

COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road Novi, MI 48375 (248) 347-0415 Phone (248) 735-5600 Facsimile www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals ZONING BOARD APPEALS DATE: August 13, 2019

REGARDING: 27250 Wixom Rd A, Parcel #50-22-17-101-024 (PZ19-0027)

Larry Butler, Deputy Director Community Development BY:

GENERAL INFORMATION:

Applicant PrimeCare on Wixom

Variance Type Sign

Property Characteristics

Zoning District:	Light Industrial
Location:	West of Wixom Road and South of Grand River Avenue
Parcel #:	50-22-17-101-024

Request

The applicant is requesting variances from the City of Novi Code of Ordinances Section 18-5(a) for the proposed installation of three wall signs for two tenants. 30-65 square foot maximum based on frontage, one sign per business allowed. Signs should be of common design per code. This property is zoned Light Industrial (I-1).

II. STAFF COMMENTS:

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1.	Ι	move	that	we	<u>grant</u>	the	variance	in	Case	No. P Z	19-00	27 , so	ught	by
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								_ b	ecause	Petitione	' has	shown	prac	tical
		··												

difficulty requiring _____

- (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because_____
- (b) The property is unique because

(c) Petitioner did not create the condition because_____

2.

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	(e) The	e relief		consisten			-				the or	rdinan	ce becc	suse
	(f) The variance granted is subject to:													
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		2												
		3												
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Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler Deputy Director Community Development City of Novi



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ZONING BOARD OF APPEALS APPLICATION

RECEIVED

JUN 28 2019

APPLICATION	MUST	BE FILLED	OUT	COMPLETELY

CITY OF NOVI

PROJECT NAME / SUBJICTSON Move for the subject property Meeting Date: \$\$/13/19 ADDESS 7350 With own run May be obtain from Assessing Department (240) 34/0485 DEA	I. PROPERTY INFORMATION (Address of subject ZBA Case)	Application Fee: 300.00								
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Dimensioned Drawings and Plans Existing & proposed distance to adjacent property lines		•								
 Site/Plot Plan Existing or proposed buildings or addition on the property Elocation of existing & proposed signs, it applicable Floor plans & elevations 	Dimensioned Drawings and Plans Exi Site/Plot Plan Exi	xisting & proposed distance to adjacent property lines ocation of existing & proposed signs, if applicable								



V. VARIANCE

A. VARIANCE (S) REQUESTED

🗆 DIMENSIONAL 🗆 USE 🛛 🖄 SIGN

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

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be 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.

C. ORDINANCE

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 establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or 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.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

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

CONSTRUCT NEW HOME/BUILDING	LI ADDITION TO EXISTING H	IOME/BUILDING 🖉 SIGNAGE	
ACCESSORY BUILDING			
VI. APPLICANT & PROPERTY SIGNAT	URES		- 1 A - 2
A. APPLICANT			
\sim	\rightarrow	6/24/19	
Applicant Stenature		Date	
B. PROPERTY OWNER			
If the applicant is not the owner, the	e property owner must rea	ad and sign below:	
The undersigned affirms and acknowle	dges that he, she or they are	e the owner(s) of the property described in th	is
application, and is/are aware of the co	ontents of this application ar	nd related enclosures.	
Bron orth Outron Clan of the			
Property Owner Signature		Date	
VII. FOR OFFICIAL USE ONLY		品牌 建甲酸合成的甲酸甲酸盐 医胆管管	
DECISION ON APPEAL:			
GRANTED)] DENIED	
The Building Inspector is hereby directe	d to issue a permit to the Ap	oplicant upon the following and conditions;	
Chairperson, Zoning Board of Appeals		Dub	
charperson, zoning board of Appeals		Date	



Community Development Department 45175 Ten Mile Road Novi, MI 48375 (248) 347-0415 Phone (248) 735-5600 Facsimile

www.cityofnovi.org

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Sign Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Sign Variance.)

Standard #1. Extraordinary Circumstances or Conditions.

Explain how the circumstances or physical conditions applying to the property that do not apply generally to other properties in the same Zone District or in the general vicinity. Circumstances or physical conditions may include:

a. Shape of Lot. A sign could not be placed in the location required by the Zoning Ordinance due to the shape, topography or other physical conditions of the lot or due to the location of an existing structure. **Describe below**:

OR

b. Environmental Conditions. A sign could not be placed in the location required by the Zoning Ordinance without removing or severely altering natural features, such as trees, topography, drainage courses or encroaching upon storm water facilities. Describe below:

OR

c. Abutting Property. A sign could not be reasonably seen by passing motorists due to the configuration of existing buildings, trees, signs or other obstructions on an abutting property. Describe below:

- d. Scale of Building or Lot Frontage. A sign that exceeds permitted dimensions for area and/or height could be considered appropriate in scale due to the length of the building frontage (wall sign only) or length of the lot frontage (ground sign only). Describe below:
- e. Not Self-Created. Describe the immediate practical difficulty causing the need for the Variance was not created by the applicant or any person having an interest in the sign, sign structure, or property. Describe below:

and later we were Asked to take one down.

Standard #2. Limit Use of Property.

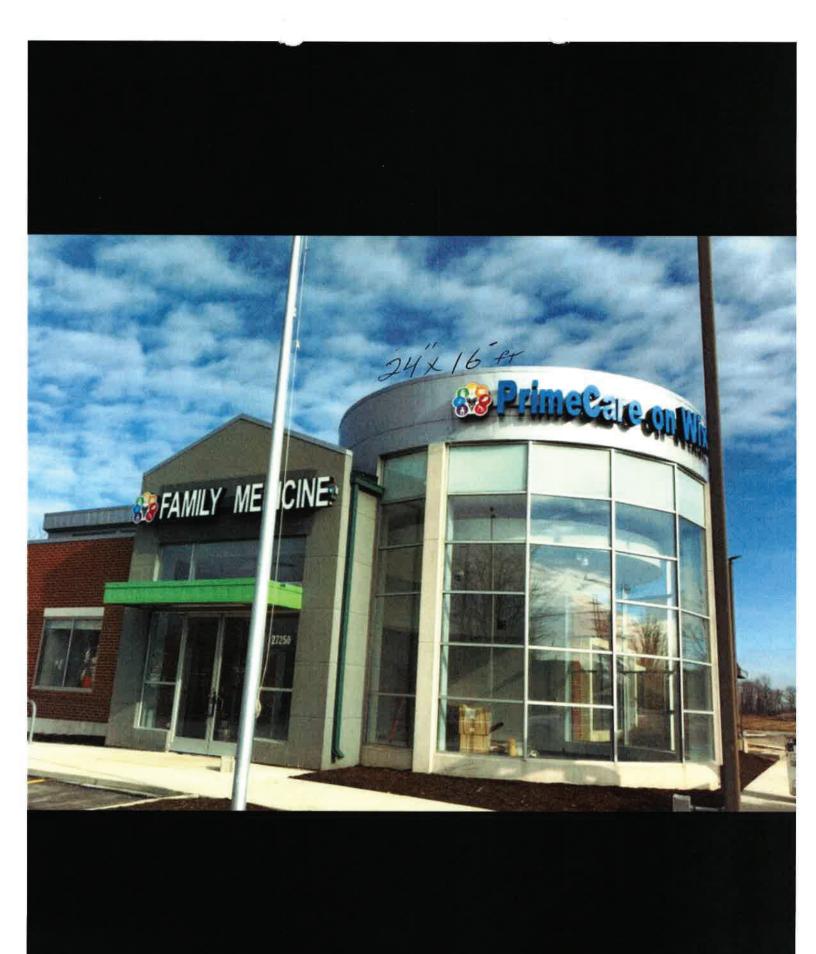
Explain how the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return.

Our FAMILY MEDICINE " Sign Explains what we do. Since we And in a large building that previously was a bank, this helps ve advertise what we pol. We paid several thousand dollars for the sign and would have to pay more to remove it.

Standard #3. Adverse Impact on Surrounding Area.

Explain how the Sign Variance will not result in a use or 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 and intent of this chapter.

1









CITY OF	Sig	City of Novi 3n Perm	it		
MM	Р	S18-0131			
cityofnovi.org			A	oplied: oproved: o Expire:	10/19/2018 10/23/2018 04/21/2019
Permit Type:	Sign			-	
Status:	ISSUED			uilding info	rmation:
Description:	ILLUMINATED WALL SIGN 24" x SQ.FT.) BASED ON 76 FEET OF LI FRONTAGE copy = Family Medicine	NEAL	U	ecupancy: se: aluation:	00 \$0.00
			Т	ype:	
Job Address	: 27250 WIXOM RD A				
Parcel Number	: 50-22-17-101-024				
Owner Applicant Contractor Architect Engineer Occupant Invoice Num	MARK'S SIGN SERVICE MARK'S SIGN SERVICE	Ph Ph Ph Ph	one Number: one Number: one Number: one Number: one Number: one Number:	(248) 227 27 (248) 227 27 (248) 426 72	27
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	Invoice Totals:	\$75.00	\$75.0	00	\$0.00
I hereby acknow	wledge that I have read the application	1.0.1			

I hereby acknowledge that I have read the application and the above information is correct and agree to comply with all City Ordinances and State Laws regulating building construction. I further agree this building does not violate any restrictive covenant of the abstract.

TCO & CO REQUESTS REQUIRE 2 BUSINESS DAYS NOTICE

Schedule inspections at **<u>www.citvofnovi.org</u>** 24 hours in advance, no later than 3:30 p.m.

CITY OF	Sig	City of Novi JN Perm S18-0132		
cityofnovi.org Permit Type: Status:	Sign ISSUED	010-0132	Applied: Approve To Expir Building	d: 10/23/2018 e: 04/21/2019 g Information:
Description:	ILLUMINATED WALL SIGN 16' X 2 SQ.FT.) BASED ON 65 FEET LINEA FRONTAGE copy = PrimeCare on W	L	Occupar Use: Valuation Type:	·
Job Address Parcel Number Owner Applicant Contractor Architect Engineer Occupant	 50-22-17-101-024 SIDDIQUI PROPERTIES LLC MARK'S SIGN SERVICE MARK'S SIGN SERVICE 	Pi Pi Pi Pi		227 2727 227 2727
Invoice Item: Permit Fee	Invoice Totals:	Amount Cost: \$75.00 \$75.00	Amount Paid: \$75.00 \$75.00	Amount Due: \$0.00 \$0.00

I hereby acknowledge that I have read the application and the above information is correct and agree to comply with all City Ordinances and State Laws regulating building construction. I further agree this building does not violate any restrictive covenant of the abstract.

TCO & CO REQUESTS REQUIRE 2 BUSINESS DAYS NOTICE

Schedule inspections at **WWW.cityofnovi.org** 24 hours in advance, no later than 3:30 p.m.

Signature of Applicant

Date

Phone: 248-347-0415

Fax: 248-735-5600