



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:** November 15, 2016

REGARDING: 21580-21600 Novi Road, Parcel # 50-22-35-101-034

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

NOVI DEVELOPMENT ASSOCIATES

Variance Type

DIMENSIONAL VARIANCE

Property Characteristics

Zoning District:	OST (Office Service Technology)
Location:	SOUTH OF NINE MILE ROAD AND EAST OF NOVI ROAD
Parcel #:	50-22-35-101-034

Request

The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance Section 28-1(2) to allow placement of tenant's name on business center sign and Section 28-5(2) a.1 to allow 34.5 square feet sign. 30 square feet allowed. This property is zoned I-1 (Light Industrial).

II. STAFF COMMENTS:

Proposed Changes

Request is for a 34.5 square feet sign double sided light box sign for business center and to place tenant's names on sign.

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we ***grant*** the variance in Case No. **PZ16-0051**, 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. **PZ16-0051**, sought by _____
for _____ because Petitioner has not shown practical difficulty requiring _____.

- (a) The circumstances and features of the property 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 Petitioner's 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) 347-0417.

Larry Butler
Deputy Director Community Development
City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: _____

Meeting Date: _____

ZBA Case #: PZ _____

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION NOVA OFFICE PARK			
ADDRESS 21580 -21600 NOVI ROAD		LOT/SIUTE/SPACE #	
SIDWELL # 50-22- 35 - 101 - 034/650		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY East of Novi Road and North of Eight Mile Road			
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 checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS sunil.agrawal@novaconsultants.com	CELL PHONE NO. 248-866-1476
NAME Sunil Agrawal		TELEPHONE NO. 248-347-3512	
ORGANIZATION/COMPANY Novi Development Associates		FAX NO. 248-347-4152	
ADDRESS 21580 Novi Road, Suite 300		CITY Novi	STATE Michigan
B. PROPERTY OWNER <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS sunil.agrawal@novaconsultants.com	CELL PHONE NO. 248-866-1476
NAME Sunil Agrawal		TELEPHONE NO. 248-347-3512	
ORGANIZATION/COMPANY Novi Development Associates		FAX NO. 248-347-4152	
ADDRESS 21580 Novi Road, Suite 300		CITY Novi	STATE Michigan
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 checked="" 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>28-1 (2)</u> Variance requested <u>Tenants name on business center sign.</u>			
2. Section <u>28-5 (2)</u> Variance requested <u>4.5 sq. ft. variance is requested</u>			
3. Section _____ 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 checked="" type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input 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"> <li style="width: 50%;">• Dimensioned Drawings and Plans <li style="width: 50%;">• Existing & proposed distance to adjacent property lines <li style="width: 50%;">• Site/Plot Plan <li style="width: 50%;">• Location of existing & proposed signs, if applicable <li style="width: 50%;">• Existing or proposed buildings or addition on the property <li style="width: 50%;">• Floor plans & elevations <li style="width: 50%;">• Number & location of all on-site parking, if applicable <li style="width: 50%;">• 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

[Signature]
Applicant Signature

9/23/16
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.

[Signature]
Property Owner Signature

9/23/16
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



Community Development Department

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**REVIEW STANDARDS
SIGN VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Sign Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Sign Variance.)

Standard #1. Extraordinary Circumstances or Conditions.

Explain how the circumstances or physical conditions applying to the property that do not apply generally to other properties in the same Zone District or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** A sign could not be placed in the location required by the Zoning Ordinance due to the shape, topography or other physical conditions of the lot or due to the location of an existing structure.

Not Applicable Applicable If applicable, describe below:

Our lot is a narrow and deep lot. The depth (towards East) of the lot is about five times the width of the lot facing the Novi Road. Therefore, tenants have no exposure to Novi Road. We are getting lots of complaint from Autism Center that parents who visit the Center to drop their kids are having difficulty finding the office.

and/or

- b. **Environmental Conditions.** A sign could not be placed in the location required by the Zoning Ordinance without removing or severely altering natural features, such as trees, topography, drainage courses or encroaching upon stormwater facilities.

Not Applicable Applicable If applicable, describe below:

and/or

- c. **Abutting Property.** A sign could not be reasonably seen by passing motorists due to the configuration of existing buildings, trees, signs or other obstructions on an abutting property.

Not Applicable Applicable If applicable, describe below:

d. **Scale of Building or Lot Frontage.** A sign that exceeds permitted dimensions for area and/or height could be considered appropriate in scale due to the length of the building frontage (wall sign only) or length of the lot frontage (ground sign only).

Not Applicable Applicable If applicable, describe below:

Our lot is a narrow and deep lot. Therefore, tenants have no exposure to Novi Road. Our tenants' clients and visitors are having difficulty finding the place. Many times visitors end up going to our next door business Novi Motive Auto Repair Shop property and many times Novi Motive Auto Repair clients end up coming to our property.

e. **Not Self-Created.** Describe the immediate practical difficulty causing the need for the Variance was not created by the applicant or any person having an interest in the sign, sign structure, or property.

Not Applicable Applicable If applicable, describe below:

Difficulty was not created by the applicant. As mentioned before our lot is a narrow and deep lot. It needs some consideration from the Zoning Board to make the property visible and marketable.

Standard #2. Limit Use of Property.

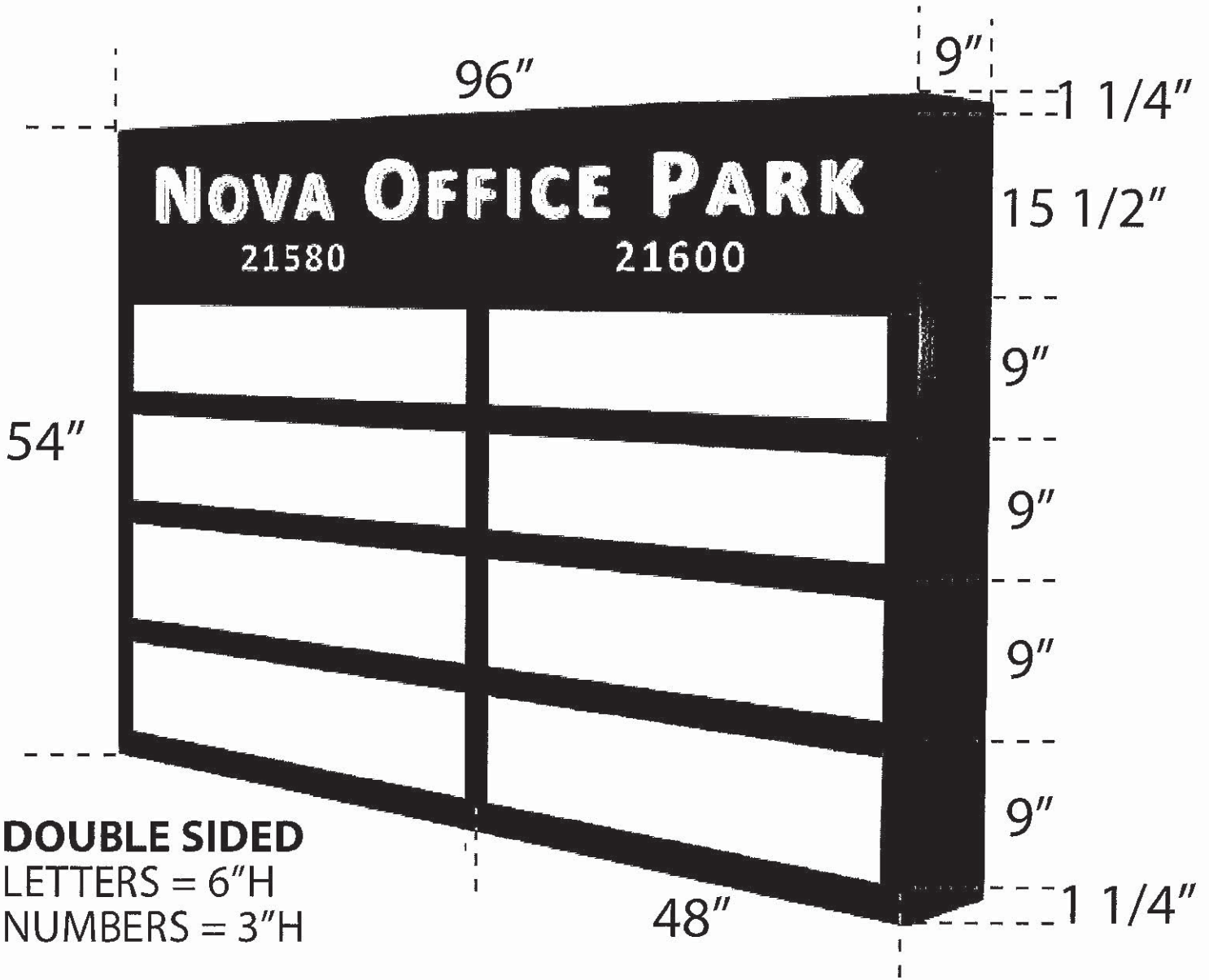
Explain how the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return.

If variance is not granted, a couple of tenants have already indicated that they would leave our office park for another location where they have better visibility and exposure. This will result in a financial hardship for the applicant.

Standard #3. Adverse Impact on Surrounding Area.

Explain how the Sign Variance will not result in a use or 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 and intent of this chapter.

None





800.782.1558
www.DSDsign.com

LEDOD DOUBLE SIDED LIGHTBOX

BOX O.D. 54 x 96

Color BROWN/BRONZE FRAME

Material ALUMINUM EXTRUSION

METAL FACE W/EXTRUDED "NOVA OFFICE PARK"

POLYCARBONATE INSERTS

Lamp TYPE 12V LED DIFFUSION

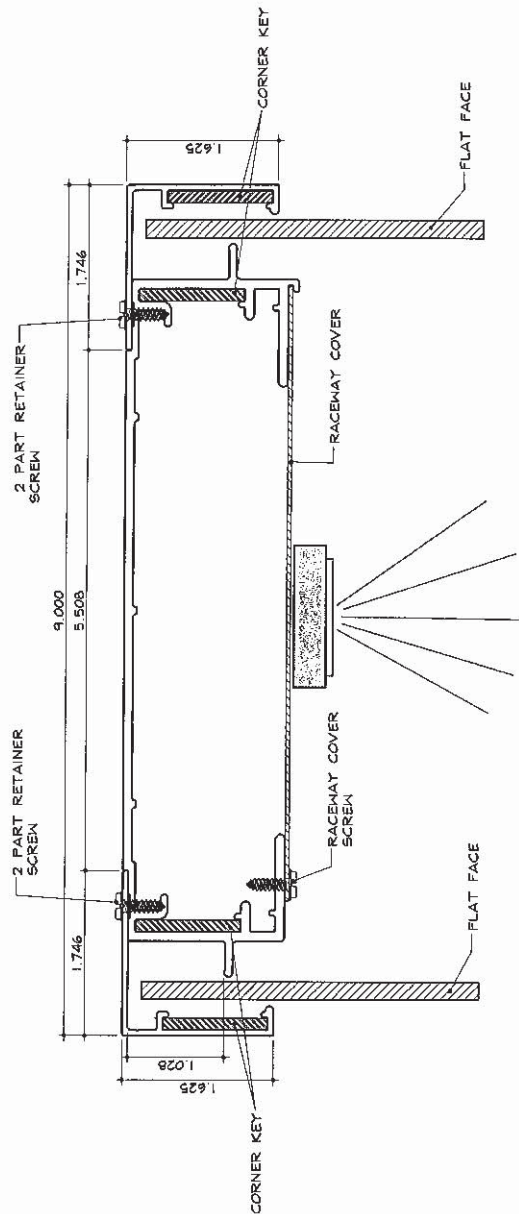
TOTAL 100 WATTS 10000 LUMENS

HARD WIRE 110-120 VAC

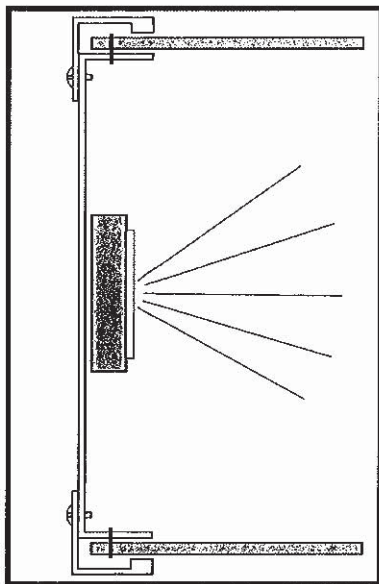
ELECTRIC LOCATION:

TBD

ALL COMPONENTS UL COMPLIANT



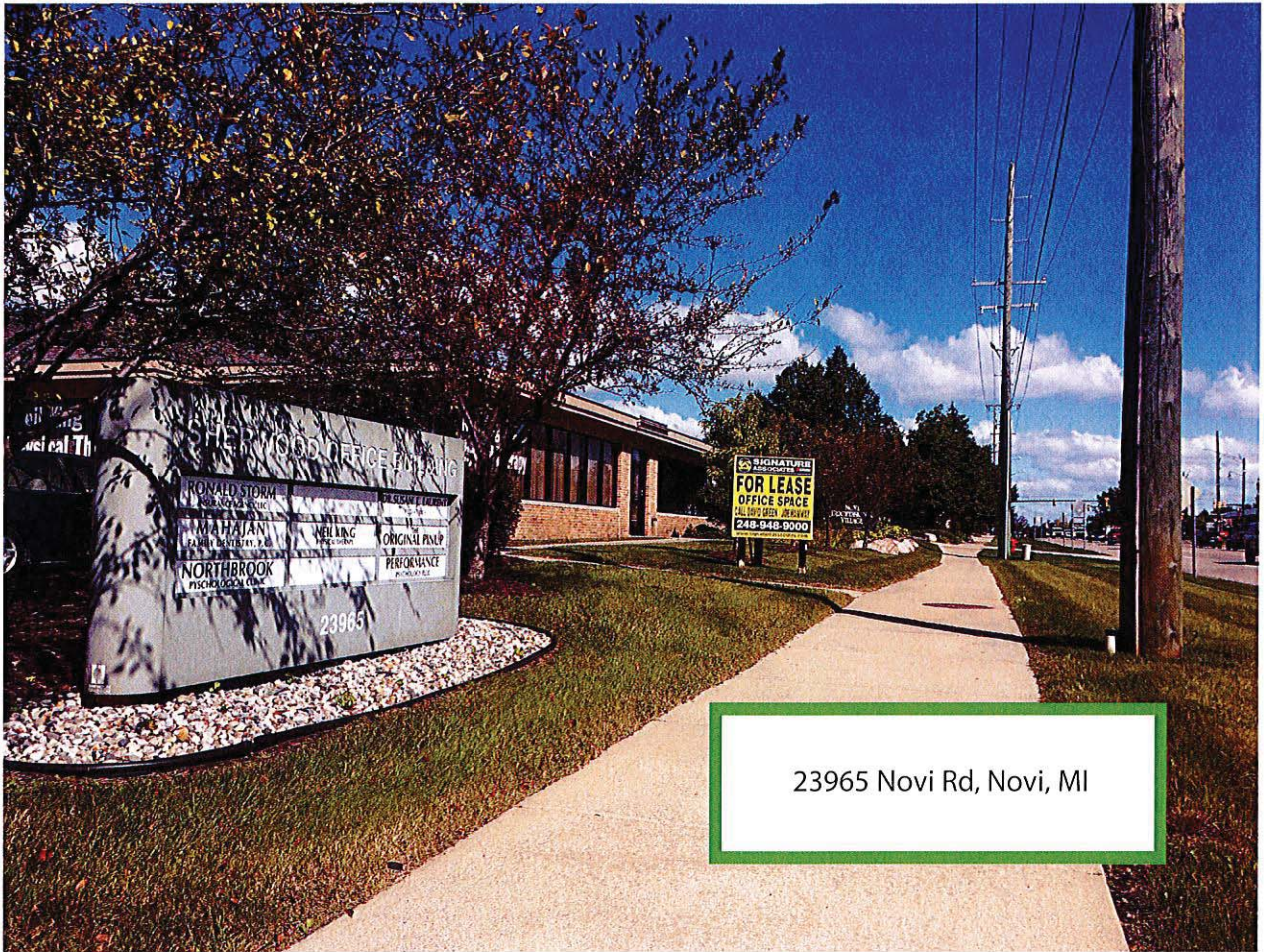
SIDE SECTION DETAIL
SCALE: 1" = 1"



PERIMETER LED
DIFFUSION LIGHTING



DOUBLE SIDED



23965 Novi Rd, Novi, MI



24101 Novi Rd, Novi, MI



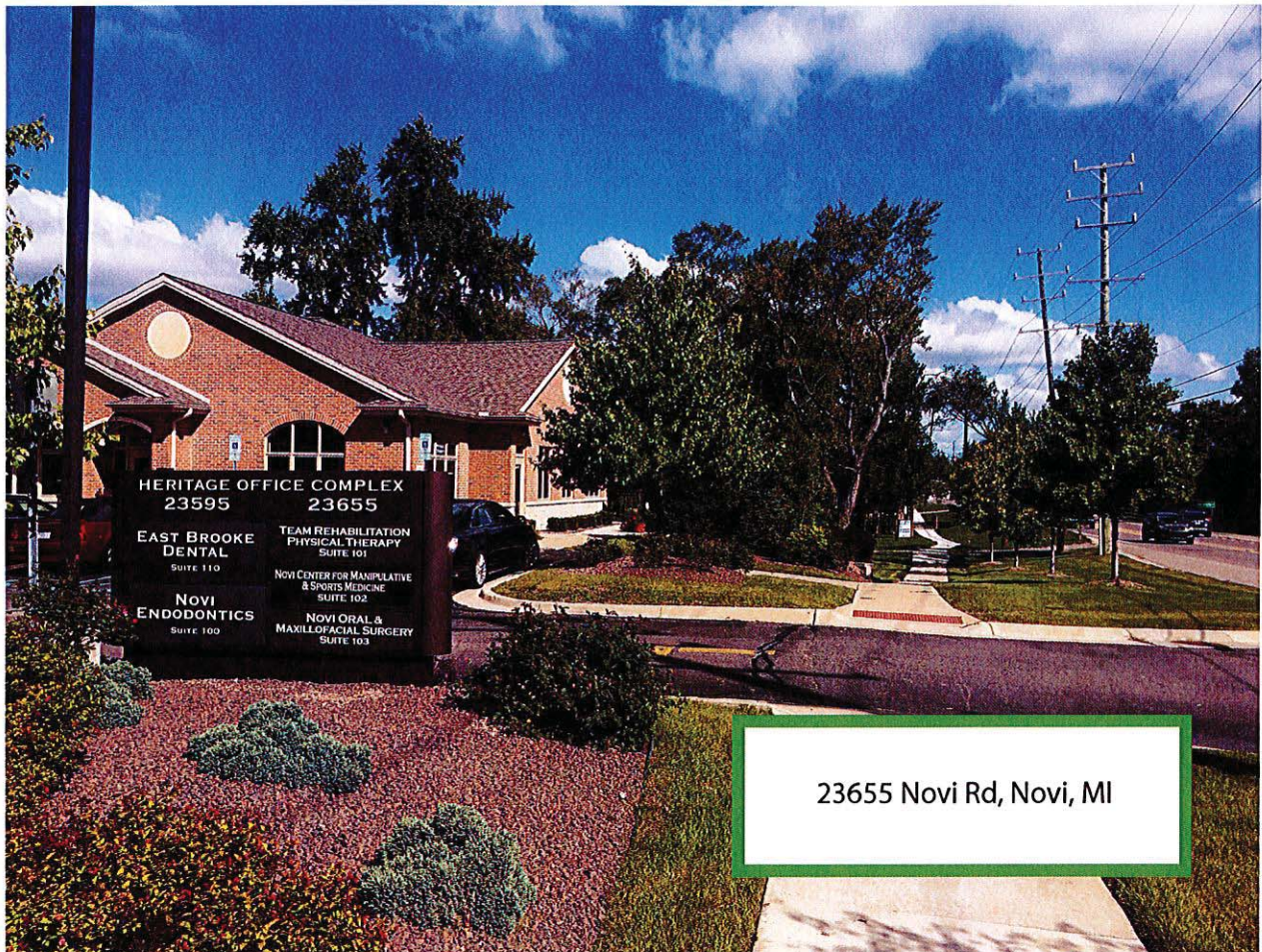
25100 Novi Rd, Novi, MI



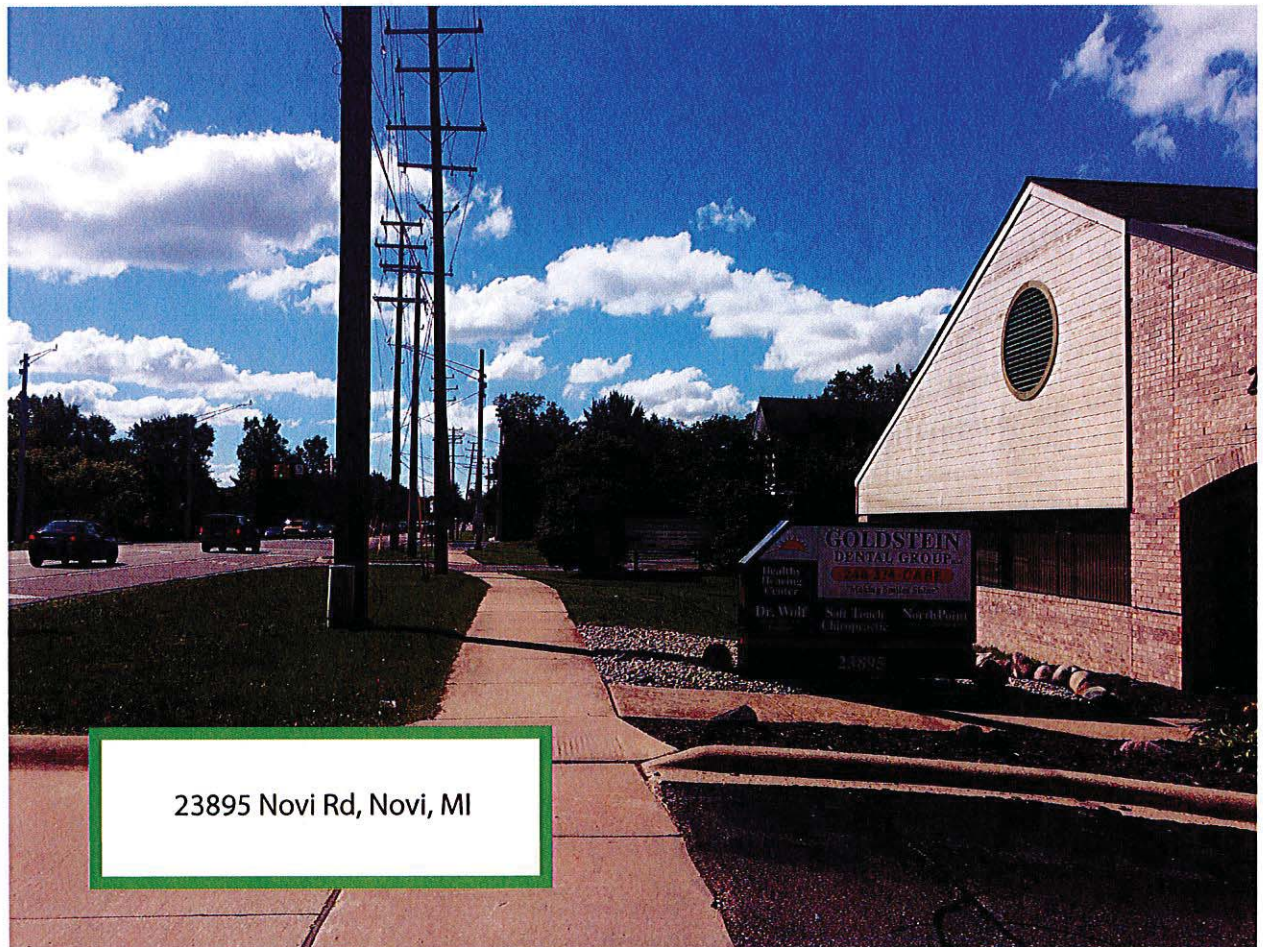
41160 W 10 Mile Rd, Novi, MI

41200 W 10 Mile Rd, Novi, MI

41300 W 10 Mile Rd, Novi, MI



23655 Novi Rd, Novi, MI



23895 Novi Rd, Novi, MI



45380 W 10 Mile Rd, Novi, MI



243360 Novi Rd, Novi, MI