

cityofnovi.org

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

**Case No. PZ13-0065 - Hengst Automotive**

**Location: 29770 Hudson Drive**

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

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(2)a.1.i to allow an oversize ground sign of 32 square feet located on the south side of site. The property is located east of Beck Road and north of West Road.

**Ordinance Sections:**

CITY OF NOVI, CODE OF ORDINANCE, Section 28-5(2) a.1.i permits a ground sign of maximum 30 square feet in area.

**City of Novi Staff Comments:**

The applicant previously installed a business ground sign of 30 square feet. The applicant is entitled to a single ground sign under the Novi Sign Ordinance. The business has two separate driveways, one on Hudson Drive main entrance and the other on Peary Court for deliveries. The request is to allow additional signage (2.0 square feet of directional signage) to the existing ground sign for a maximum area of 32 square feet.

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



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(248) 347-0415

RECEIVED  
OCT 30 2013  
CITY OF NOVI  
COMMUNITY DEVELOPMENT

For Official Use Only

ZBA Case No: P2130005 ZBA Date: 1/10 Payment Received: \$ 300 (Cash)  
Check # 5207 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 IRIS MANTE Date 10-29-13

Company (if applicable) HENGST of North America, Inc.

Address\* 29770 HUDSON DR. City NOVI ST. M1 ZIP 48377

\*Where all case correspondence is to be mailed.

Applicant's E-mail Address: i.mante@hengst.com

Phone Number (588) 757-2995 FAX Number (588) 757-2979

Request is for:

Residential Construction (New/ Existing)  Vacant Property  Commercial  Signage

1. Address of subject ZBA case: 29770 HUDSON DR NOVI MI ZIP 48377

2. Sidwell Number: 5022-04-378-021 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  OTHER

5. Property Owner Name (if other than applicant) \_\_\_\_\_

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 28-7 (b) (2) Variance requested ALLOW A DIRECTIONAL SIGN TO
- 2. Section \_\_\_\_\_ Variance requested BE ADDED TO EXISTING GROUND
- 3. Section \_\_\_\_\_ Variance requested SIGN
- 4. Section \_\_\_\_\_ Variance requested \_\_\_\_\_

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

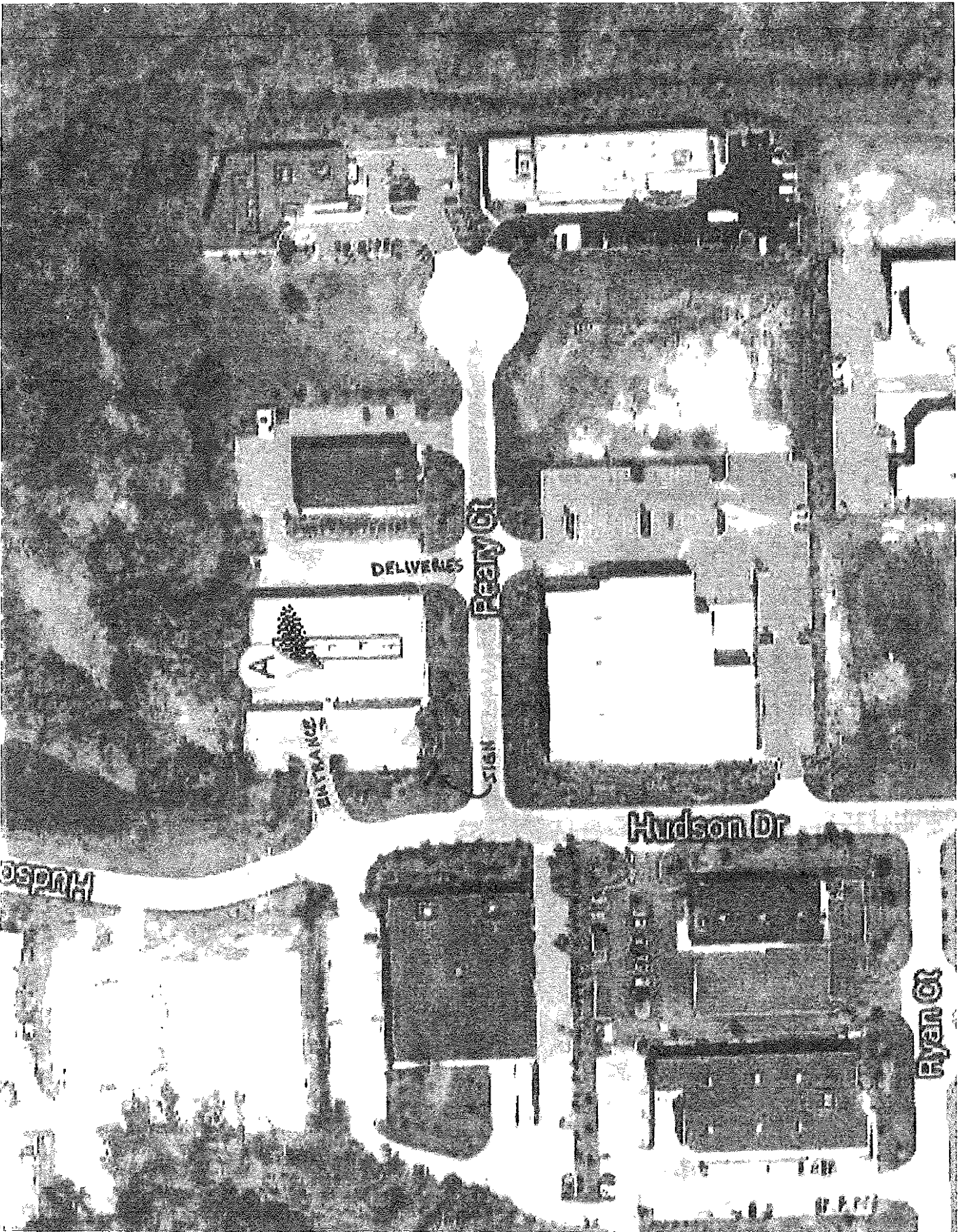
- a. All property lines and dimensions correlated with the legal description.
- b. The location and dimensions of all existing and proposed structures and uses on property.
- c. Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
- d. Dimensions necessary to show compliance with the regulations of this Ordinance.



APPROVED 30 SQ. FT. SIGN (PERMITTED)



PROPOSED 32 SQ. FT. SIGN (ADDED 3-1/2" DIRECTIONAL COPY)



DELIVERIES

A

ENTRANCE

Peely Ct

Hudson Dr

Ryan Ct

Hudson Dr