



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

Case No. PZ13-0009 39555 Ten Mile Road (Prime Care Urgent Care)

Location: 39555 Ten Mile Road

Zoning District: OS-1, Office Service District

The applicant is requesting a variance from Section 28-10(a) and 28-5(3) of the Novi Sign Ordinance to allow a 37 square foot roof sign in addition to the existing ground sign with tenant identification. The property is located west of Haggerty Road, and south of Ten Mile.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCE, Section 28-10(a) does not allow roof signs. Section 28-5(3) permits only one sign per parcel of property.

City of Novi Staff Comments:

The applicant is requesting approval for of a roof sign located above the lower roof edge of an existing multi-tenant office building. The buildings are currently served by ground mounted monument signage with tenant identification panels. The parking lots of the (3) buildings are interconnected allowing easy access if a vehicle were to enter the wrong curb cut in error. Staff does not support the request as the failure to grant relief will not unreasonably prevent or limit the use of the property and will not result in substantially more than mere inconvenience or inability to attain a higher economic or financial return.

Standards for Granting a Sign Variance

- 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 because_____.
- 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_____.
- The grant of relief will not result in a use of 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 of the ordinance because_____.



cityofnovi.org

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For Official Use Only

ZBA Case No: P213-0009 · ZBA Date: _____ Payment Received: \$ _____ (Cash)

Check # _____ Include payment with cash or check written to "City of Novi."

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

Please submit one original signed application and 13 copies of all supporting documentation relevant to the appeal,

Applicant's Name PRIME CARE URGENT CARE, PLLC Date 12/21/2017

Company (if applicable) _____

Address* 39555 WEST TEN MILE RD, SUITE 301 City NOVI ST MI ZIP 48375

*Where all case correspondence is to be mailed.

Applicant's E-mail Address: ADMINISTRATOR@PRIMECAREMI.COM

Phone Number (248) 426-7200 FAX Number (248) 426-7335

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 39555 WEST TEN MILE RD, SUITE 301, NOVI, MI ZIP 48375

2. Sidwell Number: 5022 - 25-226-018 may be obtained from Assessing Department (248) 347-0485

3. Is the property within a Homeowner's Association jurisdiction? Yes No

4. Zoning: RA R-1 R-2 R-3 R-4 RT RM-1 RM-2 MH OS-1 OS-2 OSC OST _____ OTHER _____

5. Property Owner Name (if other than applicant) REGENCY CAPITAL HOLDINGS OF NOVI

6. Does your appeal result from a Notice of Violation or Citation Issued? Yes No

7. Indicate ordinance section(s) and variances requested:

- 1. Section 28.10(a) Variance requested DOES NOT PERMIT ROAD SIGNS.
- 2. Section 28.5(3) Variance requested PERMITS ONLY ONE SIGN PER PARCEL OR PROPERTY.
- 3. Section _____ Variance requested _____
- 4. Section _____ Variance requested _____

8. Please submit an accurate, scaled drawing of the property showing:

- a. All property lines and dimensions correlated with the legal description.
- b. The location and dimensions of all existing and proposed structures and uses on property.
- c. Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
- d. Dimensions necessary to show compliance with the regulations of this Ordinance.

9. State the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach separate sheet if necessary):

SEPARATE DOCUMENT ATTACHED

10. Describe any unique circumstances regarding the property (i.e., shape, topography, etc.) which are not common to other properties in the area and which prevent strict compliance with the Zoning Ordinance:

SEPARATE DOCUMENT ATTACHED

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 the 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.

Variance approval is void if permit not obtained within one hundred eighty (180) days of date of decision.


There is a five (5) day hold period before work/action can be taken on variance approvals.

All property owners' within 300 feet of ZBA property address will be notified of the ZBA case and variance requests.


PLEASE TAKE NOTICE:

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

- Construct New Home/Building
- Addition to Existing Home/Building
- Accessory Building
- Use
- Signage
- Other


Applicants Signature

12/21/2012
Date


Property Owners Signature

1/4/13
Date

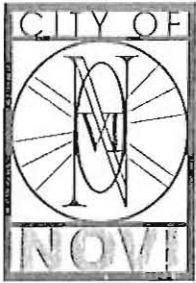
DECISION ON APPEAL

_____ Granted _____ Denied _____ Postponed by Request of Applicant _____ Board _____

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

Chairperson, Zoning Board of Appeals

Date



cityofnovi.org

October 30, 2012

Mid-Michigan Neon
23404 Sherwood Avenue
Warren, Michigan 48091

RE: PRIMECARE URGENT CARE – 39555 TEN MILE ROAD

The sign permit application for the above location has been reviewed and denied.

Sign Code Section 28-10 (a) does not permit roof signs.

Sign Code Section 28-5 (3) permits only one sign per parcel of property. There currently exists a ground sign at this location with tenant panels, no additional signs are permitted for this location.

Should you wish to request consideration of a variance from the Zoning Board of Appeals, you may do so by contacting the board secretary, Angie Pawlowski, at 248-347-0459.

Your application will be kept on file for 30 days.

If you have any questions please contact me at 248-347-0438.

Sincerely,

CITY OF NOVI

Jeannie Niland
Ordinance Enforcement Officer

*ZBA applied
#213-0009*

*12/6/12
copy sent
to Prime Care
39555 Ten Mile
JN302*

City of Novi
Zoning Board of Appeals
45175 West 10 Mile Road
Novi, Michigan 48375

RE: PrimeCare Urgent Care, PLLC

RE: ITEM 9: State the Practical difficulties which prevent conformance with the Zoning Ordinance Requirements

Dear members of the Zoning Board:

PrimeCare Urgent Care is a new corporation which intends to do business within the Novi city limits and provide valuable needed urgent care services to the community.

We have been given the reason for denial that the city ordinances do not allow roof signs. The surface to which we are intending to attach the signage is a vertical surface coming up out of an initial roof extension, but is, in fact, a wall. Precedent exists for similar sign placement in numerous businesses throughout the City.

In urgent care settings, many of the patients will be new to this office. They are seeking prompt attention for medical needs from someone other than their usual provider. As a result, many will be seeking this facility for the first time.

The entrance to this complex is between the first and second building or at the far side (West side) of the complex. We are located in the third building. The last thing we want to have happen is for an anxious patient or parent to be driving rapidly through our complex looking for the correct entrance.

For these practical difficulties, we need to have the location of this urgent care facility clearly visible to the public in an unambiguous fashion.

The approval of a variance so that we can place appropriate signage denoting the location of the office is appreciated. Please note: WE ARE NOT SEEKING signage in both the monument and building locations.

Theodore W. Shively, DO

Robert R. Zaid, DO

City of Novi
Zoning Board of Appeals
45175 West 10 Mile Road
Novi, Michigan 48375

RE: **PrimeCare Urgent Care, PLLC**

RE: ITEM 10: Describe any unique circumstances about the property (i.e. shape, topography, etc.) which are not common to other properties in the area and which prevent strict compliance with the Zoning Ordinance:

Dear members of the Zoning Board:

PrimeCare Urgent Care is a new corporation which intends to do business within the Novi city limits. It intends to provide needed urgent care services to the community.

The unique thing about PrimeCare Urgent Care is that it represents the only (to our knowledge) urgent care that is located in a medical complex where there are multiple buildings with many potential entrances. The entrance to our complex is not in line with or directly near the Urgent Care site. Patients will have to enter the complex, often in a distracted state, and make one or more 90 degree turns thereafter to find the appropriate building and entrance. If you have ever had to find medical help urgently for a child or spouse with respiratory distress, one can readily appreciate that there is a foreseeable potential for harm that could be prevented if the City will allow appropriate signage.

Between the street entrance(s) and our proposed facility there is an Adult Day Care center run by the State. Patients of that facility may not be as aware of their surroundings as might be desirable and often walk in the lanes of travel in the parking area. Again, we feel it is imperative the city be proactive in this case. Adequate signage could go a long way to prevent accidents with potentially irreversible consequences.

For these practical difficulties, PrimeCare Urgent Care PLLC respectfully asks that the City act responsibly to provide the community as much help as possible in locating and safely reaching centers for urgent medical care. The location of this urgent care facility should be made clearly visible to the public in an unambiguous fashion.

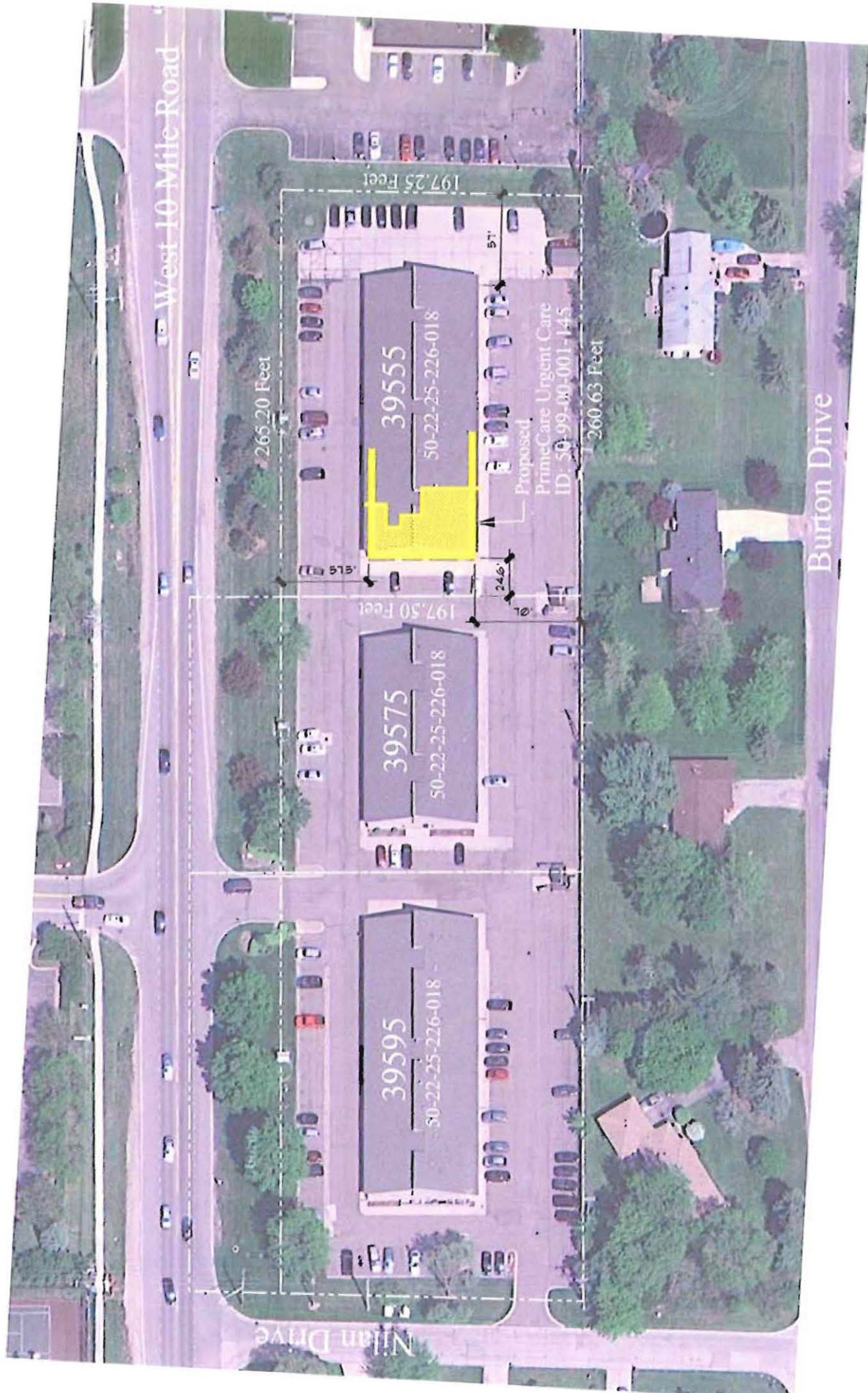
Precedent exists for this at the Providence Park Hospital. This facility also has multiple entrances with only indirect access to the emergency care area. The hospital certainly provides signage at all entrances as well as signage on the building itself.

The approval of a variance so that we can place appropriate signage denoting the location of the office is appreciated. Please note: WE ARE NOT SEEKING signage in both the monument and building locations.

Sincerely,

Theodore W. Shively, DO

Robert R. Zaid, DO



West 10 Mile Road

Nilan Drive

Burton Drive

197.25 Feet

265.20 Feet

197.50 Feet

39575
50-22-25-226-018

39595
50-22-25-226-018

39555
50-22-25-226-018

Proposed
PrimeCare Urgent Care
ID: 50-99-00-001-145

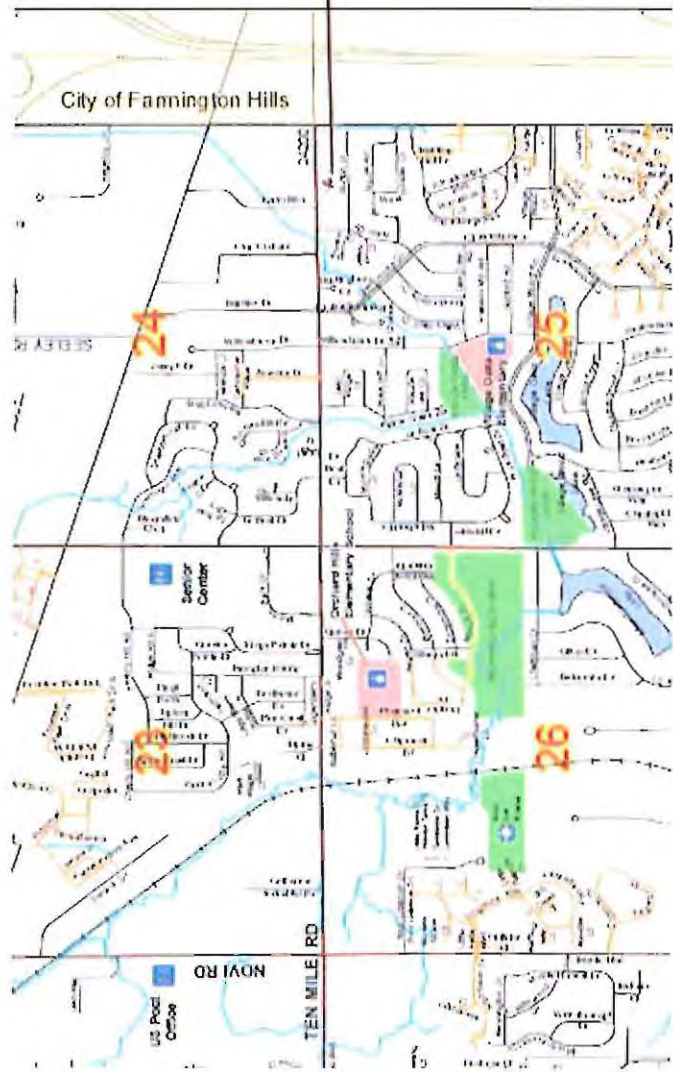
260.63 Feet

515'

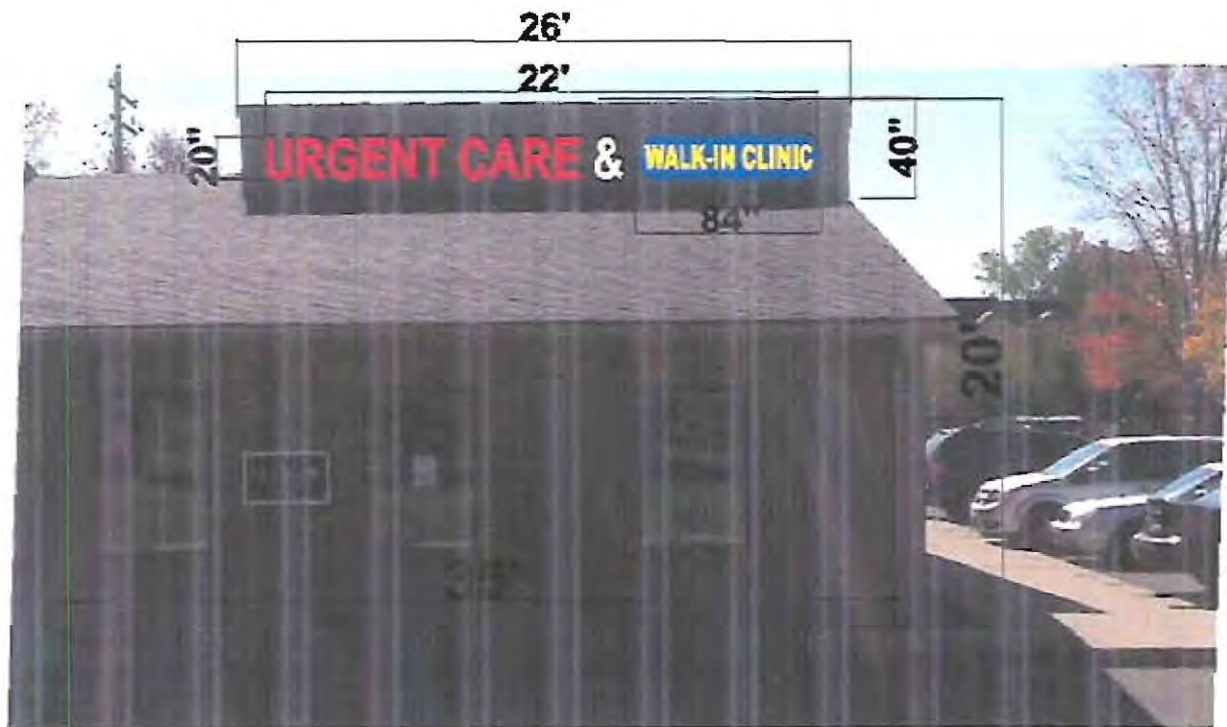
51'

246'

SITE LOCATION



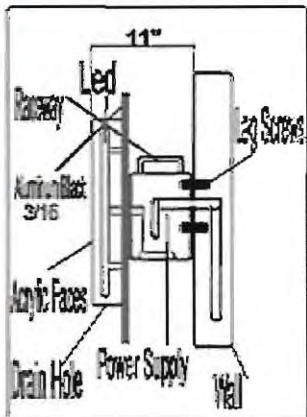




Building
 38555 W.10 Mile Rd.
 Novi, Mi 48148
 248-755-2274

channel letter sign in the wall

Parking Lot

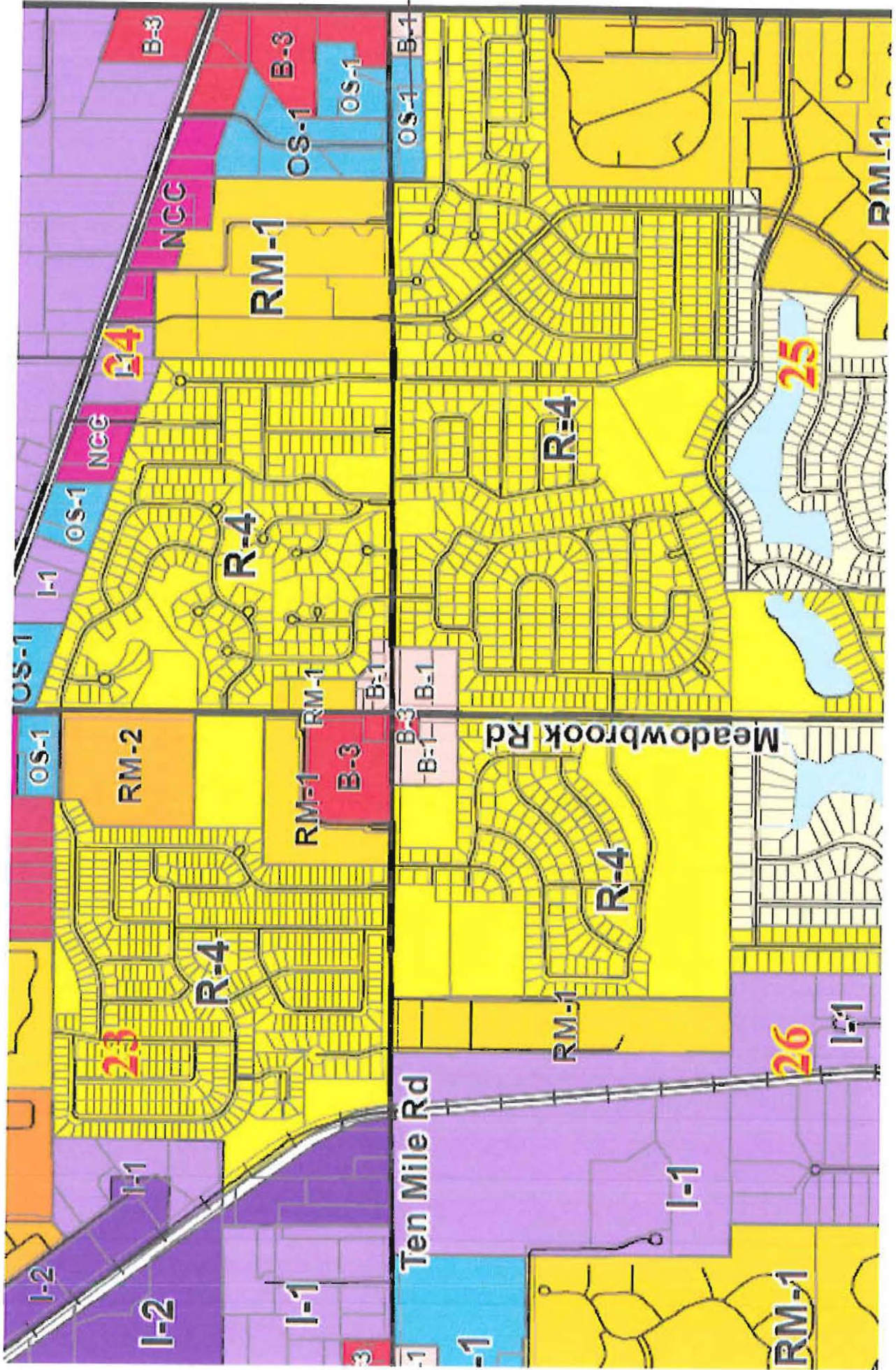


Channel Letter Sign 39.6' sq/ft

Channel Letter 20"x22'.
 urgent care channel red Color.
 & channel letter white Color.
 box sign 84"x20" blue color.

Acrylic red & blue & white Faces .
 Mach The Wall Raceway
 Black Jewelite Trim.
 Aluminum Can 0.040" Thick.
 UL LED Light red Color.
 UL Power Supply Outdoor.

Mid-Michigan Neon
23404 Sherwood Ave
Warren, Mi 48091
248-227-2727





Regency Capital Holdings of Novi

To: City of Novi Zoning Board of Appeals
From: Raja and Edna Zaid, Owners of Holly Hill Professional Village
Re: Appeal # _____, Prime Care Urgent Care of Novi
Date: January 28, 2013

Dear members of the Zoning Board of Appeals,

We are the owners of Holly Hill Professional Village. One of our current tenants, Prime Care of Novi, a Family Practice Group, is considering the addition of an urgent care facility in one of the buildings in our complex. One of their concerns before making a decision is whether or not a sign variance will be granted which is essential in identifying the location of this urgent care. There are three buildings and approximately twenty offices. The location they are interested in would be the farthest in proximity to the entrance to the complex, therefore, causing potential problems for those transporting people in need of urgent care, having to stop at every office to read small signs both in front and in back of the three buildings in our complex.

We would encourage the approval of an urgent care sign to be attached to the building in question for the following reasons:

- 1) Safety for potential patients to get the urgent care they need as quickly and efficiently as possible.
- 2) Safety of other tenants and patients entering or exiting the other offices in our complex in the event the drivers transporting urgent care patients drive aggressively or at a higher rate of speed trying to locate the urgent care.
- 3) The addition of a new business will add tax revenue for the City of Novi, and additional income for our investment. This complex is in need of a great deal of remodeling and repairs and the additional income from a new tenant would be helpful.
- 4) This complex is surrounded by several residential neighborhoods and a local urgent care will be another benefit for the all the residents of Novi, both in location and in money savings from having an alternative to higher hospital emergency room expenses.
- 5) The other tenants in our complex would benefit from the referrals they would get from the urgent care. There is a Podiatrist, Eye Doctor, Dentists, Chiropractor, and several physicians. A physical rehab facility has expressed interest in moving in if the urgent care actually becomes a reality.
- 6) Your approval for the sign placement on the building is going to have a large impact on whether or not Prime Care of Novi proceed with their plans to operate this business in Novi.

We will be present at the hearing in the event you should have any questions of us. Thank you for your consideration.

Warm regards,

Raja and Edna Zaid