



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:** December 8, 2015

REGARDING: 27150 PROVIDENCE PARKWAY (CASE NO. PZ15-0044)

BY: Charles Boulard, Building Official

I. GENERAL INFORMATION:

Applicant

Nathan Bertan of JL Geisler on behalf of DaVita Dialysis

Variance Type

Sign Variance

Property Characteristics

Zoning District: OSC, Office Service Commercial District
 Site Location: 27150 Providence Parkway
 Parcel #: 50-22-17-400-041

Request

The applicant is requesting a variance from the CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow a ground sign of 21 square feet. A single sign is allowed for the property and a wall sign has also been requested and has been approved. The property is located south of Grand River Ave. west of Beck Road in the OSC Zoning District.

II. ZONING AND LAND USE:

The table below lists the zoning district, existing land use and future land use for the subject site and surrounding parcels.

Parcel	Zoning District	Existing Land Use	Future Land Use
Subject Property	OSC Office Service Commercial District	Medical Office/Clinic	Office Commercial
North	OSC Office Service Commercial District	Providence Park Hospital Campus	Office Commercial
South	OSC Office Service Commercial District	Providence Park Hospital Campus	Office Commercial
East	OSC Office Service Commercial District	Providence Park Hospital Campus	Office Commercial
West	OSC Office Service Commercial District	Providence Park Hospital Campus	Office Commercial

III. STAFF COMMENTS:

Proposed Changes

The applicant is requesting approval for installation of an additional ground sign for the new DaVita Dialysis facility. The applicant is entitled to and has been granted approval for a single wall sign under the Novi Sign Ordinance. The applicant is requesting the following signage:

- Second (ground sign), proposed at 5.5 ft x 3.8 ft (21.0 sq. ft.) on a masonry base

IV. RECOMMENDATION:

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

1. I move that we **grant** the variance in Case No. **PZ15-0044**, 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. **PZ15-0044**, sought by _____, for _____ because Petitioner has not shown practical difficulty requiring _____.

Zoning Board Of Appeals

Davita Dialysis
Case # PZ15-0044

December 8, 2015

Page 3 of 3

- (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 Petitioners 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) 347-0415.

Charles Boulard
Building Official
City of Novi



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

ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

OCT 29 2015

CITY OF NOVI
COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)		Application Fee: <u>\$ 300-</u>	
PROJECT NAME / SUBDIVISION <u>Davita Dialysis</u>		Meeting Date: <u>12-8-15</u>	
ADDRESS <u>27150 Providence Pkwy</u>	LOT/SITE/SPACE #	ZBA Case #: <u>PZ 15-0044</u>	
SIDWELL # <u>50-22-17-400-041</u>	May be obtain from Assessing Department (248) 347-0485		
CROSS ROADS OF PROPERTY			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION?		REQUEST IS FOR:	
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<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 type="checkbox"/> NO			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS	CELL PHONE NO.
		<u>nate@jlgmeister.com</u>	<u>248-990-0446</u>
NAME <u>Nathan Bertan</u>		TELEPHONE NO.	
		<u>386-574-1800 x107</u>	
ORGANIZATION/COMPANY <u>JL Geister Corporation</u>		FAX NO.	
		<u>586-574-1805</u>	
ADDRESS <u>28750 Lorna Ave</u>	CITY <u>Warren</u>	STATE <u>MI</u>	ZIP CODE <u>48092</u>
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	CELL PHONE NO.
		<u>G-jonna@whitekulture.com</u>	
NAME <u>Gary Jonna</u>		TELEPHONE NO.	
		<u>248-724-0400</u>	
ORGANIZATION/COMPANY <u>G-SJV - Novi, II, LLC.</u>		FAX NO.	
ADDRESS <u>79525 13 mile Rd. Suite 250</u>		CITY <u>Novi</u>	STATE <u>MI</u> ZIP CODE <u>48377</u>
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 type="checkbox"/> OTHER _____			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>28-5</u> Variance requested <u>2 signs on one parcel</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 checked="" type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input 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			
<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 • 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 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

10/27/2015
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

10-27-15
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
www.cityofnovi.org

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:

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:

Due to the property's distance and viewing angle from the Providence Pkwy. entrance off Grand River Ave., and in addition to the fact that Davita will not have a sign on the Providence Hospital Directories along Providence Pkwy. patrons will have a difficult time getting to the property without a ground sign.

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.

Given the medical nature of the clinic, it is imperative that Davita patients are able to quickly identify and locate the clinic. Dialysis patients are typically on a regimented treatment schedule, extra time spent trying to locate the proper route to get into the parking lot could be detrimental to a dialysis patient in need of acute treatment.

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.

The surrounding parcels are undeveloped and should therefore have no impact.

Davita[®]

Davita Novi Dialysis
27150 Providence Pkwy.
Novi, MI 48374

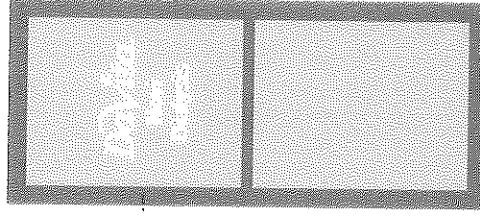
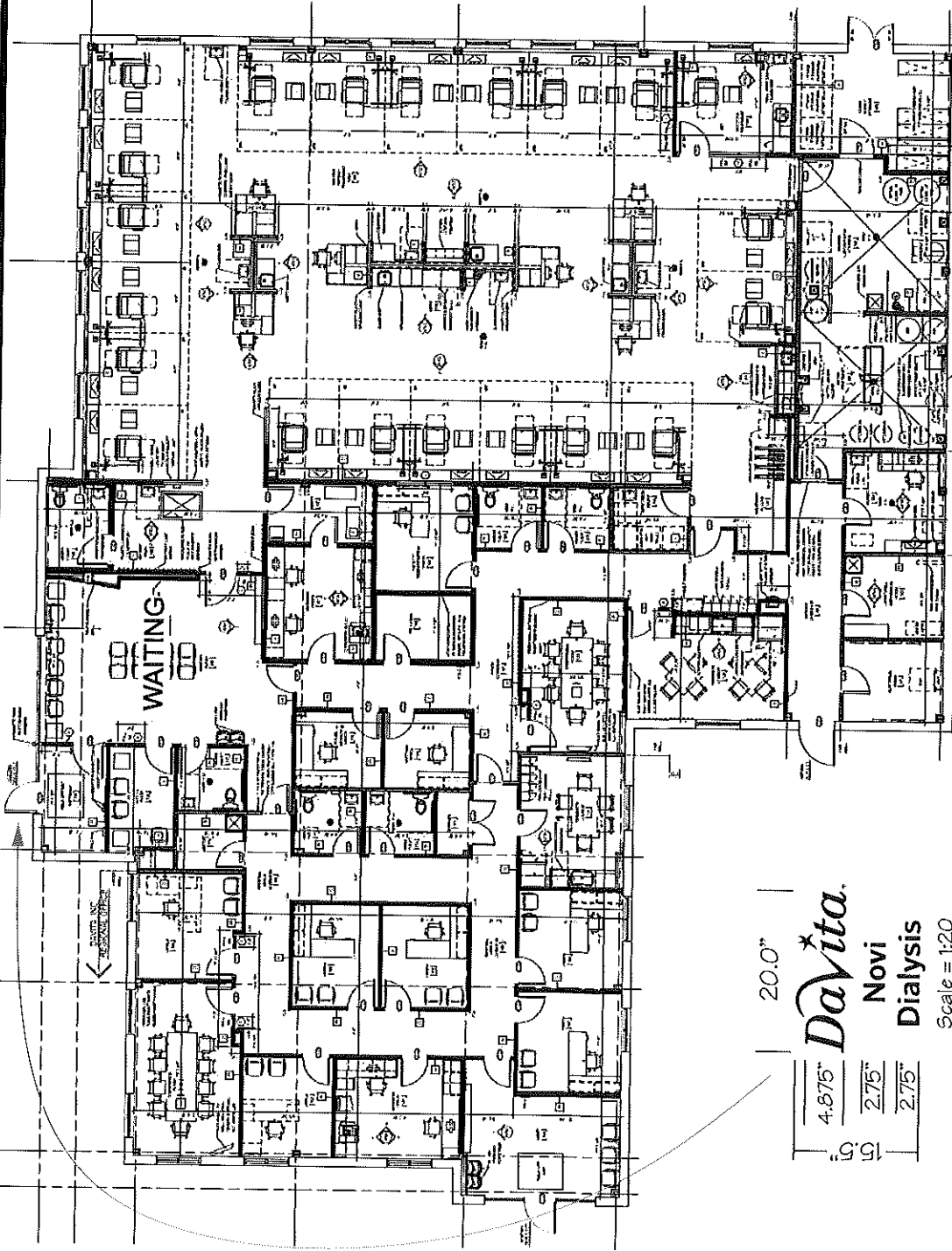
GEISLER[™]
J.L. Geisler Corp.

28750 Loma Ave.
Warren, MI 48092-3930
586/574-1800
Fax 586/574-1805
E-Mail: tammy@jgeisler.com

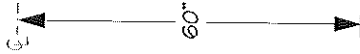


Certified

Davita Novi Dialysis
 27150 Providence Pkwy.
 Novi, MI 48374



Door Vinyl (Example Door Only)



20.0"
 4.875"
 2.75"
 2.75"
Davita.
 Novi
 Dialysis
 Scale = 1:20

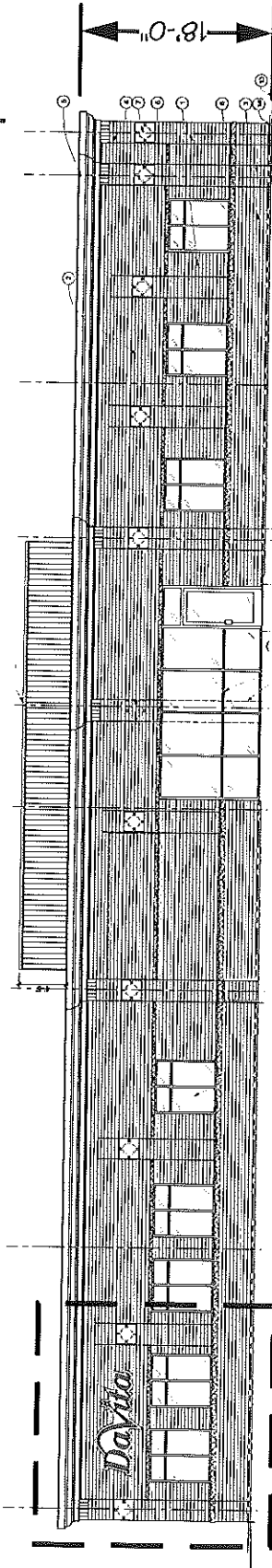
QTY. 1

MATERIAL: White Premium Vinyl
 LETTER STYLE: Davita Logo, Whitney SemiBold
 MOUNTING: First Surface

Rev.	Date	Description	By
28750 Loma Ave. Warren, MI 48092-3950 586574-1800 Fax 586574-1805 E-Mail: tammy@jgeisler.com		DATE: 10-15-15 PROJECT: Davita Dialysis TITLE: Floor Plan SCALE: nts FILE: Davita Novi.cdr DRAWING BY: AS	
		© J.L. Geisler Corp. 2015 	

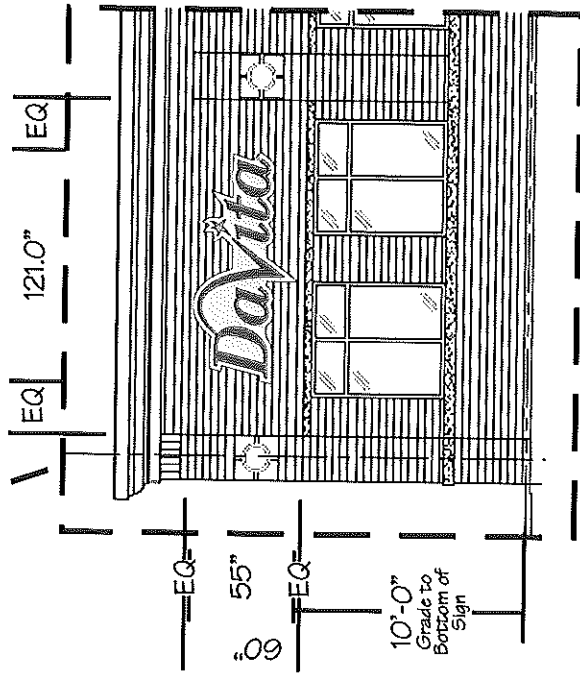
Davita Novi Dialysis
 27150 Providence Pkwy.
 Novi, MI 48374

132'-0"



North Elevation
 Scale: 1/16"=1' (1:192)

10'-8"

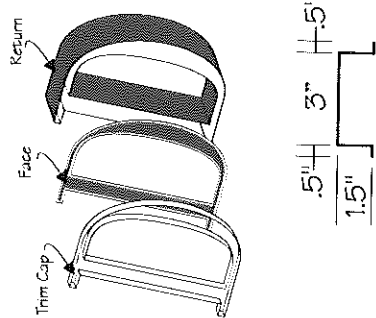
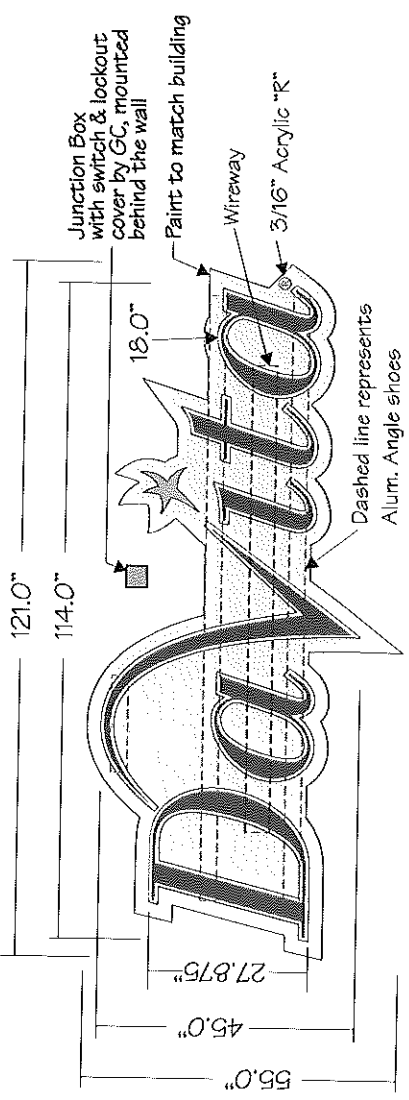


Enlarged Detail
 Scale: 1/8"=1' (1:96)

NOTE: Verify dimensions prior to manufacturing

Rev.	Date	Description	By

28750 Loma Ave. Warren, MI 48092-3930 586574-1800 Fax 586574-1805 E-Mail: tammy@jgeisler.com	DATE: 10-16-15 PROJECT: Davita Dialysis TITLE: Exterior Elevation SCALE: see notes FILE: Davita Novi.cdr DRAWING BY: AS
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TOTAL 46.22 sq. ft.

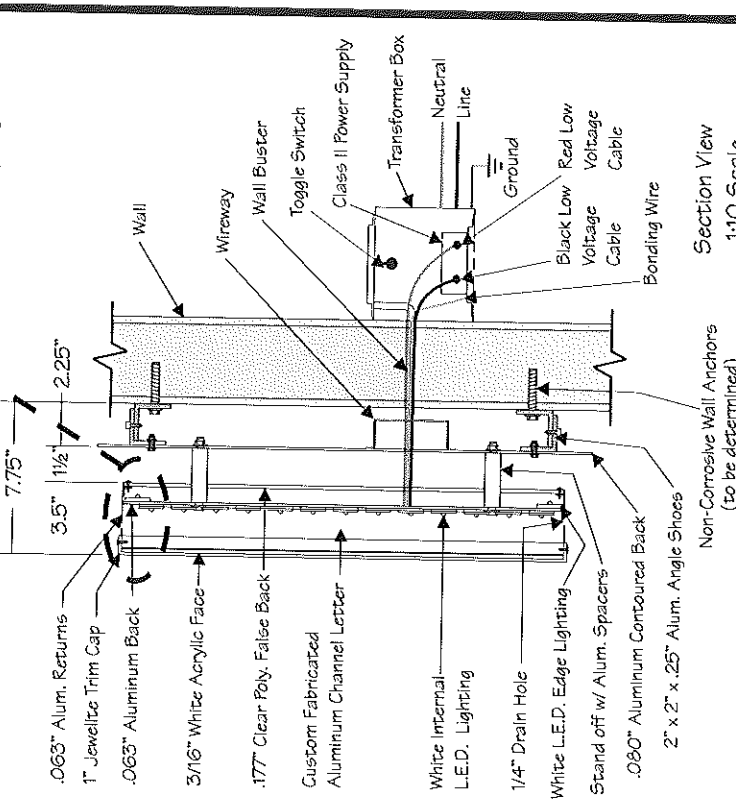
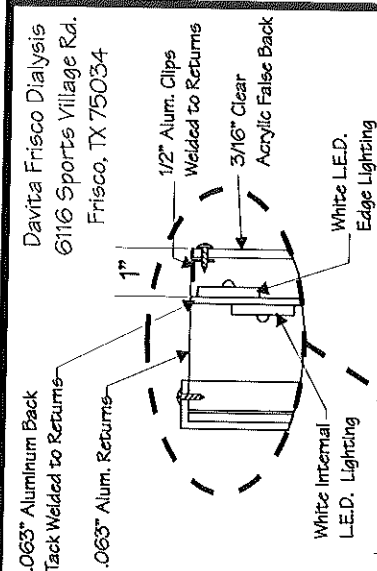
Elec. Specs	
(1) 120 V	
20 Amps	
Circuit	

*** SEAL ALL PENETRATIONS ***

"This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign."

Qty. (1)

Internally Illuminated / Halo Lit L.E.D. Channel Letters
 Faces: 3/16" #7328 White Acrylic w/ Arlon #2940 Blue Vinyl
 Inlay to Create White Outline & 3/16" #2016 Yellow (Flexi) Star
 Trim Cap: 1" White and Yellow (star)
 Returns: .063" Pre-finished Coil Heron Blue
 Backs: .063" Pre-finished Bright White Aluminum
 False Backs: 3/16" Clear Acrylic
 Illumination: White L.E.D.
 Register Mark: Non-Illuminated Flat Cut Out Acrylic
 Mounting: Stud Mount w/ Alum. Spacers

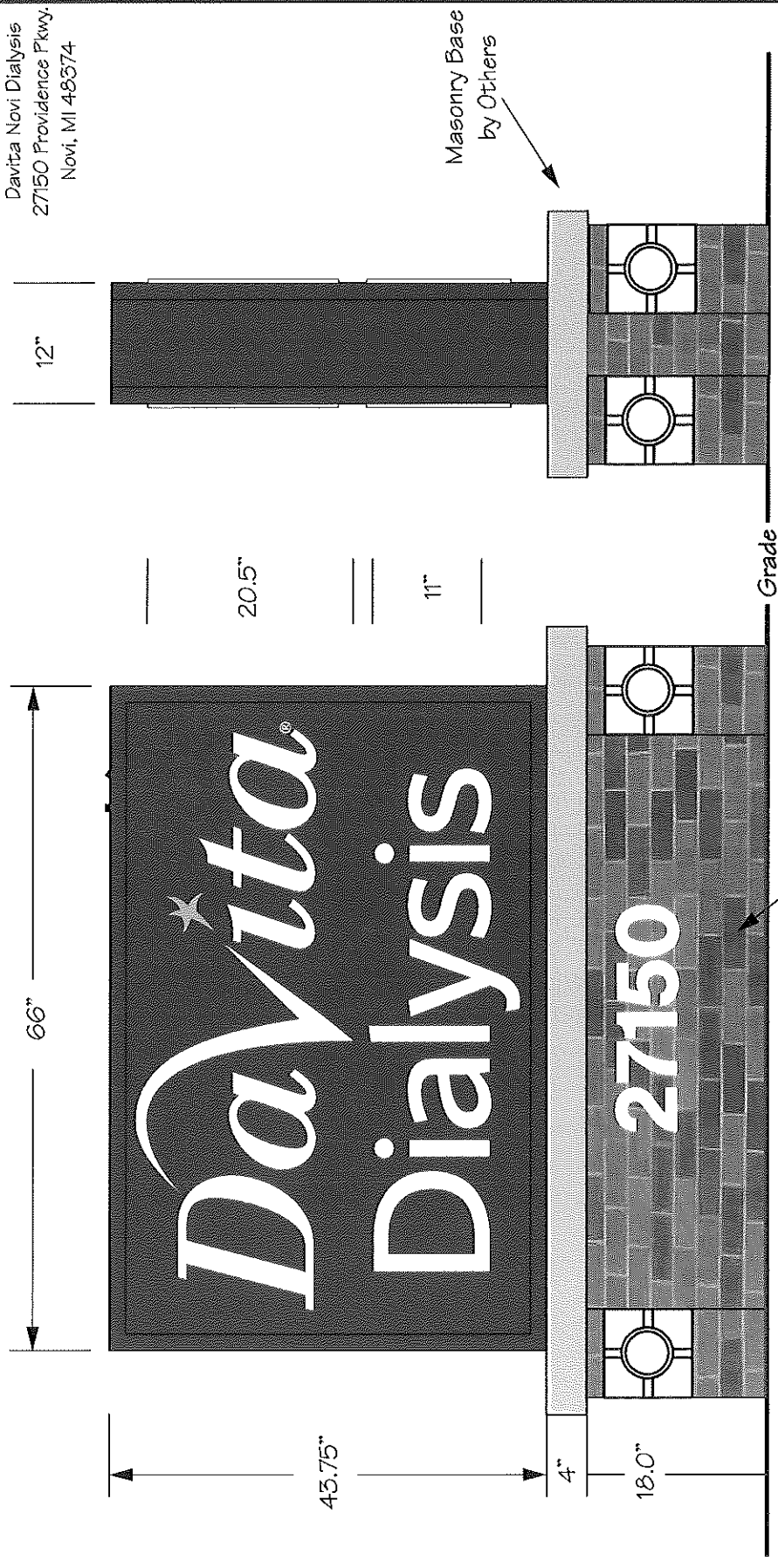


Rev.	Date	Description	By

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28750 Loma Ave.
 Warren, MI 48092-3930
 586.574.1800
 Fax 586.574.1805
 E-Mail: geis@geisler.com

DATE: 10-16-15
 PROJECT: Davita Dialysis
 TITLE: Channel Letters
 SCALE: 3/8"=1' (1:32)
 FILE: Davita Novi.cdr
 DRAWING BY: AS



Davita Novi Dialysis
27150 Providence Pkwy.
Novi, MI 48374

Masonry Base
by Others

Qty. (1) Double Face, Illuminated Monument Sign
w/ Push Through Acrylic Letters

CABINET MATERIAL: SignComp Standard 12" Double Face Kit
CABINET COLOR: MP#34246 Blue
FACE MATERIAL: Background = 3mm Alupanel (MP#34246 Blue)
Logo & Text = .375" (#7328) White Acrylic w/

.125" White Translucent Acrylic Backer
LOGO COLOR: Star = Oracal 8500-015 Yellow Orange on 1st Surface
MOUNTING: 4" Sch 40 steel post

Rev.	Date	Description	By

20.05 Sq. Ft.

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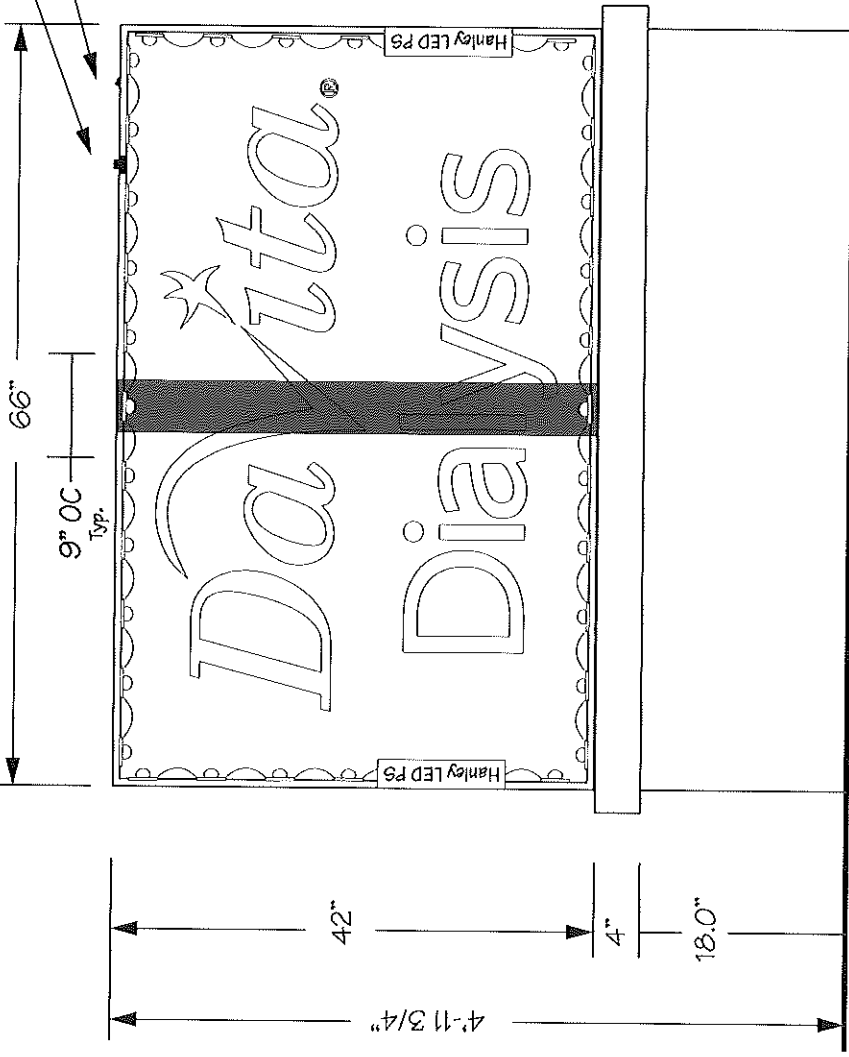
28750 Loma Ave.
Warren, MI 48092-3930
588574-1800
Fax: 588574-1805
E-Mail: tammy@geisler.com

DATE: 10-15-15
PROJECT: Davita Dialysis
TITLE: Monument Sign
SCALE: 3/4" = 1' (1:16)
FILE: Davita Novi.cdr
DRAWING BY: AS

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Davita Novi Dialysis
 27150 Providence Pkwy.
 Novi, MI 48374

Photo Eye
 Toggle Switch

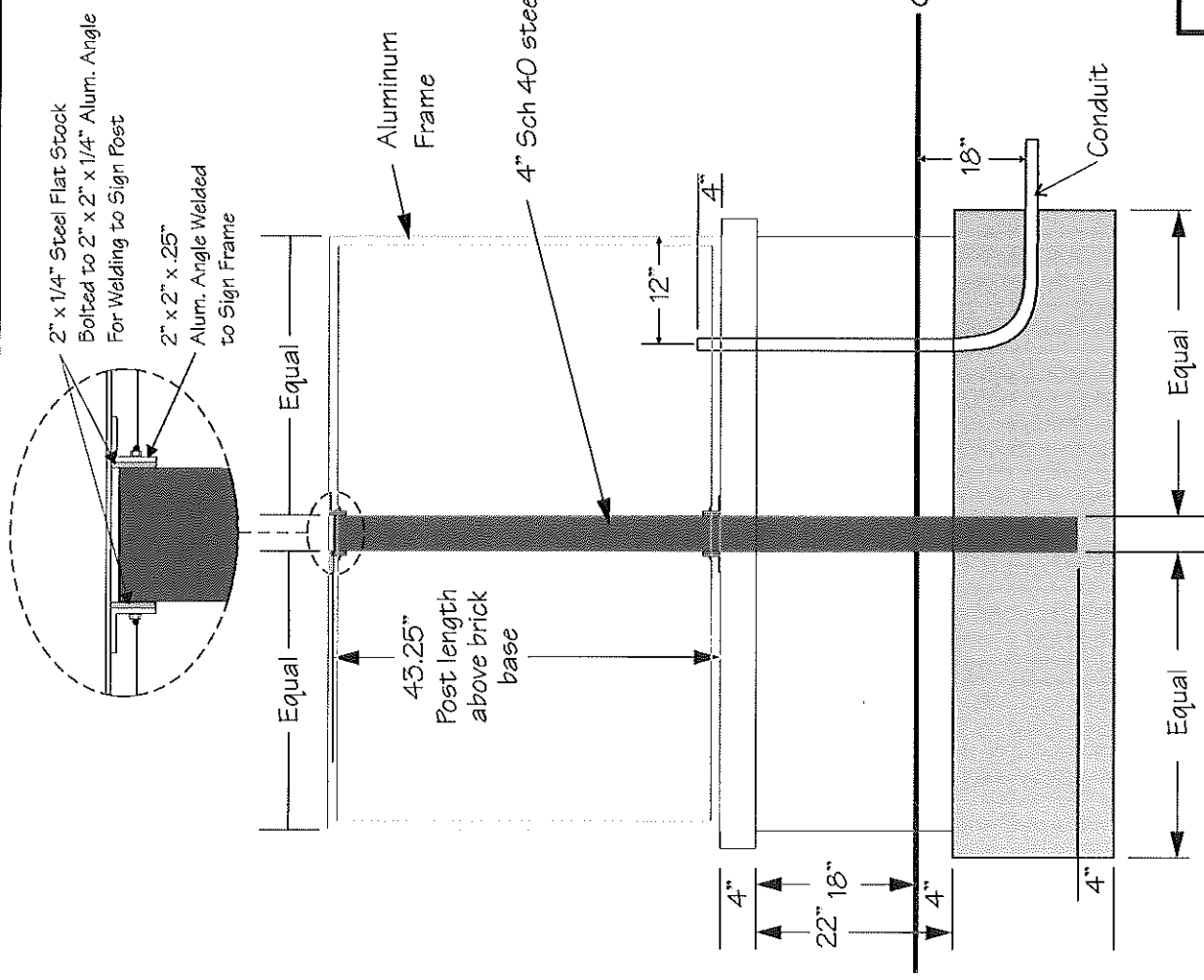


Elec. Specs.
(1) 120V 20 Amp Circuit
(2) Hanley LED Driver
(40) Hanley Golden Series Perimeter LEDs

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Rev.	Date	Description	By
26750 Loma Ave. Warren, MI 48092-3930 586574-1800 Fax 586574-1805 E-Mail: tammy@jgeisler.com		DATE: 10-15-15 PROJECT: Davita Dialysis TITLE: Monument Sign SCALE: 3/4"=1' (1:16) FILE: Davita Novi.cdr DRAWING BY: AS	
GEISLER J.L. Geisler Corp. © j.l. geisler corp. 2015		Certified 	

Davita Novi Dialysis
 27150 Providence Pkwy.
 Novi, MI 48374



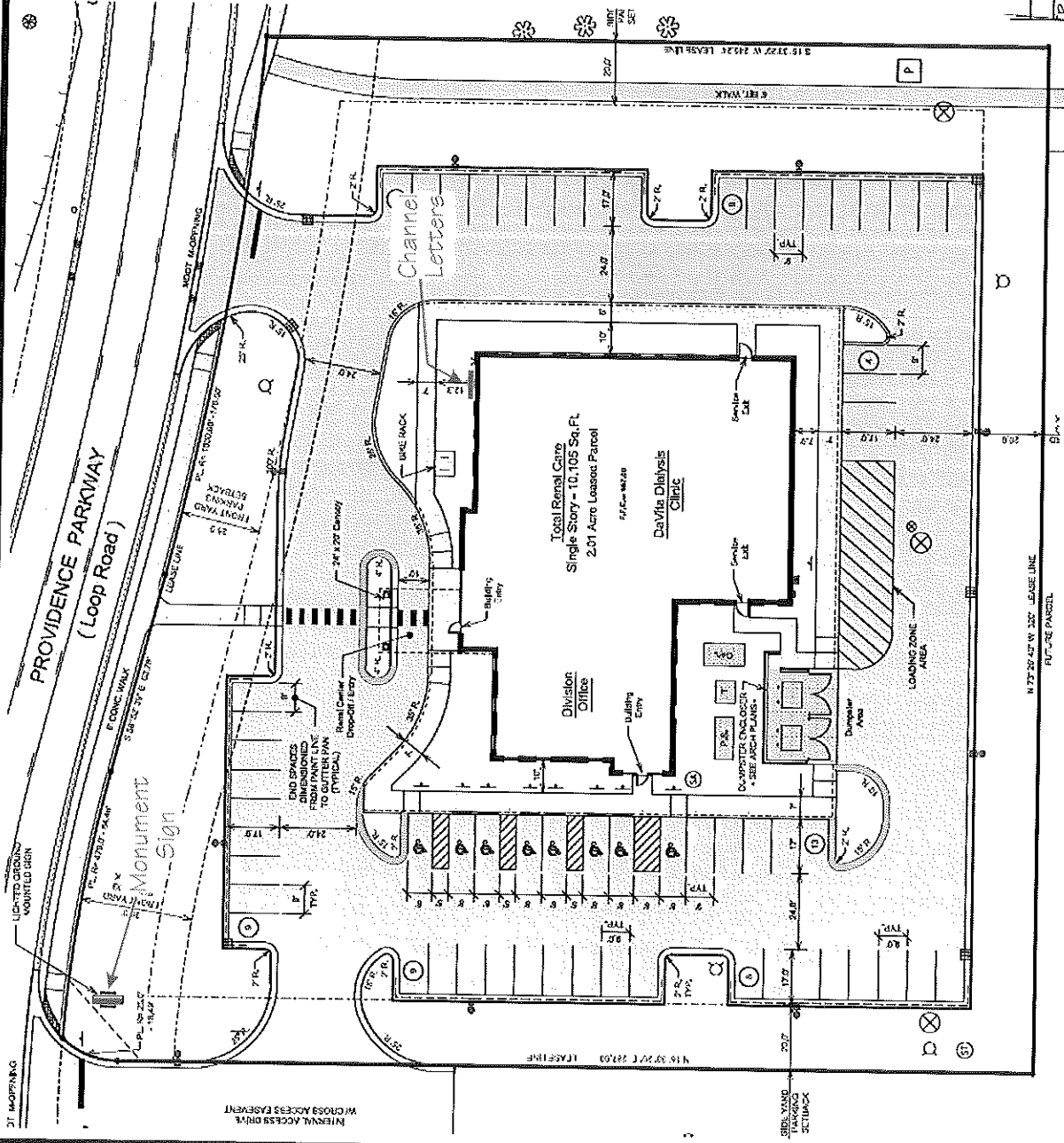
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 Warren, MI 48092-3830
 586574-1800
 Fax 586574-1805
 E-Mail: tammy@jgeisler.com

DATE: 10-15-15
 PROJECT: Davita Dialysis
 TITLE: Monument Sign
 SCALE: 1:20
 FILE: Davita Novi.cdr
 DRAWING BY: AS

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Davita Novi Dialysis
 27150 Providence Pkwy.
 Novi, MI 48374



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28750 Loma Ave.
 Warren, MI 48092-3930
 586574-1800
 Fax 586574-1905
 E-Mail: tammy@jgeisler.com

DATE: 10-15-15
 PROJECT: Davita Dialysis
 TITLE: Site Plan
 SCALE: rts
 FILE: Davita Novi.cdr
 DRAWING BY: AS

Davita Novi



cityofnovi.org

ZONING BOARD OF APPEALS APPLICATION CHECKLIST
CITY OF NOVI
Community Development Department
(248) 347-0415

The following items are required for a complete Variance application. Incomplete applications will be returned.

Signed Application Form

Complete the Zoning Board of Appeals application form. Application must be signed by the applicant and the property owner (if different).

Response to Variance Review Standards – Dimensional, Use, or Sign

Select the applicable Review Standards for the requested Variance and complete in full. Use additional paper if needed. If you don't know which Review Standards to complete, call the Community Development Department at 248.347.0415 for guidance.

Dimensioned Site Plan (1 copy & 1 digital copy submitted as a PDF)

- Existing or proposed buildings or additions on the property.
- Number and location of all on-site parking spaces.
- Existing and proposed distances to adjacent property lines.
- Location of existing and proposed signs, if applicable.
- Any other information relevant to the Variance application.

Dimensioned Drawings and Plans (1 copy & 1 digital copy submitted as a PDF)

- Floor plans and elevations with all proposed buildings and additions.
- All existing and proposed signs on the property (photographs may be used).
- For use variances, include floor plan showing the existing and proposed layout and functions of each area.
- For multi-family residential structures or projects, a summary showing the existing and proposed number of dwelling units by type (efficiency, one-bedroom, two-bedroom, etc.)

Other Helpful Information – Optional (1 copy & 1 digital copy submitted as a PDF)

- Photographs of the lot or structure that shows the special conditions or circumstances described in the application.
- Photographs or maps that show how other properties in the area enjoy the same type of property rights related to the Variance.
- Letters of support from the neighbors who would be most affected by your request.

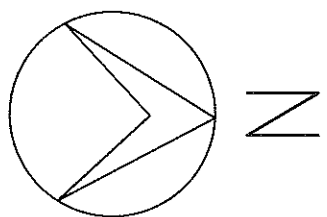
Fee (make check payable to the City of Novi)

- Single Family Residential (Existing) \$200 (With Violation) \$250
- Single Family Residential (New) \$250
- Multiple/Commercial/Industrial \$300 (With Violation) \$400
- Signs \$300 (With Violation) \$400
- House Moves \$300
- Special Meetings (At discretion of Board) \$600

Additional Information

In the course of reviewing the application, the Planning Department staff may request additional information from the applicant

PROJECT LOCATION



GRAND RIVER AVE.

UTILITY CORRIDOR

BECK ROAD

Section 17

ELEVEN MILE ROAD

