

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

Case No. 11-005 43100 Nine Mile Rd

Location: North side of Nine Mile Rd and east of Novi Road

Zoning District: I-1 Light Industrial District

The petitioner is requesting an extension of variance ZBA01-078 for an illuminated ground sign that is non-specific to the tenant. The property is zoned I-1 and is located on the north side of Nine Mile Rd and east of Novi Rd.

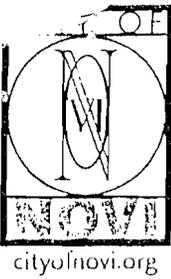
Ordinance Section: CITY OF NOVI, CODE OF ORDINANCES, Section 28-6(3) states: "...no building or parcel of land shall be allowed more than one (1) sign permitted..."

City of Novi Staff Comments:

The petitioner was granted past variances 96-105 and 01-078 to allow the second sign in the form of an illuminated 3' x 10' ground sign specific to a tenant and the revised for a subsequent tenant. The current request is to allow continued placement of the existing sign for future tenants and verbiage without the need to return to the ZBA each time a tenant leaves and a new tenant moves in. Staff supports the request.

Standards for Granting a Sign Variance

- 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.
- 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.
- 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.



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For Official Use Only

ZBA Case No: 11-005 ZBA Date: 4/12/11 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 IRWIN J. ARKIN, L.L.C. FOR DURR ECOCLEAN, INC. Date 2/22/11

Company (if applicable) DURR ECOCLEAN, INC.

Address* 43100 NINE MILE ROAD City NOVI ST MI ZIP 48375

*Where all case correspondence is to be mailed.

Applicant's E-mail Address: IRWINJARKIN@SBCGLOBAL.NET

Phone Number (248) 349-8675 FAX Number (248) 349-5970

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 43100 NINE MILE ROAD ZIP 48375

2. Sidwell Number: 5022 - 26-300-010 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 OSTI-1 OTHER

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 _____

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):

SEE ATTACHMENT.

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:

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.

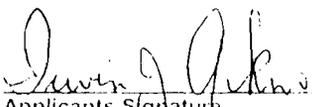
There is a five (5) day hold period before work/action can be taken on variance approvals.

All property owners' within 300 feet of ZBA property address will be notified of the ZBA case and variance requests.

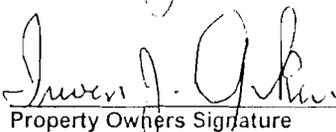
PLEASE TAKE NOTICE:

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


Applicants Signature

2/22/11
Date


Property Owners Signature

2/22/11
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

FEBRUARY 22, 2011

ZONING BOARD APPLICATION

Arkin Building
43100 Nine Mile Road
Livonia, MI 48154

9. There is an existing Property Owner and Tenant Sign "ARKIN" on the Building since 1974, the inception of the Building.

Durr Ecoclean, Inc. a new Tenant, is requesting the use of the ground sign monument that has been in existence since 1997 for their needed business signage identification. The existing ground sign monument has been used by Ingersoll Rand beginning in 1997 and Homedics beginning in 2001.

Irwin J. Arkin, L.L.C. is requesting the approval be non-specific to any particular Tenant, approving the use of the existing ground sign monument for Durr Ecoclean, Inc. and any future Tenant.



"Unparalleled Quality, Amazing Service & On-time Installations"
33200 W. Nine Mile Road Farmington, Michigan 48336
Voice: (248) 476-0033 Fax: (248) 476-1741 E-mail: trikessigns@yahoo.com

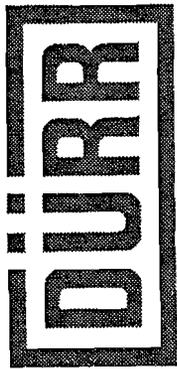
10'-0" wide



3'-0" tall

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10'-0"



EcoClean

Dürr EcoClean, Inc.

8 - 0

43100

2 - 0



N 89° 05' 00" E 375.00'

25' ASPHALT DRIVE

52'-4"

70'-0" TRUCKWELL

52'-4" ASPHALT DRIVE

NEW OVERHEAD DOOR

TRASH ENCLOSURE

NEW OVERHEAD DOOR

PROVIDE YELLOW PAINT STRIPS AND (3) NEW D.H. DOORS

NEW OVERHEAD DOOR

EXIST. 2 STORY OFFICES

TRUCKWELL

22' ASPHALT DRIVE

S 00° 20' 20" E 658.69'

CHAIN LINK FENCE GATE

22' ASPHALT DRIVE

RESTRIPE PARKING TO PROVIDE FOR 3 H.C. PARKING STALLS - PROVIDE H.C. PARKING SIGNS

EXISTING SIGN

52

16

4

4

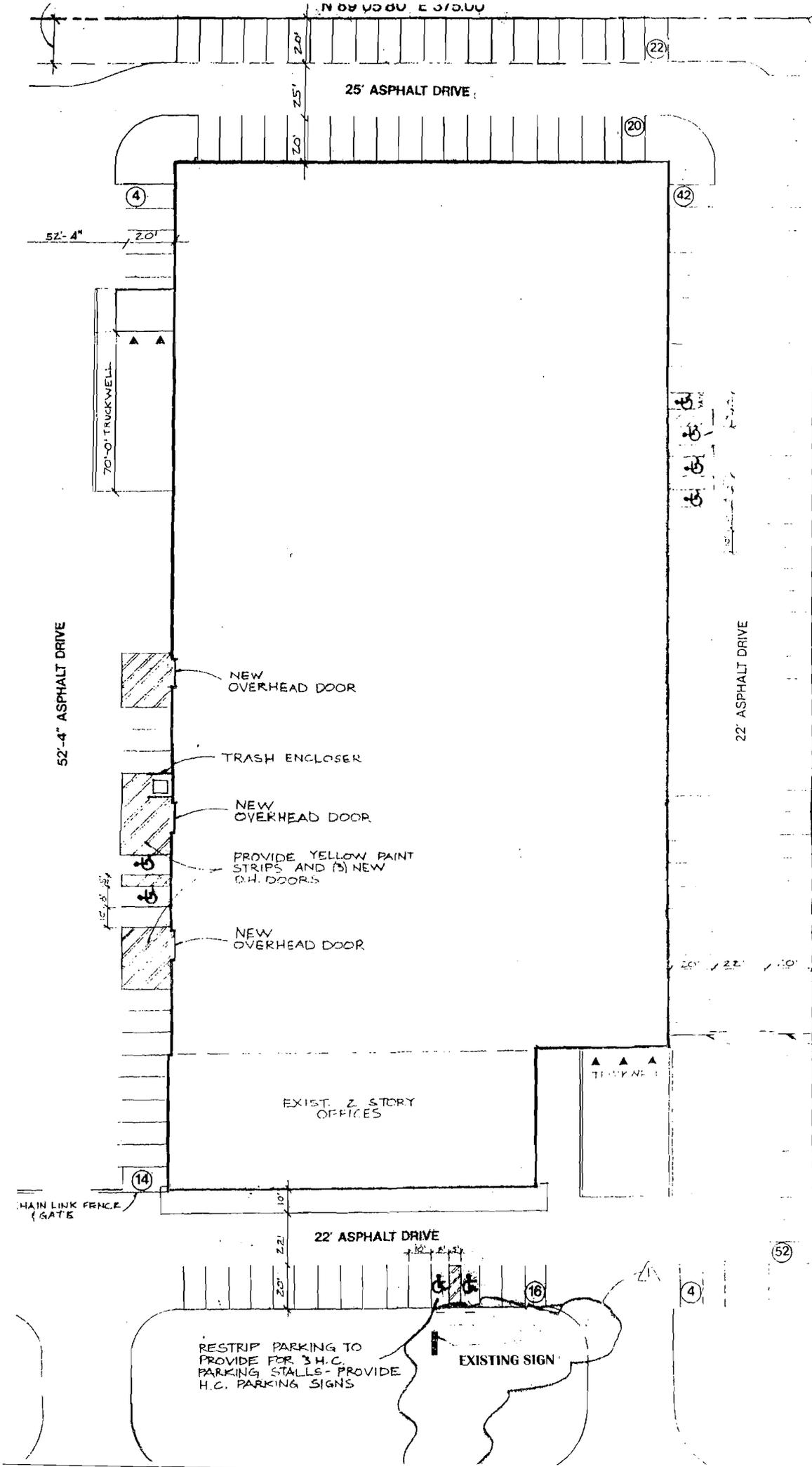
42

20

20

14

CHAIN LINK FENCE GATE



10' - 0"

INGERSOLL RAND PRODUCTION EQUIPMENT

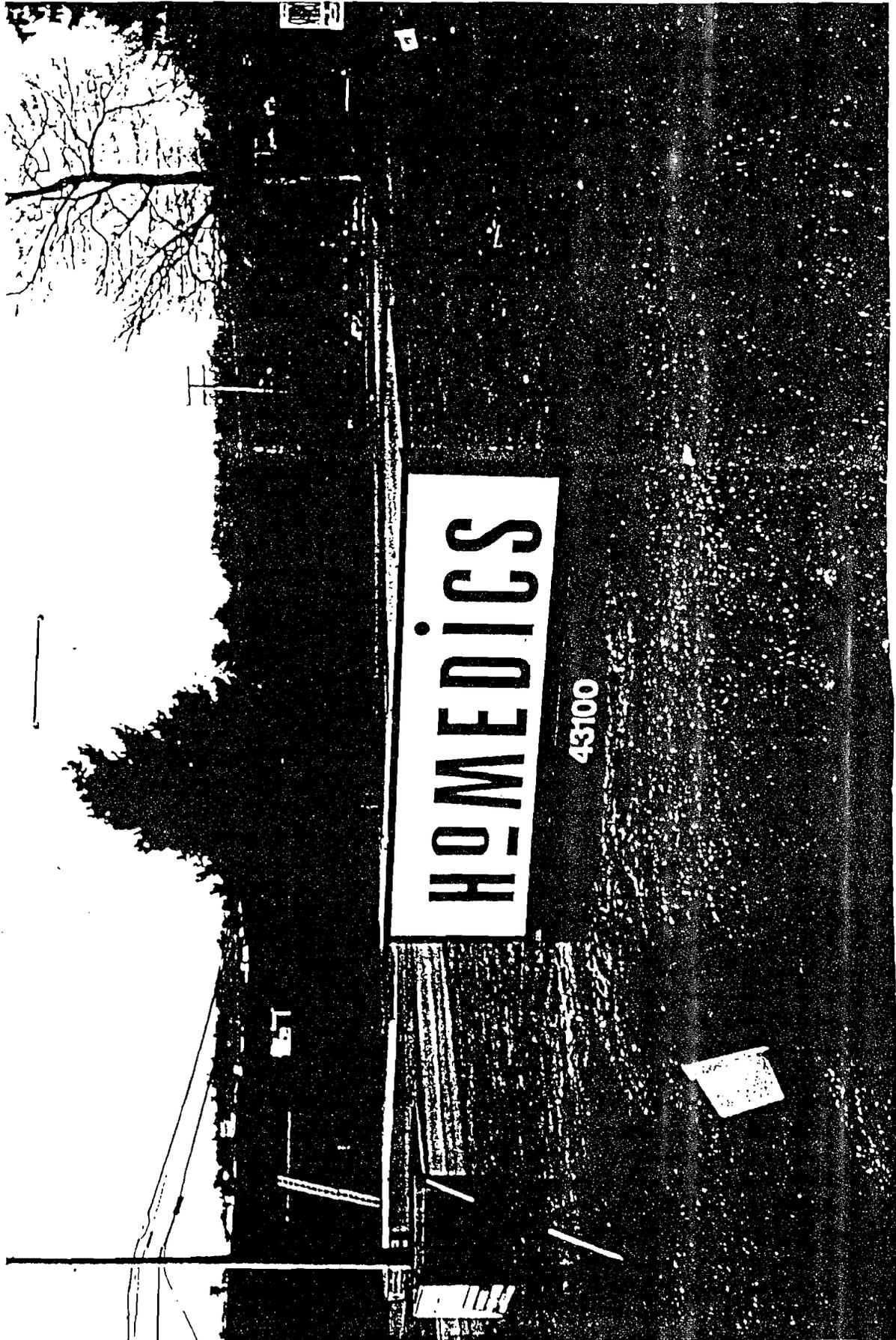
3' - 0"

43100

2' - 0"

TEXT HEIGHTS: INGERSOLL RAND - 7"

PRODUCTION EQUIPMENT - 4 - 5/8"



HOMEDICS

43100