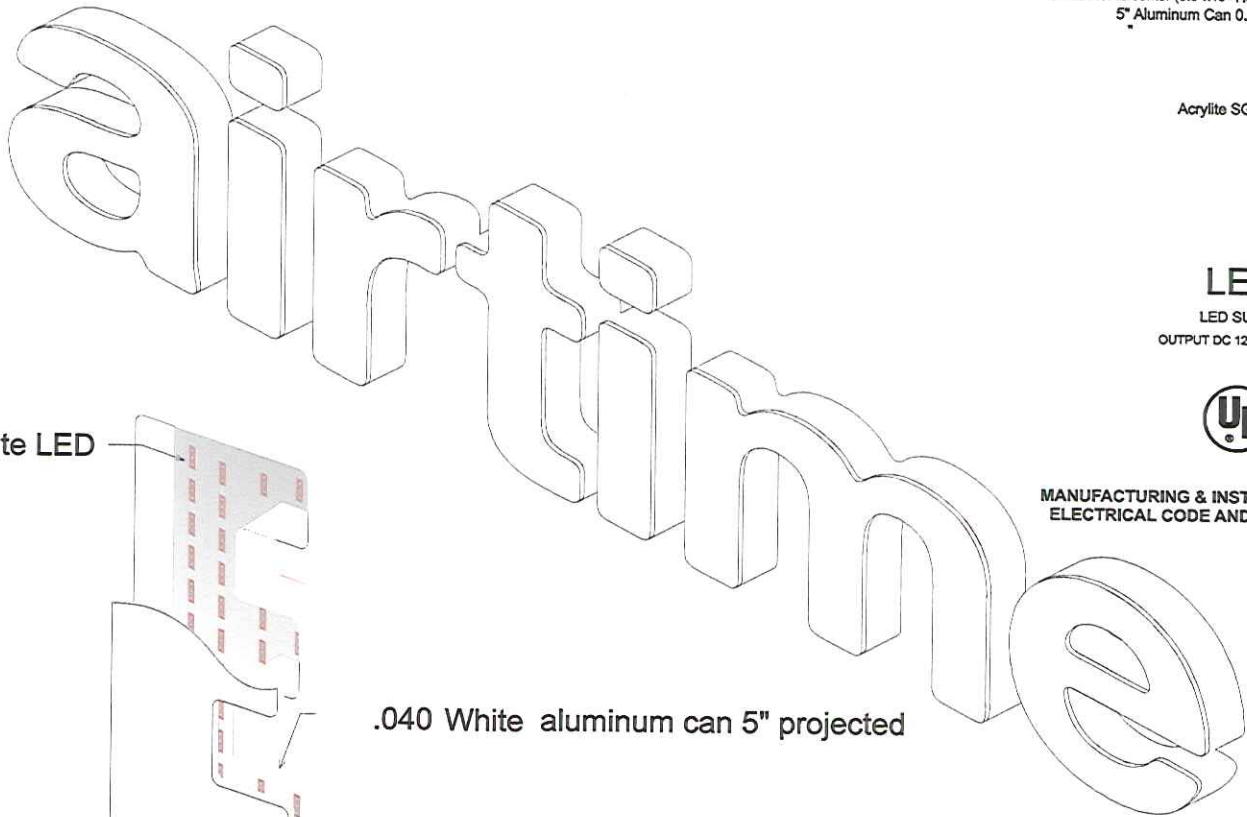
18'-0"

FINISH FLOOR

ELEV. = 0'-0"

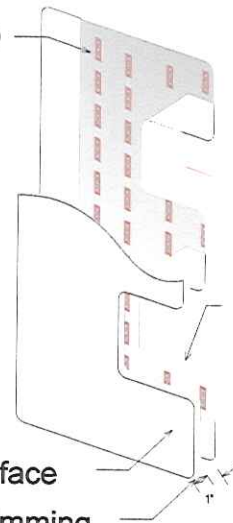
WEST ELEVATION (LEFT)

Remote Mount Channel Letters



MANUFACTURING & INSTALLATION IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE AND LOCAL ELECTRIC CODES OR EQUIVALENT

White LED



.040 White aluminum can 5" projected

White translucent acrylic face

1" White jewelite face trimming

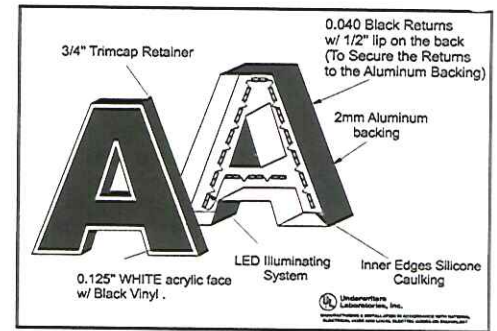
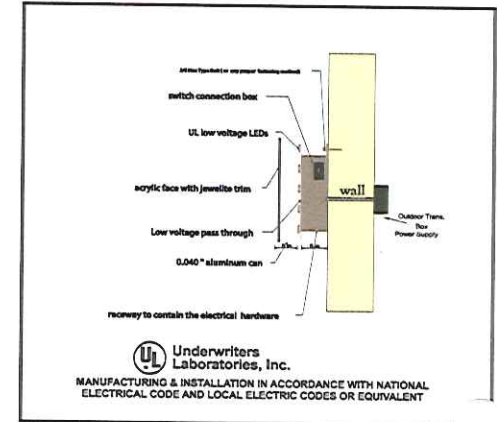
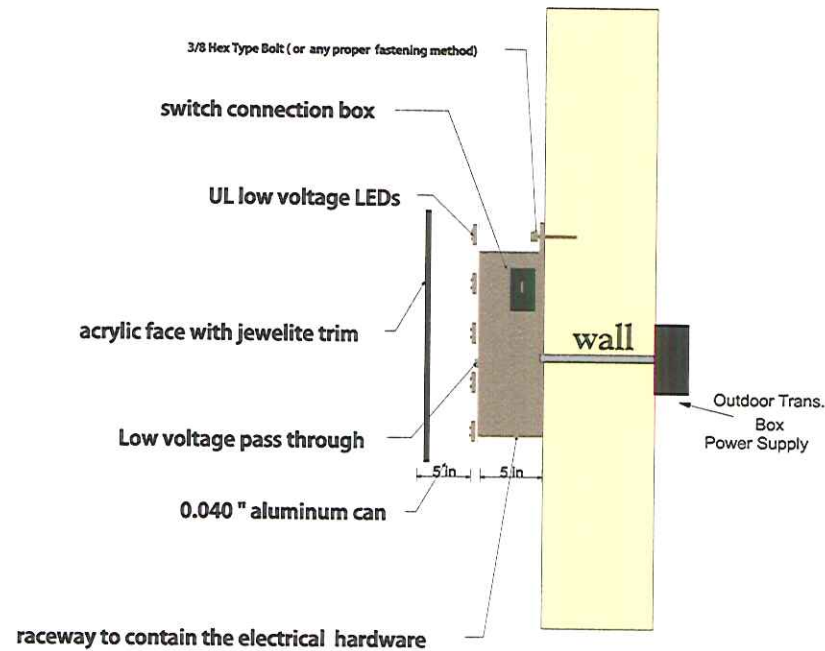
5" projecting

ACCEPTANCE OF ARTWORK The drawing above is an artistic interpretation ONLY, elements may vary based on field measurements. This color proof is intended for verification of spelling, layout, color and composition. (PLEASE HELP AVOID UNNECESSARY COSTS BY CHECKING THIS PROOF VERY CAREFULLY) Signature constitutes authorization to proceed with specifications and conditions of this document as specified. All artwork and designs are property of **New Generation Signs (isigns)** and may not be used without the expressed written permission of New Generation Signs.

Approval _____ Date _____

Ph 586-759-5706 Fax 586-759-5724
11177 e 8 mile rd warren , michigan 48089

A INTERNALLY ILLUMINATED PAN CHANNEL LETTER.
FLUSH MOUNTED TO THE WALL.



TRAMPOLINE & GAME PARK

File Name: <input checked="" type="checkbox"/>	Date: <input checked="" type="checkbox"/>
Sales Person:	Revised: 00/00/00
Artwork By:	Scale:
Customer: <input checked="" type="checkbox"/>	
Address: <input checked="" type="checkbox"/>	
Landlord Approval:	
Phone#:	Sq. Footage:

ACCEPTANCE OF ARTWORK The drawing above is an artistic interpretation ONLY, elements may vary based on field measurements. This color proof is intended for verification of spelling, layout, color and composition. (PLEASE HELP AVOID UNNECESSARY COSTS BY CHECKING THIS PROOF VERY CAREFULLY) Signature constitutes authorization to proceed with specifications and conditions of this document as specified. All artwork and designs are property of **New Generation Signs (i signs)** and may not be used without the expressed written permission of New Generation Signs.

Approval _____ Date _____

Ph 586-759-5706 Fax 586-759-5724
11177 E 8 mile rd warren , michigan 48089

63.65 in
47.69 in
43.16 in
278.41 in
airtime.

123 Sqf

17 in
300 in
TRAMPOLINE & GAME PARK

35 Sqf

158 Sqf

ACCEPTANCE OF ARTWORK The drawing above is an artistic interpretation ONLY, elements may vary based on field measurements. This color proof is intended for verification of spelling, layout, color and composition. (PLEASE HELP AVOID UNNECESSARY COSTS BY CHECKING THIS PROOF VERY CAREFULLY) Signature constitutes authorization to proceed with specifications and conditions of this document as specified. All artwork and designs are property of **New Generation Signs (isigns)** and may not be used without the expressed written permission of New Generation Signs.

Approval _____ Date _____



Ph 586-759-5706 Fax 586-759-5724
11177 e 8 mile rd warren , michigan 48089

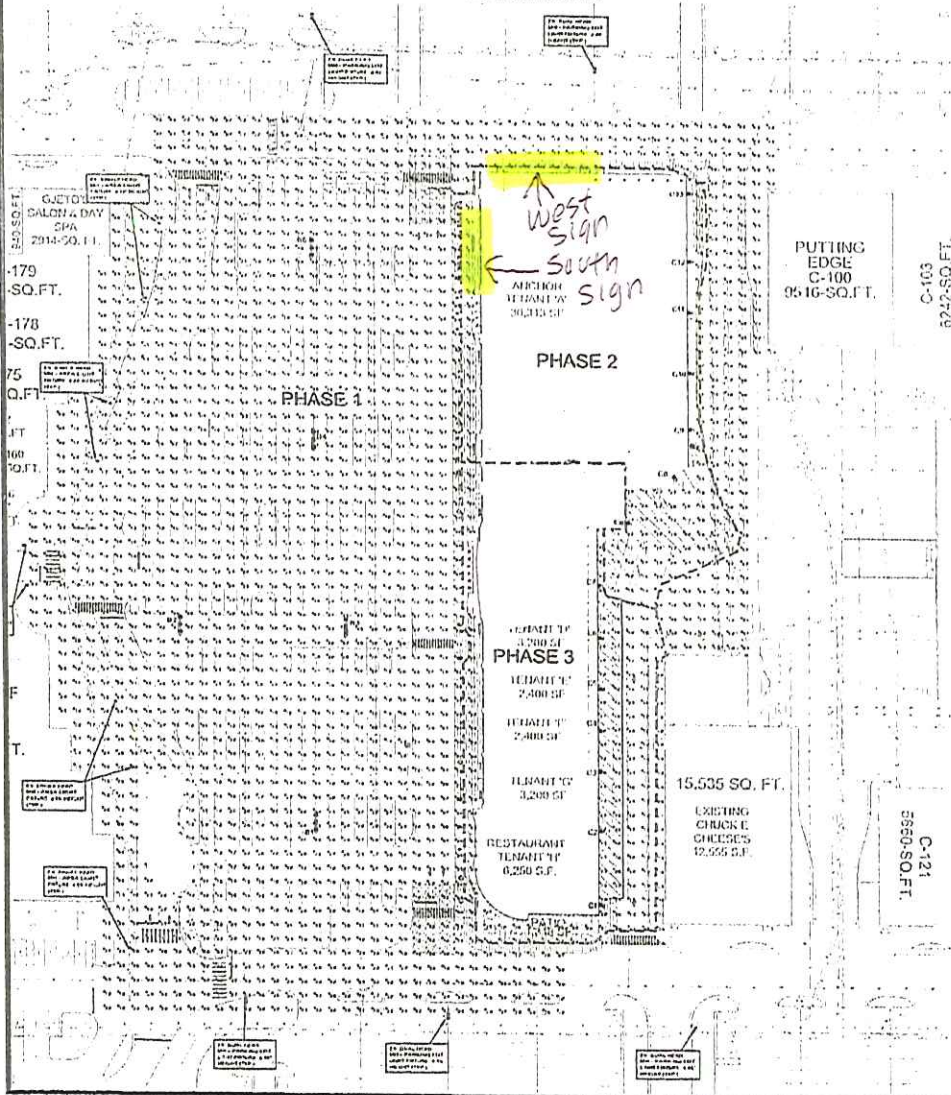
ADDITIONAL EQUIPMENT:
(5) HORIZONTAL MOUNTED STEEL POLE - HTD 30 00 00

MOUNTING HEIGHT = 147'
PROPOSED POLES MEET 100 MPH WINDS

Item	Qty	Unit	Notes
1. 147' Steel Pole	5	Each	Horizontal Mount
2. 147' Pole Base	5	Each	Horizontal Mount
3. 147' Pole Cap	5	Each	Horizontal Mount
4. 147' Pole Nut	5	Each	Horizontal Mount
5. 147' Pole Washer	5	Each	Horizontal Mount

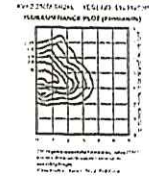
NOTES:
TENTATIVE HOURS OF OPERATION - SHALL BE A.M. TO 10 P.M. DEPENDING ON FINAL UNIT ALL LIGHT FIXTURES SHALL BE SET ON A TIMER THAT AUTOMATICALLY TURNS OFF AFTER HOURS OF OPERATION.

Required conditions. When site plan approval is required for the installation or modification of exterior lighting, the following conditions shall apply:
 a. Light fixtures shall not be mounted in areas of the maximum height limitations of the district in which they are located. For lighting in residential districts and for areas adjacent to residential districts or areas, light fixtures shall not be mounted in areas of height less than 22 feet above grade. Fixture height shall be measured from the grade of the illuminated surface to the bottom of the fixture.
 b. If located within light fixture shall be placed background.
 c. No flashing light shall be permitted.
 d. Where control shall be accomplished primarily through the proper selection and application of lighting equipment. Only after four fixtures have been exhausted shall dimming, dimming and manual dimming controls be considered acceptable means for reducing glare.
 e. Outdoor lighting shall be designed to maintain uniform illumination levels. The ratio of the average light level of the surface being lit to the lowest light level of the surface being lit shall be maintained in accordance with the following table:

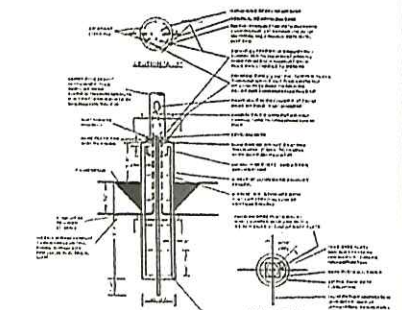


FEATURES & SPECIFICATIONS

Item	Qty	Unit	Description
1. KVF2	1	Each	Vertical Mounting
2. KVF2	1	Each	Vertical Mounting
3. KVF2	1	Each	Vertical Mounting
4. KVF2	1	Each	Vertical Mounting
5. KVF2	1	Each	Vertical Mounting

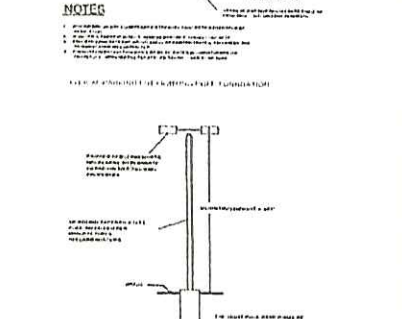


Item	Qty	Unit	Description
1. TWF1	1	Each	Horizontal Mounting
2. TWF1	1	Each	Horizontal Mounting
3. TWF1	1	Each	Horizontal Mounting
4. TWF1	1	Each	Horizontal Mounting
5. TWF1	1	Each	Horizontal Mounting



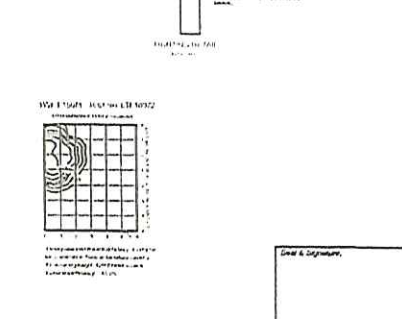
FEATURES & SPECIFICATIONS

Item	Qty	Unit	Description
1. TWF1	1	Each	Horizontal Mounting
2. TWF1	1	Each	Horizontal Mounting
3. TWF1	1	Each	Horizontal Mounting
4. TWF1	1	Each	Horizontal Mounting
5. TWF1	1	Each	Horizontal Mounting



FEATURES & SPECIFICATIONS

Item	Qty	Unit	Description
1. TWF1	1	Each	Horizontal Mounting
2. TWF1	1	Each	Horizontal Mounting
3. TWF1	1	Each	Horizontal Mounting
4. TWF1	1	Each	Horizontal Mounting
5. TWF1	1	Each	Horizontal Mounting



NOTE: ONLY PRECEDENT FOR PURPOSES OF DISCREPANCY PURPOSES ADDRESSING CREATIONS SHALL BE REFERRED AFTER HOURS OF OPERATION.

NOTE: ALL WORK SHALL CONFORM TO THE CITY OF HOVI STANDARDS AND SPECIFICATIONS.

CLIENT: SWAN PROPERTIES, INC.

PROJECT: LIGHTING ARCHITECTURAL PLAN

DATE: 11/27/14

SCALE: 1 inch = 40 feet

14 OF 15

**City of Novi
Public Hearing Notice**

NOTICE IS HEREBY GIVEN THAT the Zoning Board of Appeals for the City of Novi will hold a public hearing on Tuesday, January 12, 2016 at 7:00 p.m. in the Council Chambers of the Novi Civic Center, 45175 Ten Mile Road, Novi, MI to consider:

CITYGATE MARKETPLACE (CASE PZ15-0032), DORAID MARKUS ON BEHALF OF CITYGATE MARKETPLACE, 27200 BECK ROAD, NORTH OF GRAND RIVER AVENUE AND EAST OF BECK ROAD, PARCEL # 50-22-16-176-033. The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES, to allow construction of a 5,908 sq. ft. building with a retail space and two fast food restaurant spaces: 1) a variance from Section 3.1.23.D to reduce the required north yard building setback by 34 feet (50 feet required, 16 feet proposed); and 2) a variance from Section 5.3.11.A, B to reduce the required north yard parking setback (20.0 feet required, 0.0 feet proposed) to allow construction of a drive-through lane.

VOJTIKOWSKY (CASE NO. PZ15-0045), RYAN VOJTIKOWSKY, PARCEL #: 50-22-21-179-011, 25687 CODY LANE, EAST OF BECK ROAD AND SOUTH OF 11 MILE ROAD. The applicant is requesting a variance from the CITY OF NOVI, CODE OF ORDINANCES; Section 5.11.A.ii to allow installation of a fence in the exterior side yard of an existing residence.

AIRTIME (CASE NO. PZ15-0046), NEW GENERATION SIGNS FOR AIRTIME, 44255 TWELVE MILE ROAD, UNIT A, WEST OF DONELSON DRIVE AND SOUTH OF 12 MILE ROAD, PARCEL#: 50-22-15-200-112. The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES; 28-5 (3)f and 28-5(2)b 1(a)(i)d to allow installation of (3) additional wall signs (1 sign allowed) with a total additional area of 281 square feet.

Published: December 24, 2015

10-000025975 1-14



ZONING BOARD OF APPEALS MEETING NOTIFICATION

45175 Ten Mile Road
Novi, Michigan 48375-3024
(248) 347-0415

December 23, 2015

New Generation Signs
Attn: Mark Rayes
11177 E. Eight Mile Road
Warren, MI 48089

Zoning Board of Appeals Case No. PZ15-0046, 44255 12 Mile Road

Enclosed herewith please find the Notice of Public Hearing for your case. The City of Novi Zoning Board of Appeals will conduct a public hearing on **Tuesday, January 12, 2016 at 7:00 p.m.** to consider your variance request. **It is mandatory** that you or your representative be present at this meeting.

The agenda will be available on the website at www.cityofnovi.org one week before the meeting.

If you have any questions, please contact me at (248) 735-5638.

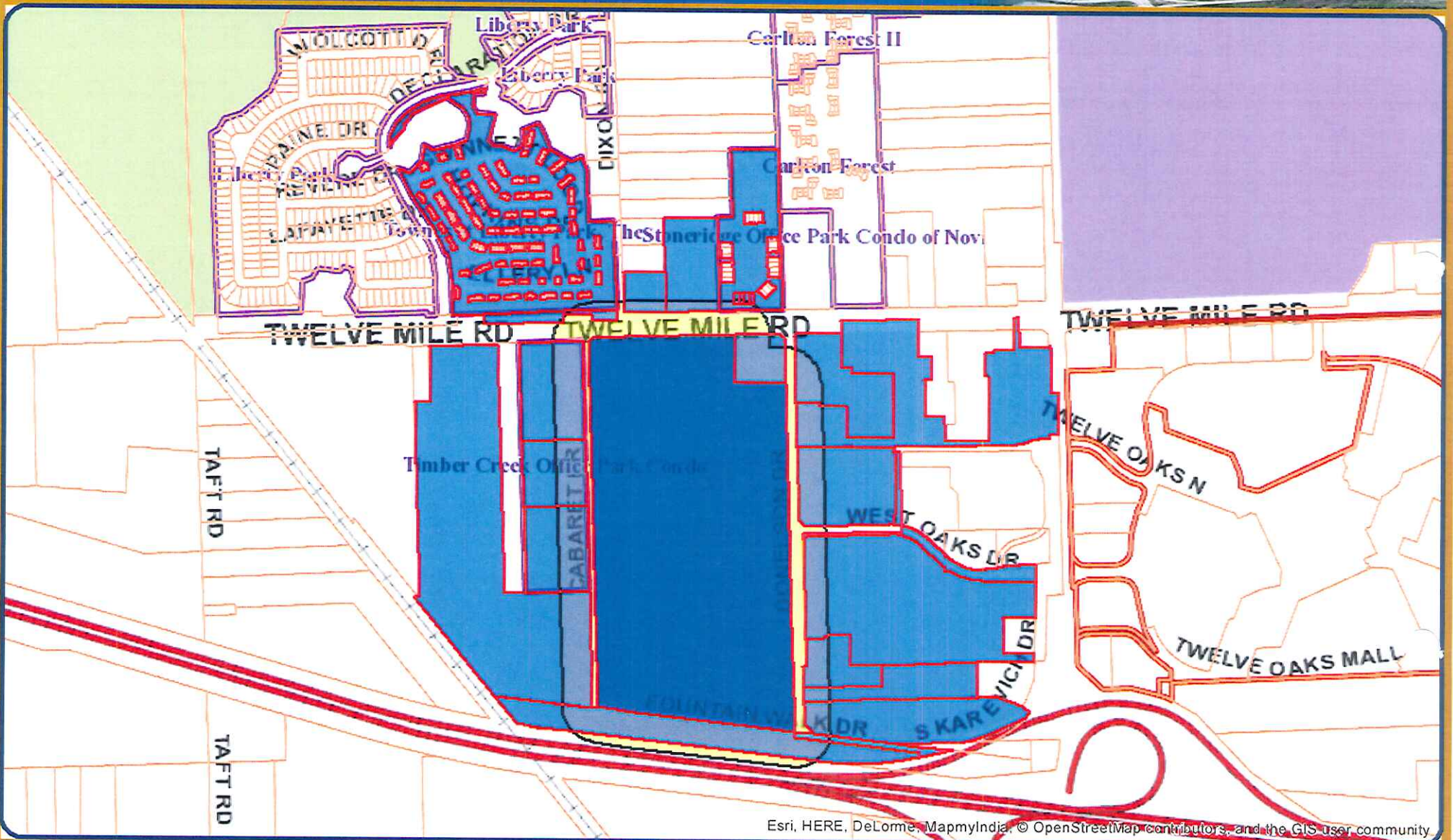
Respectfully,

Stephanie Ramsay
Customer Service Representative

cc: Sun Valley, Ltd./Steven Spigel

PZ15-0046

44255 Twelve Mile Road, Ste A



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



Map Produced Using the
City of Novi, Michigan
Internet Mapping Portal



Author:
Date: 12/15/2015



MAP INTERPRETATION NOTICE

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