



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

MEETING DATE: October 8, 2024
Postponed: November 19, 2024

REGARDING: 41400 Ten Mile Road # 50-22-23-426-009 (PZ24-0051)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Citizens Bank

Variance Type

Sign Variance

Property Characteristics

Zoning District: This property is zoned General Business (B-3)

Location: on the northeast corner of Ten Mile Road and Meadowbrook Road

Parcel #: 50-22-23-426-009

Request

The applicant is requesting variances from the City of Novi Sign Ordinance Section 28-5(a) to allow a ground sign at 15 ft. in height (6 ft. allowed, variance of 9 ft.); Section 28-5(b)(2)a. to allow a 50.16 sq. ft. ground sign (43 sq. ft. allowed, variance of 7.16 sq. ft.).

II. STAFF COMMENTS:

This case was postponed allowing the applicant time to consider what was discussed in the last hearing. Originally, Citizens Bank, was seeking (2) sign variances to construct a new pylon sign. One was for a 9-foot height variance (total pylon height of 15-feet). The other was to increase the area of this same pylon sign requiring a 7.16 SF variance.

The applicant wished to postpone the board's decision so they could present a pylon sign with a lower height than originally planned (possibly a 10-foot total height sign rather than 15-feet).

III. RECOMMENDATION:

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

I move that we grant the variance in Case No. PZ24-0051, sought by _____, for _____ because Petitioner has shown practical difficulty including _____ requiring _____ on the basis of any of the following:

- a. That 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 including _____
b. That 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 _____
c. That the grant of relief would be offset by other improvements or actions, such as increased setbacks or increased landscaping, such that the net effect will result in an improvement of the property or the project _____
d. That construction of a conforming sign would require the removal or significant alteration of natural features on the property because _____
e. The grant of relief 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 because _____

The variance granted is subject to:

- 1. _____
2. _____
3. _____
4. _____

I move that we **deny** the variance in Case No. **PZ24-0051**, sought by _____,
for _____ because Petitioner has not shown
practical difficulty because: _____
_____.

- a. That the request is based upon circumstances or features that are not exceptional and/or unique to the property and/or that result from conditions that exist generally in the city or that are self-created including _____

_____.
- b. That the failure to grant relief will not unreasonably prevent or limit the use of the property and/or will not result in substantially more than mere inconvenience or inability to attain a higher economic or financial return because _____

_____.
- c. That the grant of relief would not be offset by other improvements or actions, such as increased setbacks or increased landscaping, such that the net effect will not result in an improvement of the property or the project because _____

_____.
- d. That construction of a conforming sign would not require the removal or significant alteration of natural features on the property because _____

_____.
- e. The grant of relief will result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will not result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is inconsistent with the spirit and intent of this chapter because _____

_____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0423.

Alan Hall – Deputy Director Community Development - City of Novi



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ZONING BOARD OF APPEALS APPLICATION

RECEIVED

AUG 30 2024

CITY OF NOVI
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: \$330.00	
PROJECT NAME / SUBDIVISION Citizens Bank - ground sign & regulatory signs				Meeting Date: 10-8-24	
ADDRESS 41400 Ten Mile Rd		LOT/SUITE/SPACE #		ZBA Case #: PZ 24-0051	
SIDWELL # 50-22- 23 . 426 . 009		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY SW corner of Ten Mile Rd and Meadowbrook Rd					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input checked="" type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS kdeters@metrosal.com		CELL PHONE NO. 586-557-4189	
NAME Kevin Deters				TELEPHONE NO. 586-759-2700	
ORGANIZATION/COMPANY Metro Signs & Lighting				FAX NO.	
ADDRESS 11444 Kaltz Ave		CITY Warren		STATE MI	ZIP CODE 48089
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS carl.wall@citizensbank.com		CELL PHONE NO. 978-962-2382	
NAME Carl Wall				TELEPHONE NO.	
ORGANIZATION/COMPANY Citizens Bank				FAX NO.	
ADDRESS One Citizens Bank Way		CITY Johnston		STATE RI	ZIP CODE 02919
III. ZONING INFORMATION					
A. ZONING DISTRICT					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input checked="" type="checkbox"/> OTHER B-3					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section 28-5(a)	Variance requested	To allow a ground sign at 15' high (6' high allowed)			
2. Section 28-5(b)(2)a.	Variance requested	To allow a 50.16 sf ground sign (43 sq feet allowed)			
3. Section _____	Variance requested _____				
4. Section _____	Variance requested _____				
IV. FEES AND DRAWINGS					
A. FEES					
<input type="checkbox"/> Single Family Residential (Existing) \$220 <input type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275 <input type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input checked="" type="checkbox"/> Signs \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$660					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
<ul style="list-style-type: none"> • Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable 		<ul style="list-style-type: none"> • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • Any other information relevant to the Variance application 			



ZONING BOARD OF APPEALS APPLICATION

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 ADDITION TO EXISTING HOME/BUILDING SIGNAGE

ACCESSORY BUILDING

USE

OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Kevin Deters - Kevin Deters
Applicant Signature

8-30-24
Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Carl Wall - Citizens
Property Owner Signature

8/29/24
Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED

DENIED

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

Chairperson, Zoning Board of Appeals

Date



Community Development Department

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
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**REVIEW STANDARDS
SIGN VARIANCE**

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.

Not Applicable Applicable If applicable, describe below:

and/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 stormwater facilities.

Not Applicable Applicable If applicable, describe below:

If their proposed ground sign were 6 feet high, then a large portion of the sign would be blocked by the landscaping along both 10 Mile Rd and Meadowbrook Rd. If the proposed regulatory signs were only 1 sq foot, then they would not be legible because the text would only be 1 or 2 inches high.

and/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.

Not Applicable Applicable If applicable, 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).

Not Applicable Applicable

If applicable, 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.

Not Applicable Applicable

If applicable, describe below:

Citizens is going through a sign remodel to reflect their new logo and branding. They have an existing pylon sign. Since that sign was installed, the ordinance has changed. Now a monument sign at 6 feet OAH is allowed. The need for the height variance was not created by Citizens or the property owner.

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.

A 6 foot tall ground sign would significantly decrease Citizens Bank's visibility compared to their existing pylon sign. Furthermore, a 6' tall sign would be partially blocked by the landscaping at the site. Having regulatory signs that are only 1 sq foot would be almost useless. They would not be legible because the text would only be 1 or 2 inches high.

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.

We are asking to replace their existing pylon sign with a new ground sign that is comparable in size. Also, the regulatory signs are replacing the existing signs "like for like." Therefore, if this ZBA request is granted, it will not have a negative impact on any surrounding properties,

Site Map and Street Views



2655 International Pkwy., Virginia Beach, VA 23452
 PHONE: (757) 427-1900 - FAX: (757) 430-1297
 www.AGI.net

BRANCH NUMBER: 00000 R/C NUMBER: 00000

REQUIRES VARIANCE:
 BRANCH NAME & ADDRESS:
 Novi
 41400 W 10 Mile Rd
 Novi, MI

DESIGNER: OD/JR DATE: 04.22.2024

REV. DATE: 08.20.2024

CONTACTS

PROJECT MANAGER:
 Palge Dewey
 CITIZENS BANK PROJECT MANAGER:
 CITIZENS BANK DESIGN MANAGER:

APPROVAL STAMP:

SITE MAP
 Note: Dimensions are estimated

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S1 - PS-3-15 - Vertical Pylon routed and pushed thru 15'-0" x 3'-4 1/8", 50.16 SF

Note: 6ft. max per code



EXISTING



PROPOSED

ATTACHMENT Base Mount
ILLUMINATION Internal

ACTION New or Replace
ELECTRICAL LOAD 0A / 120V

QUANTITY 1
ELECTRICAL SERVICE Service Notes



2855 International Parkway, Virginia Beach, VA 23462
PHONE: (757) 427-1926 - FAX: (757) 430-1197
www.agiconsult.com

BRANCH NUMBER: 00000 **R/C NUMBER:** 00000
REQUIRES VARIANCE: YES / NO / TBD
BRANCH NAME & ADDRESS:
Novi
41400 W 10 Mile Rd
Novi, MI
DESIGNER: OD/JR **DATE:** 04.22.2024 **REV. DATE:** 08.20.2024

CONTACTS
PROJECT MANAGER:
Paige Dewey
CITIZENS BANK PROJECT MANAGER:

CITIZENS BANK DESIGN MANAGER:

APPROVAL STAMP:

Sheet Name
Note: Dimensions are estimated

Page 4 of 16

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Project Title
CITIZENS BANK

Date **05.02.19**

AGI EoR **S. SWABE**
Lead Drafter **JJW**
Drawn By **BMA**
Project Mgr. **D. WHITE**

General Sign Specifications

<input type="checkbox"/> Interior	<input type="checkbox"/> Exterior
<input type="checkbox"/> Single Faced	<input type="checkbox"/> Double Faced
<input type="checkbox"/> Non-Illuminated	
<input checked="" type="checkbox"/> Illuminated	
120 Volts	1.3 Amps(+/-)
Location	
Windspeed 115 MPH/IBC 2012	

Drawing Revisions
Change
Date
08.18.23
72315 - CHAN. CABINET REVISE TO BE ONE PIECE

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Code	Type
35847	A

Sign Type	Pg. #:
PS-3-15	1

2855 International Pkwy.
Virginia Beach, VA 23452

