



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:** September 13, 2016

REGARDING: 24269 NOVI ROAD, Parcel # 50-22-22-400-026
BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant
JIFFY SIGNS, INC.

Variance Type
SIGN VARIANCE

Property Characteristics
Zoning District: B-3 (GENERAL BUSINESS)
Location: NORTH OF TEN MILE ROAD AND WEST OF NOVI ROAD
Parcel #: 50-22-22-400-026

Request
The applicant is requesting a variance from the CITY OF NOVI Code of Ordinances; Section 28.1(2) to allow the construction of an eight foot tall monument sign. Under the current ordinance a six foot sign is allowed. This request is in addition to the pending variance request for the same property. This property is zoned B-3 (General Business).

II. STAFF COMMENTS:

Proposed Changes
The board has an earlier request pending for this property.

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. **PZ16-0027**, 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. **PZ16-0027**, 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: <u>WAIVED.</u>	
PROJECT NAME / SUBDIVISION Pine Ridge Center				Meeting Date: <u>9-13-16</u>	
ADDRESS 24269 Novi Road		LOT/SIUTE/SPACE #		ZBA Case #: <u>PZ 16-0037</u>	
SIDWELL # 50-22-22 -400 -026		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY Grand River Ave & 10 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 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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS michsign@bignet.net		CELL PHONE NO. 8108133307	
NAME Steven Potrykus				TELEPHONE NO. 734-266-3350	
ORGANIZATION/COMPANY Jiffy Signs, Inc.				FAX NO. 734-266-3351	
ADDRESS 30777 Schoolcraft Road		CITY Livonia		STATE MI	ZIP CODE 48150
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 jschimizzi@acquirarealty.com		CELL PHONE NO. 248-735-5631	
NAME Joesph Schimizzi				TELEPHONE NO. 248-735-5631	
ORGANIZATION/COMPANY Pine Ridge Partners LLC				FAX NO. 248-228-3103	
ADDRESS 44080 12 Mile Road		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 type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER <u>B-3</u>					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>28.1(2)</u> Variance requested <u>to allow an 8' tall monument sign 3' more than allowed</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 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 • 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 established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of 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

Applicant Signature

Date

Aug 11 2016

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.

Property Owner Signature

Date

8/11/16

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
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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:

ZBA BOARD RECOMMENDED PLACING SIGN 60' FROM DRIVEWAY ENTRANCE TO PREVENT SAFETY ISSUES WITH PEDESTRIANS ON USING PUBLIC SIDEWALK, BY DOING SO THE SIGN MUST SIT IN A LOWER GRADE ELEVATION THEN WHAT THE EXISTING ROADWAY IS, CAUSING A TRAFFIC SAFETY ISSUE WITH SIGN VISIBILITY. THUS REASON FOR REQUESTING CHANGE OF SIGN HEIGHT ORDINANCE TO 8' INSTEAD OF 5' FOR A MONUMENT SIGN.

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:

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:

ROADWAY IS AT THE TOP GRADE OF A HILL AT ENTRANCE TO SHOPPING CENTER, WITH RECOMMENDATIONS FROM ZBA FOR NEW SIGN LOCATION TO PREVENT SIGN BLOCKING VIEW OF PEDISTRIAN TRAFFIC ON PUBLIC SIDEWALK, THE NEW SIGN LOCATION, 60' NORTH OF DRIVEWAY WOULD SIT BELOW ROAD GRADE AND GROUND COVER CAUSING VISABILITY AND TRAFFIC SAFETY ISSUES.

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.

BY NOT GRANTING A TALLER SIGN FOR THE ZBA RECOMMENDED SIGN LOCATION, THE TENANTS ON THE SIGN WOULD BE BLOCKED BY GRADE AND GROUND COVER, WHICH DOES NOT FIX THE PRESENT SAFETY ISSUE OF NOT BEING ABLE TO SAFELY SEE STORE NAMES IN THE MALL LOCATED IN THE CORNERS AND SOUTH FACING STORE FRONTS.

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.

THERE IS NO ADVERSE IMPACT TO SURROUNDING AREA, DRIVEWAYS, BUILDINGS OR NEIGHBORING SIGNS.

Parcels within 300' of 24269 Novi Rd PZ16-0027

24667

24800

50-22-22-400-008

24400

24555

24360 24360
24360 24360

24301

50-22-22-400-009

24259

24300

24270

43000

43200

43350

43340

24235

24210

Ten Mile Rd

24141

43455

24101

24150

23975

23955

23965

Map Author: Jon Gartha
Date: July 5, 2016
Address List for 50-22-22-400-026
Version #: 1.0

Amended By:
Date:
Department:

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.

Map Legend

- 300' Buffer
- Subject Property
- Tax Parcel

Municipality

- Novi
- Novi Twp.



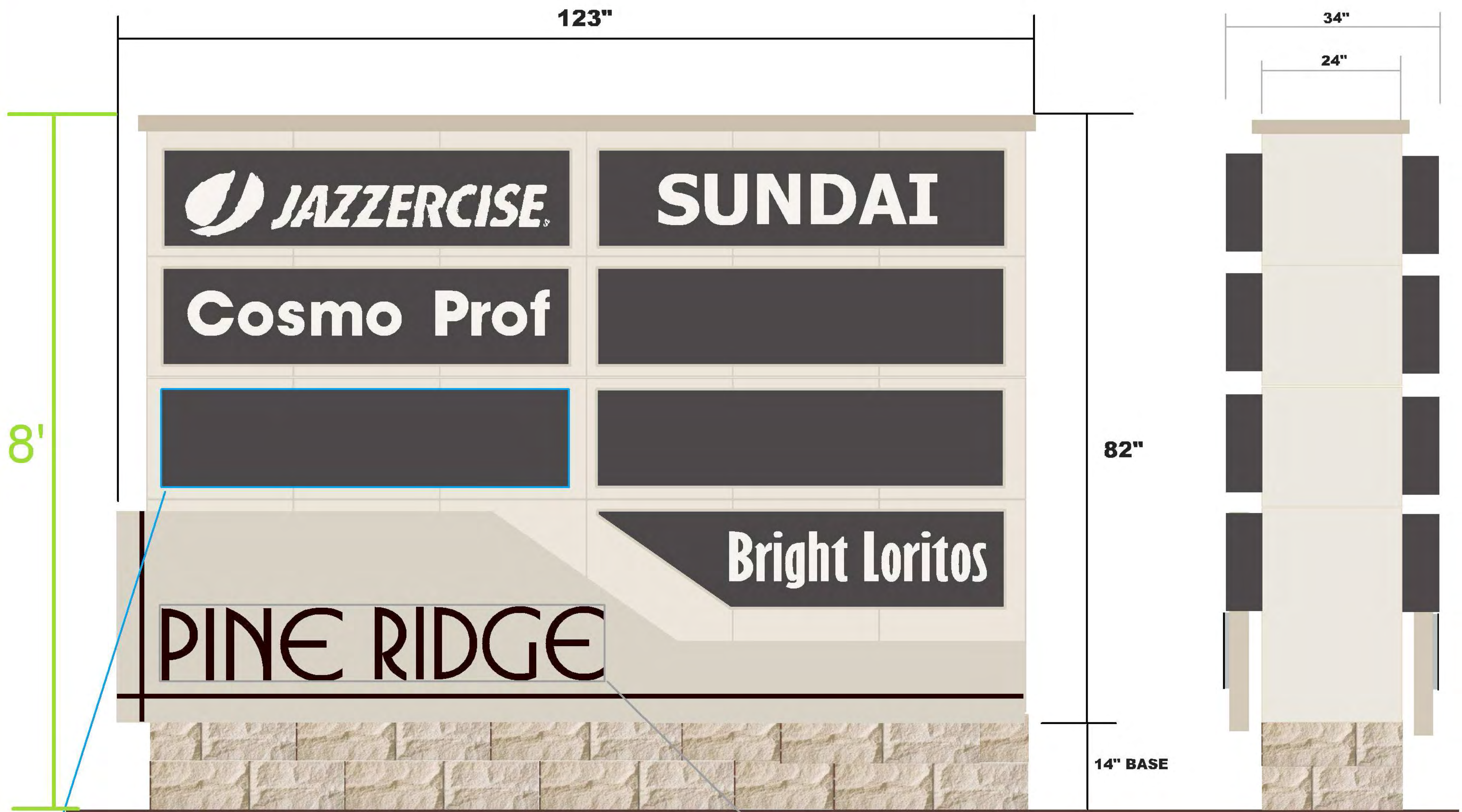
City of Novi

IT Department
GIS Division
45175 Ten Mile Rd
Novi, MI 48375
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1 inch = 237 feet





82"X123" SIGN SIZE 70.04 SQ.FT

FINISH LANDSCAPE TO LEVEL OFF BACK WEST END OF SIGN BASE

SIDE VIEW

**ACTUAL SIZE OF TENANT PANELS
13.5"X55" = 5.16 SQ.FT. x 7 PANELS 36 SQ.FT.**

**ACTUAL SIZE OF PLAZA NAME
10.25"X59.25"=4.22 SQ.FT.**

**ACTUAL SIZE OF ALL COPY AREA
40.22 SQ.FT**

**PINE RIDGE CENTER
24269 NOVI ROAD**

SIGN DETAIL

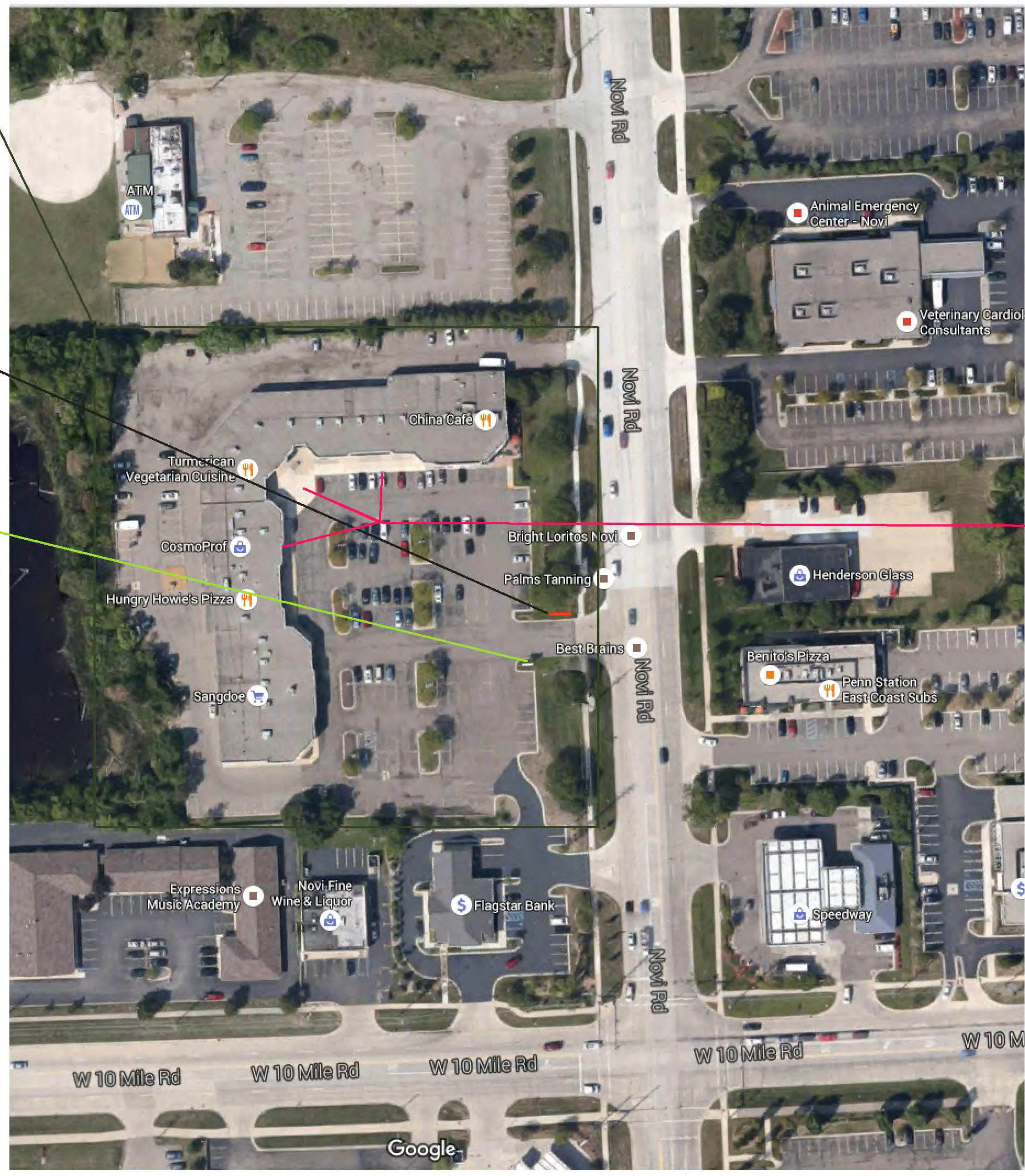
JIFFY SIGNS INC.
30777 SCHOOLCRAFT LIVONIA, MICHIGAN 48150
PHONE: 734-266-3350 FAX 734-266-3351



PINE RIDGE CENTER
24269 NOVI RD.

PROPOSED
NEW SIGN
LOCATION

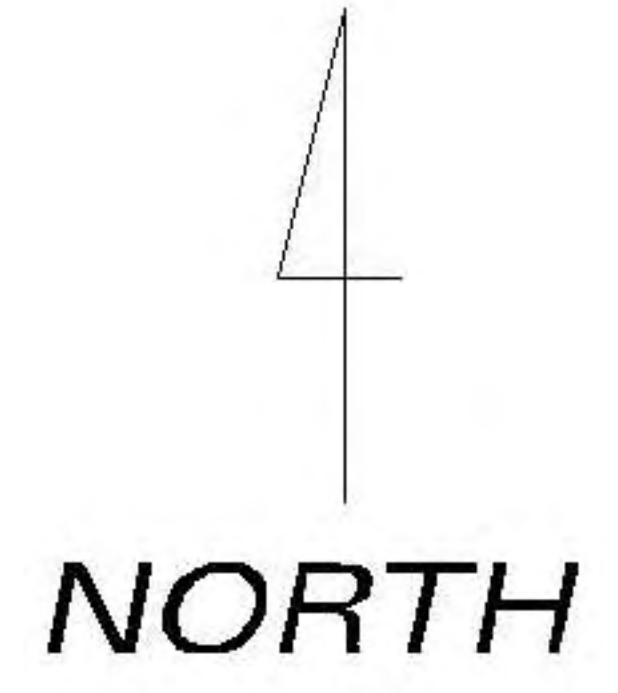
REMOVE
EXISTING
SIGN



**TRAFFIC SAFETY
ISSUE**

**SOUTH BOUND
STORES FACING SOUTH
AND IN THE CORNER
OF THE MALL ARE UNABLE
TO BE SEEN BY SOUTH BOUND
TRAFFIC UNTIL AFTER PASSING
THE LINE OF SIGHT WHILE DRIVING
NOT ALLOWING ENOUGH TIME TO
SLOW DOWN AND TURN INTO
DRIVEWAY SAFELY**

**NORTH BOUND
STORES IN THE FAR CORNER
OF THE MALL ARE OBSTRUCTED
BY TREE LANDSCAPING.
STORE NAMES IN THE BACK CORNER
ARE PARTIALLY OR COMPLETELY
BLOCKED. NOT GIVING DRIVERS
ENOUGH TIME TO LOCATE A STORE
AND TURN INTO CENTER TURNING LANE
SAFELY**



PINE RIDGE CENTER
24269 NOVI ROAD

JIFFY SIGNS INC.
30777 SCHOOLCRAFT LIVONIA, MICHIGAN 48150
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BOTH OF THESE MULTI-TENANT BUILDINGS WERE BUILT OVER 20 YEARS AGO WHEN NOVI ROAD WAS ONLY A 2 LANE ROAD. BY EXPANDING NOVI ROAD TO 5 LANES CREATED THIS TRAFFIC SAFETY ISSUE.

NOVI ROAD IS A 45 MPH POSTED SPEED LIMIT



*PINE RIDGE CENTER
24269 NOVI RD.*



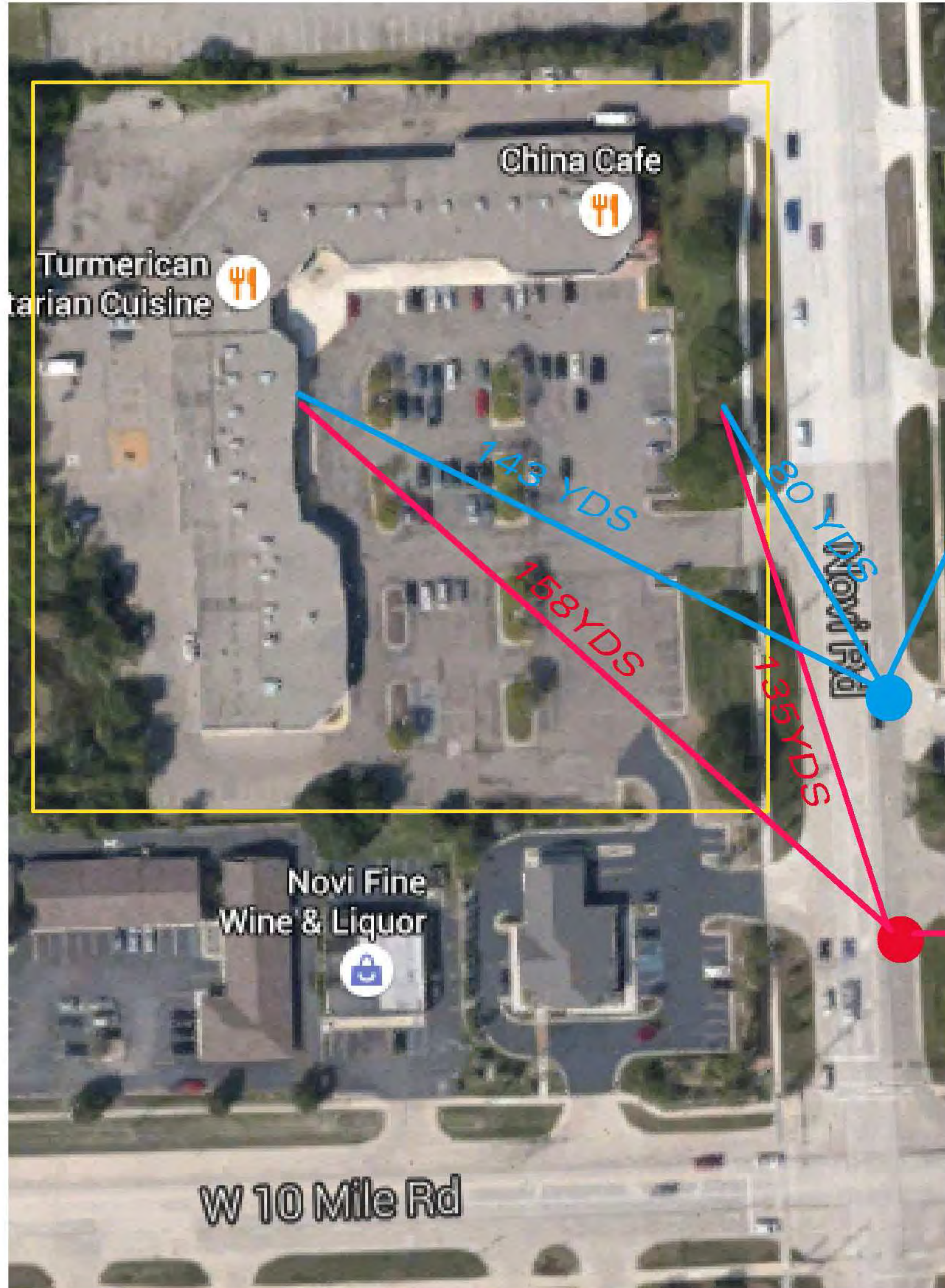
APPROVED VARIANCE FOR MULTI-TENANT POLE SIGN WITH TENANT WALL SIGNS GRANTED FOR 24400 NOVI ROAD WITH SAME TRAFFIC SAFETY ISSUE. BUILDING STOREFRONTS FACING SOUTH AND ARE UNABLE TO BE SEEN BY SOUTH BOUND TRAFFIC

*PINE RIDGE CENTER
24269 NOVI ROAD*

*OTHER VARIANCE GRANTED
WITH SAME TRAFFIC SAFETY ISSUES*

JIFFY SIGNS INC.
30777 SCHOOLCRAFT LIVONIA, MICHIGAN 48150
PHONE: 734-266-3350 FAX 734-266-3351



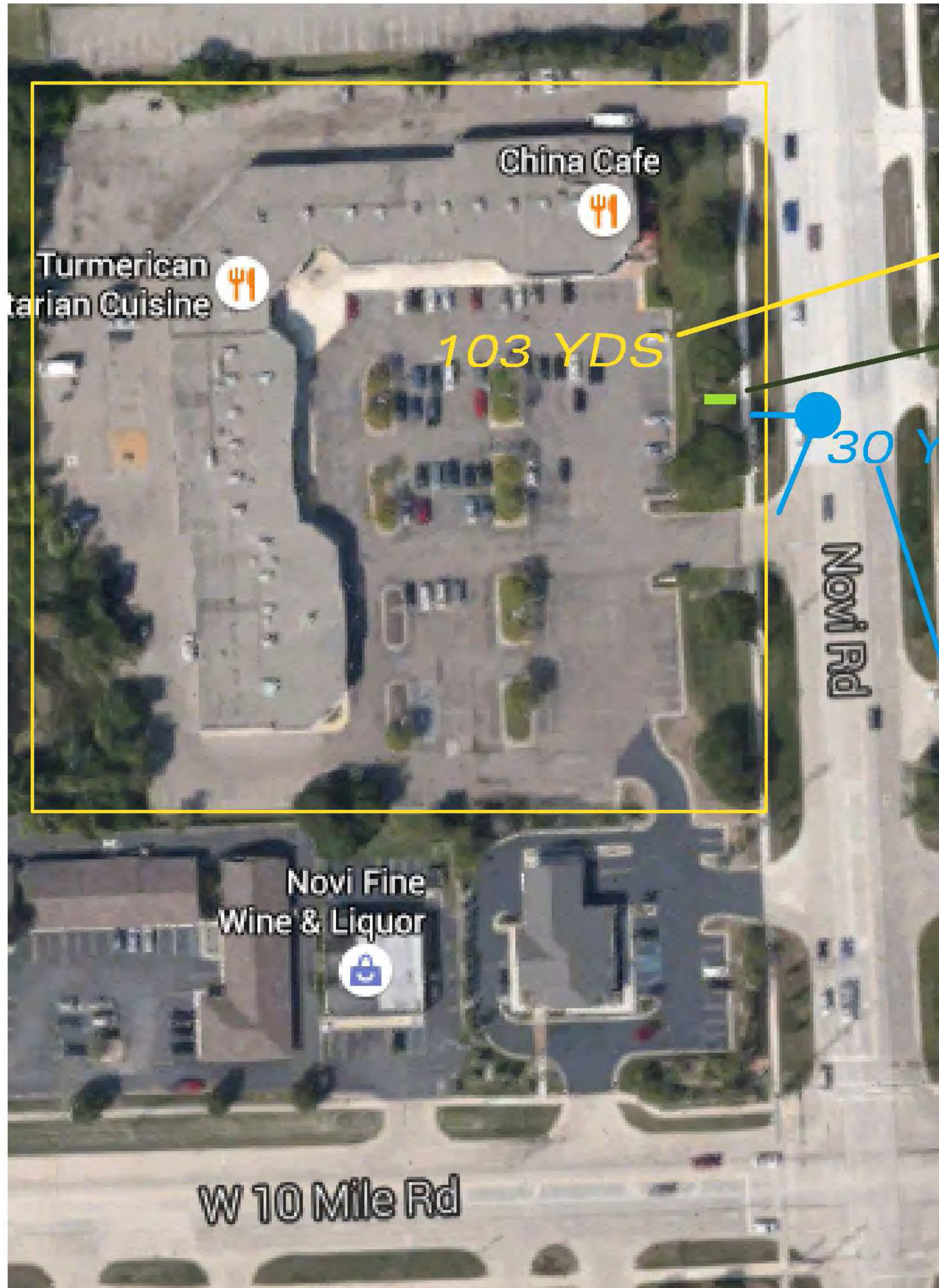


PINE RIDGE CENTER
24269 NOVI ROAD

VIEWING DISTANCES NORTH BOUND

JIFFY SIGNS INC.
30777 SCHOOLCRAFT LIVONIA, MICHIGAN 48150
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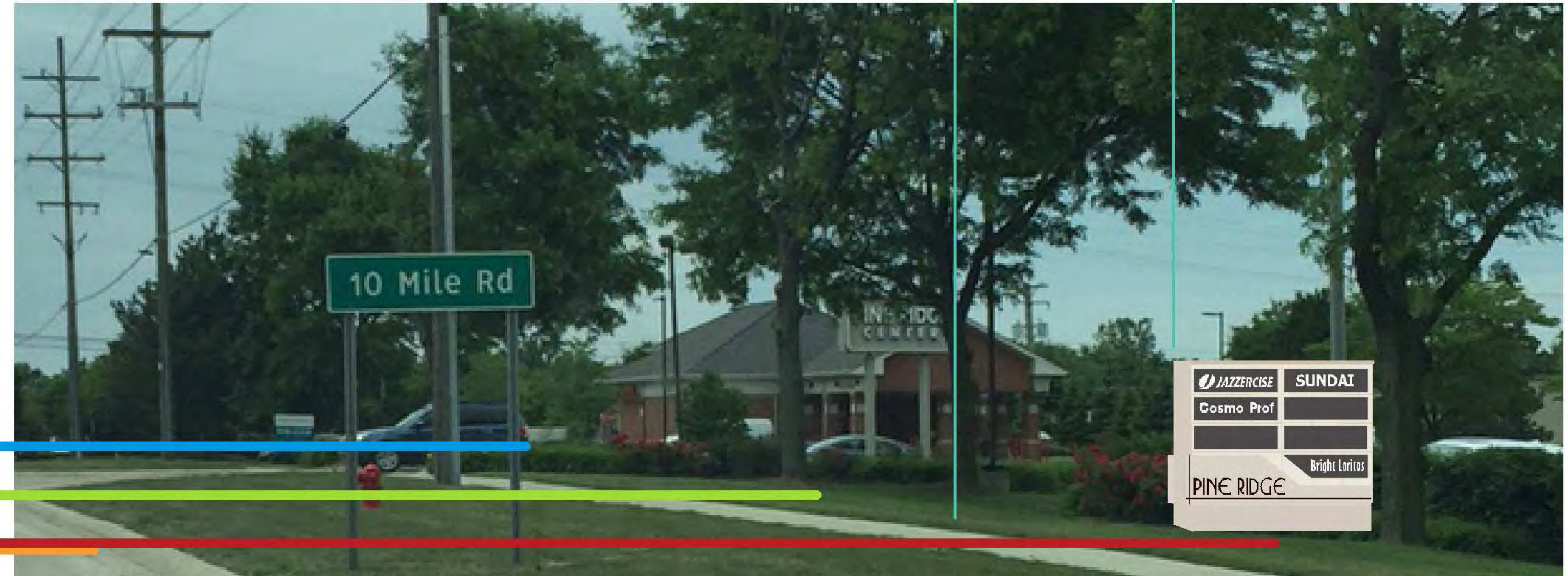


**PROPOSED
SIGN LOCATION**



SOUTH BOUND NOVI ROAD

10' SETBACK
MIN. REQUIRED



GRADE AT TOP OF LANDSCAPING +18"

GRADE AT SIDEWALK +10"

GRADE AT SIGN LOCATION +2"

STREET GRADE 0"



SIDEWALK PEDISTRIAN TRAFFIC SAFETY ISSUE
WITH VEHICLES PULLING OUT OF COMPLEX

ZBA BOARD RECOMMENDED MOVING THE PROPOSED SIGN LOCATION
NORTH OF DRIVEWAY. BY DOING SO THE ELEVATION DROPS
CAUSING LESS VISABILITY TO SIGN WHICH CONFLICTS WITH
THE FIRST TWO VARIANCES BEING SUBMITTED TO ADD TENANT SPACES
TO A MONUMENT SIGN TO RESOLVE VIEWING SAFETY ISSUE
OF TENANTS FACING SOUTH AND IN THE CORNERS OF THE MALL

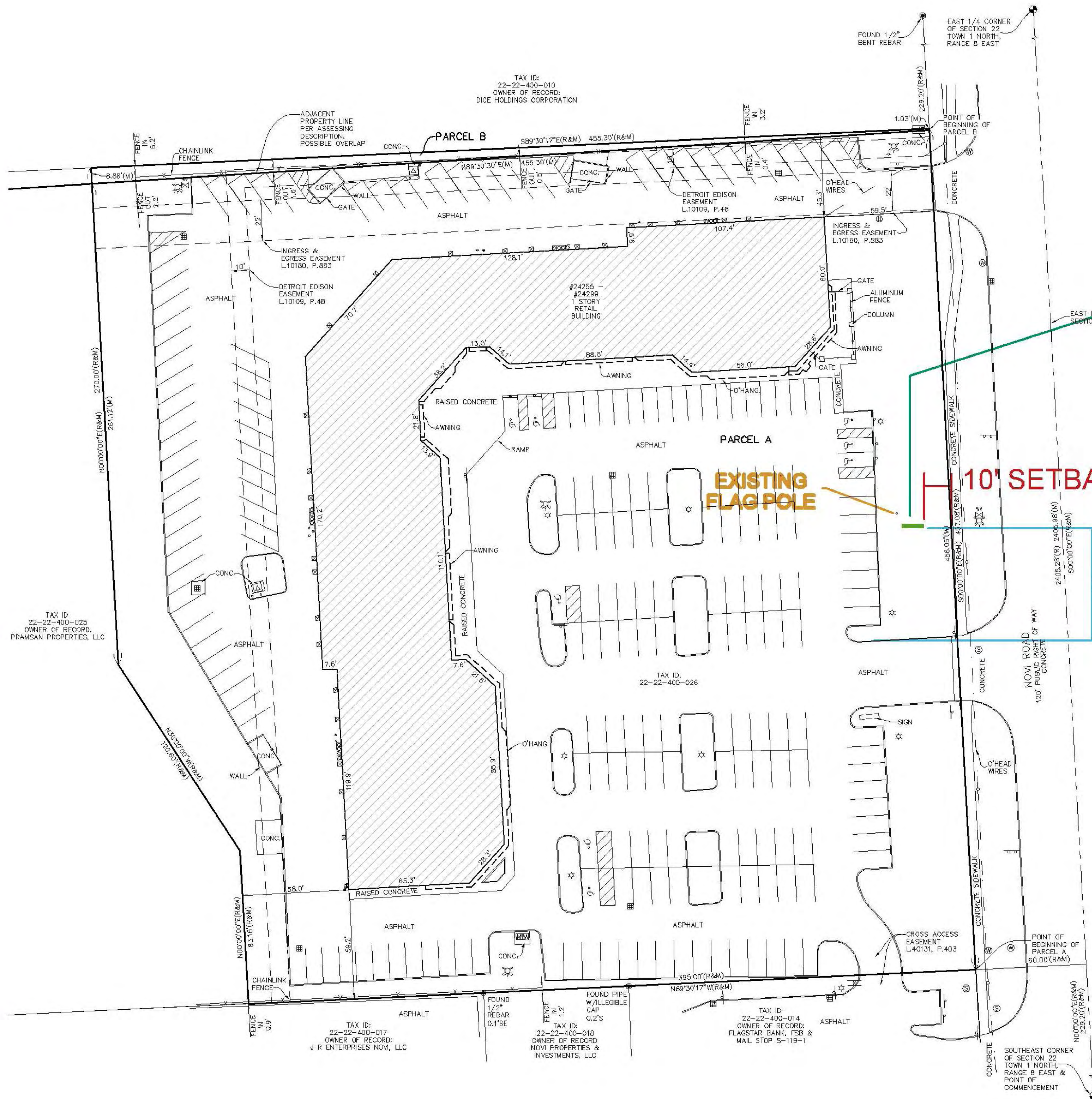
BY ALLOWING MONUMENT SIGN TO BE 8' TALL INCREASE VISABILITY
TO TENANT PANELS ON PROPOSED SIGN

NORTH BOUND NOVI ROAD



NORTH BOUND TRAFFIC
ON NOVI ROAD IS DRIVING
UP HILL AND SIGN WOULD
BE LOCATED ON DOWNHILL
GRADE NORTH OF DRIVEWAY
REASON FOR NEEDING ADDITIONAL
HEIGHT TO ALLOWED SIGN ORDINANCE





PROPOSED SIGN LOCATION

EXISTING FLAG POLE

10' SETBACK

60'

10' SETBACK



NORTH BOUND

PINE RIDGE CENTER
24269 NOVI ROAD

SITE MAP

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