



cityofnovi.org

**ZONING BOARD OF APPEALS**  
**CITY OF NOVI**  
**Community Development Department**

**Case No. PZ14-0021 - Hertz**

**Location: 24400 Novi Road**

**Zoning District: I-1, Light Industrial District**

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-1(2) to allow an individual businesses sign of 3 square feet located on an existing business center sign. The property is located south of Grand River and north of Ten Mile Road. Previous variance 96-004 was granted specifically for the existing tenants.

**Ordinance Sections:**

CITY OF NOVI, CODE OF ORDINANCES, Section 28-1(2) prohibits information regarding individual businesses on a business center sign.

**City of Novi Staff Comments:**

A variance was granted to this section to allow three (3) tenant names to the business center sign in ZBA Case No. 96-004, this variance was granted specifically for the existing tenants at that time and any future changes must be approved by the Zoning Board of Appeals. The applicant is requesting to install an individual business sign for Hertz of 3 square feet located on an existing business center sign.

**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\_\_\_\_\_.



ZONING BOARD OF APPEALS APPLICATION

CITY OF NOVI

Community Development Department

(248) 347-0415

cityofnovi.org
ZBA Case No.

P214-0021

For Official Use Only

ZBA meeting date

July

Check # \_\_\_\_\_ Include payment with cash or check written to "City of Novi"

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

\*\*\*Please submit one original full set of all documentation relevant to the appeal plus 14 additional complete sets.

Applicant's Name Patrick Stieber Date 5/7/14

Company (if applicable) Allied Signs, Inc.

Address\* 33650 Giltos City Clinton Twp.

State MI Zip code 48035 \*Where all case correspondence is to be mailed

Applicant's E-mail address Kim@alliedsignsinc.com

Phone number 586-791-7900 Fax number 586-791-7788

Request is for:

Residential Vocant property Commercial Signage

Address of subject ZBA case 24400 Novi Road Ste 103 Zip code

Cross roads of property Between 10 Mile and Grand River but closer to 10 Mile

Sidwell number 50-22- 23-351-044 May be obtained from Assessing Department (248) 347-0485

Is the property within a Homeowner's Association jurisdiction? Yes No

Zoning (Please circle one) R-A R-1 R-2 R-3 R-4 RM-1 RM-2 MH I-1 I-2 RC TC TC-1 Other

Property owner name (if other than applicant) Omni Commerce Center

Does your appeal result from a Notice of Violation or Citation issued? Yes No

Indicate Ordinance section(s) and variances requested:

- 1. Section 28-1 (2) Variance requested To be added to tenant pylon sign
2. Section Variance requested
3. Section Variance requested
4. Section Variance requested

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.

State the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach separate sheet if necessary):

Lack of identification without being allowed on the tenant road sign

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:

This location is a car care center. Hertz is a new business moving in and taking the store where Car and Truck Boutique was at. Since the Car and Truck Boutique is no longer there, it is critical that Hertz is to be allowed on the tenant sign.

There is a five (5) day hold period before work/action can be taken on variance approvals.

**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 canceled. 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.

**City of Novi Ordinance, Section 3107. - Miscellaneous**

No order of the board permitting the erection of a building shall be void 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 void for a period longer than one hundred and eighty (180) days unless such use is established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of 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.


**PLEASE TAKE NOTICE:**

The undersigned hereby appeals the determination of the Building Official / Inspector of Ordinance made

- Construct new home/building
- Accessory building
- Use
- Addition to existing home/building
- Signage
- Other

  
Applicants Signature

5/20/14  
Date

  
Property Owner's Signature

5/15/14  
Date

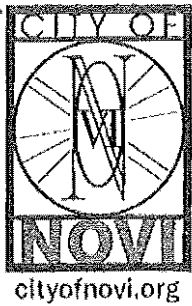
**DECISION ON APPEAL**

\_\_\_\_\_ Granted \_\_\_\_\_ Denied

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



May 8, 2014

Allied Signs Inc.  
33650 Giftos  
Clinton Township, Michigan 48035

RE: HERTZ – 24400 NOVI ROAD

The sign permit application to allow "Hertz" to be located on the business center sign has been denied.

Sign Code Section 28-1 (2) prohibits information regarding individual businesses on a business center sign. A variance was granted to this section to allow the addition of three (3) tenant names to the business center sign in 1996 (ZBA Case No. 96-004). This variance was granted specifically for the existing tenants at that time and cannot be changed without a variance from the Zoning Board of Appeals.

Please feel free to contact me at 248-347-0438 if you have any questions.

Sincerely,

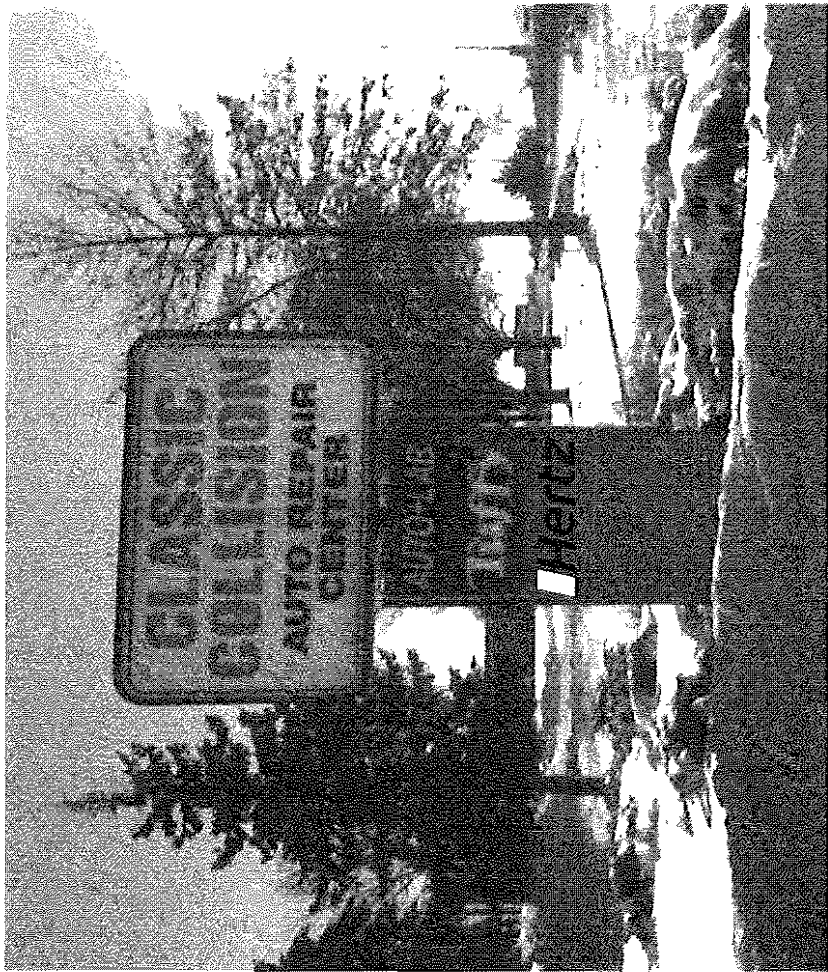
CITY OF NOVI

A handwritten signature in cursive script, appearing to read "Jeannie Niland".

Jeannie Niland  
Ordinance Enforcement Officer




EXISTING TENANT SIGN  
N.T.S.

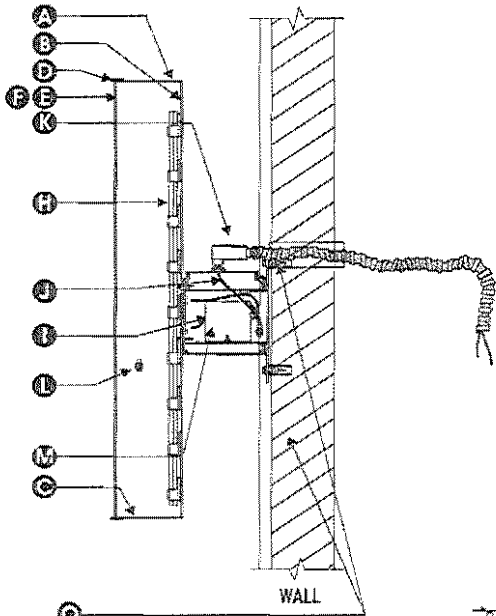


NEW CHANNEL LETTERS ON TENANT SIGN  
N.T.S.

SIGN  
8

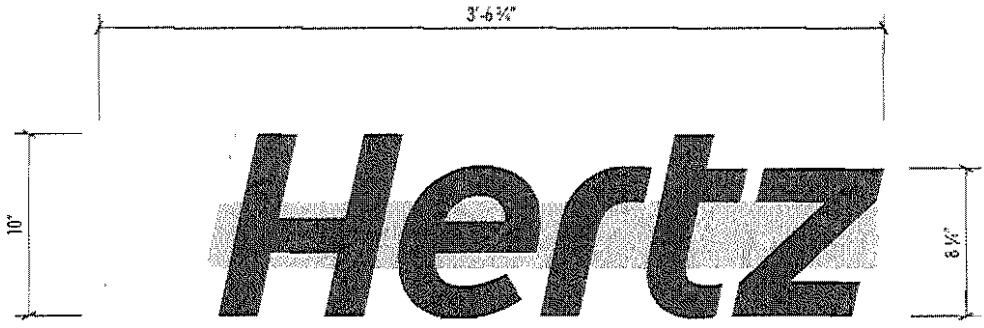
 <b>StarliteSign</b> <small>www.starlitesign.com</small> 7923 E. McHenry Pl. Denver, CO 80231 (940) 387-8888 Fax: (940) 387-9405	Hertz Local Edition 24400 Novi Road Novi, MI 48375	10' x 3'-5 1/4" = 3' 04" Terry Brackett Shanda Jones	31264 K. Hirmoglu	1405-091 05 of 07 03-14-14	DESCRIPTION 1. TO BE PLACED ON THE SIGN ON THE EXISTING SIGN
	This drawing is the property of Starlite Sign, which reserves all rights to its reproduction and display. This sign must be installed within 30 days of project.				

L-CHN-10-RW



CHANNEL LETTERS ON RACEWAY

ITEM	DESCRIPTION
BASIC STRUCTURE	
A	RETURN LETTERS 5" 040 ALUM. PRE-FINISHED MATTE BLACK
A2	LOGO BAR 5" 040 ALUM. PTDM. PMS 3945 C LEMON YELLOW
B	BACK 040 ALUM. PREFINISHED WHITE INTERIORS
C	WEEP HOLES YES
FACE DECORATION	
D	RETAINER 1" JEWELITE BLACK "HERTZ COPY"
D2	RETAINER 1" JEWELITE YELLOW "STREAMLINE"
E	FACE LETTERS 1/8" ACRYLIC (CASOCRYL (BLACK/WHITE) w/3635-70 DIFFUSER
F	STREAMLINE 1/8" CLEAR ACRYLIC w/VINYL #3630-4845 LEMON YELLOW
LIGHTING/ASSEMBLY	
H	LED LIGHTING AGILIGHT CORE 5000K WHITE
I	POWER SUPPLY LOCATED INSIDE RACEWAY
J	SECONDARY SUPPLY CABLE w/GROUND
K	WIRE FEED LB-STYLE CONDUIT BODY w/COVER & GASKET OUT TOP TO FLEXIBLE CONDUIT
L	CONTROL WATER-TIGHT CUT-OFF SWITCH   TIMER ON/OFF (BY OTHERS)
M	RACEWAY 4 1/2" x 4 1/2" EXTRUDED ALUM. CENTER JUSTIFIED PTDM. SW 150 HANNELED GOLD
MOUNTING	
O	MOUNTING NON-CORROSIVE MOUNTING SCREW IN ANCHOR



CHANNEL LETTER SIGN  
SCALE: 1" = 1'-0"

www.starlitesign.com  
 7923 E. McKinney St.  
 Denton, TX 76208  
 (940) 382-8850  
 Fax: (940) 387-0429

Hertz Local Edition 24408 Novi Road Novi, MI 48375	10" x 3'-6 3/4" = 3.04 Terry Brockett Shanda Jones	31264 K. Hofmagine	1403-091 06 of 07 03-14-14
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NO.	DATE	BY	DESCRIPTION
1	03-14-14	PH	CHANGE FROM 3/8" TO 1/2" RACEWAY

Bids are good if accepted within 30 days of proposal. This drawing is the property of Starlite Sign, which reserves all rights to its reproduction and display.