



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

MEETING DATE: June 9, 2026

REGARDING: 47601 Grand River Avenue # 50-22-17-400-046 (PZ26-0011)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Henry Ford Health

Variance Type

Sign Variance

Property Characteristics

Zoning District: This property is zoned Office Service Commercial (OSC)

Location: south of Grand River Avenue, west of Beck Road

Parcel #: 50-22-17-400-046

Request

The applicant is requesting variances from City of Novi Sign Ordinance Section 28-5(a) Chart to allow an increase in the number of signs and height of ground signs beyond what is permitted.

II. STAFF COMMENTS:

The applicant is seeking a sign placement variance to allow a monument directional sign to be located within the 25' Corner Clearance Zone (Sign E119 – also this sign is seeking size and height variances)

Signs 120, 122, and 123 will be removed to reduce clutter.

III. RECOMMENDATION:

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

I move that we **grant** the variance in Case No. **PZ26-0011** sought by _____, for _____ because Petitioner has shown practical difficulty including _____ requiring _____ on the basis of any of the following:

- a. That 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 including _____
_____.
- b. That 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 _____
_____.
- c. That the grant of relief would be offset by other improvements or actions, such as increased setbacks or increased landscaping, such that the net effect will result in an improvement of the property or the project _____
_____.
- d. That construction of a conforming sign would require the removal or significant alteration of natural features on the property because _____
_____.
- e. The grant of relief 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 because _____
_____.

The variance granted is subject to:

- 1. _____.
- 2. _____.
- 3. _____.
- 4. _____.

Zoning Board of Appeals

Henry Ford Health

Case # PZ26-0011

June 9, 2026

Page 3 of 3

I move that we **deny** the variance in Case No. **PZ26-0011** sought by _____,
for _____ because Petitioner has not shown
practical difficulty because: _____
_____.

a. That the request is based upon circumstances or features that are not
exceptional and/or unique to the property and/or that result from conditions
that exist generally in the city or that are self-created including _____

_____.

b. That the failure to grant relief will not unreasonably prevent or limit the use of
the property and/or will not result in substantially more than mere
inconvenience or inability to attain a higher economic or financial return
because _____

_____.

c. That the grant of relief would not be offset by other improvements or actions,
such as increased setbacks or increased landscaping, such that the net effect
will not result in an improvement of the property or the project because _____

_____.

d. That construction of a conforming sign would not require the removal or
significant alteration of natural features on the property because _____

_____.

e. The grant of relief will result in a use or structure that is incompatible with or
unreasonably interferes with adjacent or surrounding properties, will not result in
substantial justice being done to both the applicant and adjacent or surrounding
properties, and is inconsistent with the spirit and intent of this chapter because

_____.

Should you have any further questions with regards to the matter please feel free to contact
me at (248) 347-0423.

Alan Hall – Deputy Director Community Development - City of Novi

RECEIVED

MAR 25 2025

CITY OF NOVI
COMMUNITY DEVELOPMENT



45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
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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>\$330.00</u>	
PROJECT NAME / SUBDIVISION HENRY FORD HEALTH				Meeting Date: <u>6/9/24</u>	
ADDRESS 27850 PROVIDENCE PARKWAY		LOT/SIUTE/SPACE #		ZBA Case #: <u>PZ24-0017</u>	
SIDWELL # 50-22-17 -400 -U38		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY north of 10 mile road, west of Haqqerty Road					
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		CELL PHONE NO.	
NAME Damiane' Handa				TELEPHONE NO.	
ORGANIZATION/COMPANY Expedite The Diehl LLC				FAX NO.	
ADDRESS 6487 Hilliard Dr		CITY Canal Winchester		STATE OH	ZIP CODE 43110
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.	
NAME HTA-SJ PROVIDENCE, LLC				TELEPHONE NO.	
ORGANIZATION/COMPANY ATTN: REAL PROPERTY TAX DEPARTMENT				FAX NO.	
ADDRESS 3310 WEST END AVENUE SUITE 700		CITY NASHVILLE		STATE TN	ZIP CODE 37203
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 checked="" type="checkbox"/> OTHER <u>OS-1</u>					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>28-5 Chart</u>		Variance requested		<u>Exceed number of 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) \$220 <input type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275 <input type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input checked="" type="checkbox"/> Signs \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$660					
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 			<ul style="list-style-type: none"> 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 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

Damini Hemola
Applicant Signature

1/30/2026
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.

see attached letter

Property Owner Signature

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
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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:

This is a large hospital campus with multiple buildings and very large parking lot frontages. These circumstances are not due to general neighborhood conditions.

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:

Granting the variance will not be a detriment to the environmental conditions as these signs are in existence and this is an existing hospital. The variance will not affect the natural features such as trees, topography, drainage courses or encroaching upon stormwater facilities. Denial of the variance that results in removal of signage will however cause public harm, as this is an emergency facility and adequate signage is essential.

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:

The variance is necessary for the preservation of the hospital and upgrades to the signage will produce an overall positive aesthetic result that will be enjoyed by nearby properties.

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 signage is consistent with what is needed for a hospital campus to function. The signage provides wayfinding, navigation, and facilitates movement of pedestrian and vehicular traffic on campus in all weather conditions. The fonts must be legible in all types of weather conditions, day or night, and when visitors and patients are under duress. It's imperative to understand that the hospital campus is large and the signage is appropriate in scale for a hospital campus.

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:

The ordinance in place does not make allowances for this type of facility and is more appropriate for a small business. This is not self-created, the signs here are in existence, and this variance is for the continuation of existing non-conforming signs that need to be updated.

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.

Denial of the variance that results in removal of signage will however cause public harm, as this is an emergency facility and adequate signage is essential.

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 current ordinance allows for one ground sign not to exceed (30) square feet or one (1) square foot of sign area for each two (2) feet of setback from the nearest street center line as required herein, whichever is greater, with a maximum area of one hundred (100) square feet and maximum height of 6 ft. This is not an appropriate allowance for a hospital campus where directory signs, and clearly visible signs are necessary for emergency traffic. Strict compliance with the requirement will prevent the hospital campus from functioning as an emergency facility. Each sign proposed is necessary for traffic control, informational purposes, navigation on the campus, and identification of a medical facility. Persons visiting this campus will often be under distress.

Clear wayfinding ground signage is necessary. Much of the signage proposed is replacement signage. Ambulances, emergency services, citizens of the City of Novi as well as transient motorists will use the signage to navigate their way to the hospital in various types of situations. Branding from a distance is equally important.

The height of the signage is necessary so that the signs can be seen in all traffic conditions, weather conditions as well as when a vehicle is stopped in front of the signs on main roadways. Directional signage in a hospital setting contains a lot of information. These directional signs provide wayfinding information for those that are unfamiliar with the campus, and they are informational in nature. In addition, Sign E119 will be replaced and Signs 120, 122 and 123 are going to be removed at the same intersection which will reduce sign clutter at the entrance off of Beck Road.

Requests:

- 1.) A variance to exceed the maximum square footage of wall signs - Section 28-5(b)(1)b.
- 2.) A variance to permit more than 1 wall sign per street frontage – Section 28-5 Chart
- 3.) A variance to permit more than 2 wall signs (additional signs) - Section 28-5(d)
- 5.) A variance to permit more than 1 ground sign - Section 28-5 Chart
- 6.) A variance to exceed the maximum area for ground signs – Section 28-5(b)(2)a.
- 7.) A variance to exceed the maximum height for ground signs - Section 28-5 Chart
- 8.) A variance to be within a corner clearance zone – Zoning Ordinance Section 5.9

Variance Standards:

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.*

This is a large hospital campus with multiple buildings and very large parking lot frontages. These circumstances are not due to general neighborhood conditions.

- 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.*

Granting the variance will not be a detriment to the environmental conditions as these signs are in existence and this is an existing hospital. The variance will not affect the natural features such as trees, topography, drainage courses or encroaching upon stormwater facilities. Denial of the variance that results in removal of signage will however cause public harm, as this is an emergency facility and adequate signage is essential.

- 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.*

The variance is necessary for the preservation of the hospital and upgrades to the signage will produce an overall positive aesthetic result that will be enjoyed by nearby properties.

- 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).*

The proposed signage is consistent with what is needed for a hospital campus to function. The signage provides wayfinding, navigation, and facilitates movement of pedestrian and vehicular traffic on campus in all weather conditions. The fonts must be legible in all types of weather conditions, day or night, and when visitors and patients are under duress. It's imperative to understand that the hospital campus is large and the signage is appropriate in scale for a hospital campus.

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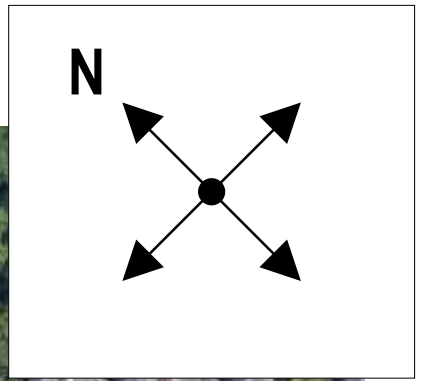
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SITE PLAN

Scale: NTS



onestratus.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
HENRY FORD HEALTH

ADDRESS:
47601 GRAND RIVER AVE
NOVI, MI
48374-1233

PAGE NO.:
2

ORDER NUMBER:
1236866

SITE NUMBER:
2102

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\2102_Novi_Variance Package.cdr

PROJECT NUMBER:
89324

PROJECT MANAGER:
MERCEDES BURTON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

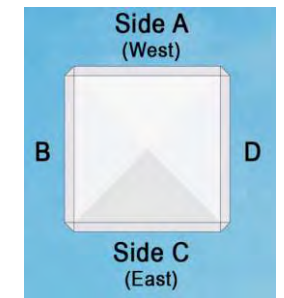
EXISTING SIGN SF:	16.3
PROPOSED SIGN SF:	45/ side



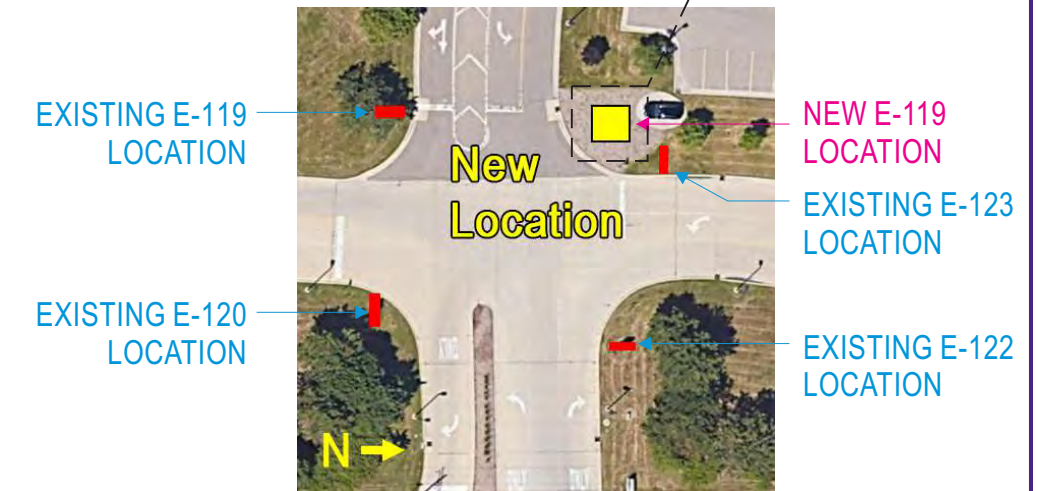
Existing 6'-6" x 2'-6" signage to be removed;
Steel to be cut to 12" below grade & cap electrical as required;
Restore ground material after sign removal;
NEW ELECTRICAL MAY BE REQUIRED AT NEW INSTALL LOCATION



PROPOSED SIGNAGE



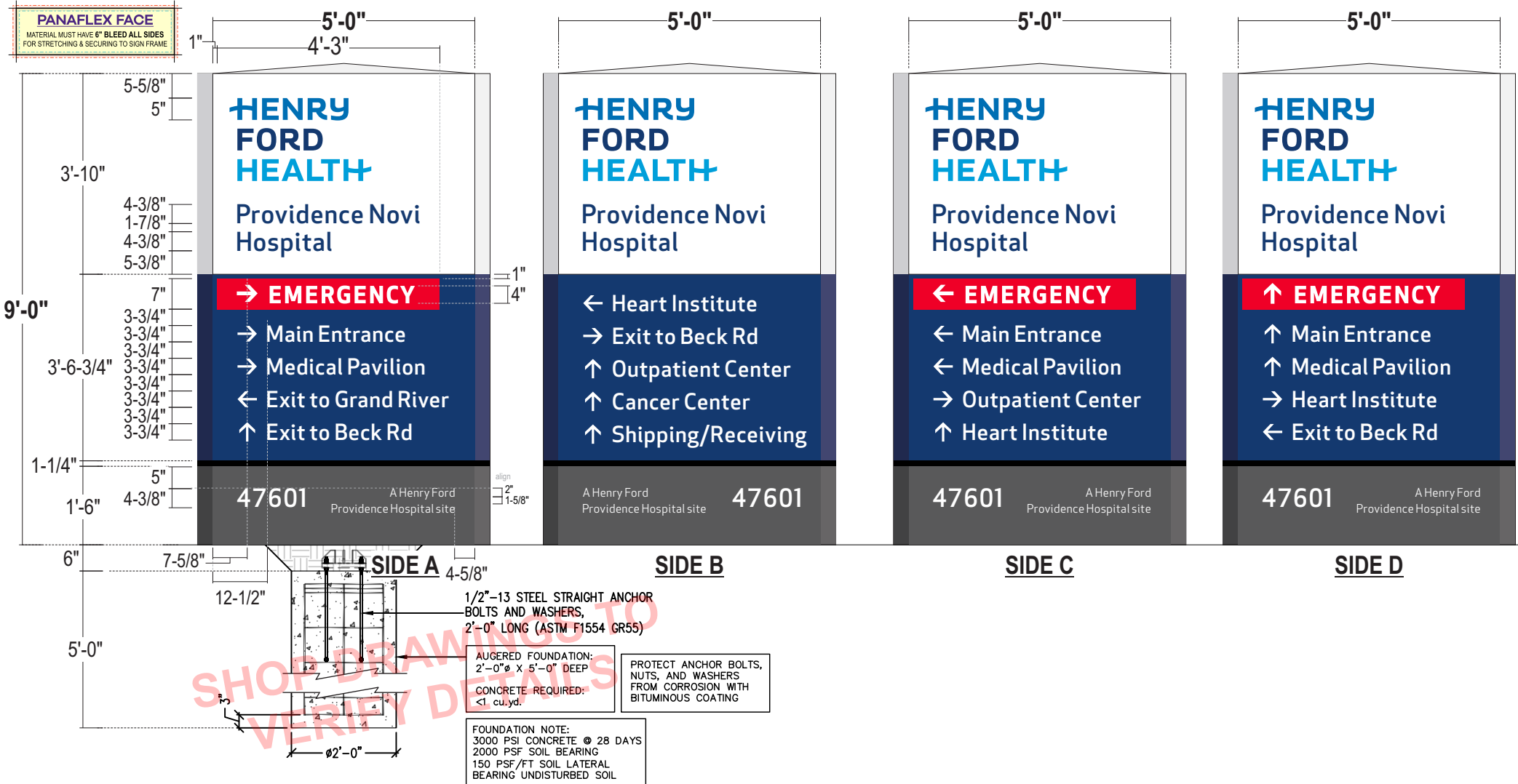
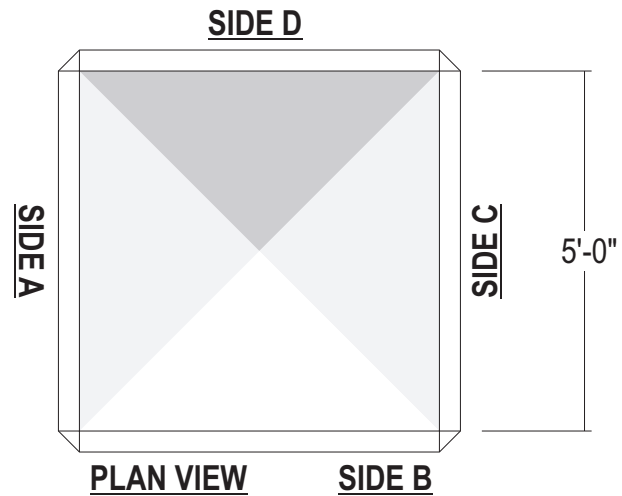
PLAN VIEW
Scale: NTS



Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

E119 4-SIDED ILLUMINATED PYLON SIGN w/ EMERGENCY PE4-9-IL
Scale: 3/8"=1'-0" 45 square feet

refer to MONIGLE CONTROL DOCUMENTS for manufacturing details
NEW SIGN TYPE ADDED TO PROGRAM



CABINET: 4 sided - 60" deep aluminum angle sign frame w/ Bleed retainers, extrusion covers & .125" alum. skin; .090 aluminum corner cladding formed as shown w/ return legs 1-1/2" @ 45 degrees to the face; Notch returns as required; Painted to match colors shown

FACES: *Upper Faces:* 3M Panagraphics III Flexible substrate w/ digitally printed graphics to match colors shown; *Seamless material to be used where possible*
Emergency Panel: .25" white trans acrylic routed back from face at perimeter by 1/8" and flushed into routed window; surface applied trans red reversed out vinyl overlay; 1" Dk. Blue painted border around perimeter of urgent care panel face; *opaque the returns and shoulder to prevent light leaks*
Directional Copy: .125" Pan formed Aluminum faces painted HFH dk. blue - graphics Routed from face; 1/4" thick white push thru acrylic (flush w/ face); Second surface applied diffuser film on all graphics

ILLUM.: White LEDs as required by manufacturer
POWER SUPPLIES HOUSED IN CABINET

TOP: .125" alum. construction sloped 1/8" per foot to allow for water drainage; Painted to match HFH White semi-gloss finish

REVEAL: Alum. construction; Painted to match HFH Black semi-gloss finish

BASE: .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access

ADDRESS: Surface applied reflective vinyl graphics to match colors shown

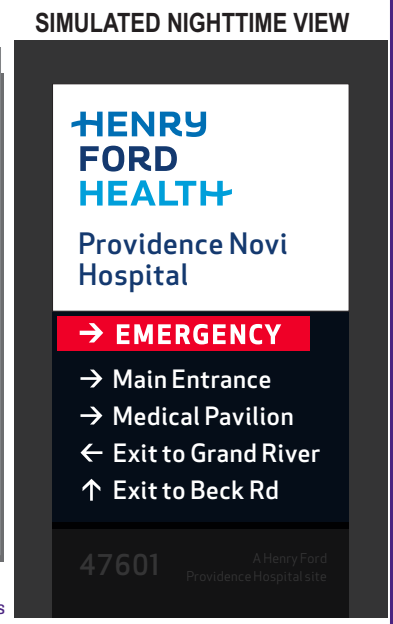
INSTALL: Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - **Details to be verified by Engineering**

QUANTITY: (1) ONE PYLON SIGN REQUIRED



COLOR PALETTE

	Mathews MP 6425sp Satin High Hide White; Semi Gloss
	Mathews MP 74601 R 211027; Semi Gloss
	Mathews MP 18243 R 212556; Semi Gloss
	Mathews MP 30914 Semi Gloss
	Digitally printed to match Pantone 2387
	Digitally printed to match Pantone 2748
	Digitally printed to match Pantone 2925
	3M 3630-43 Translucent Red
	3M 680-10 White Reflective



Paint finish to be semi-gloss unless otherwise specified
All Vinyl Provided by miratec or printed to match MP colors

Stratus
onestratus.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: **HENRY FORD HEALTH**
ADDRESS: 47601 GRAND RIVER AVE
NOVI, MI 48374-1233
PAGE NO.: **34**

ORDER NUMBER: 1236866
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SITE NUMBER: 2102
PROJECT MANAGER: MERCEDES BURTON
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