



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: March 15, 2016

REGARDING: Delphinus Medical Technologies (PZ16-0004), 45525 Grand River Ave
BY: Charles Boulard, Building Official

I. GENERAL INFORMATION:

Applicant

Delphinus Medical Technologies

Variance Type

Sign Variance

Property Characteristics

Zoning District: I-1, Light Industrial District
Parcel #: 50-22-16-451-067

Request

The applicant is requesting a variance from the CITY OF NOVI, CODE OF ORDINANCES; Section 28-5(3) to allow installation of an additional sign in the form of a 57 square foot wall sign on the building. This sign is for a new business moving into the structure. Two existing ground signs of 27 and 10.5 square feet each are currently approved and installed.

The property is located west of Taft Road and south of Grand River Ave.

II. STAFF COMMENTS:

Proposed Changes

The applicant is requesting approval to install a new additional wall sign for a new business in an existing building near the busy intersection of Taft Road and Grand River. Were there not also ground signs for the property, a wall sign of 60 square feet would be allowed. The property had significant roadway frontage, but is close to the intersection.

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. **PZ16-0004**, 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. **PZ16-0004**, 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) 347-0423.

Charles Boulard

Zoning Board Of Appeals
Delphinus Medical Technologies
Case # PZ16-0004
Building Official
City of Novi

March 15, 2016
Page 3 of 3

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ZONING BOARD OF APPEALS
APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$ 300.00</u>	
PROJECT NAME / SUBDIVISION Delphinus Medical Technologies				Meeting Date: <u>3-15-16</u>	
ADDRESS 45525 Grand River Ave		LOT/SIUTE/SPACE #		ZBA Case #: <u>PZ 14-0004</u>	
SIDWELL # 50-22-16 .451 .067		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY Grand River Ave & Taft 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 dsaunders@delphinusmt.com		CELL PHONE NO. 412-779-0391	
NAME Debra Saunders				TELEPHONE NO. 734-223-3088	
ORGANIZATION/COMPANY Delphinus Medical Technologies				FAX NO.	
ADDRESS 45525 Grand River Ave		CITY Novi	STATE MI	ZIP CODE 48374	
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 wztaylor80@gmail.com		CELL PHONE NO. 248-312-8173	
NAME Zach Taylor				TELEPHONE NO.	
ORGANIZATION/COMPANY Novi Ventures LLC				FAX NO.	
ADDRESS 47795 Bellagio		CITY Northville	STATE MI	ZIP CODE 48167	
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 checked="" type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>28-5(3)</u> Variance requested <u>variance for wall sign in addition to 2 existing ground signs</u>					
2. Section _____ Variance requested _____					
3. Section _____ Variance requested _____					
4. Section _____ Variance requested _____					
IV. FEES AND DRAWINGS					
A. FEES					
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250					
<input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input checked="" type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400					
<input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
• Dimensioned Drawings and Plans		• Existing & proposed distance to adjacent property lines			
• Site/Plot Plan		• Location of existing & proposed signs, if applicable			
• Existing or proposed buildings or addition on the property		• Floor plans & elevations			
• Number & location of all on-site parking, if applicable		• 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

William S. Sanderson
Applicant Signature

1-27-2016
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.

Zach Taylor
Property Owner Signature

2-2-2016
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

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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:

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:

The proposed wall sign is within the allowable square footage for a wall sign in this zoning district (60 sq ft). The proposed sign is also an appropriate size for the length of the building. The lineal building frontage of the North facing facade where the sign is to be located is 188'. The proposed sign is in no way proportionally displeasing to the building or the surrounding community.

- 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:

As new tenants, Delphinus Medical Technologies was not involved in any prior sign installations on this property. The decision to erect the existing 2 ground signs was not made by the applicant requesting the variance.

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.

N/A

Standard #3. Adverse Impact on Surrounding Area.

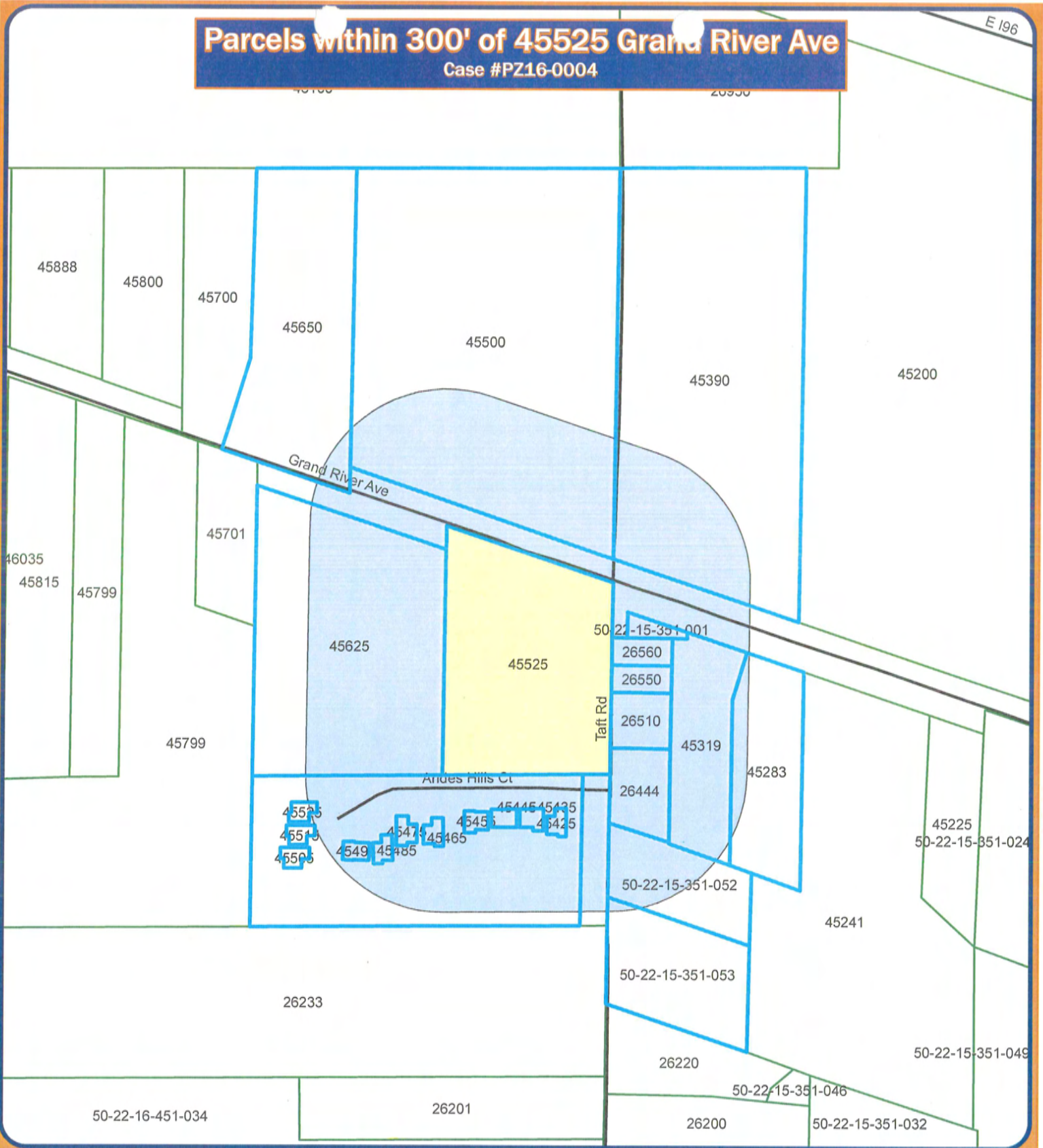
Explain how the Sign Variance will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter.

Approval of the requested variance will have no adverse impact on either the tenants building itself or the surrounding property. The sign is proportionate to the facade of the building, it does not create any additional structures & all of the adjacent property owners have approved the proposed sign project. Attached please find signed copies from the neighboring properties indicating their approvals. We further believe that the approval of the requested variance will be beneficial to the traffic safety of people visiting the property. The existing ground sign is easily seen by traffic heading East on Grand River, however is not easily seen by traffic heading West. The opposite will be true for the proposed wall sign, meaning it will be easily seen by traffic heading West and therefore will result in safer access to the property.

Parcels within 300' of 45525 Grand River Ave

Case #PZ16-0004

E 196



Map Author: Jon Gartha
Date: February 4, 2016
Project: Address List for 22-16-451-067
Version #: 1.0

Amended By:
Date:
Department:

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.

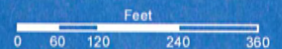
Map Legend

- Subject Property
- Tax Parcel
- Municipality
 - Novi
 - Novi Twp.



City of Novi

IT Department
GIS Division
45175 Ten Mile Rd
Novi, MI 48375
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1 inch = 286 feet



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SignText Incorporated
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www.signtext.com

Delphinus Medical Technologies
45525 Grand River Ave
Novi, MI 48375

February 1, 2016

RE: Variance for Sign Permit, City of Novi

I, Joe Benstein, of Mansfield Cabinet

have seen and have no objection to the wall sign as proposed by Delphinus Medical Technologies at 45525 Grand River Ave., Novi, MI.

[Handwritten Signature] Date 2/1/16
Signature

JOE BENSTEIN
Printed Name

You may not know our name... but you've seen our work.

3M Scotchprint® Graphics
Authorized Manufacturer

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45525 Grand River Ave
Novi, MI 48375

February 1, 2016

RE: Variance for Sign Permit, City of Novi

I JUSTIN ROOT, of CITY ELECTRIC SUPPLY

have seen and have no objection to the wall sign as proposed by Delphinus Medical Technologies at 45525 Grand River Ave., Novi, MI.

 Date 2-1-16
Signature

JUSTIN ROOT
Printed Name

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February 1, 2016

RE: Variance for Sign Permit, City of Novi

BRIAN ADAMS, of ADAMS SPORTS MEDICINE

have seen and have no objection to the wall sign as proposed by Delphinus Medical Technologies at 45525 Grand River Ave., Novi, MI.

[Signature] Date 2/1/16

Signature BRIAN ADAMS

Printed Name

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February 1, 2016

RE: Variance for Sign Permit, City of Novi

Robert Massaro

I *Ray Smith*, of *Redford Loc'k*

have seen and have no objection to the wall sign as proposed by Delphinus Medical Technologies at 45525 Grand River Ave., Novi, MI.

[Signature] Date *2-1-16*

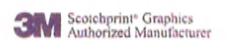
Signature

Ray Smith

Printed Name

ROBERT MASSARO

You may not know our name... but you've seen our work.



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45525 Grand River Ave
Novi, MI 48375

February 1, 2016

RE: Variance for Sign Permit, City of Novi

I, Grace Morin, of Fairlane Motel

have seen and have no objection to the wall sign as proposed by Delphinus Medical Technologies at 45525 Grand River Ave., Novi, MI.

Morin Date 2-1-16

Signature

Fairlane Motel

Printed Name

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February 1, 2016

RE: Variance for Sign Permit, City of Novi

I Kelly Hill of Earth Concepts

have seen and have no objection to the wall sign as proposed by Delphinus Medical Technologies at 45525 Grand River Ave., Novi, MI.

Kelly Hill Date 2/1/16

Signature

Kelly Hill

Printed Name

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February 1, 2016

RE: Variance for Sign Permit, City of Novi

I, STEVE DeHORN, of SIDOCK GROUP, INC.

have seen and have no objection to the wall sign as proposed by Delphinus Medical Technologies at 45525 Grand River Ave., Novi, MI.

SP DeHorn Date 2/1/2016

Signature

STEVEN P. DeHORN, PRINCIPAL

Printed Name

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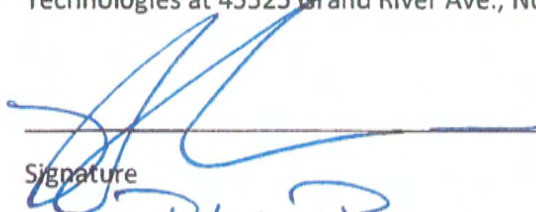
Delphinus Medical Technologies
45525 Grand River Ave
Novi, MI 48375

February 1, 2016

RE: Variance for Sign Permit, City of Novi

I Blair Bowman, of Suburban Collection Showplace

have seen and have no objection to the wall sign as proposed by Delphinus Medical Technologies at 45525 Grand River Ave., Novi, MI.

 Date 2-1-16
Signature

Blair Bowman

Printed Name

You may not know our name... but you've seen our work.

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Authorized Manufacturer



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February 1, 2016

RE: Variance for Sign Permit, City of Novi

Padma Manuballa of Miracle software systems

have seen and have no objection to the wall sign as proposed by Delphinus Medical Technologies at 45525 Grand River Ave., Novi, MI.

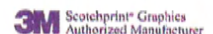
Padma Manuballa Date 2.2.16

Signature

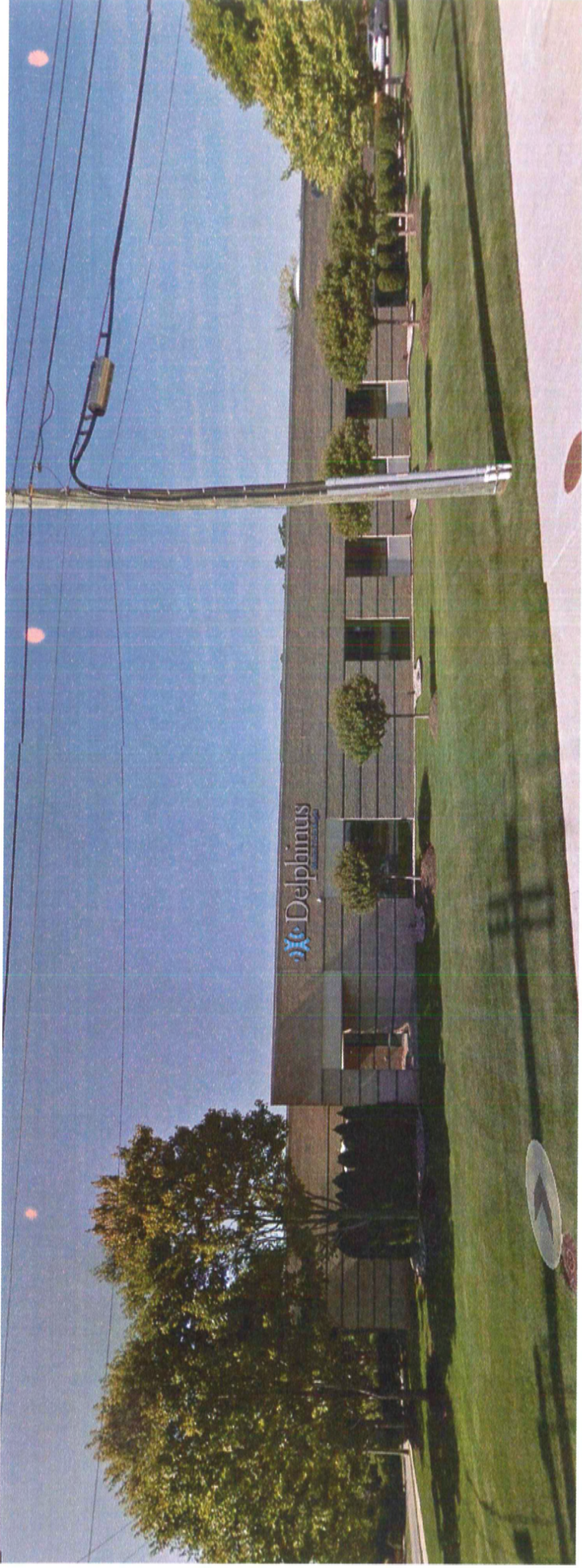
PADMA MANUBALLA

Printed Name

You may not know our name... but you've seen our work.



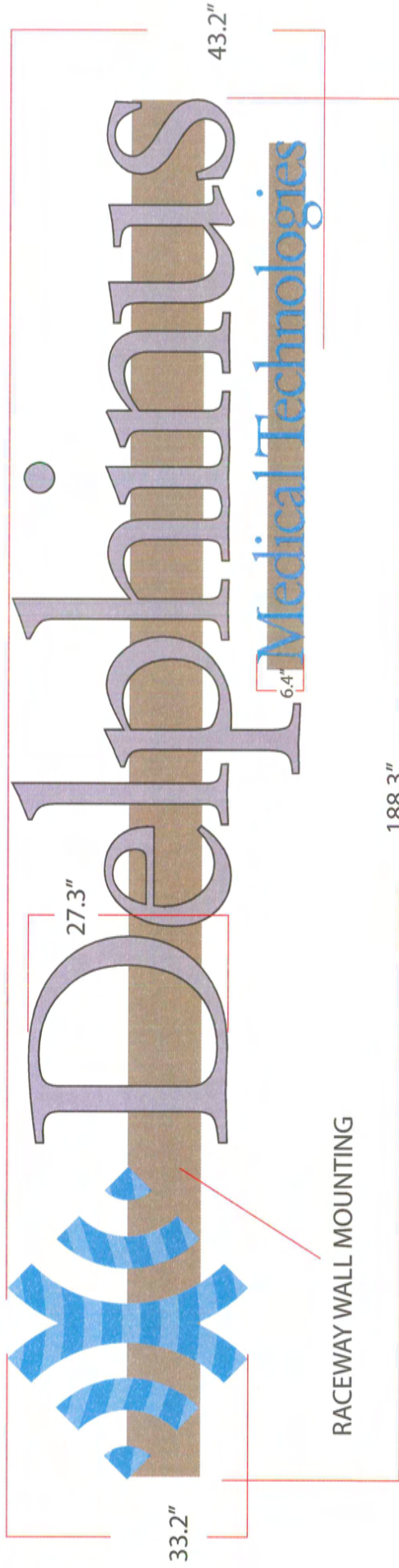
**45525 GRAND RIVER AVE:
PROPOSED ILLUMINATED WALL SIGN, TOTAL 56.49 SQ FT**



EAST END OF PROJECTING SECTION OF BUILDING FRONT



PROPOSED CHANNEL LETTER WALL SIGN: 43.2"X188.3" = 56.49 SQ FT
LOGO EMBLEM AND DELPHINUS COPY ARE FACE ILLUMINATED CHANNEL LETTERS WITH WHITE LED
MEDICAL TECHNOLOGIES COPY IS 1/4" THICK FLAT CUT ALUMINUM PAINTED 1 PMS COLOR BLUE (NON-ILLUMINATED)



EXISTING GROUND SIGNS:

SIGN A: ON GRAND RIVER SIDE: 46"X84" = 26.83 SQ FT

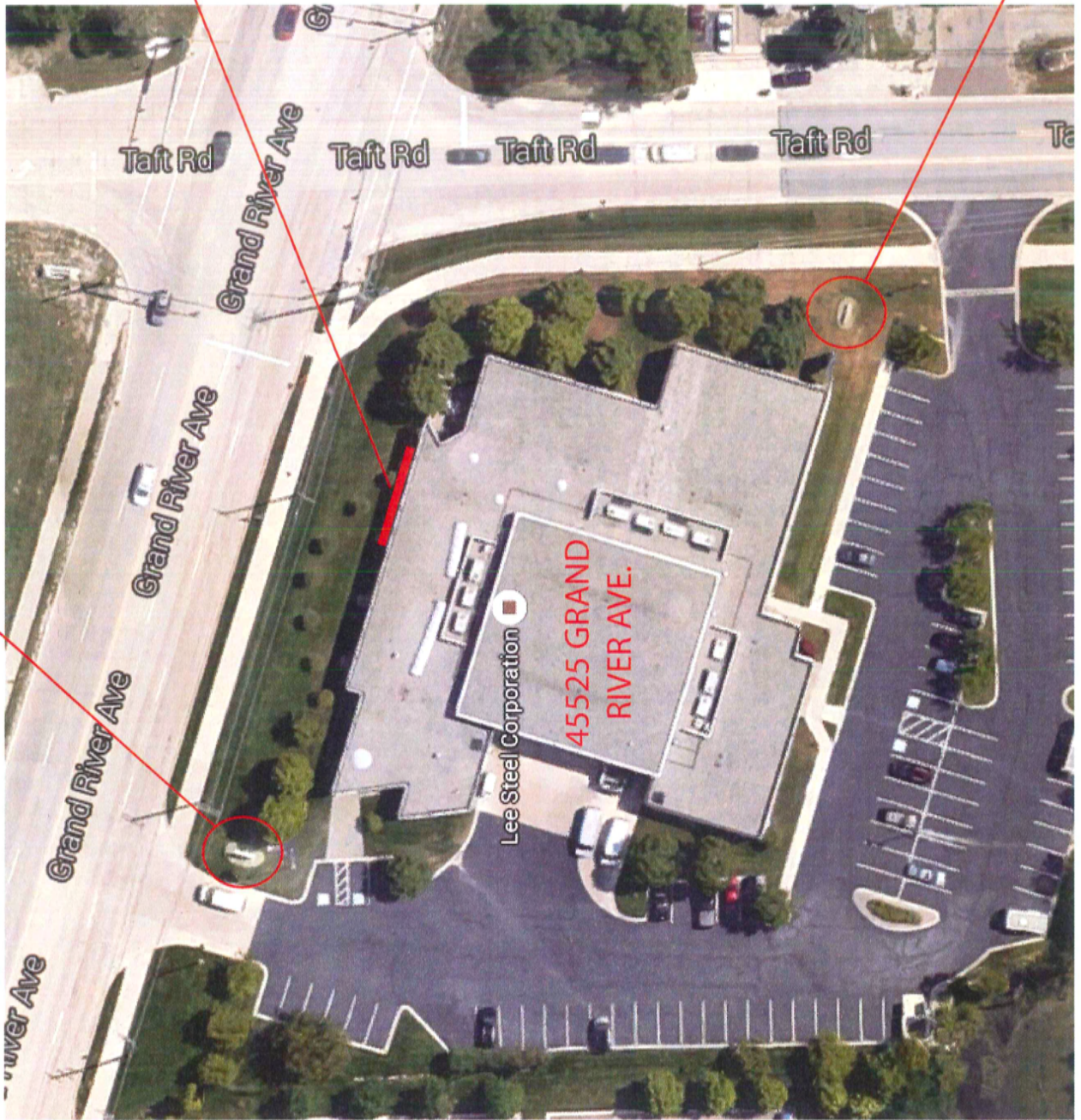


SIGN B: ON TAFT RD: 18"X84" = 10.5 SQ FT



SIGN PLACEMENTS:

EXISTING SIGN A



PRPOSED WALL SIGN LOCATION

EXISTING SIGN B