



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

Case No. PZ14-0048 (Rojo Mexican Bistro)

Location: 42875 Grand River

Zoning District: TC, Town Center District

Applicant is requesting a variances to sections 28-5(2)b.1.(b)(i) and 28-5(2)b.3 to allow a 64.75 square foot sign on the second floor wall for a first floor business.

Ordinance Sections:

Sign Code Section 28-5(2)b.1.(b)(i) permits a 65 square foot sign for a first floor business. Sign Code Section 28-5(2)b.3 allows a first floor business sign to be located within the lineal frontage of the business.

City of Novi Staff Comments:

The applicant is requesting approval for installation of a second floor wall sign for a new restaurant business within an existing restaurant suite. The applicant is entitled to one wall sign per business under the Novi Sign Ordinance. The applicant has chosen to install a 64.75 square foot wall sign on the second floor wall for a first floor business.

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_____.



ZONING BOARD OF APPEALS APPLICATION

CITY OF NOVI

Community Development Department

(248) 347-0415

For Official Use Only

ZBA Case No. _____

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 _____ Date _____

Company (if applicable) _____

Address* _____ City _____

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

Applicant's E-mail address _____

Phone number _____ Fax number _____

Request is for:

- Residential
 Vacant property
 Commercial
 Signage

Address of subject ZBA case _____ Zip code _____

Cross roads of property _____

Sidwell number 50-22-_____ 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	R-A	R-1	R-2	R-3	R-4	RM-1	RM-2
	I-1	I-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 _____ |
| 2. | Section _____ | Variance requested _____ |
| 3. | Section _____ | Variance requested _____ |
| 4. | Section _____ | Variance requested _____ |

Please submit an accurate, scaled drawing of the property showing:

- All property lines and dimensions correlated with the legal description.
- The location and dimensions of all existing and proposed structures and uses on property.
- Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
- 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):

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:

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
- Addition to existing home/building
- Signage
- Other

Applicants Signature

Date

Property Owners Signature

Date

DECISION ON APPEAL

_____ Granted

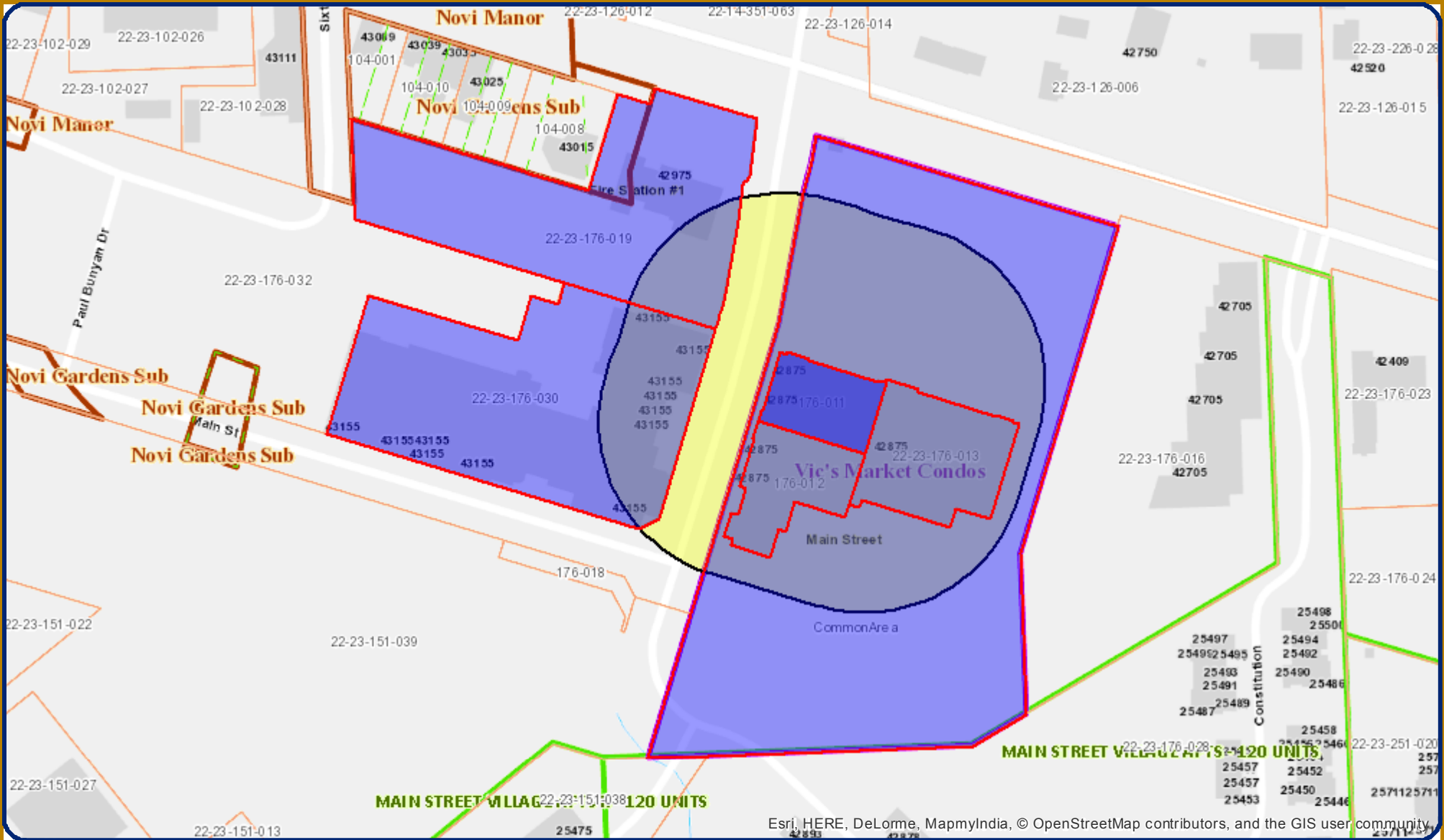
_____ Denied

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

Novi, MI



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community.

MAP INTERPRETATION NOTICE

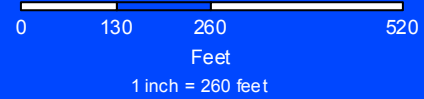
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map. This map was produced under the terms of the City's Internet Site Use Policy available at <http://cityofnovi.org/Resources/SiteUsePolicy.asp>



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



Author:
Date: 10/29/2014

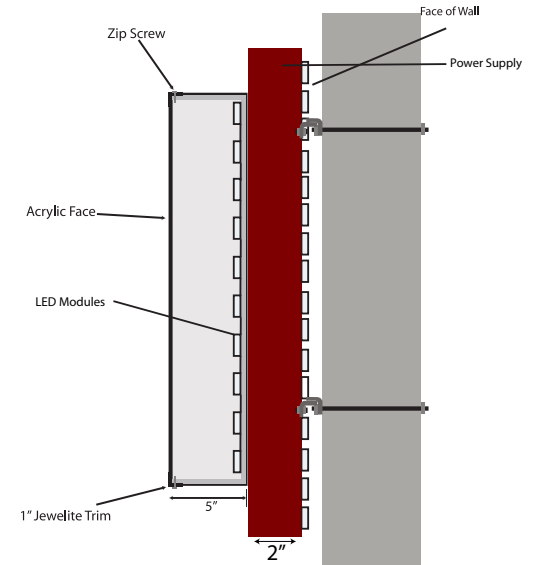


126"

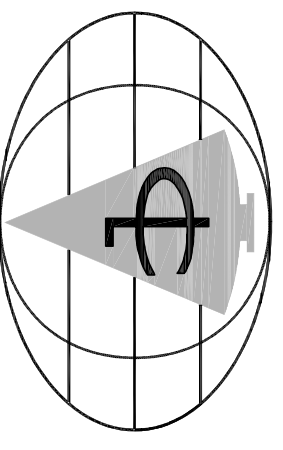
74"



Sign Mounting Details



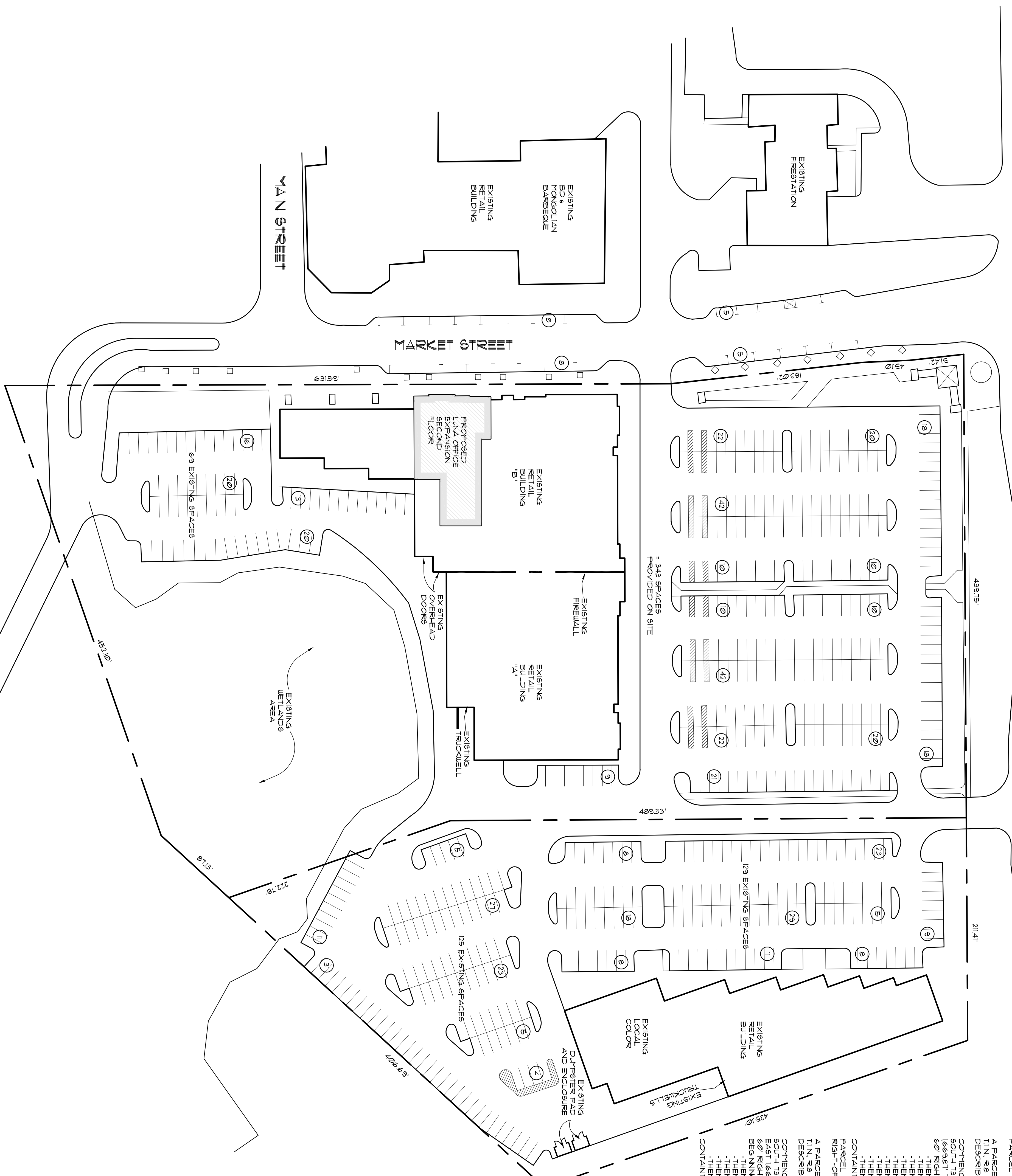
52' store front



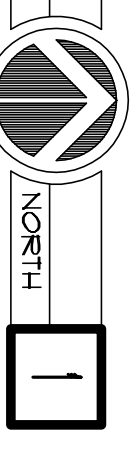
39300 W. Twelve Mile Road • Site 180
Farmington Hills • Michigan • 48331
Phone: 248.489.2345 • Fax: 248.489.2344
E-mail: info@clarchitects.com

LEGAL DESCRIPTIONS

PARCEL - VICS FRUIT MARKET (60' GRAND RIVER RIGHT-OF-WAY)
A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 23,
T.1N. R.8 E. CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
DESCRIBED AS
COMMENCING AT THE NORTHWEST CORNER OF SECTION 23, THENCE
SOUTH 135.89' ALONG THE WEST LINE OF SAID SECTION 23, AND EAST
166.981' TO THE POINT OF BEGINNING LOCATED ON THE SOUTHERLY
60' RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE
-THENCE S 10°51'04"E, 439.175' ALONG SAID RIGHT-OF-WAY LINE
-THENCE S 18°02'56"W, 459.333'
-THENCE N 16°56'54"E, 451.07'
-THENCE N 13°08'03"E, 183.027'
-THENCE N 15°56'54"E, 451.07'
-THENCE N 19°19'42"E, 631.591'
-THENCE N 89°39'47"W, 452.10'
-THENCE S 62°03'16"W, 811.13'
-THENCE N 19°19'42"E, 631.591'
-THENCE N 13°08'03"E, 183.027'
-THENCE N 16°56'54"E, 451.07'
-THENCE N 15°56'54"E, 451.07'
-THENCE N 19°20'56"E, 489.333' TO THE POINT OF BEGINNING
CONTAINING 83200 ACRES.
PARCEL - LOCAL COLOR AND RETAIL SPACE (60' GRAND RIVER
RIGHT-OF-WAY)
A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 23,
T.1N. R.8 E. CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
DESCRIBED AS
COMMENCING AT THE NORTHWEST CORNER OF SECTION 23, THENCE
SOUTH 135.89' ALONG THE WEST LINE OF SAID SECTION 23, THENCE
EAST 166.981' THENCE S 10°51'04"E, 439.175' ALONG THE SOUTHERLY
60' RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE TO THE POINT OF
BEGINNING
-THENCE S 10°51'04"E, 211.41' ALONG SAID RIGHT-OF-WAY LINE
-THENCE S 00°18'00"W, 1251.00'
-THENCE S 62°03'16"W, 406.63'
-THENCE N 00°20'19"E, 222.78'
-THENCE N 19°20'56"E, 489.333' TO THE POINT OF BEGINNING
CONTAINING 3881 ACRES.



TENANT LOCATION PLAN
NOT TO SCALE



RECORD DOCUMENTS
THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. GILLETT ASSOCIATES/C.L. ARCHITECT & ENGINEERS HAS NOT VERIFIED THE ACCURACY AND/OR CORRECTNESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT!

LUNA
PROPERTIES
OFFICE
EXPANSION
NOVI, MICHIGAN

SHEET TITLE		RECORDED SET
TENANT LOCATION PLAN		BUILDING PERMIT SUBMITTAL
REV.	DATE	ISSUED FOR
DRAWN BY:	DSB	
CHECKED BY:	DSB	
IN CHARGE:	ALF	
CAD DWG. FILE:	G:\LUNA PROPERTIES\SP101.DWG	
This drawing as an instrument of service, remains the property of C-L Architects and Engineers, Inc.. Any changes, publication, or unauthorized use is prohibited unless expressly approved.		
DRAWING DATE:	PRINTED DATE:	
6-12-04		
JOB NO.:	SHEET NO.:	
03-208	SP-101	