



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:** June 13, 2023

REGARDING: 44225 Twelve Mile Road Suite C-100, Parcel # 50-22-15-200-112 (PZ23-0016)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Signarama Flint/Novi

Variance Type

Sign Variance

Property Characteristics

Zoning District: This property is zoned Regional Center (RC)

Location: west of Novi Road, south of 12 Mile

Parcel #: 50-22-15-200-112

Request

The applicant is requesting a variance from the City of Novi Sign Ordinance Section 28-5 (b)(1)a to allow a 107 square foot wall sign (Maximum allowed 65 square feet, a variance of 42 square feet). This property is zoned Regional Center (RC)

II. STAFF COMMENTS:

III. RECOMMENDATION:

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

I move that we **grant** the variance in Case No. **PZ23-0016**, sought by **Signarama Flint/Novi**, for _____ because Petitioner has shown practical difficulty including _____ requiring _____ on the basis of any of the following:

- a. That 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 including

_____.

b. That 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

_____.

c. That the grant of relief would be offset by other improvements or actions, such as increased setbacks or increased landscaping, such that the net effect will result in an improvement of the property or the project

_____.

d. That construction of a conforming sign would require the removal or significant alteration of natural features on the property because _____

_____.

e. the grant of relief 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 because _____

_____.

The variance granted is subject to:

1. _____.
2. _____.
3. _____.
4. _____.

I move that we **deny** the variance in Case No. **PZ23-0016**, sought by **Signarama Flint/Novi**, for _____ because Petitioner has not shown practical difficulty because: _____

- a. That the request is based upon circumstances or features that are not exceptional and/or unique to the property and/or that result from conditions that exist generally in the city or that are self-created including _____
- b. That the failure to grant relief will not unreasonably prevent or limit the use of the property and/or will not result in substantially more than mere inconvenience or inability to attain a higher economic or financial return because _____
- c. That the grant of relief would not be offset by other improvements or actions, such as increased setbacks or increased landscaping, such that the net effect will not result in an improvement of the property or the project _____
- d. That construction of a conforming sign would not require the removal or significant alteration of natural features on the property because _____
- e. the grant of relief will result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will not result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is inconsistent with the spirit and intent of this chapter because _____

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0423.

Alan Hall – Deputy Director Community Development - City of Novi



45175 Ten Mile Road
 Novi, MI 48375
 (248) 347-0415 Phone
 (248) 735-5600 Facsimile
 www.cityofnovi.org

ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

MAY 01 2023

CITY OF NOVI
COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION Putting Edge			
ADDRESS 44225 W Twelve Mile Rd		LOT/SUITE/SPACE # C100	
SIDWELL # 50-22-15 - 200 - 112		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY			
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 checked="" type="checkbox"/> NO			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS stephanie@signarama-flint.com	CELL PHONE NO.
NAME		TELEPHONE NO. 810-230-6445	
ORGANIZATION/COMPANY Signarama-Flint/Novi		FAX NO.	
ADDRESS 4297 Miller Rd	CITY Flint	STATE MI	ZIP CODE 48507
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS mary@greeneearthrealty.net	CELL PHONE NO. 248-760-0525
NAME Mary Ledermann		TELEPHONE NO.	
ORGANIZATION/COMPANY Green Earth Realty		FAX NO.	
ADDRESS 44225 W Twelve Mile Rd	CITY Novi	STATE MI	ZIP CODE 48377
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 type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input checked="" 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	28-5(b)(1)a.	Variance requested	Going larger sq then is allowed
2. Section	_____	Variance requested	_____
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 type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input checked="" 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"> • Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable 		<ul style="list-style-type: none"> • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • 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

Stephanie Watson
Applicant Signature

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.

Mary Ledermann
Property Owner Signature

5/1/23
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

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

**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:

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 request is to replace the existing sign which has been on the building since May 2002. The Sign is similar or smaller in size than many of the other tenants in the development.

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:

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.

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.

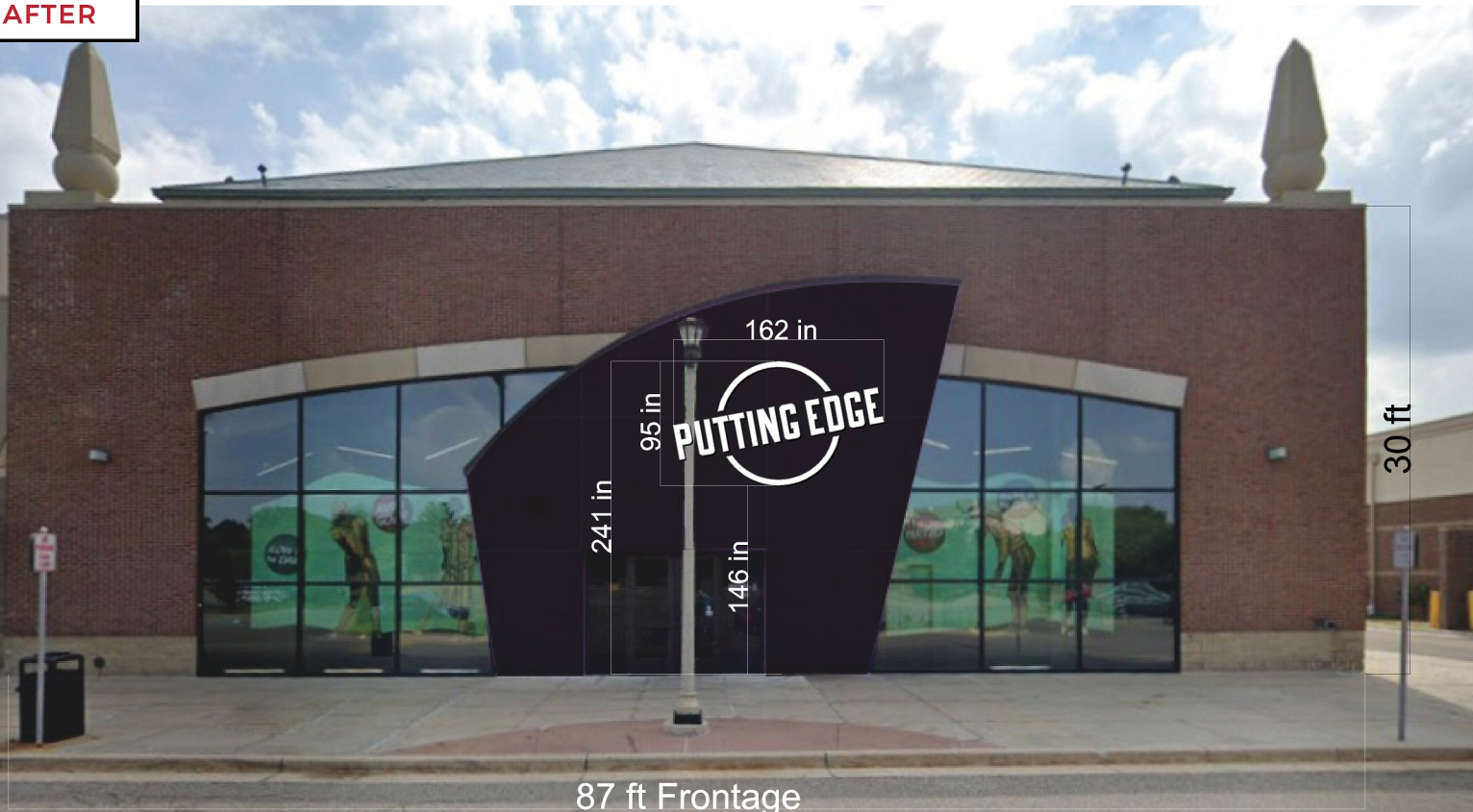
The Requested sign is similar or smaller in size to many of the other signs in fountain walk. Which is an entertainment and Retail development.

1 Set of Front Lit Flush Mounted Channel Letters

BEFORE



AFTER



AREAS

MAX SQUARE FOOTAGE: 65 sqft

PROPOSED SIGN: 107 sqft

DESIGN SPECS

ACRYLIC FACE
WHITE

LED LIGHTS
WHITE

RETURNS
BLACK

EDGE CAP
BLACK

VINYL
NONE

JOB NOTES

Customer to paint facade black prior to installation.



This sign will be constructed to meet safety standards specified by Underwriters Laboratories Inc. and will be labeled with the UL Listed logo.

Due to limitation in the printing process, colors shown may vary slightly.

This document and the information contained may not be reproduced without the express written permission of Signarama. Unauthorized copying, disclosure or use are prohibited by copyright law.



4297 Miller Road, Flint, MI 48507
810-230-6445 | www.signarama-flint.com

49677 Grand River Ave, Wixom, MI 48393
248-924-3324 | www.signarama-novi.com

1 Set of Front Lit Flush Mounted Channel Letters

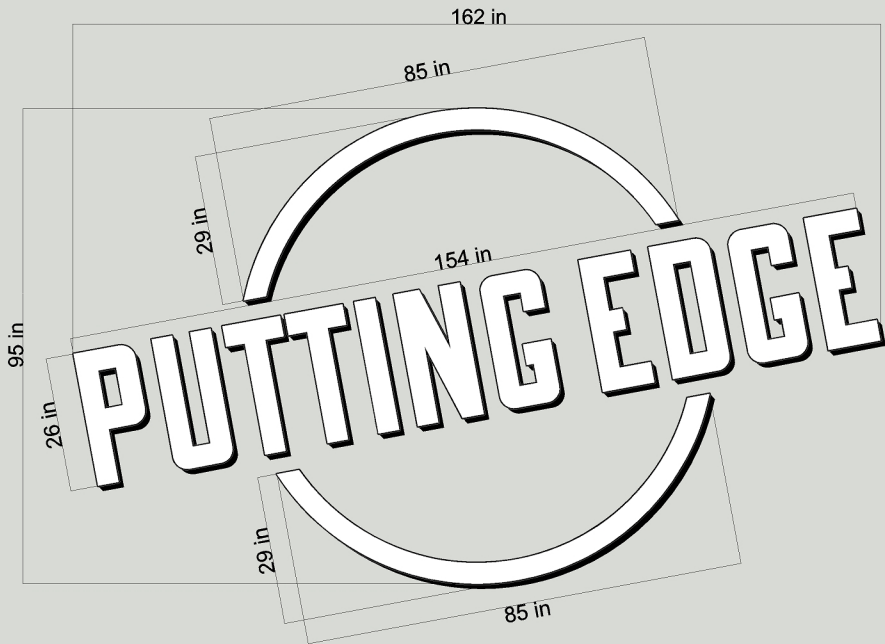
AREAS

MAX SQUARE FOOTAGE: 65 sqft

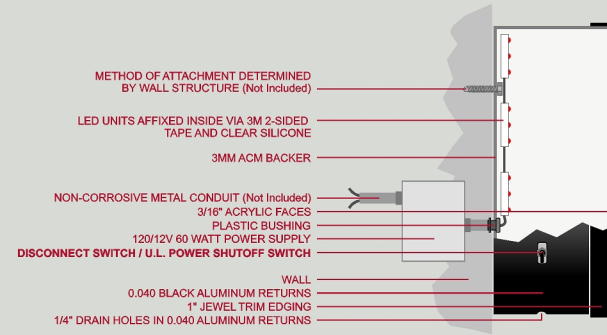
PROPOSED SIGN: 107 sqft

DESIGN SPECS

- ACRYLIC FACE**
WHITE
- LED LIGHTS**
WHITE
- RETURNS**
BLACK
- EDGE CAP**
BLACK
- VINYL**
NONE



UL LISTED CHANNEL LETTER OR CUSTOM CAPSULE FLUSH MOUNTED



NIGHT VIEW



JOB NOTES

Customer to paint facade black prior to installation.

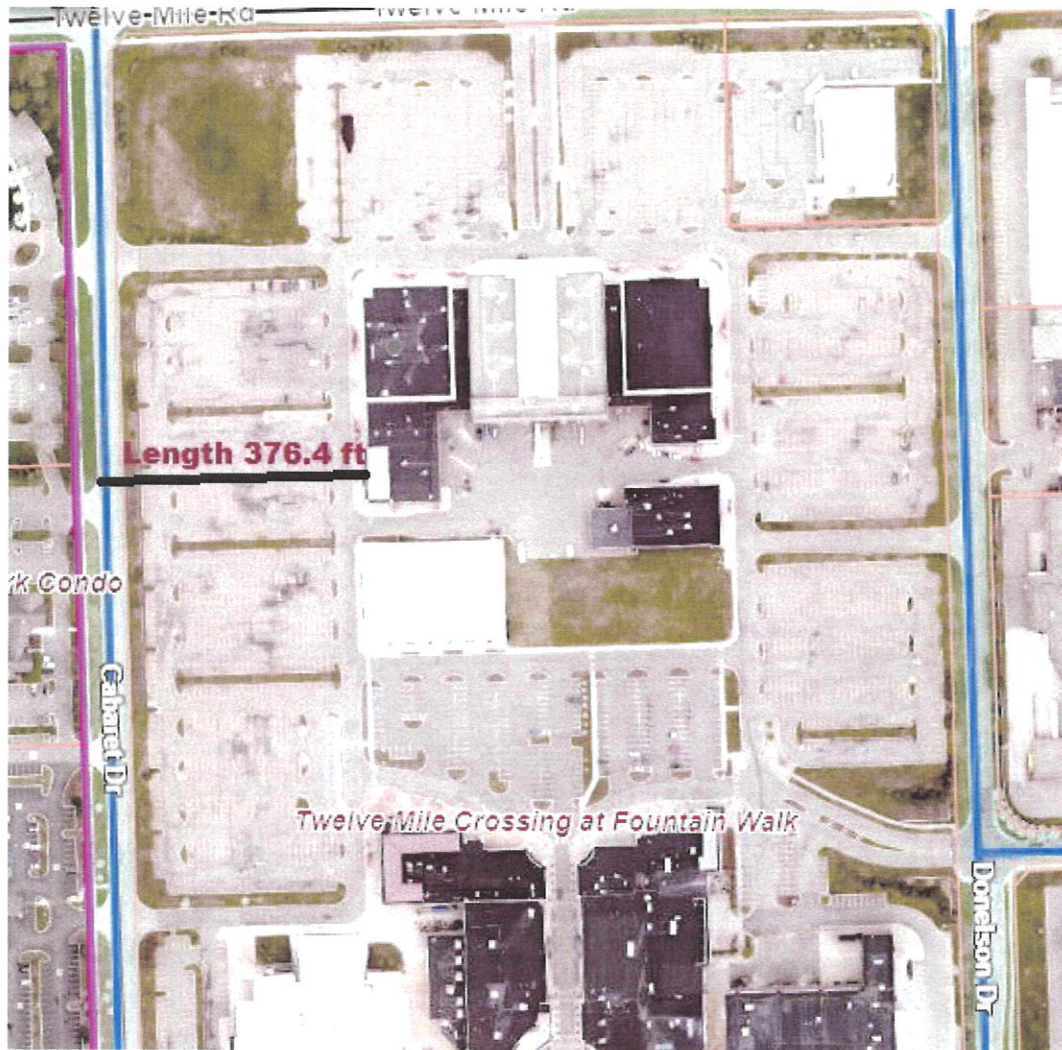
UL LISTED This sign will be constructed to meet safety standards specified by Underwriters Laboratories Inc. and will be labeled with the UL Listed logo.

Due to limitation in the printing process, colors shown may vary slightly.

This document and the information contained may not be reproduced without the express written permission of Signarama. Unauthorized copying, disclosure or use are prohibited by copyright law.



4297 Miller Road, Flint, MI 48507
 810-230-6445 | www.signarama-flint.com
 49677 Grand River Ave, Wixom, MI 48393
 248-924-3324 | www.signarama-novi.com



**The Putting Edge
flushed mounted
channel letters.**

**Sign will set back
from the center of
Cabaret dr 376.4 Ft.**

The logo for 'Putting Edge' is mounted on a purple, curved wall section. The text 'Putting' is in a bold, green, sans-serif font with a white outline, and 'edge' is in a similar font but smaller and positioned below it. A green swoosh underline is beneath the word 'edge'.

Putting
edge

