



**CITY OF NOVI CITY COUNCIL
NOVEMBER 20, 2023**

SUBJECT: Approval of the request from Goddard School Annex (JSP22-0059) at 48600 Grand River Avenue (parcel no. 50-22-17-126-013) for a variance from the Design and Construction Standards Section 11-256(b) to pay into the City Sidewalk Fund in lieu of construction of the boardwalk along Grand River Avenue.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION:

The property owner is adding approximately 16,000 square feet to an existing building, 12,000 square feet of associated parking and paved playground area at 48600 Grand River Avenue (parcel no. 50-22-17-126-013). Section 11-256 (b) of the Code of Ordinances outlines the requirement to construct a sidewalk along their Grand River frontage. The ordinance indicates the property owner may request an administrative variance from this requirement if a pathway does not exist within 300 feet. At this time, the property owner is requesting to eliminate the construction of the boardwalk, and instead pay into the City's sidewalk fund an amount equal to the current construction cost of the boardwalk segment (\$36,000). The concrete sidewalk portion along Grand River would be constructed with the development.

Engineering Division staff supports this variance request since there is no sidewalk in proximity to the east of the parcel, and because constructing this boardwalk segment with a future project would be a better long-term plan. The Community Development Department also reviewed this request and has does not object.

RECOMMENDED ACTION: Approval of the request from Goddard School Annex (JSP22-0059) at 48600 Grand River Avenue (parcel no. 50-22-17-126-013) for a variance from the Design and Construction Standards Section 11-256(b) to pay into the City Sidewalk Fund in lieu of construction of the boardwalk along Grand River Avenue.



Request for Variance Design and Construction Standards

Applicant Information

Name: Derick Doe

Address: 48600 Grand River Avenue

Novi, MI, 48374

Phone No: 248-938-0400

Engineer Information

Name: Al Pruss

Address: 298 Veterans drive

Fowlerville, MI, 48836

Phone No: 517-223-3512

Applicant Status (please check one):

- Property Owner Developer Developer / Owner Representative
 Other _____

Project Name Goddard School Annex

Project Address/Location 48600 Grand River Avenue Novi, MI, 48374

Variance Request Additional sidewalk along Grand River Avenue

Justification (attach additional pages if necessary)

The property to the east is a wetland. A sidewalk in this direction would end at the wetland and not connect to another development. The grades along the south property line begin to drop off as you approach the south east corner and will not allow a typical sidewalk. There is not a sidewalk on the north side of Grand River until 400 feet beyond the eastern property line.

The project is proposing to construct sidewalk until the top of the slope down to the wetland, leaving the sidewalk 70 feet short of the property line. The walk will be 470 feet from the next sidewalk (two properties to the east). The remaining 70 feet to on the property would have to be constructed as 12' wide boardwalk, or sidewalk behind the Grand River guardrail with wetland fill. The owner agrees to pay the value of the not constructed sidewalk into the City's sidewalk fund in lieu of construction of the remaining sidewalk on the property.

INTERNAL USE

Date Submitted: 10/30/2023

Code Section from which variance is sought: 11-10

- Submittal Checklist: One (1) copy of plan on 8.5 x 11 size paper
 \$100 Filing Fee (No fee for driveway width variance requests)

Request Status: APPROVED DENIED

Authorized By: Ben Croy Digitally signed by Ben Croy

Authorization Date: _____ Date: 2023.11.08 16:07:28 -05'00'

MONUMENT ENGINEERING GROUP ASSOCIATES, INC.
 298 VETERANS DRIVE
 FOWLERVILLE, MI 48836
 517-223-3512

PROJECT NAME: Goddard School Annex JOB NO. 21-284

Grand River Avenue - Sidewalk and Boardwalk

(Sidewalk to be extended an additional 30 feet +/-, grading allowed in wetland buffer)

ITEM CODE	PLAN QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ITEM PRICE
1	900	SF	Boardwalk (12' wide, 75' long)	\$40.00	\$36,000.00
					\$0.00
TOTAL COST					\$36,000.00

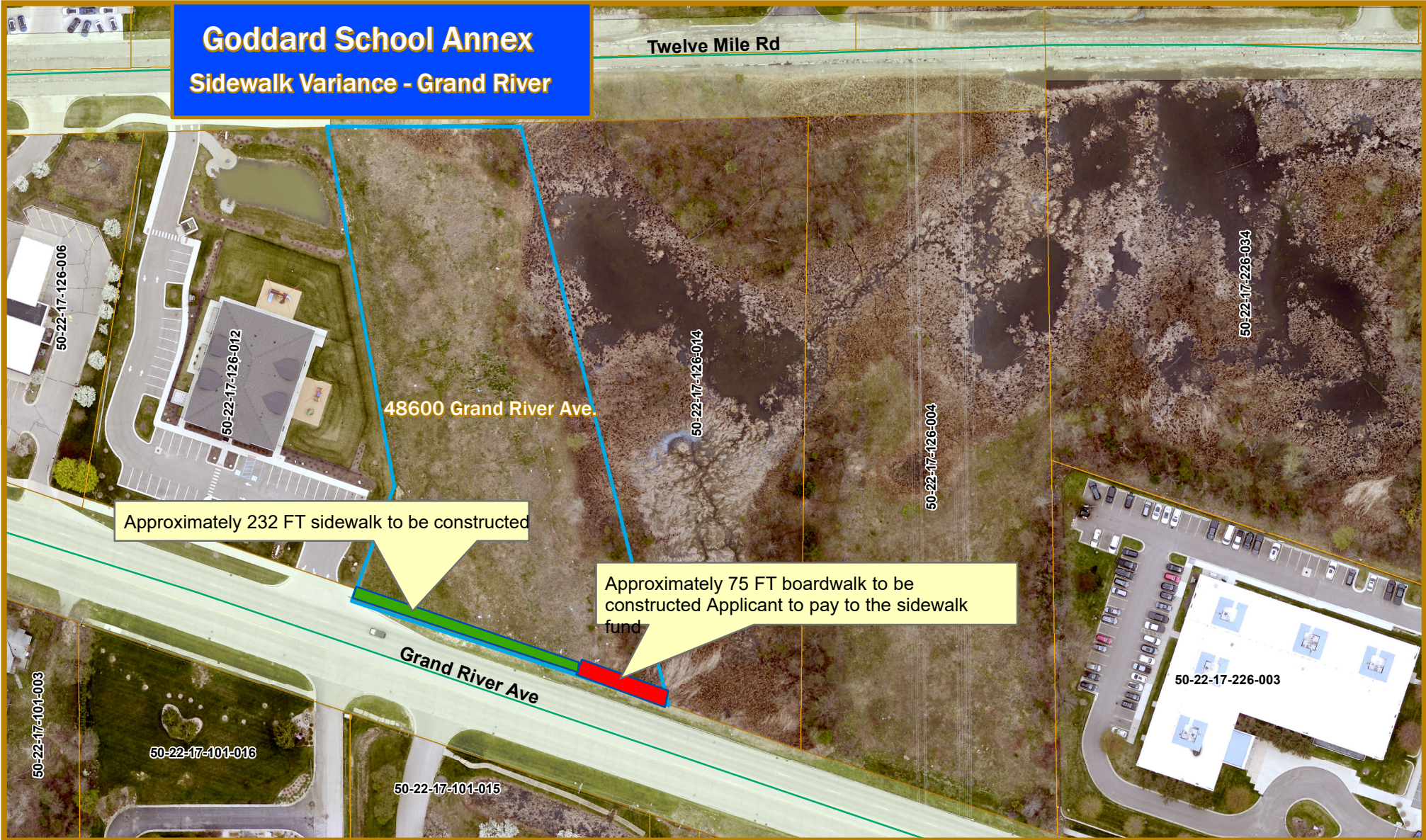
Grand River Avenue - Sidewalk Only (would require wetland fill)

ITEM CODE	PLAN QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ITEM PRICE
1	840	SF	SIDEWALK (8' wide, 105' long - Incl. trench, base and restoration)	\$10.00	\$8,400.00
					\$0.00
TOTAL SANITARY SEWER					\$8,400.00

12 Mile Road - Boardwalk Only

ITEM CODE	PLAN QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ITEM PRICE
2	1,400	SF	BOARDWALK (8' WIDE, 175' LONG)	\$40.00	\$56,000.00
					\$0.00
TOTAL WATER MAIN					\$56,000.00

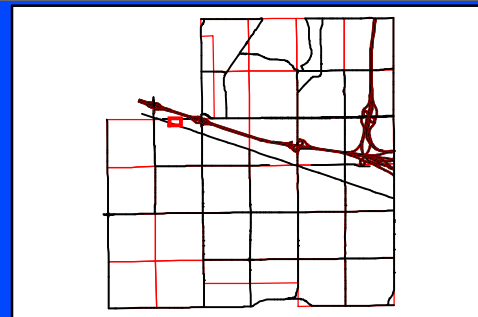
Goddard School Annex Sidewalk Variance - Grand River



Map Author: Adam Yako
Date: 10/31/2023
Project: JSP22-0059
Version #: 1.0

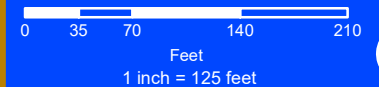
MAP INTERPRETATION NOTICE

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.



City of Novi

Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org





cityofnovi.org

CITY OF NOVI
Engineering Division

MEMORANDUM

To: Ben Croy, Department of Public Works
Charles Boulard, Community Development

From: Adam Yako, Engineering Division

Date: October 31, 2023

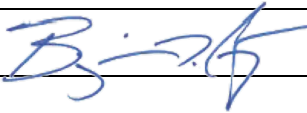
Re: Variance from Design & Construction Standards
Goddard School Annex JSP22-0059 – Grand River Ave. Sidewalk

Attached is a request for a Variance from the Design and Construction Standards. Please review for a future City Council Agenda. In accordance with Section 11-10 of the Ordinance, the following three conditions **must be met** for a variance to be granted by Council:

- 1) A literal application of the substantive requirement would result in exceptional, practical difficulty to the applicant.
- 2) The alternative proposed by the applicant would be adequate for the intended use and would not substantially deviate from the performance that would be obtained by strict enforcement of the standards; and,
- 3) The granting of the variance would not be detrimental to the public health, safety or welfare, nor injurious to adjoining or neighboring property.

Following review of the variance, check the appropriate box below and provide your signature. If you have no basis for recommending either approval or denial, please check the "No Exceptions Taken" box. If you are recommending approval or denial of the request, **please also complete the matrix on the reverse of this form.** Please return to my attention by **November 02, 2023.**

ROUTING

Delivered To	Returned On	RECOMMENDED ACTION			Signature
		Approval*	Denial*	No Exceptions Taken	
Ben Croy (Engineering)		X			
Charles Boulard (Comm Dev.)					

*** SEE REVERSE**

If recommending approval or denial, please complete the following:

1. Would a literal application of the substantive requirement of the ordinance result in an exceptional, practical difficulty to the application? Yes No

Explain:

Would rather not have a dead-end boardwalk constructed that will sit unused. Would be better long-term if the applicant pays into the sidewalk fund, and this portion of boardwalk is constructed at the time the pathway is extended to the east.

2. Would the alternative proposed by the applicant be adequate for the intended use and not deviate from the performance that would be obtained by strict enforcement of the standards? Yes No

Explain:

Yes, see above.

3. Would granting the variance not be detrimental to public health, safety, or welfare, and not injurious to adjoining or neighboring property? Yes No

Explain:

Yes, see above.



cityofnovi.org

CITY OF NOVI
Engineering Division

MEMORANDUM

To: Ben Croy, Department of Public Works
Charles Boulard, Community Development

From: Adam Yako, Engineering Division

Date: October 31, 2023

Re: Variance from Design & Construction Standards
Goddard School Annex JSP22-0059 – Grand River Ave. Sidewalk

Attached is a request for a Variance from the Design and Construction Standards. Please review for a future City Council Agenda. In accordance with Section 11-10 of the Ordinance, the following three conditions **must be met** for a variance to be granted by Council:

- 1) A literal application of the substantive requirement would result in exceptional, practical difficulty to the applicant.
- 2) The alternative proposed by the applicant would be adequate for the intended use and would not substantially deviate from the performance that would be obtained by strict enforcement of the standards; and,
- 3) The granting of the variance would not be detrimental to the public health, safety or welfare, nor injurious to adjoining or neighboring property.

Following review of the variance, check the appropriate box below and provide your signature. If you have no basis for recommending either approval or denial, please check the "No Exceptions Taken" box. If you are recommending approval or denial of the request, **please also complete the matrix on the reverse of this form.** Please return to my attention by **November 02, 2023.**

ROUTING

Delivered To	Returned On	RECOMMENDED ACTION			Signature
		Approval*	Denial*	No Exceptions Taken	
Ben Croy (Engineering)					
Charles Boulard (Comm Dev.)	10/31/23			<input checked="" type="checkbox"/>	

* SEE REVERSE