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**graphic
visions
inc.**

Sue Dillon
suedillon@graphicvisionsinc.com
great design is a good idea!

Visit our online portfolio at:
www.graphicvisionsinc.com

To: Novi Building Department/Variance Board of Review
From: Sue Dillon, Owner, Graphic Visions Inc.
RE: Sign Application for Variance Review
Date: 10/6/08

My client, John Babcock of Babcock Homes is completing the Maybury Park Estates new residential home community and its second monument entranceway signs on Richmond Drive. The masonry wall and the proposed dimensional letters/sign package for the Richmond Drive Entrance is identical in build to the existing signs approved previously for the original development's monument entrance at 8 Mile and Maybury Park Drive.

Variations requested –

1. Exceeding square footage: For each side of the entry, the total of the square footage totals of the proposed sign panels is 32.264 square feet – due to the wall placement of the existing sign plan there is no rectangle to determine an overall height/length for normal square footage calculations.

Maybury Park Estates lettering: 22.75" x 151.354" = 23.903 sq./feet*

Monogram Seal: 23.5" x 40" = 6.528 sq./feet

Builder ID Panel: 5.5" x 48" = 1.833 sq./feet

Total per side of entrance: 32.264 sq./feet per side of entrance

*This sign was permitted separately since it conformed to the ordinance.

2. Exceeding height of ground sign: Business center signs allow a height of 15'0"; residential zoning allows a maximum height of 6'0". We are requesting a variance of 9'0" to install the monogram shields at the same 15'0" max. height as the existing monogram signs on Maybury Park Drive.

Hardship noted – To match Richmond entranceway signs to existing Maybury Park Dr. monument entry signs

For the original signs on Maybury Park Drive entrance, the developer applied to variance and received approval for the original Maybury Park Drive signs; at that time the community site plan submitted included a second entranceway with the same masonry walls and sign package plan but permits were not applied for since they were part of a later phase of the street construction.

Due to the close proximity of the two entrances and having them both off 8 Mile road, the sign package submitted for Richmond Drive Entrance is identical to the original in build and design. The Maybury Park Estates lettering has been installed to the Richmond Drive Entrance since it meets the ordinance, the variance applies mainly to the square footage addition of the monogram shields (height) and the builder ID panels.

Full Size Mock up Sign: The entrance at Maybury Park Drive shows the exact locations and sizes of the proposed monogram shield, builder ID panel, and Maybury Park lettering – Alan Amolsh stated they could be used as the example for the board to view.

Thank you for your time in reviewing and considering our sign application.

Sue Dillon

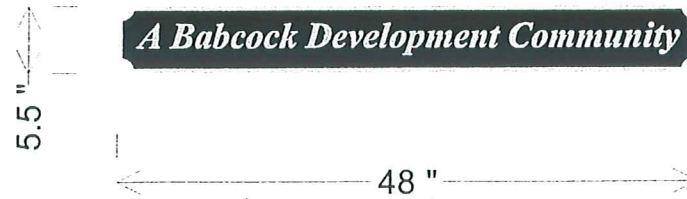


40"

23.5"

Variance Request
- height
- sq. footage
Qty: 2

Variance Request
- sq. footage



Qty: 2

151.354"

22.75"

Maybury Park Estates

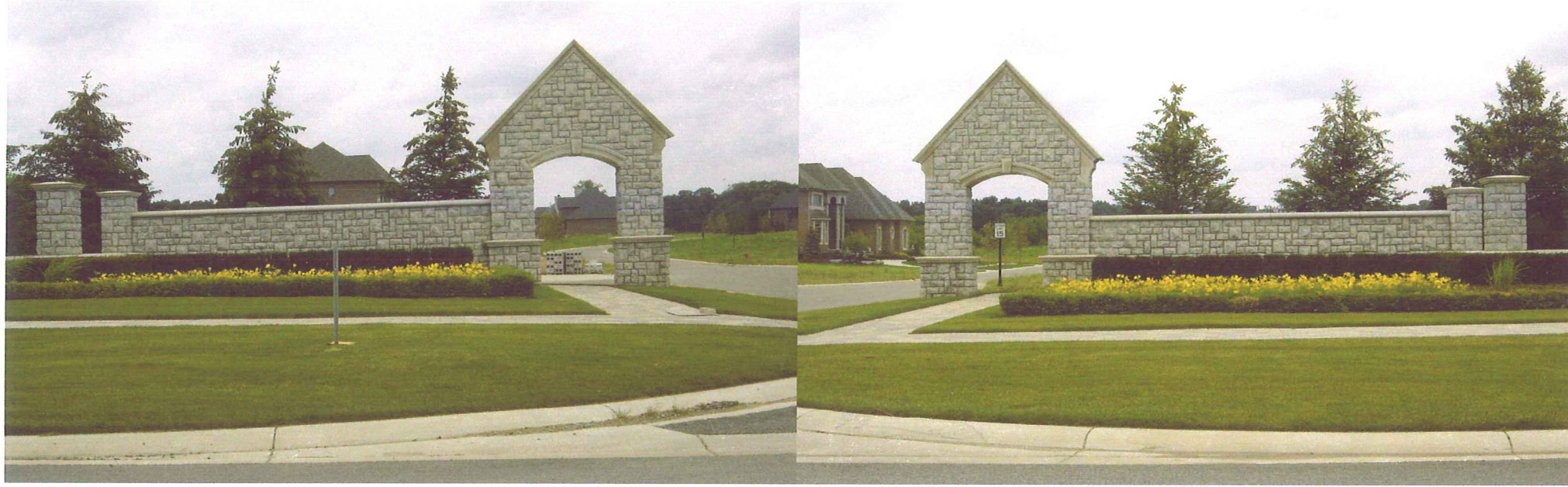
Separate
Permit
conforms
to
ordinance

Qty: 2

Single sided wall mounted entry signs - Richmond Drive Entrance
Backer: 1 1/2" Signfoam computer routed to shape
Text: 1 1/2" Signfoam, puzzle fit into backer with Silver leaf applied
GVI to install on masonry wall

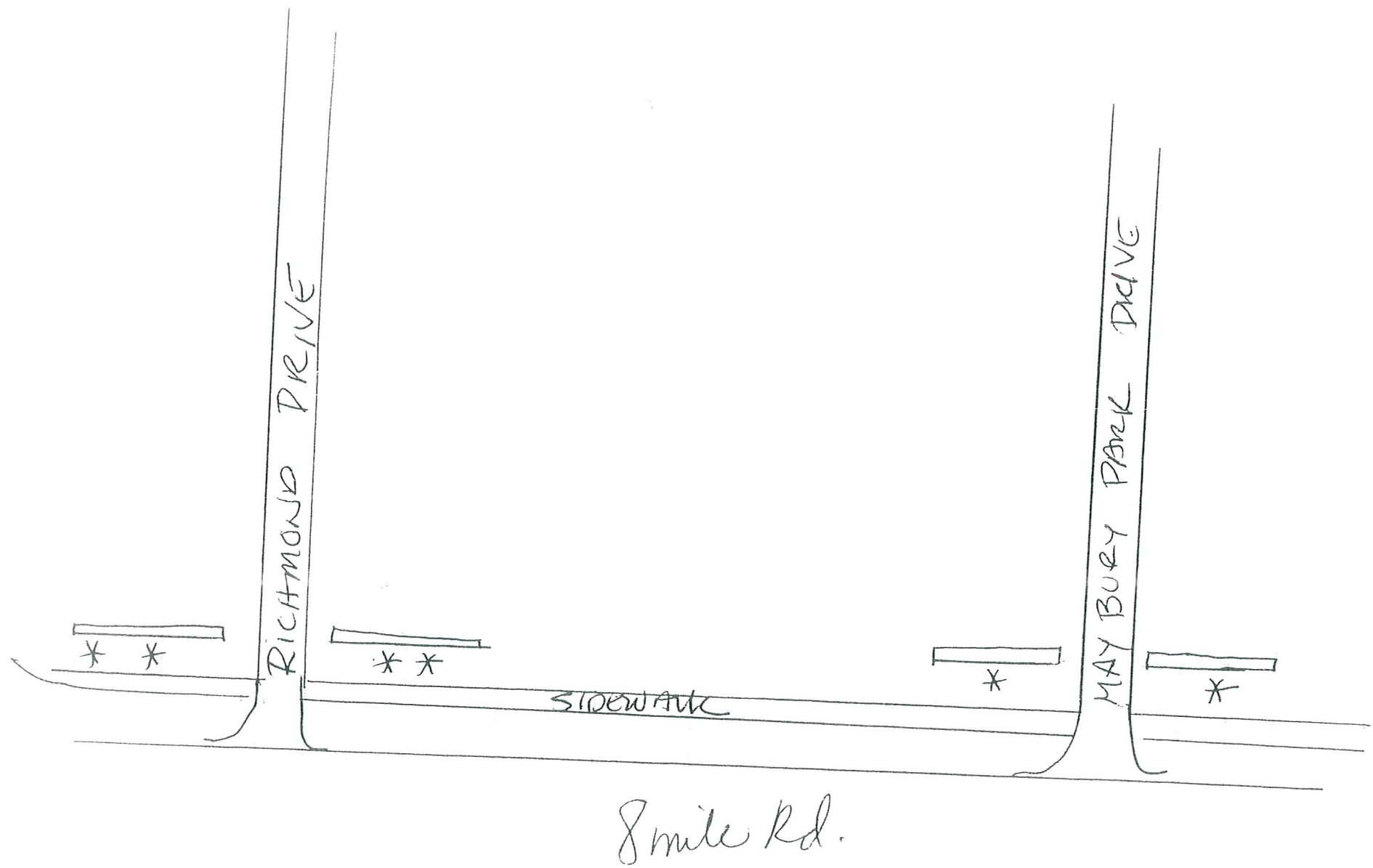
BUILD INFORMATION		LOGOS • STATIONERY • BROCHURES • VEHICLE GRAPHICS • SIGNS & BANNERS • WEB SITES	
SCALE	1/2" = 1'	CLIENT NAME:	Babcock Homes
QUANTITY	2	PROOF #:	3
SUBSTRATE	1 1/2" Signfoam	FILE NAME:	bab26746.fs
SURFACE APP.	First	PROOF DATE:	7-9-08
SINGLE/DOUBLE SIDED	Single	APPROVED BY:	
		visit our online portfolio at www.graphicvisionsinc.com	
		16057 N. HAVILLAN RD., MADISONVILLE, MI 48158 • (248) 347-3355 • FAX (248) 347-3388	

Walls for new entrance signs at Richmond Drive



Existing entrance signs at Maybury Park Drive





* Existing SIGNS

** Proposed SIGNS (to match existing in style/size)



BOARD OF APPEALS

45175 West Ten Mile Road
Novi, Michigan 48375-3024

June 2, 2004

Ms. Victoria Willbond
Multi Building Company
1330 Goldsmith
Plymouth, MI 48170

RE: Zoning Board of Appeals Case No. 04-051 – Maybury Park Entrance signs

Dear Ms. Willbond:

At the June 1, 2004 Regular Meeting of the Zoning Board of Appeals the following motion passed:

IN CASE NUMBER 04-051 FOR MAYBURY PARK ESTATES TO GRANT THE SIGN VARIANCE REQUESTS AS STATED.

VARIANCES FOR TWO CRESTS #1,2,4 AND 5
THE CREST SIGNS BE ACCEPTED AS AN ARTISTIC AUGMENTATION AND TO BE USED IN THIS CASE ONLY AS REPRESENTED ON THE DRAWING AS PRESENTED TO THIS BOARD AND ENTERED AS DOCUMENTATION.

VARIANCES FOR TWO SUBDIVISION IDENTIFICATION SIGNS # 3, 6 AND 7
GRANT THE VARIANCE REQUESTS AS STATED.

Sincerely,

CITY OF NOVI

Donald Saven
Building Official

DS:da

cc: C. Gronachan
Alan Amolsch
Building Department

**VARIANCE APPROVAL VOID IF
PERMIT NOT OBTAINED WITHIN 90
DAYS OF DATE OF DECISION**