



cityofnovi.org

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

Case No. 11-026 43700 EXPO CENTER DR

Location: 43700 Expo Center Drive

Zoning District: EXPO

The applicant is requesting a variance to allow continued placement of an oversized (100 sf) and height (13 ft) real estate marketing sign for a vacant commercial property. The sign was approved previously under ZBA 10-015 for a maximum of 1 year or until the property was leased, if less. The property is located South of I-96 and West of Novi Road

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 28-6 (4) Temporary signs limits a "Sale, rental, or lease sign... ..of a non-residential property to sixteen (16) square feet, ten(10) feet in height.

Allowable area:	16 square feet
Proposed area:	100 square feet
Allowable height:	10 feet
Proposed height:	13 feet

City of Novi Staff Comments:

Staff cannot support the request as the failure to grant relief will not unreasonably prevent or limit the use of the property and will not result in substantially more than mere inconvenience or inability to attain a higher economic or financial return. If the board is inclined to consider granting the request it is suggested that a specific time limitation be imposed.

Standards for Granting a Sign Variance

- 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.



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For Official Use Only

ZBA Case No: 11026 ZBA Date: August Payment Received: \$ 300 (Cash)
Check # [ ] Includes 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: David Gilmer / Jim Montgomery Date: 6/11/11
Company (if applicable): Signature Associates
Address: One Town Square #1200 City: Southfield ST: MI ZIP: 48076
Applicant's E-mail Address: ALEXANDER@SignatureAssociates.com
Phone Number: 248-948-9000 FAX Number: 248-799-3179

Request is for:

[ ] Residential Construction (New/ Existing) [ ] Vacant Property [ ] Commercial [X] Signage

1. Address of subject ZBA case: 43700 Expo Center Dr. ZIP: 48375

2. Sidwell Number: 5022 - 15-4760-045 may be obtained from Assessing Department (248) 347-0485

3. Is the property within a Homeowner's Association jurisdiction? Yes [ ] No [X]

4. Zoning: [ ] RA [ ] R-1 [ ] R-2 [ ] R-3 [ ] R-4 [ ] RT [ ] RM-1 [ ] RM-2 [ ] MH [ ] bs-1 [ ] bs-2 [ ] bsc [ ] bst [X] OTHER

5. Property Owner Name (if other than applicant): Kevin Adell / Adell Bros Children Trust and Ralph Lametti

6. Does your appeal result from a Notice of Violation or Citation Issued? [ ] Yes [X] No

7. Indicate ordinance section(s) and variances requested:

- 1. Section 28.60 Variance requested: Larger Temp. Real Estate Sign.
2. Section Variance requested
3. Section Variance requested
4. Section Variance requested

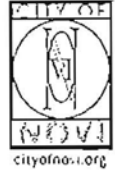
8. Please submit an accurate, scaled drawing of the property showing:

- 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.

called David Gilmer -> 7/11/11 - left message - reply?

510-0062

CITY OF NOVI - SIGN PERMIT APPLICATION  
COMMUNITY DEVELOPMENT  
(248) 347-0415



All applications must have one drawing showing fully dimensioned sign details.  
All signs must have one plot plan showing sign location, any easements and right-of-way.  
All ground signs require a sign foundation permit. Submit a separate building permit application for ground sign foundation along with three signed/sealed engineered drawings and calculations to the Novi Building Department.

Address of Proposed Installation: 43700 Expo Center Drive Date 4/6/10

Owner: The Word Network (Kevin Adell) Address: 20733 Ten Mile road

City: Southfield State: MI Zip: 48034 Phone: (248) 359-4566

Erector: Moore Signs Investments Address: 42950 North Walnut City: Clinton Township

State: MI Zip: 48036 Erector's License No: 54-04-657 Phone: (586) 783-9339

Type of Sign:  
 Entranceway  Business Center  Wall  Ground  Awning  Projecting Sign

Is this sign illuminated?  No  Yes Lineal Building Frontage of this Business: 500'

Is this a multi-tenant building?  Yes  No Is this a multi-story building?  Yes  No

Size/Measurement: Horizontal: 10' Vertical: 10' Area Sq. Ft. 100'

Height from Grade to Top of Sign: 13' Copy to be on Sign: Signature Associated For Sale/Lease

294 426 Sq. Ft. Call David Gillner/Steve Gordon/Jim Montgomery 248-948-9000  
www.signatureassociates.com

Sign permit fee does not include any fees for building or electrical permit applications that may apply.

[Signature]  
Signature of Applicant or Agent

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

APPROVED  
 NOT APPROVED - REASON FOR DENIAL: 16 ft permitted / 10 feet high

ZONING BOARD OF APPEALS (if applicable)

APPROVED  
 NOT APPROVED

Date: 5-11-10  
ZBA10-015  
1 year

RECEIVED

APR 08 2010

CITY OF NOVI  
ORDINANCE ENFORCEMENT



**SIGNATURE**  
**ASSOCIATES**

**CUSHMAN &  
WAKEFIELD**  
ALLIANCE

**FOR SALE/LEASE**

**294,426 SQ. FT.**

**CALL DAVID GILTNER/STEVE GORDON/JIM MONTGOMERY**

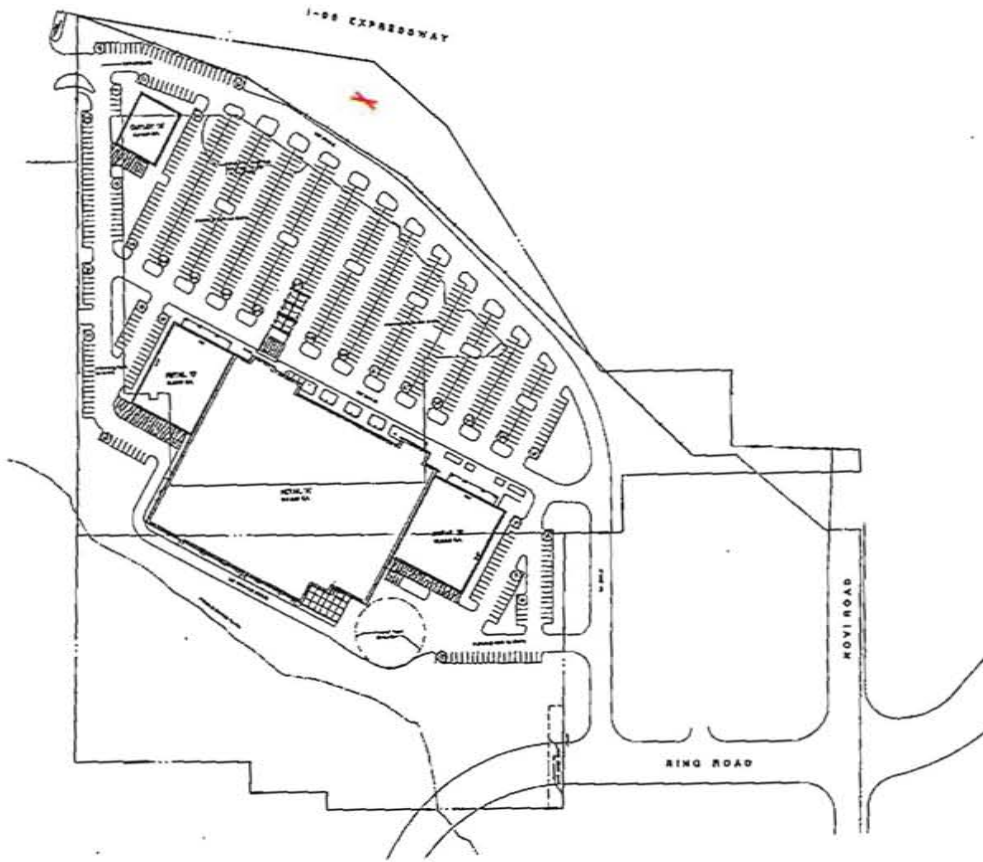
**248-948-9000**

**[www.signatureassociates.com](http://www.signatureassociates.com)**

10 x 10







Prepared by  
**Commercial Development**  
 1000 SOUTH STATE, SUITE 100  
 HOVI, MO 63043



LAND / BUILDING / PARKING DATA	
LAND AREA (ACRES):	1.0000 ACRES
BUILDING AREA (SQ. FT.):	100,000 SQ. FT.
PARKING SPACES:	100 SPACES
TOTAL PARKING SPACES:	100 SPACES
TOTAL PARKING SPACES (PERCENT):	100 PERCENT

CONCEPTUAL  
 SITE PLAN