

cityofnovi.org

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

Case No. PZ13-0073 (Joe & Aldos Italian Tavern and Andiamo's)

Location: 42705 Grand River

Zoning District: TC, Town Center District

Applicant is requesting a variances to sections 28-5(3) and 28-5(2)b.1.(b)(iv) to allow an oversize wall sign and revision of a previous variance to allow and increased sign from 54 square feet to 76 square feet on the second floor wall for a separate second floor business.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCE, Section 28-5(3) permits only one sign per parcel of property and 28-5(2)b.1.(b)(iv) limits signage to 24 sq. ft. sign for a second floor business.

City of Novi Staff Comments:

The applicant was previously granted approval of a 54 square foot sign on the second floor wall for a separate second floor business (Andiamo's). The applicant is now requesting approval to increased sign from 54 square feet to 76 square feet (Andiamo Event Center). 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_____.



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RECEIVED

DEC 07 2013

For Official Use Only

ZBA Case No. 02130073 ZBA Date: Jan Payment Received: \$ CITY OF NOVI (Cash)
 Check # _____ Include payment with cash or check written to "City of Novi."
 COMMUNITY DEVELOPMENT

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 SUSAN M WHITE Date 11/25/2013

Company (if applicable) SIGN FABRICATORS

Address* 43904 NORTH GROESBECK City Clinton Township ST Mt ZIP 48036
*Where all case correspondence is to be mailed.

Applicant's E-mail Address: TCAMPIS@SIGNFABRICATORS.COM

Phone Number (586) 493-0502 FAX Number (586) 493-0503

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 42705 GRAND RIVER AVENUE ZIP 48375

2. Sidwell Number: 5022 - _____ 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, JSC, OST, _____ OTHER

5. Property Owner Name (if other than applicant) JOE VICARI / JOE & ALDOS ITALIAN BISTRO

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 signage
2. Section 28-5(2) Variance requested additional signage
3. Section D.1-(b)(IV) 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):

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

Suzanne M. White
Applicants Signature

NOVEMBER 25, 2013
Date

John Elviff
Property Owners Signature

11-29-13
Date

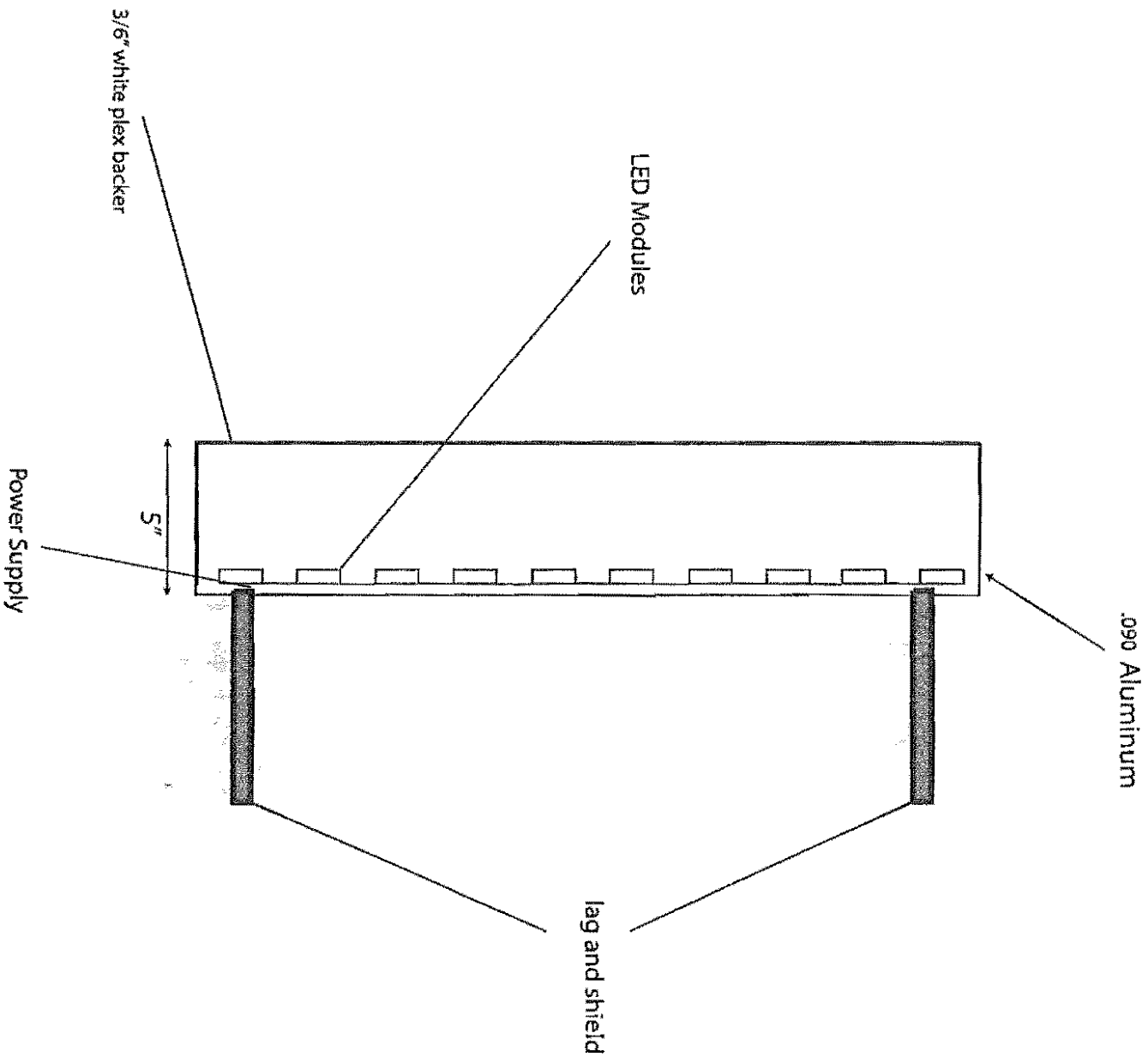
DECISION ON APPEAL

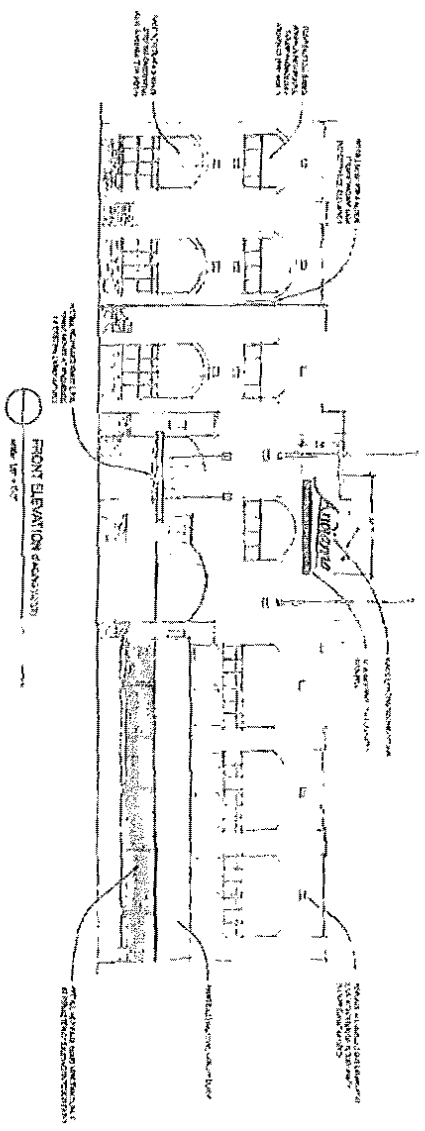
Granted Denied Postponed by Request of Applicant Board

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

Chairperson, Zoning Board of Appeals

Date





FRONT ELEVATION 2-14-1937
SCALE 1/4" = 1'-0"

Joe & Abe's
Renovation of Existing Restaurant

R O S E M A N
ARCHITECTS
1004 GRAN ST. BIRMINGHAM 5, ALA.
TELEPHONE 4-3333

A-2

EXTERIOR
ELEVATIONS

Channel Letters

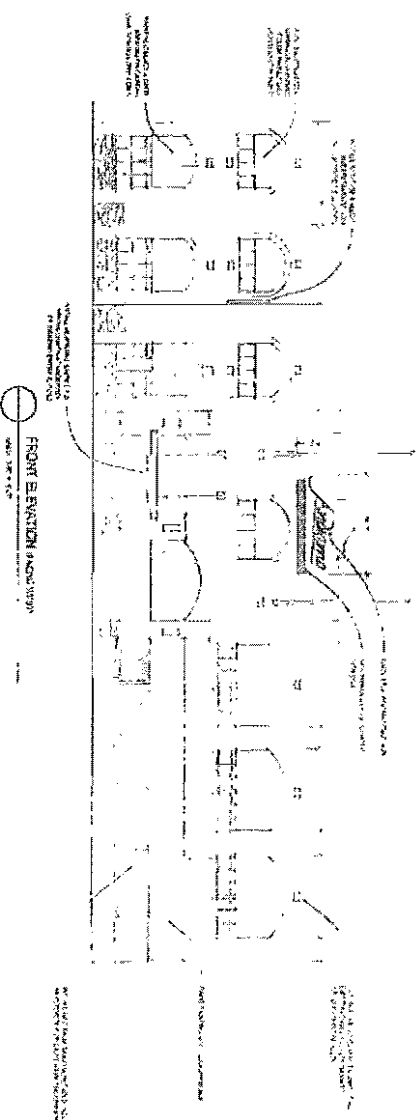
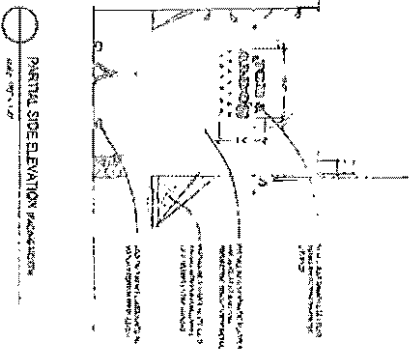
Andiamo

← EXISTING

MINI CENTER

← NEW

160"



KORANZEHMAN
architects or llc
222 E. 11th St. New York, NY 10003
212.254.2200 212.254.2200

Joe & Abby's
Renovation of Existing Restaurant
1-1-17

SECTION
ELEVATIONS

A-2