

ZONING BOARD OF APPEALS

CITY OF NOVI

Community Development Department

Case No. PZ13-0072 (Feldman Automotive)

Location: 42355 Grand River

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 oversize ground directional sign of 15 square feet for an existing automotive deolership. 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 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

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ZONING BOARD OF APPEALS

CITY OF NOVI

Community Development Department (248) 347-0415

For Official Use Only ZBA Case No: P2130072zBA Date: (Cash) _____ 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 Company (if applicable) PHILLIPS SIGN & LIGHTING INC. _ City HARRISON TWP Address* 40920 EXECUTIVE DRIVE ST MI ZIP 48045 *Where all case correspondence is to be mailed. Applicant's E-mail Address: STEPHANIE@PHILLIPSSIGN.СОМ 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: _____ 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 X 4. Zoning: RA R-1 R-2 R-3 R-4 RT RM-1 RM-2 MH COS-1 OS-2 OSC OST OTHER Property Owner Name (if other than applicant) 6. Does your appeal result from a Notice of Violation or Citation Issued? Yes No RECEIVED 7. Indicate ordinance section(s) and variances requested: NOV 27 2013 CHYOFNOVI COMMUNITY DEVELOPMENT __Variance requested__ Variance requested ____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.

d. Dimensions necessary to show compliance with the regulations of this Ordinance.

c. Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.

WE WOULD LIKE TO UTILIZE EXISTING CABINET PREVIOUSLY APPROVED AT Z	BA
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Describe any unique circumstances regarding the property (i.e., shat to other properties in the area and which prevent strict compliance).	pe, topography, etc.) which are not common
WE WOULD LIKE TO UTILIZE EXISTING CABINET PREVIOUSLY APPROVED AT Z	en transportus and transportus and service and transportus and
SIGN CASES ONLY:	
our signature on this application indicates that you agree to install a Mock-Up	Sign ten (10) days before the scheduled ZBA
neeting. ailure to install a mock-up sign may result in your case not being heard by the neeting, or cancelled. A mock-up sign is NOT to be the actual sign. Upon appose (5) days of the meeting. If the case is denied, the applicant is responsible to por actual sign (if erected under violation) within five (5) days of the meeting.	roval, the mock-up sign must be removed with
ariance approval is void if permit not obtained within one hundred eight here is a five (5) day hold period before work/action can be taken on variance Il property owners' within 300 feet of ZBA property address will be notified of t	approvals.
LEASE TAKE NOTICE:	
he undersigned hereby appeals the determination of the Building Offic	cial/ Inspector or Ordinance Officer made
Construct New Home/BuildingAddition to Existing Home/B	Building Accessory Building
Use Signage Other	
- 1 10 me	
Cof Hill you	
pplicants Signature	Date
VISIA/APOL)	16
roperty Owners Signature	Date
DECISION ON APPEAL	
Granted Denied Postponed by	Request of ApplicantBoard
e Building Inspector is hereby directed to issue a permit to the Applicant upon the following iter	ms and conditions:

phillips SIGN & LIGHTING INC.

40920 Executive Drive, Harrison Township, MI 48045 Phone: 586.468.7110 Fax: 586.468.7441 www.phillipssign.com



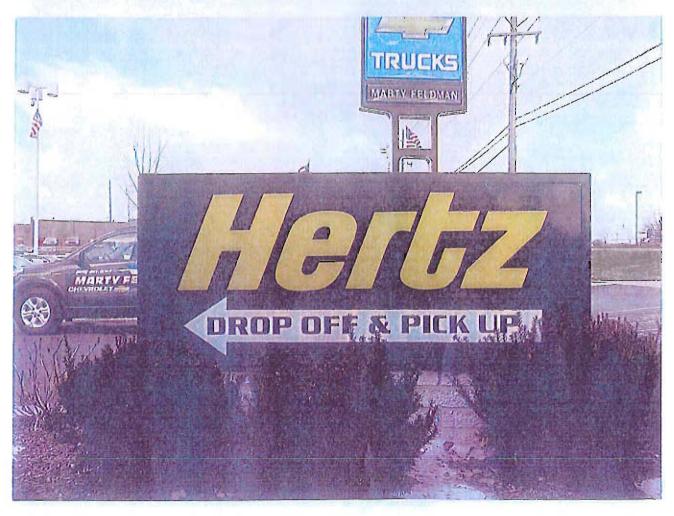
Face change only. Sq. ft.: 15

30"

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PREVIOUSLY Approved





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