



cityofnovi.org

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department

Case No. PZ13-0036

Location: 42355 Grand River (Feldman Automotive)

Zoning District: B-3, Business District

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow an oversized ground directional sign of 15 square feet for an existing automotive dealership. The property is located south of Grand River and east of Novi Road. Previous variance 08-014 approved a sign of this size and location specifically for Hertz car rentals.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5 (3) Number of on-premises advertising signs permitted states: "No building or parcel of land shall be allowed more than one (1) sign..."

City of Novi Staff Comments:

The applicant was previously granted approval for an additional ground sign in place of a directional sign specific to the Hertz Rental Car use. The applicant is now requesting approval to reface that sign to supplement the other signage advertising the general auto dealership business. Staff cannot support the request as the failure to grant relief will not 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.

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_____.



ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department
(248) 347-0415

For Official Use Only

ZBA Case No: P2130034 ZBA Date: _____ Payment Received: \$ _____ (Cash)
 Check # _____ 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 ED PHILLIPS Date JUNE 21, 2013
 Company (if applicable) PHILLIPS SIGN & LIGHTING INC.
 Address* 40920 EXECUTIVE DRIVE City HARRISON TOWNSHIP ST MI ZIP 48045
*Where all case correspondence is to be mailed.
 Applicant's E-mail Address: STEPHANIE@PHILLIPSSIGN.COM
 Phone Number (586) 468-7110 FAX Number (586) 468-7441

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 42355 GRAND RIVER ZIP _____

2. Sidwell Number: 5022 - 23-251-015 OR 21 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 B-3 - GENERAL BUSINESS CENTER

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 _____ Variance requested FACE MODIFICATION ON PREVIOUSLY APPROVED SIGN AT ZBA
2. Section _____ Variance requested _____
3. Section _____ Variance requested _____
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.

9. State the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach separate sheet if necessary):

WE WOULD LIKE TO UTILIZE EXISTING CABINET PREVIOUSLY APPROVED AT ZBA.

10. Describe any unique circumstances regarding the property (i.e., shape, topography, etc.) which are not common to other properties in the area and which prevent strict compliance with the Zoning Ordinance:

WE WOULD LIKE TO UTILIZE EXISTING CABINET PREVIOUSLY APPROVED AT ZBA.

SIGN CASES ONLY:

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten (10) days before the scheduled ZBA meeting.

Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next scheduled ZBA meeting, or cancelled. A mock-up sign is **NOT** to be the 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.

Variance approval is void if permit not obtained within one hundred eighty (180) days of date of decision. There is a five (5) day hold period before work/action can be taken on variance approvals. All property owners' within 300 feet of ZBA property address will be notified of the ZBA case and variance requests.

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official/ Inspector or Ordinance Officer made

- Construct New Home/Building Addition to Existing Home/Building Accessory Building
- Use Signage Other

Ed Phillips
Applicants Signature

6/26/2013
Date

[Signature]
Property Owners Signature

Date

DECISION ON APPEAL

_____ Granted _____ Denied _____ Postponed by Request of Applicant _____ Board _____

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following items and conditions

Chairperson, Zoning Board of Appeals

Date

Item #15

73 in
56 5/8 in

30 in



5 1/2 in
20 in
3 in



TOTAL SIGN AREA: 15 Sq. Ft.

Client Approval: _____

Date: _____

Ph: 586.468.7110 Fx: 586.468.7441

phillips SIGN & LIGHTING inc.

40920 Executive Drive
Harrison Twp., MI
48045-1363

JOB NO: _____

Designs, details and plans represented herein are the sole property of Phillips Sign & Lighting, Inc. All or any part of these designs (except registered trademarks) are protected. Attempts to duplicate designs without written consent may result in Legal Repercussions.

PROJECT: **Feldman Automotive**

FILE: **Feldman Automotive**

SITE ADDRESS: **42355 Grand River, Novi, MI**

DATE: **3/22/13** REV: **4/8/13**

PS&L
www.phillipssign.com

49