



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: January 12, 2021

REGARDING: 41370 Bridge Street, Parcel # 50-22-13-351-020 (PZ20-0063)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Power Home Remodeling

Variance Type

Sign Variance

Property Characteristics

Zoning District:

Light Industrial

Location:

East of Meadowbrook Road and North of Eleven Mile Road

Parcel #:

50-22-13-351-020

Request

The applicant is requesting variance from the City of Novi Code of Ordinances Section 28-5(d) for a proposed 35.83 square foot wall sign on the east elevation of the building. This property is zoned Light Industrial (I-1).

II. STAFF COMMENTS:

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. **PZ20-0063**, 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 if 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. **PZ20-0063**, 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 Petitioners 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

I. PROPERTY INFORMATION (Address of subject ZBA Case)						Application Fee: _____	
PROJECT NAME / SUBDIVISION Power Home Remodeling Group						Meeting Date: _____	
ADDRESS 41370 Bridge Street, Novi, Detroit				LOT/SUITE/SPACE #		ZBA Case #: PZ _____	
SIDWELL # 50-22-		May be obtain from Assessing Department (248) 347-0485					
CROSS ROADS OF PROPERTY Meadowbrook Rd and Bridge Street							
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION?				REQUEST IS FOR:			
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input checked="" type="checkbox"/> SIGNAGE			
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO							
II. APPLICANT INFORMATION							
A. APPLICANT			EMAIL ADDRESS michelle.tomasetti@powerhrg.com		CELL PHONE NO. 215-622-3938		
NAME Michelle Tomasetti			TELEPHONE NO.				
ORGANIZATION/COMPANY Power Home Remodeling Group			FAX NO.				
ADDRESS Corporate Address - 2501 Seaport Dr, 4th floor			CITY Chester		STATE PA	ZIP CODE 19013	
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 chris.davis@zbgreatlakes.com		CELL PHONE NO. 847-975-3140		
NAME Chris Davis			TELEPHONE NO.				
ORGANIZATION/COMPANY Kingsbridge Real Estate			FAX NO.				
ADDRESS 820 Pleasant Street			CITY Birmingham		STATE MI	ZIP CODE 48009	
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>28-5 (D)</u> Variance requested <u>proposed 35.83 sqft wall sign, east elevation</u>							
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 type="checkbox"/> Signs \$300 <input checked="" 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 SIGNAGE

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Michelle C Tomasetti
Applicant Signature

11/17/2020
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.

Chris Davis
Property Owner Signature

11/18/2020
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
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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:

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:

The main sign is positioned on the west side of the building facing the highway. The parking lot and entrance roadway is on the east side of the building. The west sign does not allow for visibility for anyone entering the property from the entrance way. We are requesting approval to have a second sign on the east side so that our property can be identified from people entering into the complex.

Zoned S-1

(313) 736-4333

ADVIS: COMMUNITY DEVELOPMENT
Address: 313-736-4333

PS20-0027

(313) 329-7424 CITY OF NOVI – SIGN PERMIT APPLICATION
COMMUNITY DEVELOPMENT
(248) 347-0415

RECEIVED
FEB 26 2020



COPY

CITY OF NOVI
COMMUNITY DEVELOPMENT

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 Installation 41370 BRIDGE ST. Date 2-21-2020

Owner of Sign POWER Address 41370 BRIDGE ST.

City Novi State _____ Zip _____ Phone _____

Erector INTERCITY NEON Address PO BOX 3762 City CENTERLINE

State MI Zip 48015 Erector's License No. 5306330 Phone 586-754-6020

EMAIL donna@intercityneon.com

Type of Sign Entranceway Business Center Wall Ground Awning Projecting

Is this sign illuminated? NO Lineal frontage of this business 155' (multiple tenant)

Is this a multi-tenant building? NO Is this a multi-story building? NO

Is this a single tenant building on a single parcel of land? YES Distance from street centerline _____ (single tenant)

Size/Measurement: Horizontal 5'-5" Vertical 6'-7 3/8" Area Sq. Ft. 35.83 SQ. FT.

Height from Grade to Top of Sign 17'-5 1/4" Copy to be on Sign POWER (East elevation wall sign)

SIGN PERMIT FEE DOES NOT INCLUDE ANY FEES FOR BUILDING, ELECTRICAL OR RIGHT-OF-WAY PERMITS THAT MAY APPLY.

Pamela S Schaefer
SIGNATURE OF APPLICANT OR AGENT

586-754-6020
TELEPHONE NUMBER

PAMELA S SCHAEFER
PRINTED NAME

DENIED [per Section 28-5(d)]

Reviewed by D. Martinez Date 2-27-2020

Approved _____

Not Approved – Reason for Denial Sec 28-5(d) An additional Wall sign is not allowed as proposed proposed sign is not oriented toward a driveway, is not adjacent to a thoroughfare; bldg is less than 40,000 sq. ft. and is not a multi-tenant building.

Approved _____

Not Approved Case No. _____ Date _____

EAST ELEVATION WALL SIGN

SIGN CRITERIA – ZBA
CITY OF NOVI
Community Development Department
(248) 347-0415

NEXT MEETING IS SCHEDULED FOR: January 12th, 2021 (via Zoom)

CUT-OFF DATE FOR NEXT MEETING: December 1st, 2020

There is a limit of fifteen (15) cases per meeting. File early to assure placement on the agenda.

PLEASE BE ADVISED THAT ANY ITEMS THAT YOU WISH THE BOARD TO CONSIDER WHEN HEARING YOUR REQUEST MUST BE SUBMITTED BY THE CUT-OFF DATE. THE BOARD WILL NOT CONSIDER ANY ITEMS THAT ARE PRESENTED THE NIGHT OF THE MEETING.

INSTRUCTION SHEET – SIGN CRITERIA – ZONING BOARD OF APPEALS

1. *SIGN PERMIT APPLICATION* must be denied.
 2. *BOARD OF APPEALS APPLICATION* must be completed and include a \$300.00 filing fee. If a Notice of Violation exists or if a Citation has been issued, the filing fee will be \$400.00. Make checks payable to the City of Novi.
 3. Fourteen (14) copies of a SCALED DRAWING indicating location, overall dimension and sign verbiage.
 4. Be prepared to explain the nature of the hardship at the Board of Appeals meeting. (Please refer to the elements of practical difficulty or unnecessary hardship and additional ordinance standards.
 5. A *SIGN PERMIT* must be obtained within 180 days after a sign variance is granted and before erecting the sign. **After 180 days, the variance is void.**
 6. A “mock up” sign must be erected 10 days prior to the meeting.
- **Where a Variance related to the size of a sign is requested, a rendering, specimen, or “mock up” of the proposed sign, as well as a rendering of the size sign permitted by Ordinance (permitting a comparison) shall be available for inspection by the Board prior to consideration of the Variance.**
 - **SHOULD A “MOCK UP” SIGN BE DENIED AT THE ZBA MEETING, IT MUST BE REMOVED WITHIN FIVE WORKING DAYS FROM THE DATE OF THE MEETING UNLESS OTHERWISE AGREED BY THE BOARD AT THAT MEETING**

PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT (248) 347-0415 FOR NECESSARY PERMITS

PROJECT SCHEDULE

SIGN TYPE/ DESCRIPTION:	QTY.:	PG.
A. BUILDING SIGN / NON-ILLUMINATED	ONE (1)	2 - 3

PROJECT:



41370 BRIDGE STREET
NOVI, MI 48375

REVISIONS

#	DATE	DB	NOTES
R1	12/02/19	MF2	CENTER SIGN ON DOORS (MULLION)

VICINITY MAP



CLIENT & LOCATION



41370 BRIDGE STREET
NOVI, MI 48375

LEAD NO.
187695 R1

SALES / PRMGR
ZF / TS

DATE
11/26/2019

DRAWN BY
MF2 (Mark)

REVIEWED BY

SEG. NO.

REVISION

SHEET NO.

1 OF 3

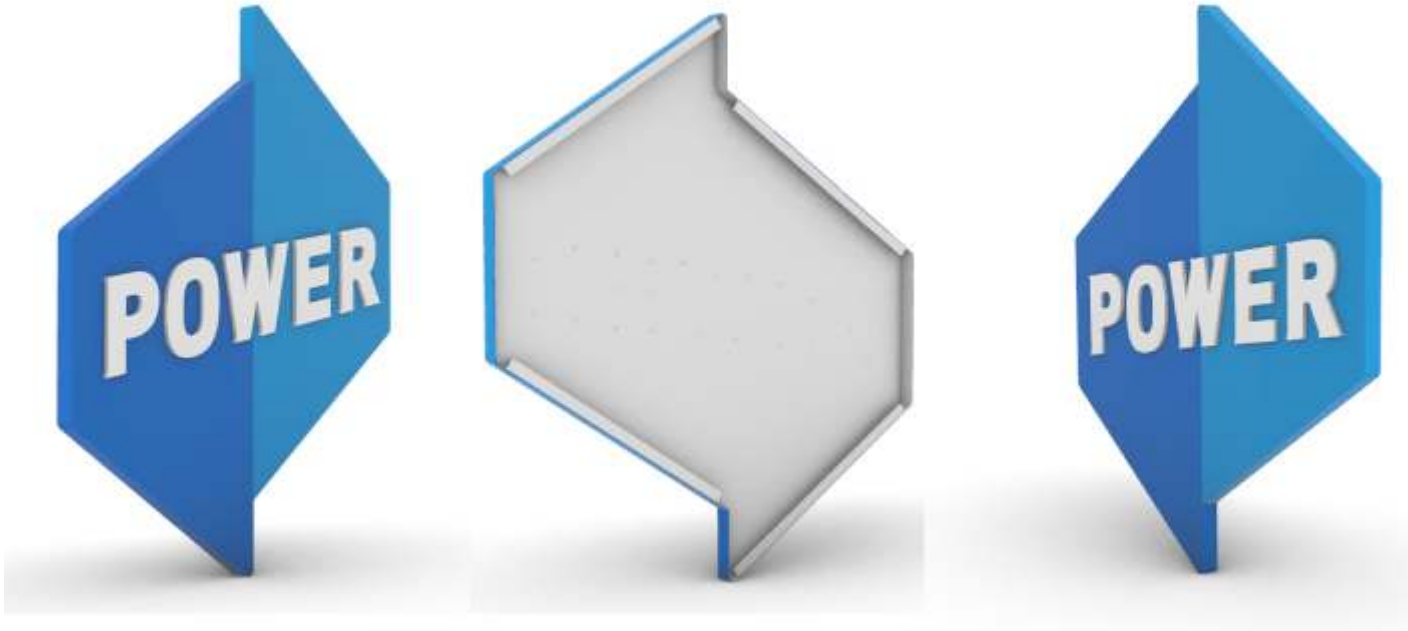
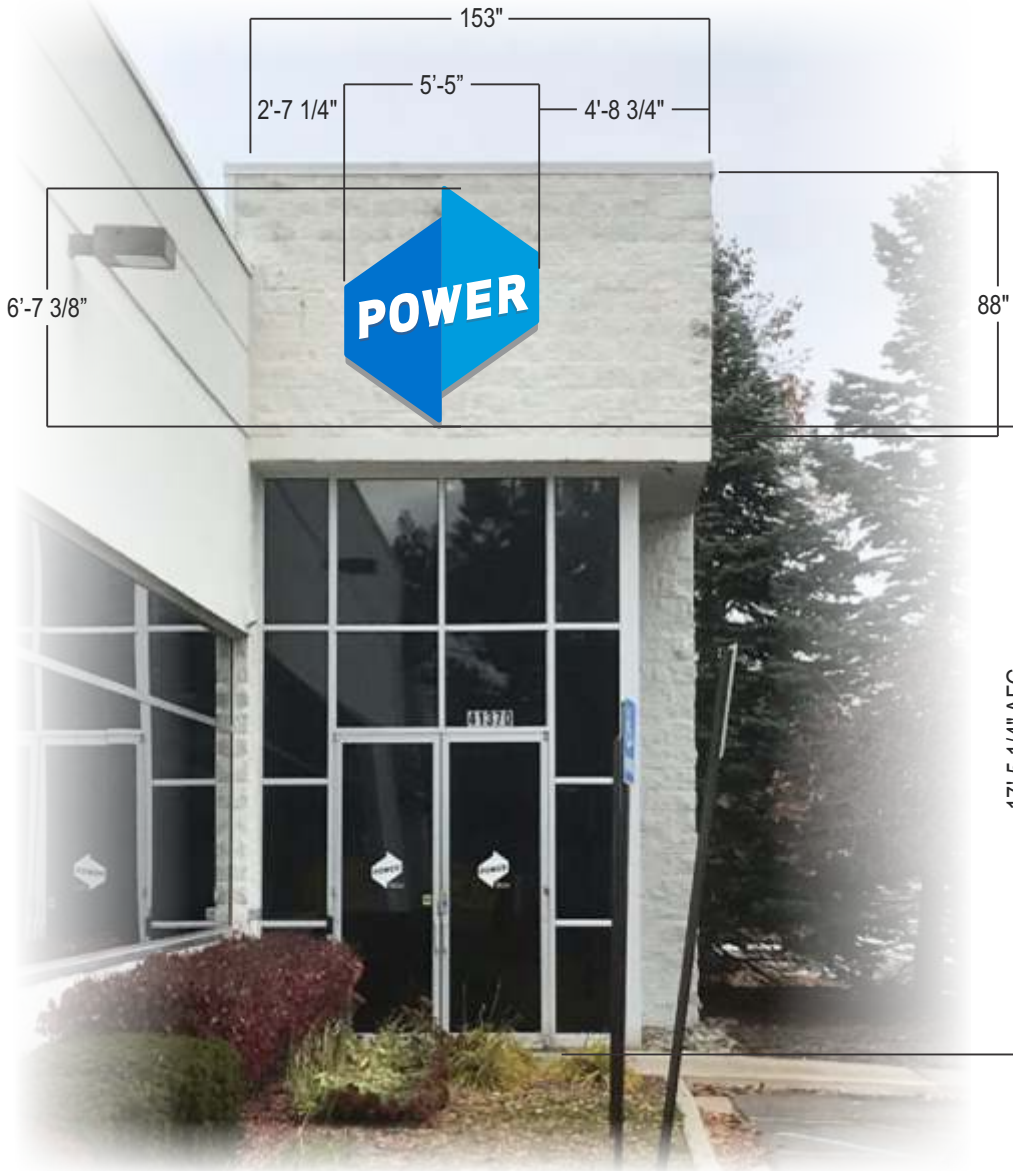
PAN SIGN W/ F.C.O. - ELEVATION / PHOTO MOCKUP



SCALE: 3/16" = 1'-0"

QTY.: ONE

AREA: 5'-5" x 6' 7-3/7" = 35.82' \square



LEFT RETURNS

BACK W/ MOUNTING CLIPS

RIGHT RETURNS

TRIANGLE
SIGN SERVICES

CLIENT & LOCATION



41370 BRIDGE STREET
NOVI, MI 48375

LEAD NO.
187695 R1

DATE
11/26/2019

REVIEWED BY

REVISION

SHEET NO.

SALES / PRMGR
ZF / TS

DRAWN BY
MF2 (Mark)

SEG. NO.

2 OF 3

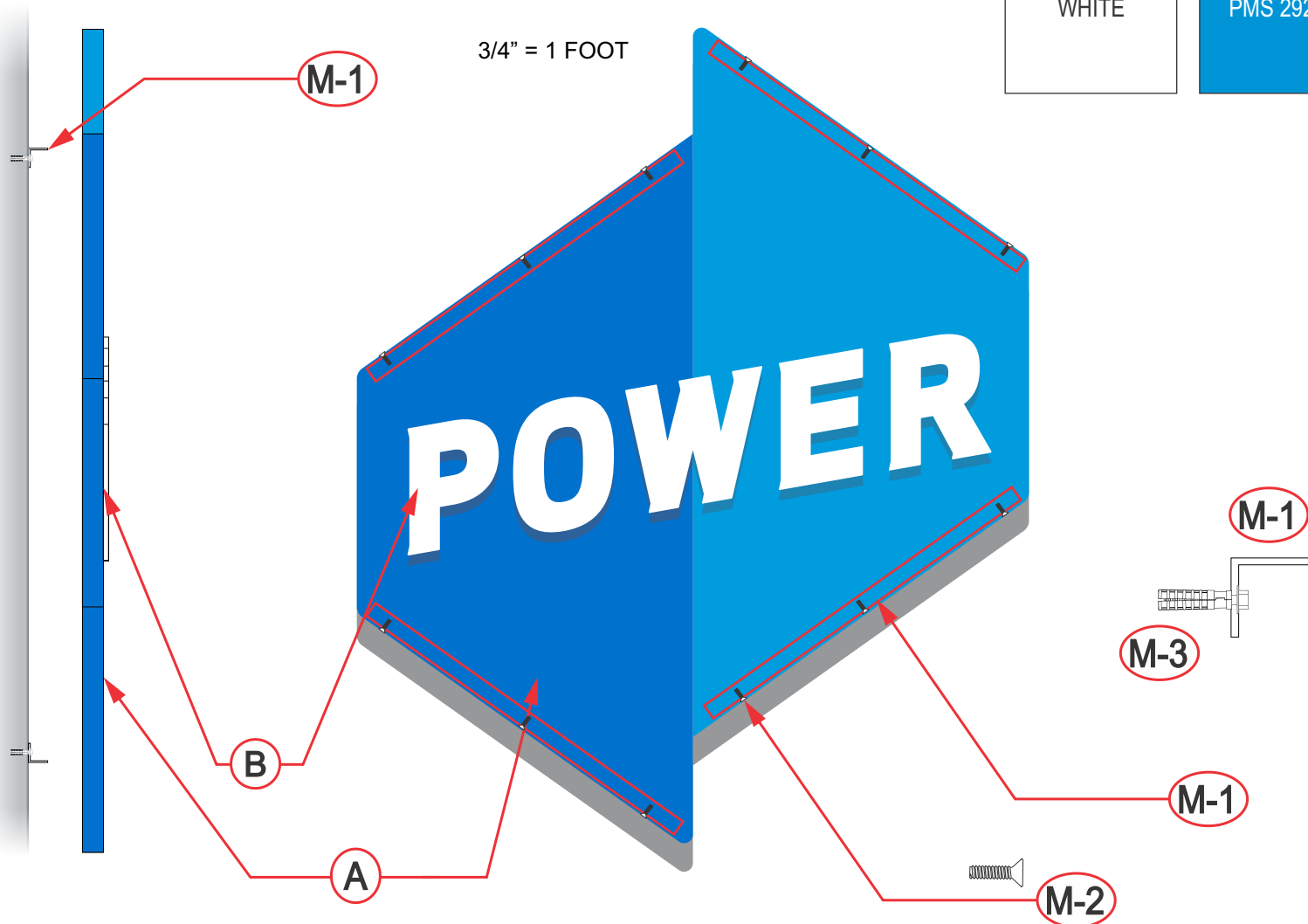
PAN SIGN W/ F.C.O. - DETAILS

SCALE: 3/4" = 1'-0"

1.A
DETAIL



3/4" = 1 FOOT



(A) FACE	
MATERIAL:	ALUMINUM PAN 1/8"
RETURNS:	2" WELDED
COLOR INFO.:	PAINTED WITH STAIN FINISH PMS 2925C LT BLUE / PMS 285C MED BLUE
RETURN COLOR	MATCHING RETURN COLORS
(B) LOGO	
MATERIAL	1/2" CLEAR ACRYLIC
COLOR / FINISH	WHITE / SATIN
	STUD MOUNT FLUSH TO FACE
(M) MOUNTING	
HARDWARE (M.1)	1-1/2" ANGLE 36" LONG (4X)
(M.2)	COUNTER SUNK SET SCREWS PAINTED TO MATCH BLUE OF RETURN
(M.3)	3/8" BOLTS W/ SHIELDS INTO SPLIT FACE CMU

