



cityofnovi.org

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department

Case No. PZ14-0008 (Feldman Automotive) 42355 Grand River Ave

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 dealership. 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 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_____.



cityofnovi.org
ZBA Case No.

ZONING BOARD OF APPEALS APPLICATION

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

RECEIVED

FEB 26 2014

CITY OF NOVI
COMMUNITY DEVELOPMENT
April 8th

For Official Use Only

P214-0008

ZBA meeting date

Check# _____ Include payment with cash or check written to "City of Novi"

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

***Please submit one original full set of all documentation relevant to the appeal plus 14 additional complete sets.

Applicant's Name ED PHILLIPS Date FEBRUARY 20, 2014

Company (if applicable) PHILLIPS SIGN & LIGHTING INC. for FELDMAN

Address* 40920 EXECUTIVE DRIVE City HARRISON TOWNSHIP

State MI Zip code 48045 *Where all case correspondence is to be mailed

Applicant's E-mail address STEPHANIE@PHILLIPSSIGN.COM

Phone number 586 468 7110 Fax number 586 468 7441

Request is for:

- Residential
- Vacant property
- Commercial
- Signage

Address of subject ZBA case 42355 GRAND RIVER Zip code _____

Cross roads of property _____

Sidwell number 50-22- 23-251-015 OR 21 May be obtained from Assessing Department (248) 347-0485

Is the property within a Homeowner's Association jurisdiction? Yes No

Zoning (Please circle one) MH I-1 I-2 R-A R-1 R-2 R-3 R-4 RM-1 IRM-2 RC TC TC-1 Other

Property owner name (if other than applicant) _____

Does your appeal result from a Notice of Violation or Citation issued? Yes No

Indicate Ordinance section(s) and variances requested:

1.	Section _____	Variance requested _____	FACE MODIFICATION ON PREVIOUSLY APPROVED
2.	Section _____	Variance requested _____	ZBA CASE.
3.	Section _____	Variance requested _____	_____
4.	Section _____	Variance requested _____	_____

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.

State the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach separate sheet if necessary):

WE WOULD LIKE TO UTILIZE EXISTING CABINET PREVIOUSLY APPROVED AT ZBA.

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:

WE WOULD LIKE TO UTILIZE EXISTING CABINET PREVIOUSLY APPROVED AT ZBA.

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

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.

City of Novi Ordinance, Section 3107. - Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one (1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty (180) days unless such use is established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one (1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

- Construct new home/building
- Accessory building
- Use
- Signage
- Addition to existing home/building
- Other

Ed Phillips

Applicants Signature

2-24-14

Date

Maria Feldman Phillips Sign

Property Owners Signature

2-24-14

Date

DECISION ON APPEAL

_____ Granted

_____ Denied

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

Item #18:



REVISED
 3/27/14

TOTAL SIGN AREA: 15 Sq. Ft.

Client Approval: _____

Date: _____

Ph: 586.468.7110 Fx: 586.468.7441

phillips SIGN & LIGHTING inc.

40920 Executive Drive
 Harrison Twp., MI
 48045-1363

JOB NO: _____

Designs, details and plans represented herein are the sole property of Phillips Sign & Lighting, Inc. All or any part of these designs (except registered trademarks) are protected. Attempts to duplicate designs without written consent may result in Legal Repercussions.

PROJECT: **Feldman Automotive**
 FILE: **Feldman Automotive**
 SITE ADDRESS: **42355 Grand River, Novi, MI**
 DATE: **3/22/13** REV: **3/27/14**

AS&L
 www.phillipssign.com