

cityofnovi.org

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

**Case No. 11-030 Ethan Allen**

**Location:** 42845 Twelve Mile Road

**Zoning District:** Regional Center (RC)

The applicant is requesting a variance from Section 28-5(3) to allow placement of an additional fifty five (55) square foot wall sign on a retail structure located on the perimeter of the 12 Oaks Mall site.

**Ordinance Section:**

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) allows only one sign per business.

**City of Novi Staff Comments:**

The petitioner is requesting a variance to allow placement of a second wall sign of fifty five (55) square feet on the existing retail building located between Twelve Mile Road and the 12 Oaks Mall ring road. A previous variance (ZBA99-050) was granted to allow an increase in the size of the existing wall sign on the south elevation to fifty (50) square feet. Staff cannot support the request as the failure to grant relief will not unreasonably prevent or limit the use of the property and will not result in substantially more than mere inconvenience or inability to attain a higher economic or financial return.

**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: 11-030 ZBA Date: 10/11/11 Payment Received: \$ 300 (Cash)

Check # 25730 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 PATRICK STIEBER Date 8/18/11

Company (if applicable) ALLIED SIGNS, LLC

Address\* 33650 GIFTCO City CLINTON TWP ST MI ZIP 48035

\*Where all case correspondence is to be mailed.

Applicant's E-mail Address: KALLARD@ALLIEDSIGNSINC.COM

Phone Number (5<sup>or</sup>) 791-7900 FAX Number (5<sup>or</sup>) 791-7788

Request is for:

Residential Construction (New/ Existing)  Vacant Property  Commercial  Signage

1. Address of subject ZBA case: ETHAN ALLEN, 42845 12 MILE ZIP \_\_\_\_\_

2. Sidwell Number: 5022-14-100-04dr 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 <sup>RC</sup>

5. Property Owner Name (if other than applicant) ETHAN ALLEN RETAIL

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 28-5(3) Variance requested ADDITIONAL WALL SIGN ON REAR
- 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):

ETHAN ALLEN HAS EXPOSURE ON (2) ELEVATIONS.  
THE FRONT THAT FACES 12 OAKS MALL & THE REAR  
THAT FACES 12 MILE.

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:

EXPOSURE ALONG (2) ROADS. THE REAR FACES 12  
MILE & CURRENTLY THEY HAVE NO IDENTIFICATION. THEY  
ARE ONLY IDENTIFIABLE ONCE PATRONS HAVE ENTERED  
12 OAKS MALL.

**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

[Signature]  
Applicants Signature

8/19/11  
Date

[Signature] (Regional Ops Mgr)  
Property Owners Signature

8/19/11  
Date

**DECISION ON APPEAL**

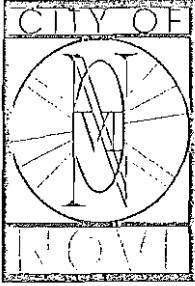
Granted     Denied    Postponed by Request of Applicant  Board

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



**CITY COUNCIL**

**Mayor**  
David B. Landry

**Mayor Pro Tem**  
Bob Gatt

Terry K. Margolls

Andrew Mutch

Dave Staudt

Justin Fischer

Wayne M. Wrobel

**City Manager**  
Clay J. Pearson

**City Clerk**  
Maryanne Cornelius

August 9, 2011

Allied Signs Inc.  
33650 Giftos  
Clinton Township, Michigan 48035

RE: ETHAN ALLEN -- 42845 TWELVE MILE ROAD

The sign permit applications for the above location have been reviewed.

Sign A – located on the south elevation is approved. Enclosed please find an invoice in the amount of \$75.00 for the sign permit fee.

Sign B – located on the north elevation is denied.

Sign Code 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 permitted under this section..."

Should you wish to request consideration of a variance from the Zoning Board of Appeals you may contact the board secretary, Angie Pawlowski at 248-347-0459.

Should you have any questions please contact me at 248-347-0438.

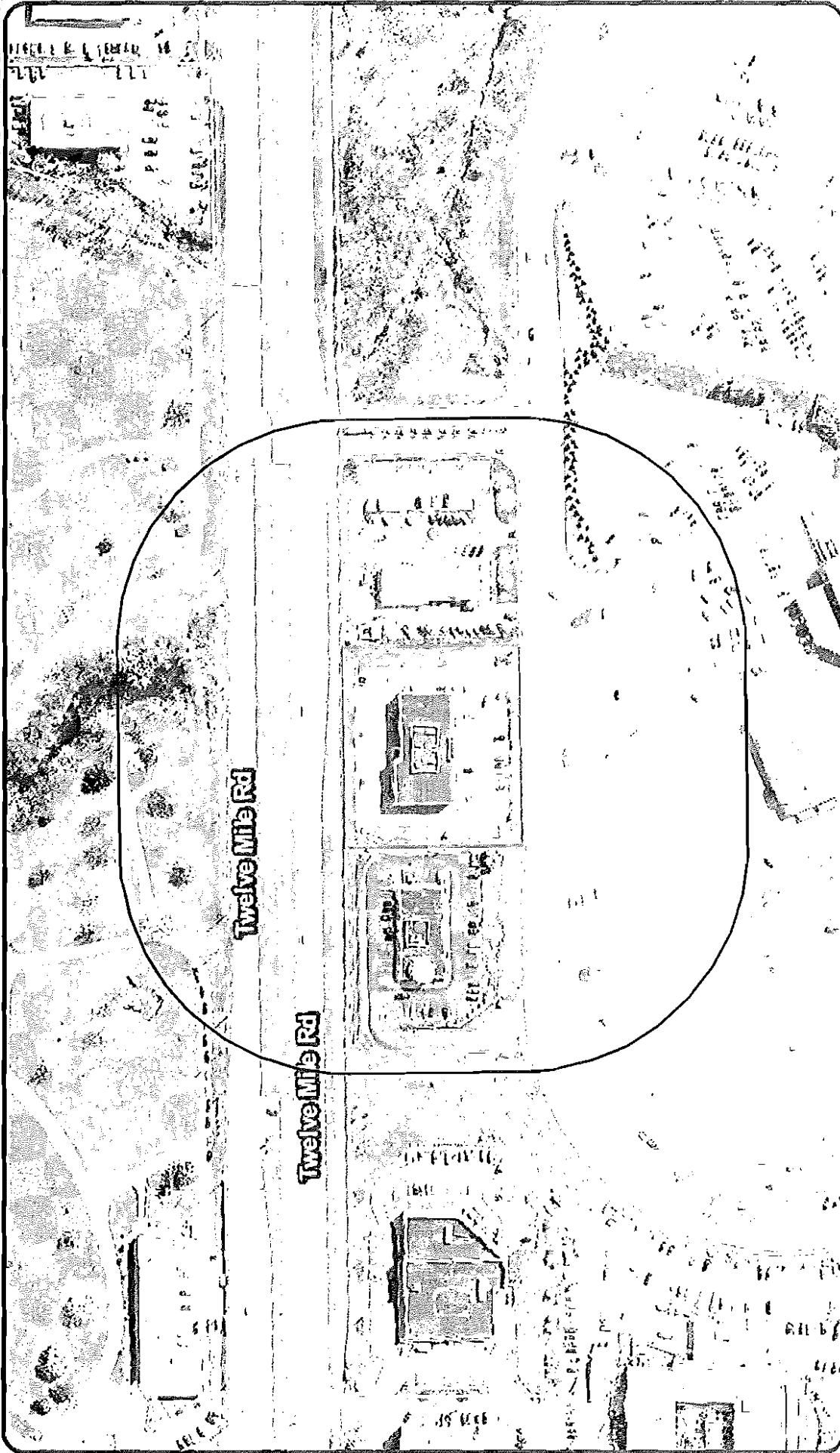
Sincerely,


CITY OF NOVI


Jeannie Niland  
Ordinance Enforcement Officer


City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375  
248.347.0460  
248.347.0577 fax

City of Novi  
Ethan Allen

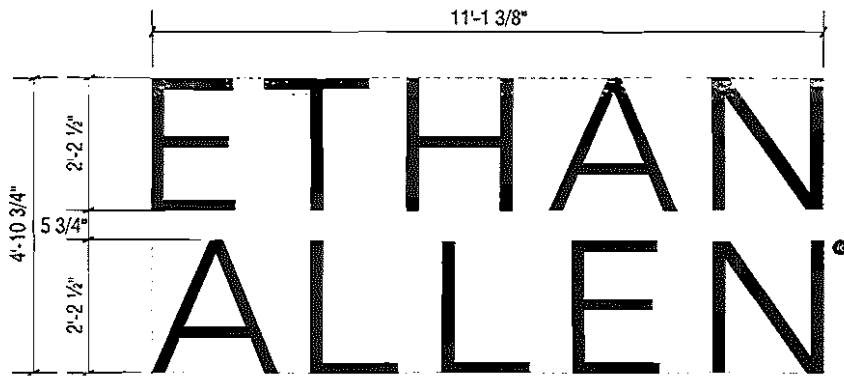


 Map Produced Using the City of Novi, Michigan Internet Mapping Portal

 Date: 05/29/2011

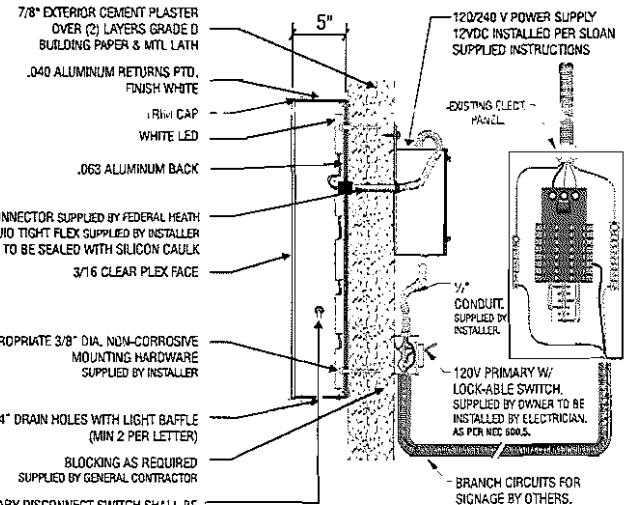
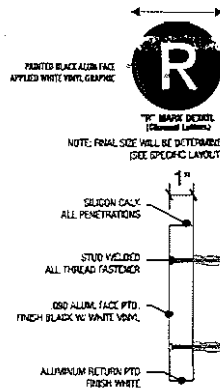
 0 95 190 380 Feet  
1 inch = 195 feet

**MAP INTERPRETATION NOTICE**  
Map information depicted is not intended to replace or substitute for any underlying primary source. This map was generated by using National Map Accuracy Standards and use the most recent accurate sources available to the public. The City of Novi boundary measurements and related calculations are approximate and should not be considered as survey measurements performed by a licensed Michigan Surveyor. Obtained in Michigan Public Act 132 of 1976 or through the Michigan State Office of the State Surveyor. Please confirm accuracy information related to this map. This map was produced under the terms of the City of Novi's User Policy available at <http://cityofnovi.org/Resources/StaticPublic.asp>



**MANUFACTURE & INSTALL:**  
**INTERNALLY ILLUMINATED FACE LIT CHANNEL LETTERS | ONE (1) REQ'D.** 54.41 SQ.FT

SCALE: 1/2" = 1'-0"  
**SPECIFICATIONS:**  
 RETURNS: 5" DEEP OF .040 ALUMINUM PANTED WHITE.  
 FACES: CLEAR ACRYLIC PLASTIC WITH #3635-222 BLACK PERFORATED VINYL APPLIED FIRST SURFACE TO THE FACE, AND #3630-20 WHITE DIFFUSER APPLIED SECOND SURFACE.  
 TRIM CAP: 1" STANDARD WHITE.  
 PAINT ON ALL INTERIOR LETTER SURFACES TO WHITE FOR EVEN LIGHT DISTRIBUTION (SPRAYLAT STAR BRITE-WHITE EF (ZR-6221)).



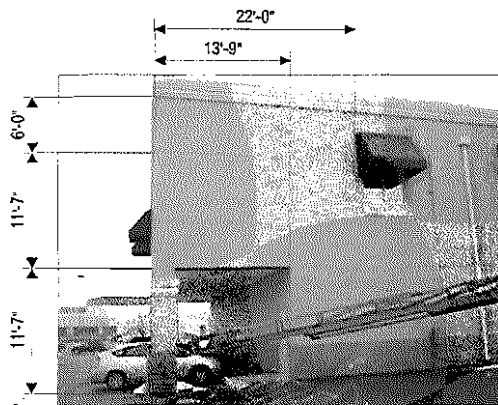
NOTE: A PRIMARY DISCONNECT SWITCH SHALL BE EXTERNALLY LOCATED AT END OF A LETTER SET AS STATED IN THE NATIONAL ELECTRIC CODE SECTION 600.6 (BY SIGN FABRICATOR) SWITCH IS ON WHEN FACING IN DOWN POSITION. SILICONE CAULK ALL PENETRATIONS

**SECTION DETAIL - REMOTE  
 FACE LIT ILLUMINATED WALL LETTERS**

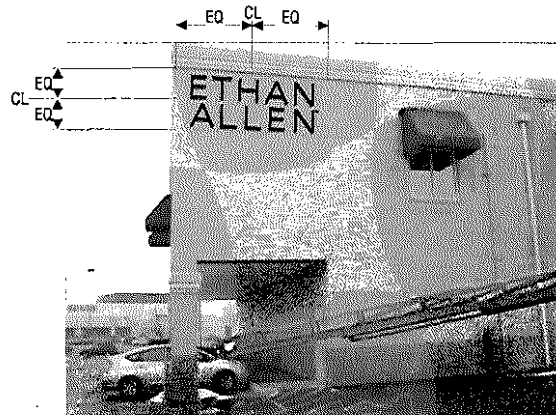
**MATERIALS FINISH COLORS**

		#3630-20 White Diffuser swatch"/>	
Clear Acrylic Plastic	#3635-222 Black Perforated Vinyl	#3630-20 White Diffuser	White Returns & Trim Cap

<b>Electrical Requirements</b> Total: T.B.D. Amps # of 120V, 20A Circuits Req'd: 1 (B)	
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.	
<b>GENERAL NOTE</b> INSTALLER SHALL VERIFY WALL CONDITION & THE HEIGHTS OF WALL BEFORE BEING REFERRED TO THE WORKER. ALL VOID HOLES TO BE FILLED & FINISHED TO MATCH ALL ALUMINUM SIGN SECTIONS.	



EXISTING LOOK



NEW LOOK



**FEDERAL HEALTH SIGN COMPANY**  
 www.FederalHealth.com  
 1128 Beville Road, Suite E Daytona Beach, FL 32114  
 (386) 255-1901 Fax (386) 258-0211

Manufacturing Facilities:  
 Oklahoma, CA - Buena, TX - Jacksonville, TX - Dallas, TX  
 Other Locations:  
 Oklahoma, CA - Las Vegas, NV - Lubbock, TX - Lufkin, TX - ID  
 Tulsa, TX - Jacksonville, TX - San Antonio, TX - Corpus Christi, TX  
 Indianapolis, IN - Columbus, OH - Knoxville, TN - Louisville, KY  
 Denver, CO - Birmingham, AL - Tampa, FL  
 Atlanta, GA - Tampa, FL - Daytona Beach, FL - Orlando, FL

Building Quality Signage Since 1901

Revisions: R1 04/20/11 ca - Revise to add mmf of color trim inset & microfilm of new inset size max 65 cl.  
 R2 04/26/11 va - Correct notes on section details and specifications details.  
 Client Approval: [Signature]  
 Lenders Approval: [Signature]

Account Rep: **MATT SMITH**  
 Project Manager: **CHRISTINE HARRIS**  
 Drawn By: **VIRGO ARAGONES**  
 Underwriters Laboratories Inc. (UL) and National Fire Protection Association (NFPA) listed for use with all listed components and shall meet all N.E.C. standards.  
 ALL ELECTRICAL WORK IS TO COMPLY WITH ALL APPLICABLE CODES OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project Location:  
**ETHAN ALLEN**  
 42845 Twelve Mile Rd.  
 Novi, MI 48377

Job Number: **23-04215-10**  
 Date: **April 06, 2011**  
 Sheet Number: **2 of 2**  
 Design Number: **23-04215-10-R2**

This original drawing is divided into parts of 2 or more sheets and no part should be photocopied or reproduced without the written permission of Federal Health Sign Company, LLC or its authorized agent. (1/11)

bing Maps

42845 W 12 Mile Rd, Novi, MI 48377-3008

My Notes

FREE! Use Bing 411 to find movies, businesses & more: 800-BING-411

