



# COMMUNITY DEVELOPMENT DEPARTMENT

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

## ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: September 12, 2017

REGARDING: 47601 Grand River, Parcel #50-22-17-400-046 (PZ17-0037)

BY: Larry Butler, Deputy Director Community Development

### I. GENERAL INFORMATION:

**Applicant**

Signarama

**Variance Type**

Sign Variance

**Property Characteristics**

|                  |  |
|------------------|--|
| Zoning District: | Office Service Commercial                  |
| Location:        | West of Beck Road and South of Grand River |
| Parcel #:        | 50-22-17-400-046                           |

**Request**

The applicant is requesting a variance from the City of Novi Code of Ordinance Sections 28-5 to allow the addition of ground sign at the second entrance one allowed, 28-5(9) to allow a 8 foot high sign, 6 feet max allowed, 28-8 to allow sign to be located of premise, off premise signs are only permitted on M5 and I96 off premises sign zone, 28-5(b) to allow a 40 square foot sign 30 square foot max allowed.

This property is zoned Office Service Commercial (OSC).

### II. STAFF COMMENTS:

### III. RECOMMENDATION:

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

1. I move that we **grant** the variance in Case No. **PZ17-0037**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has shown practical 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 \_\_\_\_\_  
\_\_\_\_\_.
- (d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because \_\_\_\_\_  
\_\_\_\_\_.
- (e) The relief is consistent with the spirit and intent of the ordinance because \_\_\_\_\_  
\_\_\_\_\_.
- (f) The variance granted is subject to:
  - 1. \_\_\_\_\_.
  - 2. \_\_\_\_\_.
  - 3. \_\_\_\_\_.
  - 4. \_\_\_\_\_.

2. I move that we **deny** the variance in Case No. **PZ17-0037**, sought by \_\_\_\_\_  
for \_\_\_\_\_ because Petitioner has not shown practical difficulty requiring \_\_\_\_\_.

- (a) The circumstances and features of the property including \_\_\_\_\_ are not unique because they exist generally throughout the City.
- (b) The circumstances and features of the property relating to the variance request are self-created because \_\_\_\_\_  
\_\_\_\_\_.
- (c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioner's statements that \_\_\_\_\_.
- (d) The variance would result in interference with the adjacent and surrounding properties by \_\_\_\_\_.
- (e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to \_\_\_\_\_  
\_\_\_\_\_.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler



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## ZONING BOARD OF APPEALS APPLICATION

**APPLICATION MUST BE FILLED OUT COMPLETELY**

Application Fee: **\$300.00**  
 Meeting Date: **September 12, 2017**  
 ZBA Case #: **PZ 17-0037**

|  |  |   |                                       |
|--|--|---|---------------------------------------|
| <b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>   |  |   |                                       |
| PROJECT NAME / SUBDIVISION <b>ROSE SENIOR LIVING</b>   |  |   |                                       |
| ADDRESS <b>47001 Grand River</b>   |  | LOT/SIUTE/SPACE #   |                                       |
| SIDWELL # <b>50-22-17-400-040</b>  |  | May be obtain from Assessing Department (248) 347-0485  |                                       |
| CROSS ROADS OF PROPERTY <b>BECK: Grand River</b>   |  |   |                                       |
| IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION?<br><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO  |  | REQUEST IS FOR:<br><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   |  |   |                                       |
| <b>II. APPLICANT INFORMATION</b>   |  |   |                                       |
| <b>A. APPLICANT</b>  |  | EMAIL ADDRESS <b>mike@michigansignshops.com</b>   | CELL PHONE NO.                        |
| NAME <b>Mike Stephens</b>  |  | TELEPHONE NO. <b>248-585-0880</b>   |                                       |
| ORGANIZATION/COMPANY <b>Signarama</b>  |  | FAX NO.   |                                       |
| ADDRESS <b>1017 Naughton</b>   |  | CITY <b>Troy</b>  | STATE <b>MI</b> ZIP CODE <b>48063</b> |
| <b>B. PROPERTY OWNER</b> <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER   |  |   |                                       |
| Identify the person or organization that owns the subject property:  |  | EMAIL ADDRESS   | CELL PHONE NO.                        |
| NAME <b>Providence Park Senior Living LLC</b>  |  | TELEPHONE NO.   |                                       |
| ORGANIZATION/COMPANY   |  | FAX NO.   |                                       |
| ADDRESS  |  | CITY  | STATE ZIP CODE                        |
| <b>III. ZONING INFORMATION</b>   |  |   |                                       |
| <b>A. ZONING DISTRICT</b>  |  |   |                                       |
| <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<br><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>OSC</b>   |  |   |                                       |
| <b>B. VARIANCE REQUESTED</b>   |  |   |                                       |
| INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:   |  |   |                                       |
| 1. Section <b>28-5(0)</b>  |  | Variance requested <b>only one sign per pro parcel of land</b>  |                                       |
| 2. Section <b>28-5(1)</b>  |  | Variance requested <b>height max is 6' from grade for a ground sig</b>  |                                       |
| 3. Section <b>28-8</b>   |  | Variance requested <b>off premise sign</b>  |                                       |
| 4. Section <b>28-5(b)(2)</b>   |  | Variance requested <b>size area maximum 30sf</b>  |                                       |
| <b>IV. FEES AND DRAWINGS</b>   |  |   |                                       |
| <b>A. FEES</b>   |  |   |                                       |
| <input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250<br><input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400<br><input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600 |  |   |                                       |
| <b>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>  |  |   |                                       |
| <ul style="list-style-type: none"> <li>• Dimensioned Drawings and Plans</li> <li>• Site/Plot Plan</li> <li>• Existing or proposed buildings or addition on the property</li> <li>• Number &amp; location of all on-site parking, if applicable</li> </ul>  |  | <ul style="list-style-type: none"> <li>• Existing &amp; proposed distance to adjacent property lines</li> <li>• Location of existing &amp; proposed signs, if applicable</li> <li>• Floor plans &amp; elevations</li> <li>• Any other information relevant to the Variance application</li> </ul> |                                       |



# 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 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 an 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 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.

### D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

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

CONSTRUCT NEW HOME/BUILDING  ADDITION TO EXISTING HOME/BUILDING  SIGNAGE  
 ACCESSORY BUILDING  USE  OTHER \_\_\_\_\_

## VI. APPLICANT & PROPERTY SIGNATURES

### A. APPLICANT

  
Applicant Signature

7-21-17  
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.

  
Property Owner Signature

7-20-17  
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 conditions:

\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date



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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. **Describe below:**

There are 2 ways to access the senior living community. One entrance is off of Beck and the secondary entrance is off Providence parkway surrounding the hospital. AS needed as an additional way-finding for property there should be a sign on parkway

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:**

To be consistent with other way-finding / directional signage in surrounding areas the overall SF of sign was determined to be 40 and have a height from grade of 8'.

- 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:**

As previously stated there is an entrance to the property for the Senior living community where this sign is proposed. This is in an additional need in terms of wayfinding as well as exposure / advertisement for the property.

## 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.

The secondary sign will provide exposure to property as well as guide clients with a different entrance into property.

## 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.

There is no negative impact on having the sign installed in specific area. On the contrary the sign actually is uniform with the other signage for the hospital on site in terms of construction and colors.

side view

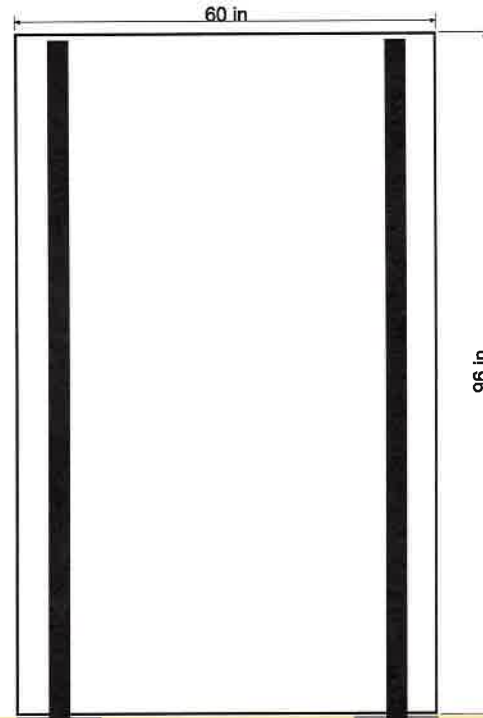


front view



Non-Lit Metal Ground Sign  
Double-Sided Unit

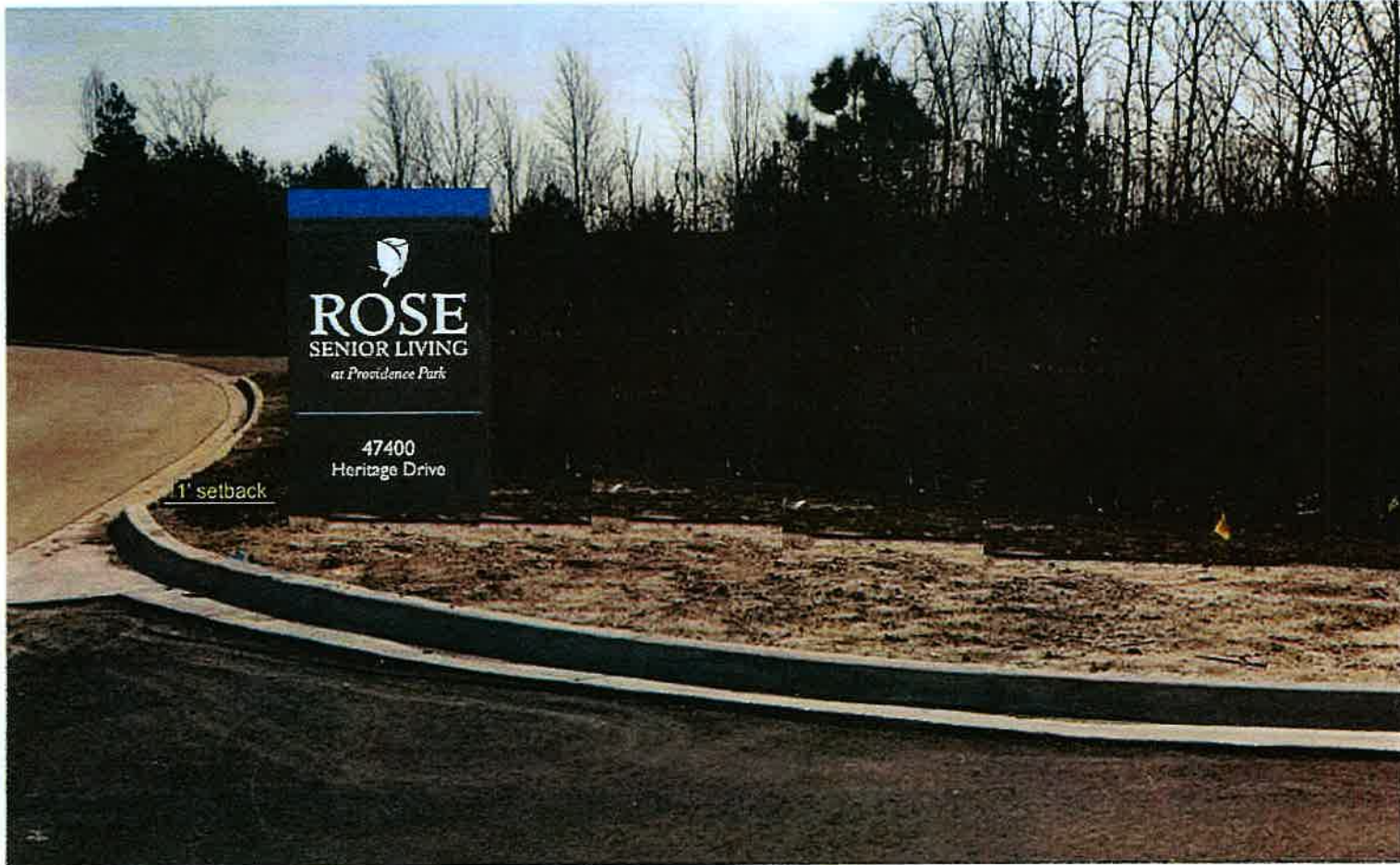
40 SF



12x12x42 footings  
posts cemented in

4x4 metal poles





**CLIENT APPROVAL:** By issuing this proof, I approve the size, quantity, spelling, color(s) and overall design of my order. I understand that I am 100% responsible for any additional charges made to my order after the date indicated on this approval.

CLIENT APPROVAL SIGNATURE/DIGITAL SIGNATURE THROUGH SIGNYOU

CLIENT PRINTED NAME

DATE



**3M**



3M™ MCS™ Warranty

Troy / Metro Detroit

**Signarama**  
The way to grow your business.

1017 Neughton Dr. Troy, MI 48063

(248) 585-6880 michigansignshops.com



zoomed in view



1' setback from curb



CLIENT APPROVAL: By signing this proof, I approve the size, quantity, spelling, color(s) and overall design of my order. I understand that I am 100% responsible for any accidental changes made to my order after the date indicated on my approval.

CLIENT APPROVAL SIGNATURE/DIGITAL SIGNATURE THROUGH SIGNYOX

CLIENT PRINTED NAME

DATE



3M



3M MCS™ Warranty

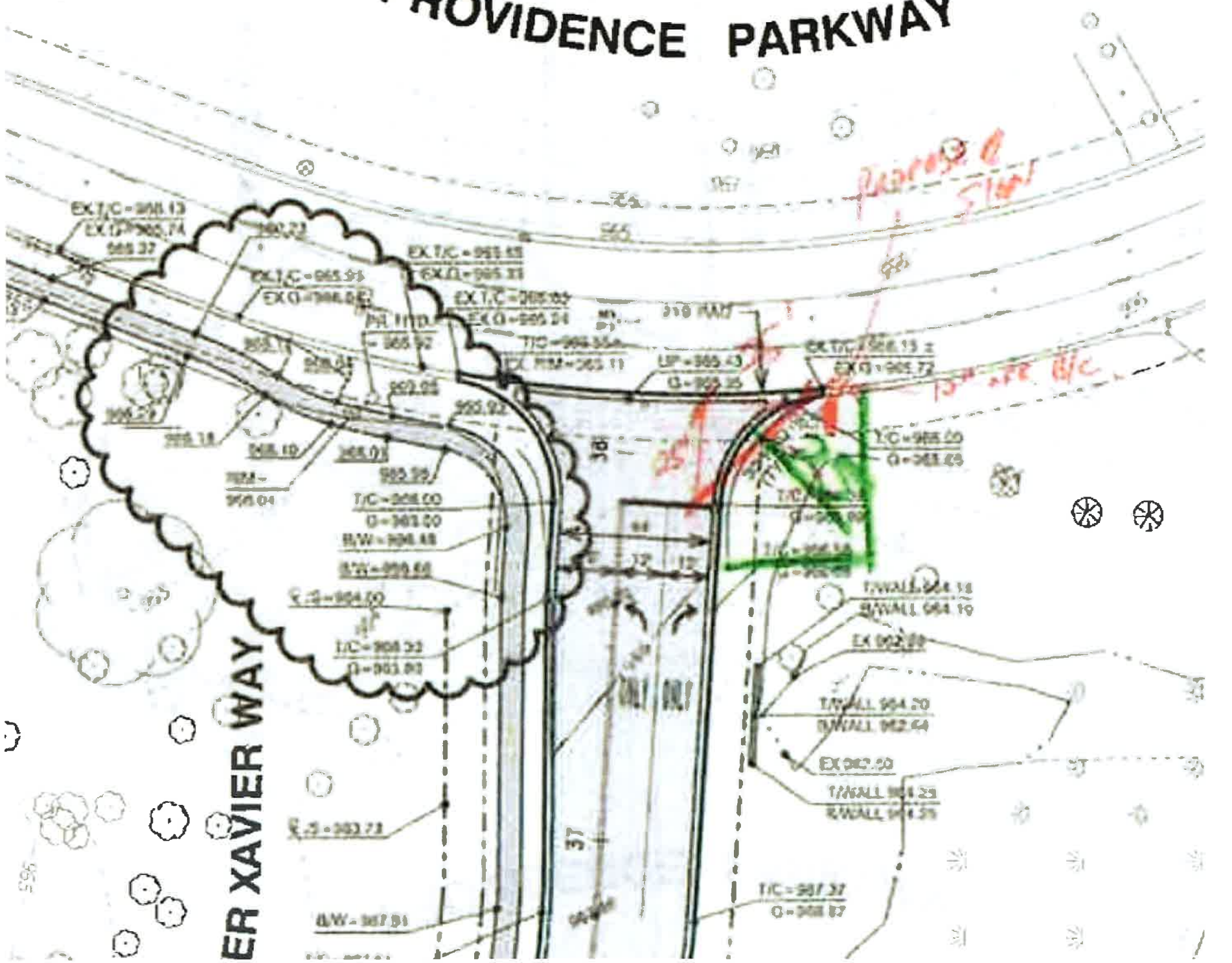
Troy / Metro Detroit

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# PROVIDENCE PARKWAY



**XAVIER WAY**