



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

**Case No. PZ14-0040 - Eyeglass World**

**Location: 27793 Novi Road**

**Zoning District: RC, Regional Center**

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow an third wall sign of 21.5 square feet located on the south side of a retail tenant suite. The property is located south of Twelve Mile Road and west of Novi Road. The applicant was previously granted approval of a second wall sign located on the north elevation in Case PZ13-0064.

**Ordinance Sections:**

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) permits a single wall sign for each business storefront in the RC, Regional Center District.

**City of Novi Staff Comments:**

The applicant is requesting approval for installation of a third wall sign of 21.5 square feet located on the south side of a retail tenant suite for an existing retail business. The applicant is entitled to a single wall sign under the Novi Sign Ordinance. Staff cannot support the request as the failure to grant relief will not 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.

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



# COMMUNITY DEVELOPMENT DEPARTMENT

## PZ130064 - ACTION SUMMARY

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### PROJECT SUMMARY:

SIGN VARINACE ON NORTH ELEVATION

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### APPLICANT/OWNER INFORMATION:

#### APPLICANT

SITE ENHANCEMENT SERVICES  
6001 NIMTZ PARKWAY  
South Bend IN 46628

#### OWNER

RAMCO WEST OAKS II LLC  
P O BOX 4900 DRPT 365  
SCOTTSDALE AZ 85261

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### PROPERTY INFORMATION:

**LOCATION/ADDRESS:** 27793 NOVI RD B

**PARCEL NUMBER:** 50-22-15-200-059

**ZONING DISTRICT:** R-C

**SUBDIVISION:** WEST OAKS

**LOT/UNIT #:** OUT LOT B

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### ACTION SUMMARY:

ZBA MEETING DATE: 12/10/2013

CASE NO. PZ13-0064 27793 NOVI RD - EYEGLOSS WORLD

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow an second wall sign of 21.5 square feet located on the north side of a retail tenant suite. The property is located south of Twelve Mile Road and west of Novi Road in the RC Zoning District.

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) permits a single wall sign for each business storefront in the RC, Regional Center District.

In CASE No. PZ13-0064 Motion to approve the variance as requested.

Motion carried: 7-0

Motion maker: Gerblich



cityofnovi.org

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

For Official Use Only

ZBA Case No: P2140040 ZBA Date: Sept Payment Received: \$ 300 (Cash)
Check # 169 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 Patrick Huyge Date 8.4.14

Company (if applicable) Site Enhancement Services

Address\* 6001 Nimtz Parkway City South Bend ST IN ZIP 46628

\*Where all case correspondence is to be mailed.

Applicant's E-mail Address: pjh@siteenhancementservices.com

Phone Number (855) 525-6264 FAX Number (574) 237-6166

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 27793 Novi Road ZIP 48377

2. Sidwell Number: 5022 - 15-200-059 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 RC OTHER

5. Property Owner Name (if other than applicant) Ramco West Oaks II, LLC

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 28-5(3) Variance requested Construct a third sign, where only 1 is permitted
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):

See Attachment A

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:

See Attachment A

**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

8.4.14  
Date

 AS AGENT FOR RANCHO VEST OAKS II LLC  
Property Owners Signature

7.30.14  
Date

**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:

\_\_\_\_\_

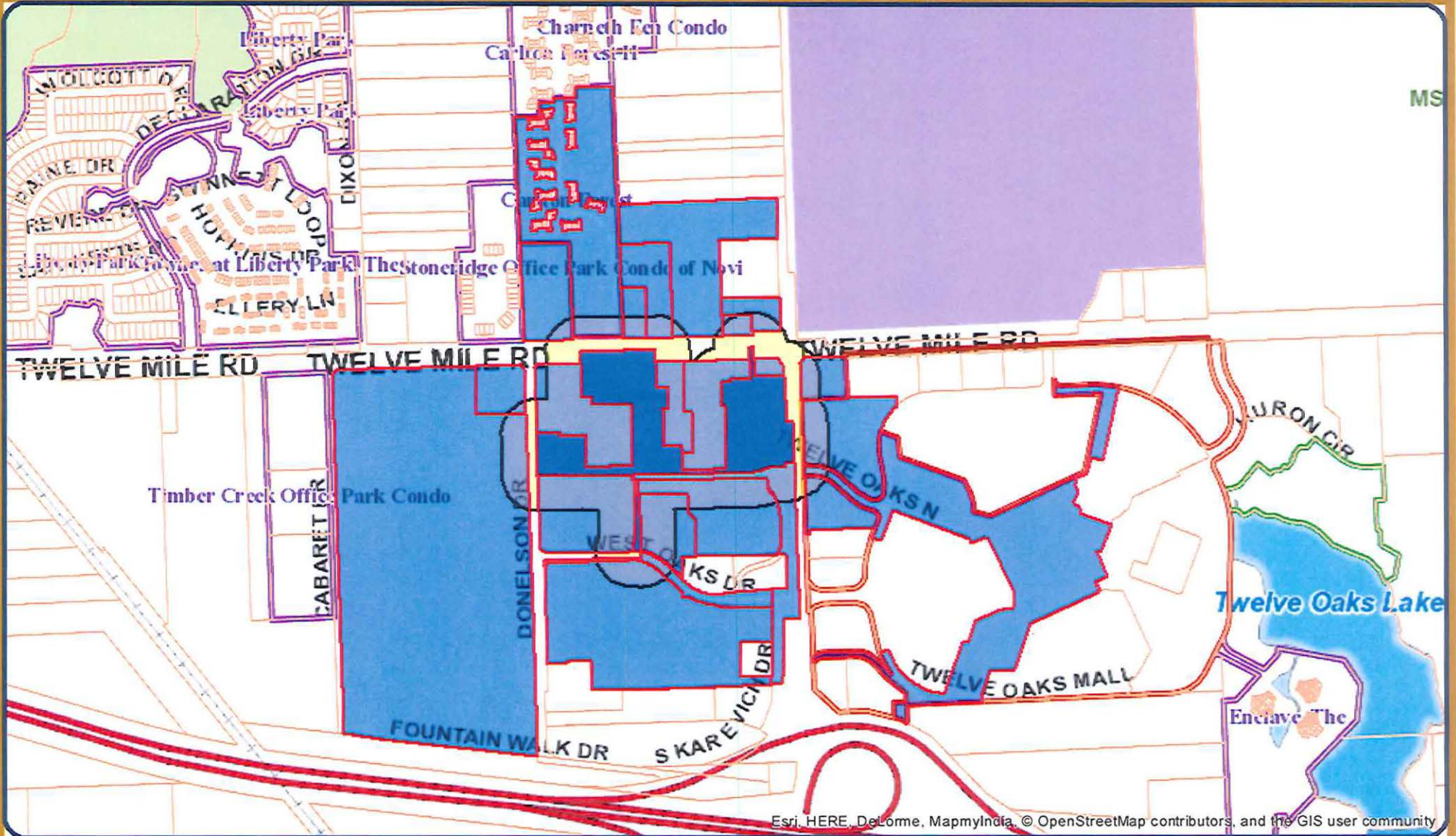
\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date



# Novi, MI

## Eyeglass World



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



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

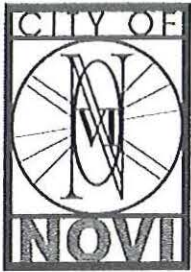


Author:  
Date: 8/21/2014



### MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970, as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map. This map was produced under the terms of the City's Internet Site Use Policy available at <http://cityofnovi.org/Resources/SiteUsePolicy.asp>



cityofnovi.org

July 28, 2014

Araneae Inc.  
28785 Haas Road  
Wixom, Michigan 48393

RE: EYEGLOSS WORLD – 27793 NOVI ROAD

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

Sign Code Section 28-5 (3) permits only one sign per business or parcel of property. This location currently has two wall signs, one permitted by ordinance and a second permitted by variance of the Zoning Board of Appeals.

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

Sincerely,

CITY OF NOVI

A handwritten signature in cursive script that reads "Jeannie Niland".

Jeannie Niland  
Ordinance Enforcement Officer



A Subsidiary of  
Ramco-Gershenson Properties Trust  
(NYSE: RPT)

31500 Northwestern Highway  
Suite 300  
Farmington Hills, MI 48334  
248-350-9900 Phone  
248-350-9925 Fax

July 30, 2014

Patrick Huyge  
Site Enhancement Services  
6001 Nimtz Parkway  
South Bend, IN 46628

Phone:  
Fax:  
E-mail: [pjh@siteenhancementservices.com](mailto:pjh@siteenhancementservices.com)

485-01 West Oaks II E-100  
Eyeglass World  
27793-B Novi Rd.  
Novi, MI 48377

Reference: Tenant Signage

Type of Signage:  Temporary (Term less than 1 year)  Permanent (Term greater than 1 year)

Sign Drawings, for the above referenced location, have been received and reviewed for compliance with Landlord's sign criteria and is returned as follows:

- A. Approved, ready for fabrication  
 B. Approved as noted. Please make changes as noted and resubmit final drawing for record.  
 C. Revise and resubmit. Sign drawing must be revised and resubmitted for approval.

*Note: Signage may not be installed without Landlord's approval.*

The Tenant is responsible for informing the vendor of pertinent lease requirements, as well as assuring that all governmental codes and approvals are met for the fabrication and installation of the signage. Signage may not be installed without the following items being met:

- Sign installation company is to provide a copy of Sign Permit and Certificate of Insurance to the Landlord prior to installation.
- Certificate of Insurance from sign installation company to name Landlord and associated entities and agents as an "additional insured" party. Landlord not to be named as the certificate holder.
- Permit and Notice of Commencement are to have tenant named as the owner of the sign only. Tenant is the "Owner in lease"; Landlord is the Owner "in fee simple" of the entire property.
- Sign installation shall not interfere with the regular operation of the shopping center.
- Tenant shall provide a photo to Landlord of the completed sign once it is installed.

If you have any questions or require further assistance, please do not hesitate to call me at (248) 592-6336.

Respectfully,

Ramco-Gershenson, Inc.

*Rick Raleigh / ems*

Tenant Coordinator

Enclosure

cc: Records  
Property Manager  
Leasing Agent





July 29, 2014

Eyeglass World  
West Oaks II  
27793 Nov Road  
Novi, MI 48377

Attachment A

**9. State the practical difficulties which prevent conformance with the Zoning Ordinance requirements:** Eyeglass World does not have any visibility along West Oaks Drive even though they have an elevation which has frontage along that roadway. The request is to construct a sign which faces West Oaks Drive so that the building does not look unoccupied. Granting this variance would allow for Eyeglass World to utilize a third wall sign (a second wall sign variance was granted in December of 2013), one facing each one of their road frontages.

**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:** This property is unique as it is a freestanding building in a shopping center and while the permitted signage of one wall sign per business works when the business is an in line tenant within the shopping center, it doesn't work for a standalone business. Eyeglass World is occupying the whole building in the middle of this shopping center, and that building has two road frontages with a third elevation that has houses the public entrance to the facility. All three of the wall signs are important to the success of the business as they make the building look occupied. Without the two extra signs, the building looks unoccupied and potential customers will not stop and shop at the business. Granting this variance does not go against the nature of the corridor as the Jared/Starbucks has 3 wall signs for their building.

Additionally, there are standards for granting a variance and below states how this instance meets that criteria.

**The request is based upon circumstances of 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:** As stated above, this is a unique circumstance as this is a standalone building within a multi-tenant shopping center. Eyeglass World is occupying the whole standalone building which does have two road frontages as well as their public entrance which creates a need for 3 wall signs. There are two existing wall signs and this is a request to construct a third sign on the rear facing West Oaks Drive.



**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:** Denying this request will prevent Eyeglass World from properly identifying their business. As the building is now with only two wall signs, the building looks unoccupied and vacant. Granting this variance will allow patrons who are traveling along West Oaks Drive the advance notification necessary to safely maneuver their car to Eyeglass World.

**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 application and adjacent or surrounding properties, and is not inconsistent with the spirit of the ordinance:** Granting this variance for a third wall sign will not interfere with adjacent or surrounding properties as they have similar signage. The Jared/Starbucks has 3 wall signs on one building just as is being requested by Eyeglass World. The intent of the ordinance will be followed and granting this variance will not alter the character of the corridor since others do utilize similar signage. This is a unique circumstance with a freestanding/standalone building within a shopping center.

# EYEGGLASS WORLD

WEST OAKS II  
27793 NOVI RD.  
NOVI, MI 48377

**A**

ONE (1) SET OF 16" FACE-LIT CHANNEL LETTERS  
READING "EYEGGLASS WORLD".  
REFER TO PG 2 FOR PROPOSED SIGNAGE.  
REFER TO PG 3 FOR SIGN DETAIL.









**A** PROPOSED SOUTH ELEVATION  
NTS

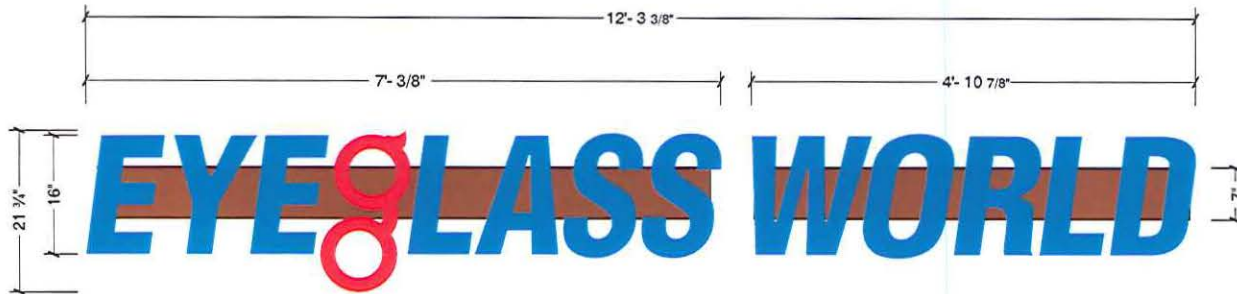
SIGN TO BE CENTERED VERTICALLY &  
HORIZONTALLY WITHIN SIGN BAND.



SALES:	TOM RICE
PM:	KESHA GENTRY
ART:	CRW 10.11.12

DWG #	1210038-10
REVISION	

LOCATION:	WEST OAKS II 27793 NOVI RD. NOVI, MI 48377
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**A** **FACE-LIT CHANNEL LETTERS**  
 SCALE: 3/4" = 1'-0"  
 SQ FT: 22.25

**QTY: 1**

**ILLUMINATION**

LETTERS: BLUE G00-3B LED's.  
 GLASSES LOGO: RED G00-3R LED's.  
 12V REMOTE POWER SUPPLY.

**FACES**

LETTERS: 607-1 BLUE PLEX.  
 GLASSES LOGO: 278-0 RED PLEX.

**RETURNS**

5" x .040 ALUMINUM.  
 LETTERS: PRE-PAINTED BLUE.  
 GLASSES LOGO: PRE-PAINTED RED.

**TRIM CAPS**

LETTERS: 1" BLUE  
 GLASSES LOGO: 1" RED

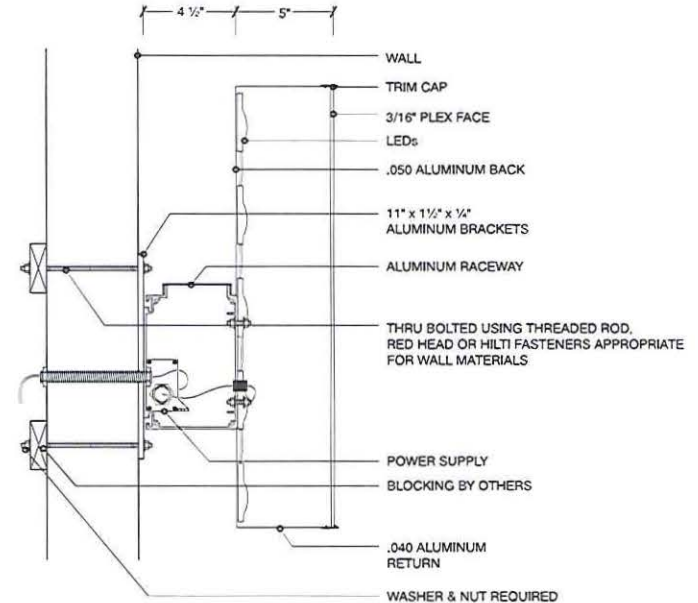
**LETTER BACKS**  
 .050 ALUMINUM.

**MOUNTING**

7" x 4 1/2" ALUMINUM RACEWAYS.  
 RACEWAYS MOUNTED TO  
 11" x 1 1/2" x 1/2" THICK ALUMINUM  
 MOUNTING BRACKETS.  
 THRU BOLTED USING THREADED ROD.  
 RED HEAD OR HILTI FASTENERS  
 APPROPRIATE FOR WALL MATERIAL.  
 WASHER & NUT REQUIRED ON BACK  
 OF FASTENERS.  
 RACEWAYS & BRACKETS PAINTED TO  
 MATCH PMS 7517C.  
 IF FACADE IS EIFS, PROVIDE SLEEVES TO  
 PREVENT EIFS MATERIAL FROM CRUSHING.

**ELECTRIC**

RACEWAY TO CONTAIN POWER SUPPLY.  
 UL LISTED / EXTERIOR.



**CROSS SECTION**  
 NTS



SALES:	TOM RICE	DWG #	1210038-10
PM:	KESHA GENTRY	REVISION	CRW 07.25.14
ART:	CRW 10.11.12		

LOCATION: WEST OAKS II  
 27793 NOVI RD.  
 NOVI, MI 48377