



ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department

Case No. PZ14-0014 - Discount Tire

Location: 42990 Grand River

Zoning District: TC, Town Center

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow two (2) additional wall signs of 72.5 square feet each located on the north and south sides. The property is located on Grand River Ave. east of Novi Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) permits one sign per building or parcel within the TC, Town Center District.

City of Novi Staff Comments:

Since the plan was reviewed last, on June 10, 2014, applicant has submitted revised plans. The subject property currently has an existing ground sign and under the Novi Sign Ordinance the applicant is entitled to a single sign. The applicant is requesting to install two (2) wall 22.2 square feet located on the north elevation and 50.2 square feet located on the south elevation. 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_____.