



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: February 10, 2026

REGARDING: 27225 Wixom Road #50-22-18-200-027 (PZ25-0070)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Catholic Central

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: This property is zoned One-Family Residential (R-1)

Location: west of Wixom Road, south of 12 Mile Road

Parcel #: 50-22-18-200-027

Request

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 5.7.3.F to allow the use of CCT 4000 Kelvin lighting fixtures (3000 Kelvin allowed, variance of 1000 Kelvin).

II. STAFF COMMENTS:

The applicant is seeking a dimensional variance regarding the color temperature of their new lights.

The graphics provided here are intended to provide some context to their request.

The lower the "K" (or kelvin) the warmer the light (or more yellow in the light emitting appearance)



The request is for a "whiter" light color (4000 k) than what the ordinance allows (3000 K). This matches the existing lights on the site which were approved before this ordinance was adopted.

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. **PZ25-0070**, 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. **PZ25-0070**, 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 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) 347-0417.

Alan Hall – Deputy Director Community Development - City of Novi



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 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

Applicant Signature

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

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

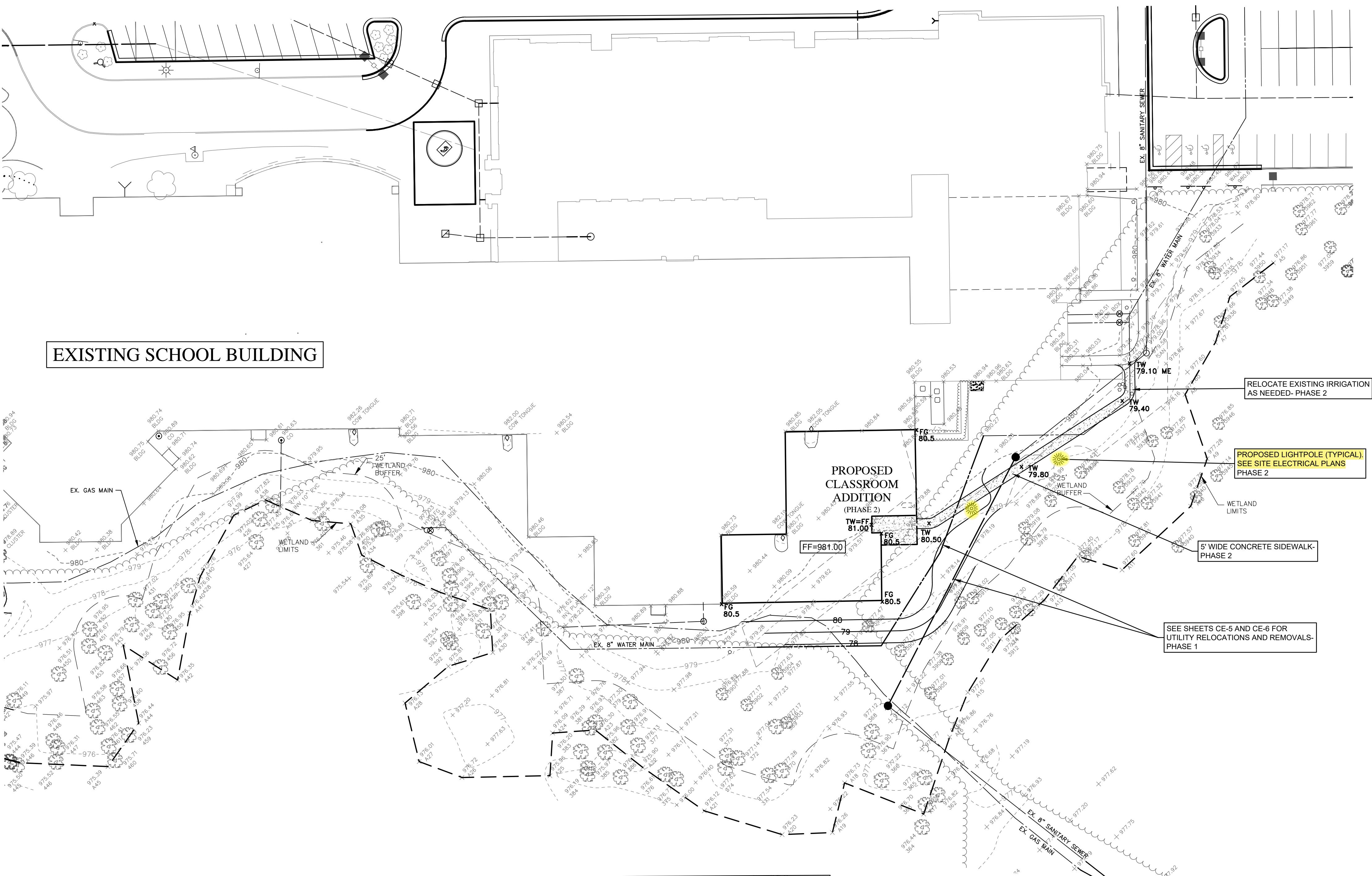
Date

UTILITY LEGEND

| EXISTING | PROPOSED |
|----------------------|------------------|
| ○ MANHOLE | ● MANHOLE |
| □ CATCH BASIN | ■ CATCH BASIN |
| ▢ INLET | △ INLET |
| ○ CLEANOUT | ○ CLEANOUT |
| △ END SECTION | △ END SECTION |
| ◊ ROOF DRAIN | ◊ ROOF DRAIN |
| ○ GATE VALVE | ● GATE VALVE |
| ○ HYDRANT | ○ HYDRANT |
| ○ WATER SHUT-OFF | ○ WATER SHUT-OFF |
| ○ UTILITY POLE | ○ UTILITY POLE |
| ○ GUY ANCHOR | ○ GUY ANCHOR |
| ○ LIGHT POLE | ○ LIGHT POLE |
| ○ SIGN | ○ SIGN |
| ○ TREE | ○ TREE |
| ○ TREE LINE | ○ TREE LINE |
| — SANITARY SEWER | — SANITARY SEWER |
| — STORM SEWER | — STORM SEWER |
| — WATER MAIN | — WATER MAIN |
| — DITCH | — DITCH |
| TC = TOP OF CURB | |
| TW = TOP OF WALK | |
| TP = TOP OF PAVEMENT | |
| C = GROUND | |
| FG = FINISH GRADE | |
| FF = FINISH FLOOR | |

SCALE: 1" = 30'
0 15' 30' 60'

EXISTING SCHOOL BUILDING



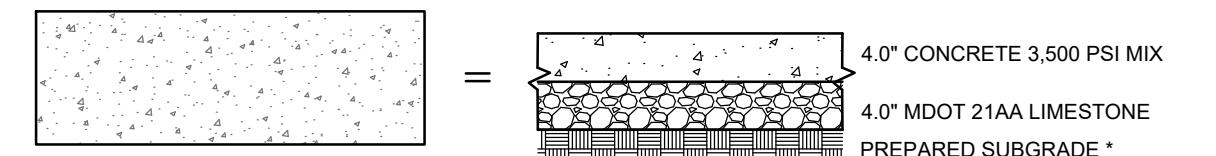
PARKING TABLE

| Catholic Central Parking Schedule | | | | |
|-----------------------------------|-----------|--------------|----------------|-------------|
| Parking Provided 2025 | | | | |
| Parking Lot | Regular | Barrier Free | Van Accessible | Total |
| East | 87 | 2 | 2 | 91 |
| West & Visitor | 175 | 4 | 2 | 181 |
| Stadium | 198 | 4 | 2 | 204 |
| North | 274 | 5 | 2 | 281 |
| South | 37 | 0 | 2 | 39 |
| North Athletics | 276 | 5 | 2 | 283 |
| TOTAL | 20 | 12 | 6 | 1079 |

| Parking Required | |
|--|-----|
| 1 Space for every Teacher/Administrator/Day Employee | 160 |
| 1 Space for every 4 students of driving age (750 max.) | 188 |
| Total | 348 |
| or | |
| 1 space for each 3.4 auditorium seats (Gym Capacity 2,052) | 603 |
| 1 space for every employee | 160 |
| Total | 763 |
| Barrier Free Parking (2% of total) | 22 |
| Includes 3 Van Accessible Spaces | |

PAVING SPECIFICATION:

CONCRETE SIDEWALK

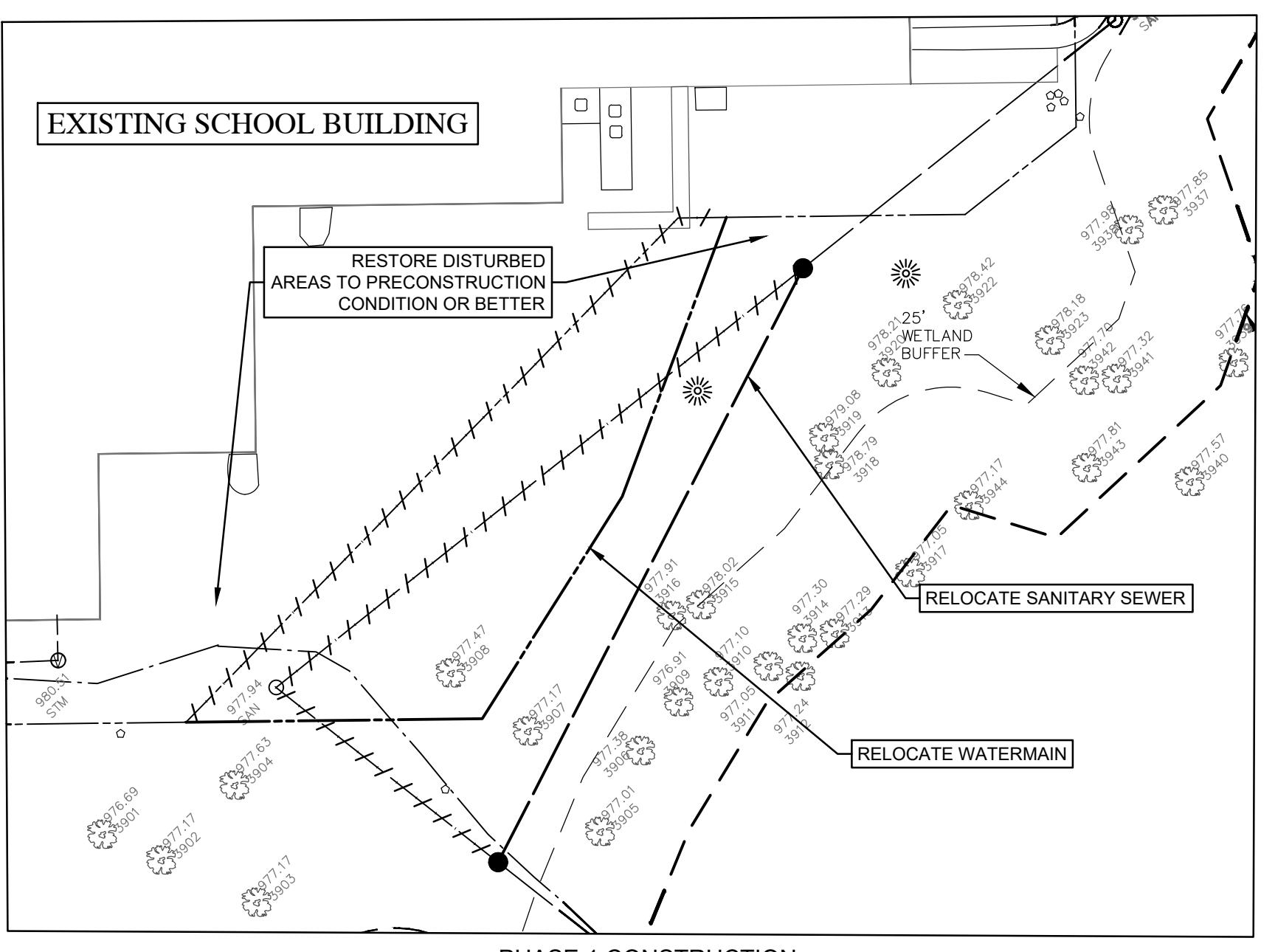


• SUBGRADE SHALL BE PREPARED AND
COMPACTED TO 95% MAXIMUM UNIT WEIGHT
IN ACCORDANCE WITH THE
RECOMMENDATION OF THE GEOTECHNICAL
ENGINEER.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE
CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK
OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR
OF ANY OTHER PERSONS.

NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR IS RESPONSIBLE FOR EXACTLY LOCATING ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.
2. THE CONTRACTOR SHALL LOCATE AND IDENTIFY ALL STRUCTURES KNOWN OR UNKNOWN, SHOWN OR UNKNOWN, LOCATED WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IF ANY SUCH STRUCTURES ARE IDENTIFIED. ALL COSTS ASSOCIATED WITH LOCATING AND ADJUSTING THESE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. DESIGN PROFESSIONAL AND CLIENT WARRANT THAT IN TRANSMITTING INSTRUMENTS OF SERVICE OR ANY OTHER INFORMATION, THE TRANSMITTING PARTY IS THE COPYRIGHT OWNER OF SUCH INFORMATION OR HAS PERMISSION FROM THE COPYRIGHT OWNER TO TRANSMIT SUCH INFORMATION FOR ITS USE OF THE PROJECT. IF THE CLIENT AND DESIGN PROFESSIONAL INTEND TO TRANSMIT INSTRUMENTS OF SERVICE OR ANY OTHER INFORMATION OR DOCUMENTATION IN DIGITAL FORM, THEY SHALL ENDEAVOR TO ESTABLISH NECESSARY PROTOCOLS GOVERNING SUCH TRANSMISSIONS.



GENERAL NOTE:
ALL WORK SHALL CONFORM TO THE
CURRENT CITY OF NOVI STANDARDS
AND SPECIFICATIONS.

NOT FOR
CONSTRUCTION

| ISSUED FOR | DATE | ISSUED FOR | DATE | ISSUED FOR | DATE | ISSUED FOR | DATE | ISSUED FOR | DATE |
|-------------------|----------|------------|------|------------|------|------------|------|------------|------|
| PRE-APP SUBMITTAL | 10/24/25 | | | | | | | | |
| PSP SUBMITTAL | 11/19/25 | | | | | | | | |

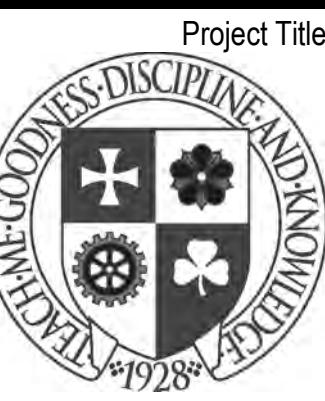
ZEIMET WOZNIAK
Consulting Civil Engineers
55800 GRAND RIVER AVE., SUITE 100
NEW HUDSON, MICHIGAN 48165
(248) 437-5099 F: (248) 437-5222 www.zemetwoznak.com

MISS DIG 811

THREE FULL
WEEKS
BEFORE YOU DIG,
CALL THE MISS
DIG SYSTEM
PROJECT SPONSOR:
CATHOLIC CENTRAL HIGH SCHOOL
27225 WIXOM ROAD
NOVI, MI 48374

SITE PAVING AND GRADING PLAN
CLASSROOM ADDITION
SECTION 18, NOVI, MICHIGAN

DATE 10/17/25 SCALE HOR: 1" = 30'
DESIGNED BY SRB VER: 1" = N/A
JOB NO. 19120.7
DRAWN BY SRB SHEET CE-4
©CORTRIGHT 2025



Detroit Catholic Central
Classroom Addition

27225 Wixom Rd.
Novi, MI 48374

Key Plan

LEGEND

NEW WORK PLAN
NOTE: NOT ALL SYMBOLS MAY BE USED

EXISTING CONSTRUCTION
NEW ADDITION

Project Administrator
A. Everett
Project Designer
A. LaTona
Project Architect / Engineer
M. Brown
Drawn By
M. Brown
Q.M. Review
C. Allick
Approved
N. LaForest
Drawing Scale
As Noted

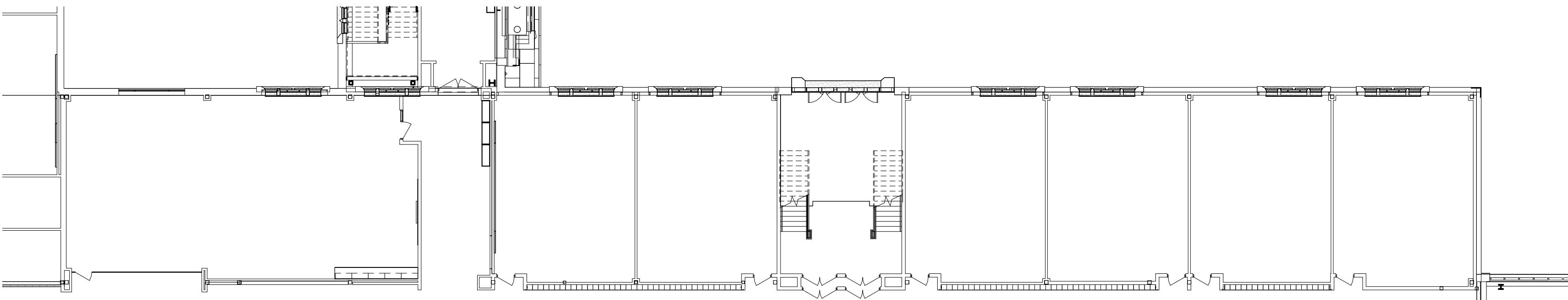
Issued for
Issue Date
Pre-App Submittal
10-24-2025
PSP Update
11-19-2025

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IDS Drawing Title

Composite and Partial First Floor Plans

IDS Project Number
24215-3000

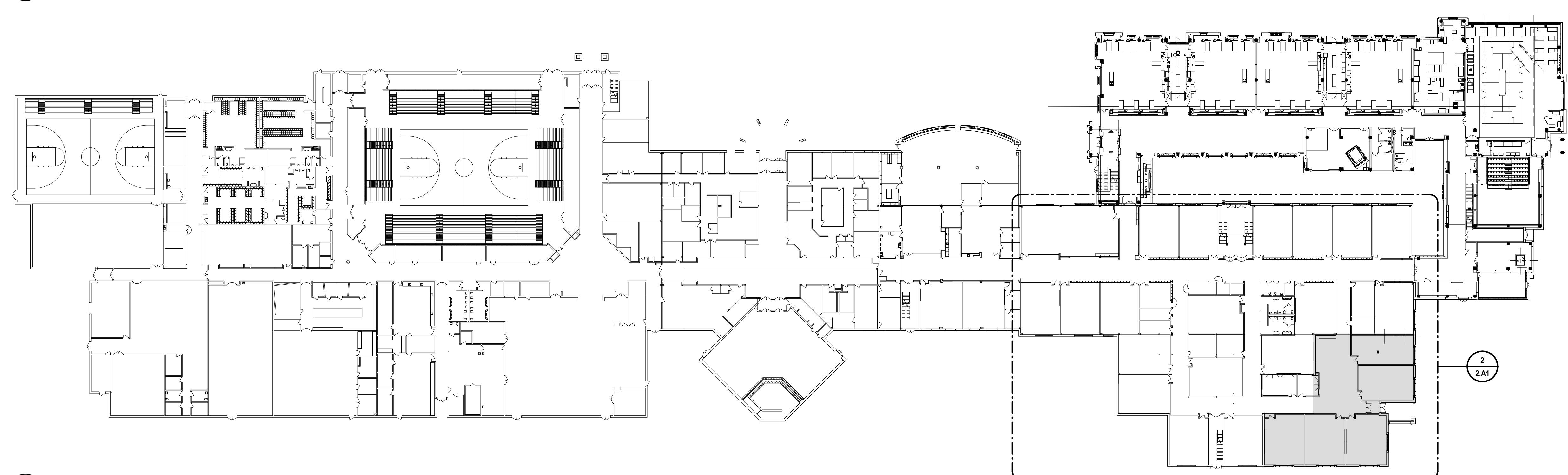
Drawing Number
2.A1



EXISTING SCHOOL FIRST FLOOR 223,375 SF



1
2
1.A.4.1 1/16" = 1'-0" **FIRST FLOOR PARTIAL FLOOR PLAN**



1
1.A.4.1 1" = 40'-0" **FIRST FLOOR COMPOSITE PLAN**



Detroit Catholic Central
Classroom Addition

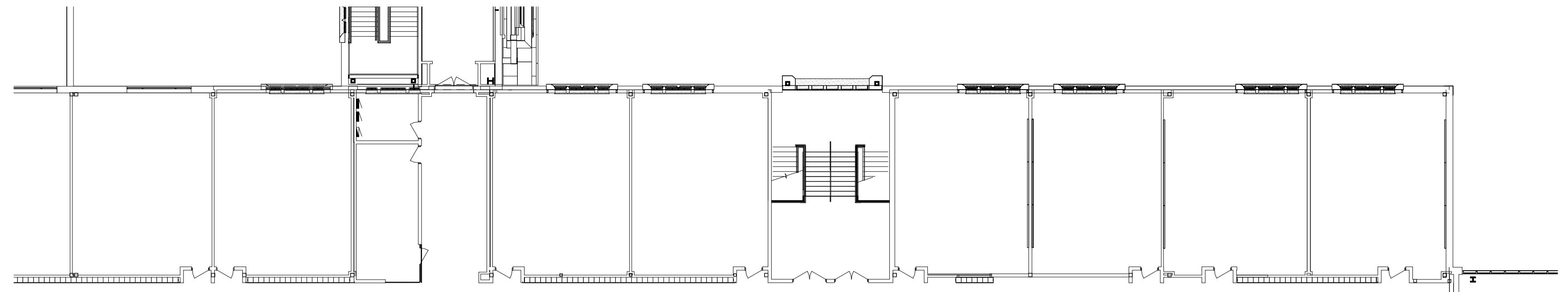
27225 Wixom Rd.
Novi, MI 48374

Key Plan

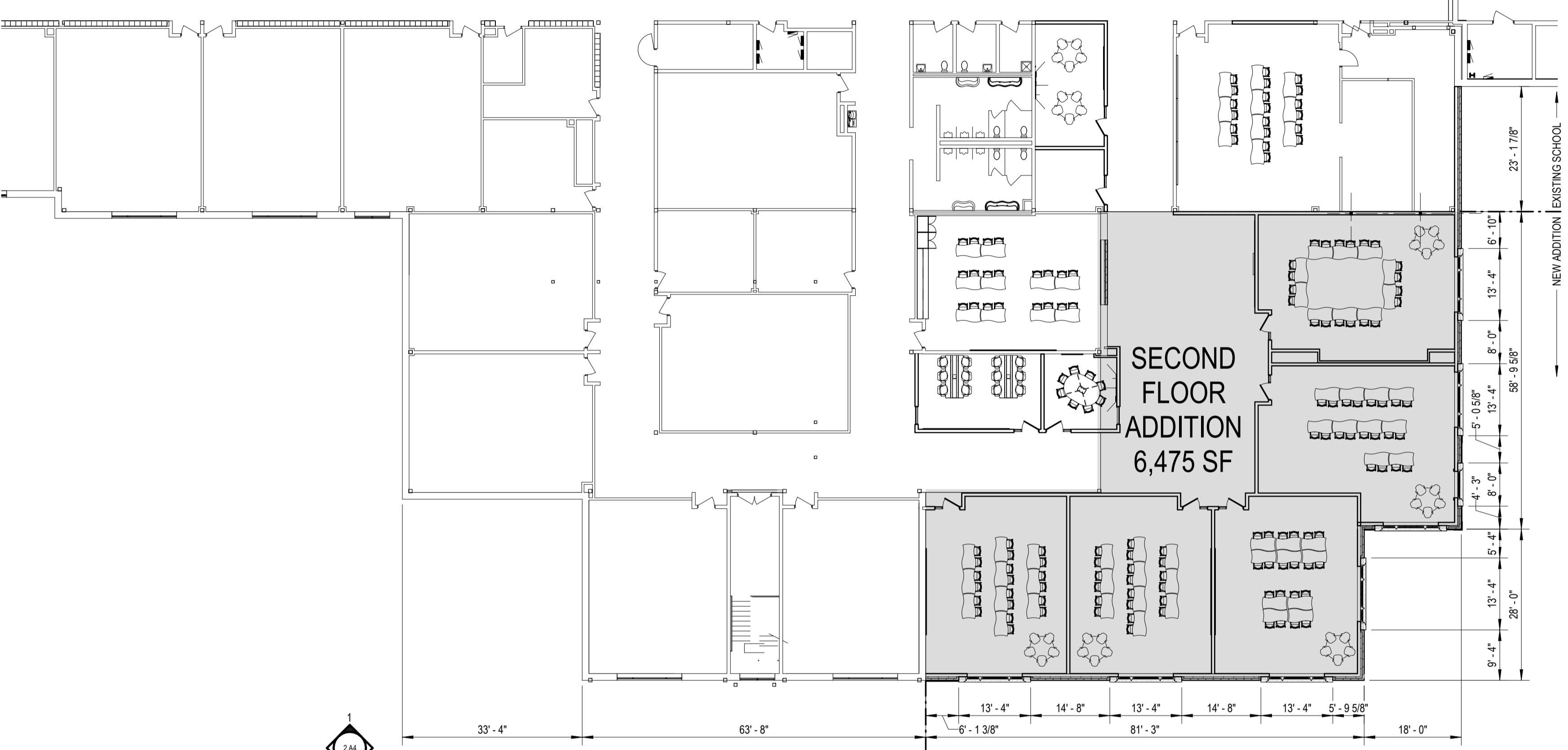
LEGEND

NEW WORK PLAN
NOTE: NOT ALL SYMBOLS MAY BE USED

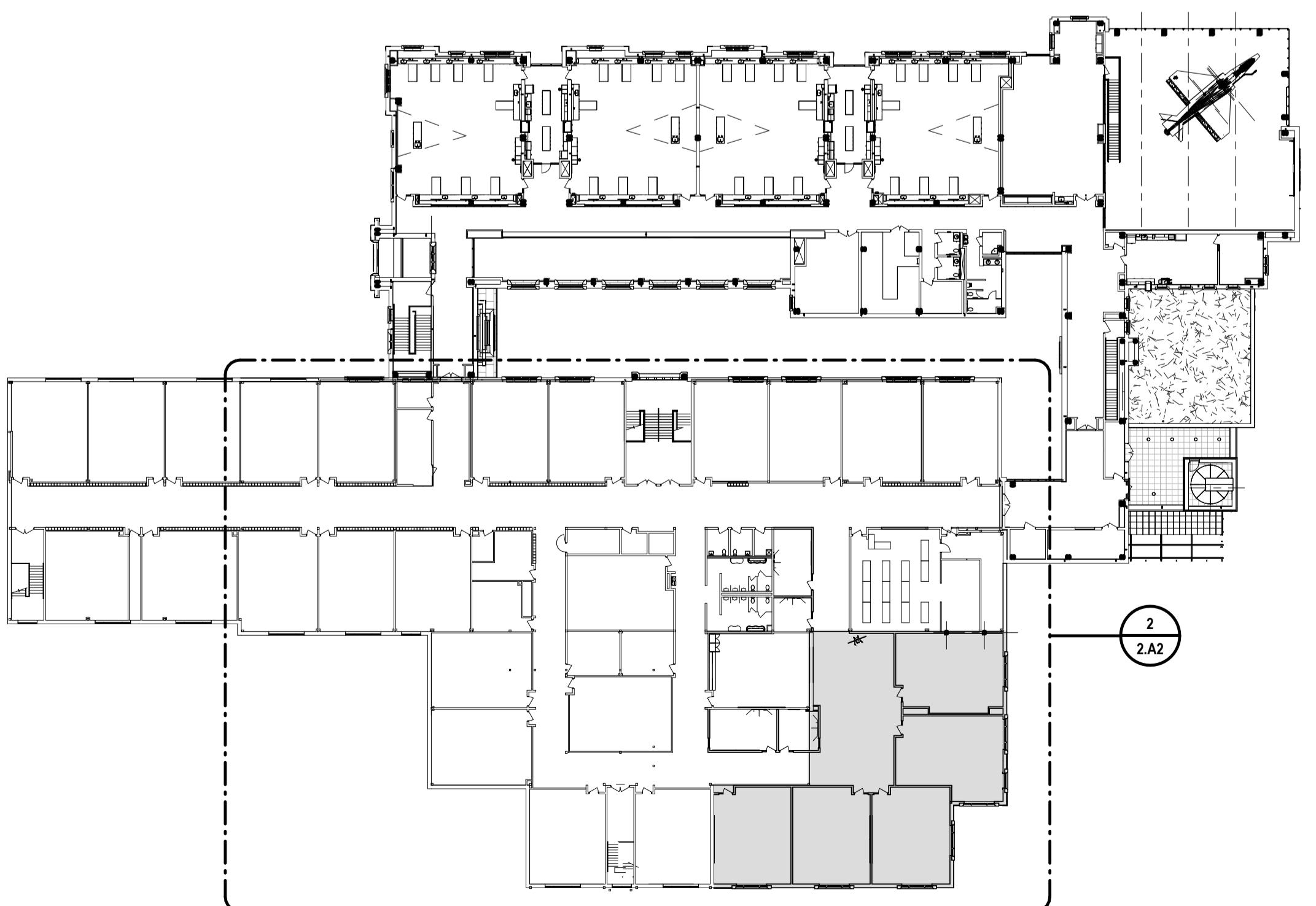
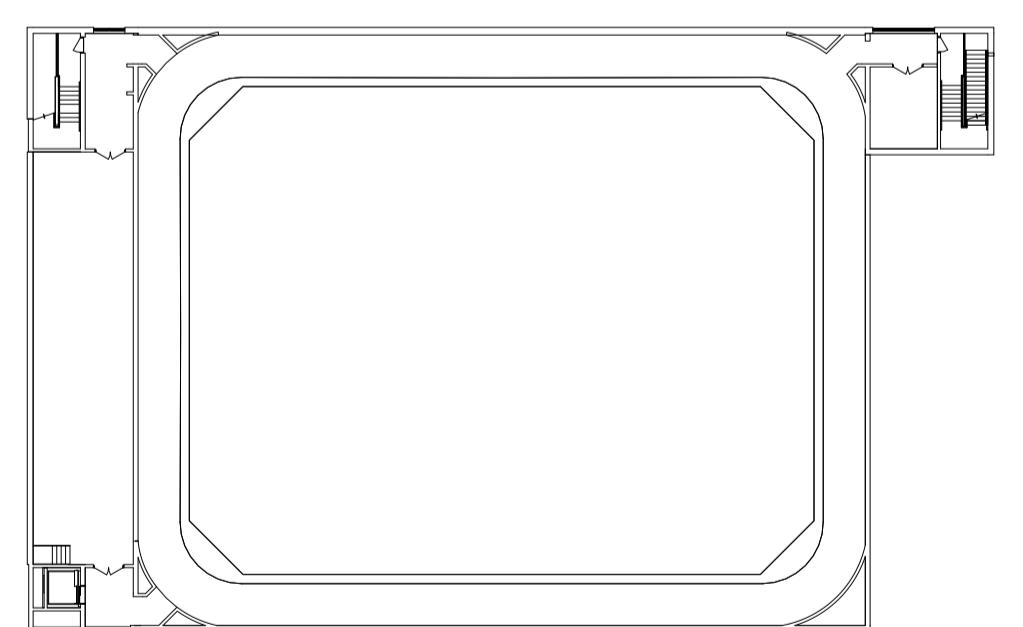
EXISTING CONSTRUCTION
NEW ADDITION



EXISTING SCHOOL SECOND FLOOR 61,215 SF



SECOND FLOOR PARTIAL FLOOR PLAN



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IDS Drawing Title

Composite and Partial Second Floor Plans

IDS Project Number Drawing Number

24215-3000

2.A2

SECOND FLOOR COMPOSITE PLAN

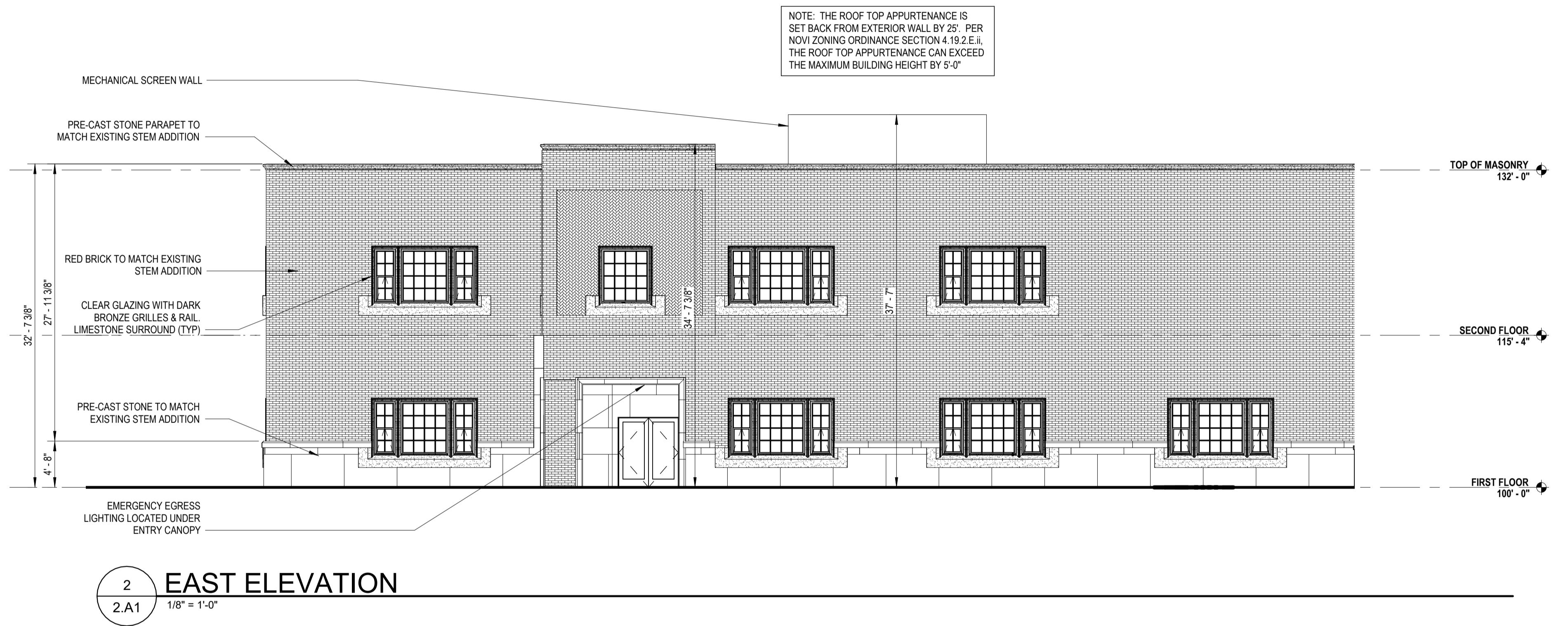
1 1" = 40'-0"



Project Title
Detroit Catholic Central
Classroom Addition

27225 Wixom Rd.
Novi, MI 48374

Key Plan



Project Administrator
A. Everett
Project Designer
A. LaTona
Project Architect / Engineer
M. Brown
Drawn By
M. Brown
Q.M. Review
C. Allick
Approved
N. LaForest
Drawing Scale
As Noted

Issued for
Issue Date
Pre-App Submittal 10-24-2025
PSP Update 11-19-2025

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IDS Drawing Title

Exterior Elevations



1
SOUTH ELEVATION
2.A1 1/8" = 1'-0"

IDS Project Number
24215-3000
Drawing Number
2.A4



Project Title
**Detroit Catholic Central
Classroom Addition**

27225 Wixom Rd.
Novi, MI 48374

Key Plan



CLASSROOM ADDITION SOUTH RENDERING - NTS



CLASSROOM ADDITION EAST RENDERING - NTS



CLASSROOM ADDITION EAST RENDERING - NTS



CLASSROOM ADDITION BIRDS EYE RENDERING - NTS

Project Administrator
A. Everett
Project Designer
A. LaTona
Project Architect / Engineer
M. Brown
Drawn By
M. Brown
Q.M. Review
C. Allick
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IDS Drawing Title

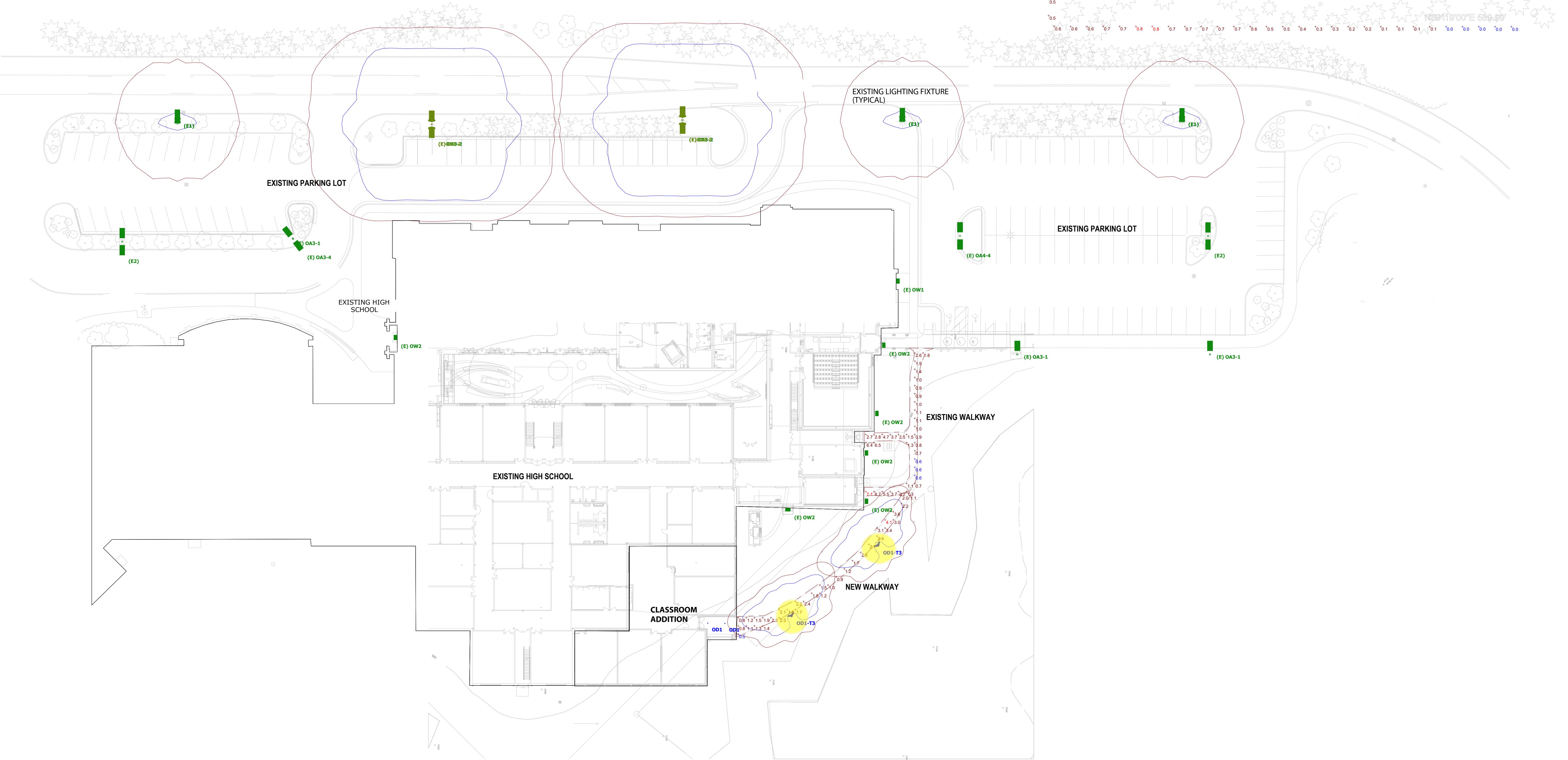
Renderings

Statistics

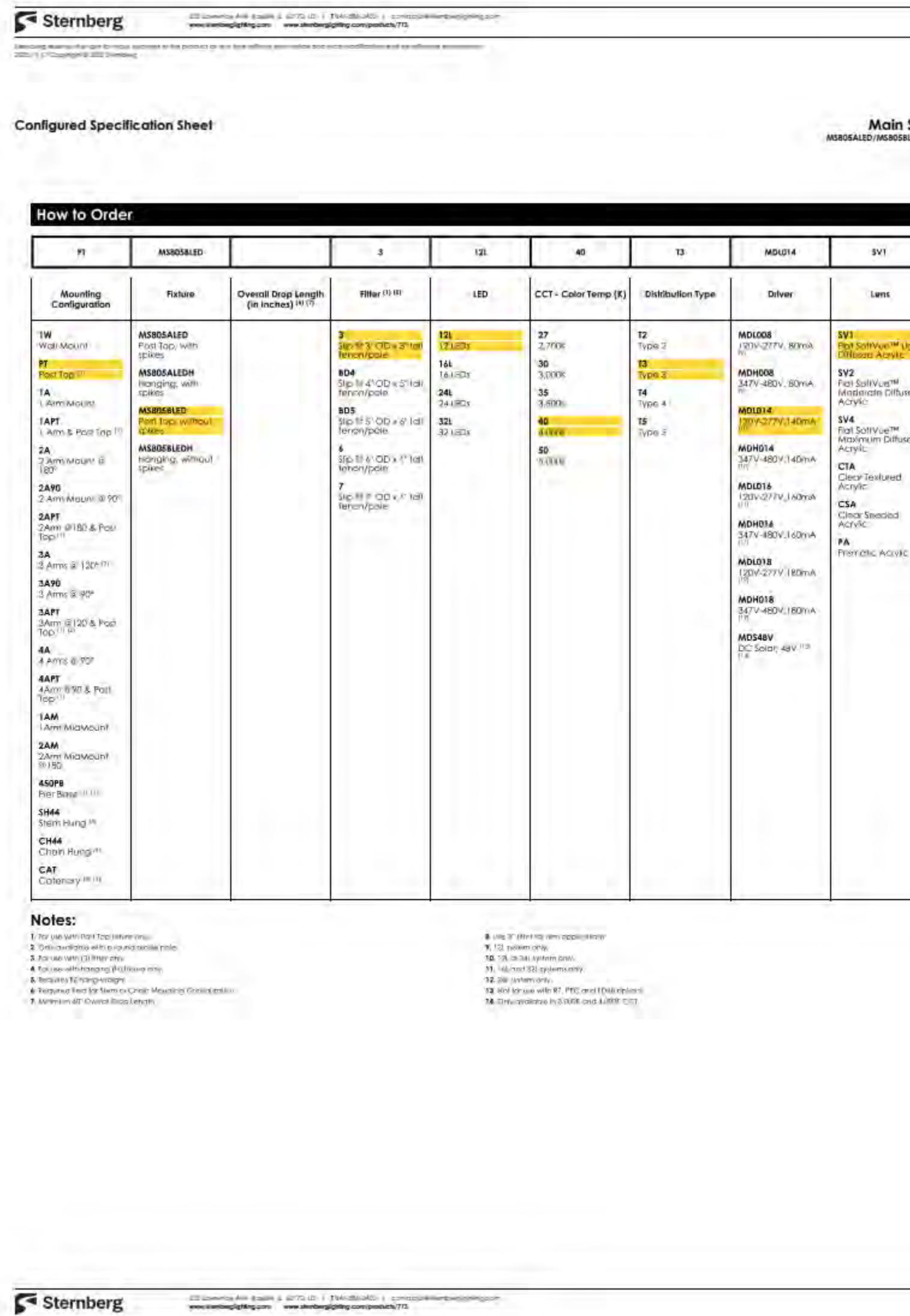
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|------------------|--------|--------|--------|--------|---------|---------|
| Existing Pathway | + | 2.3 fc | 7.1 fc | 0.6 fc | 11.8:1 | 3.8:1 |
| New Pathway | + | 1.9 fc | 4.1 fc | 0.5 fc | 8.2:1 | 3.8:1 |
| Property Line | + | 0.4 fc | 0.8 fc | 0.0 fc | N/A | N/A |

GENERAL NOTES

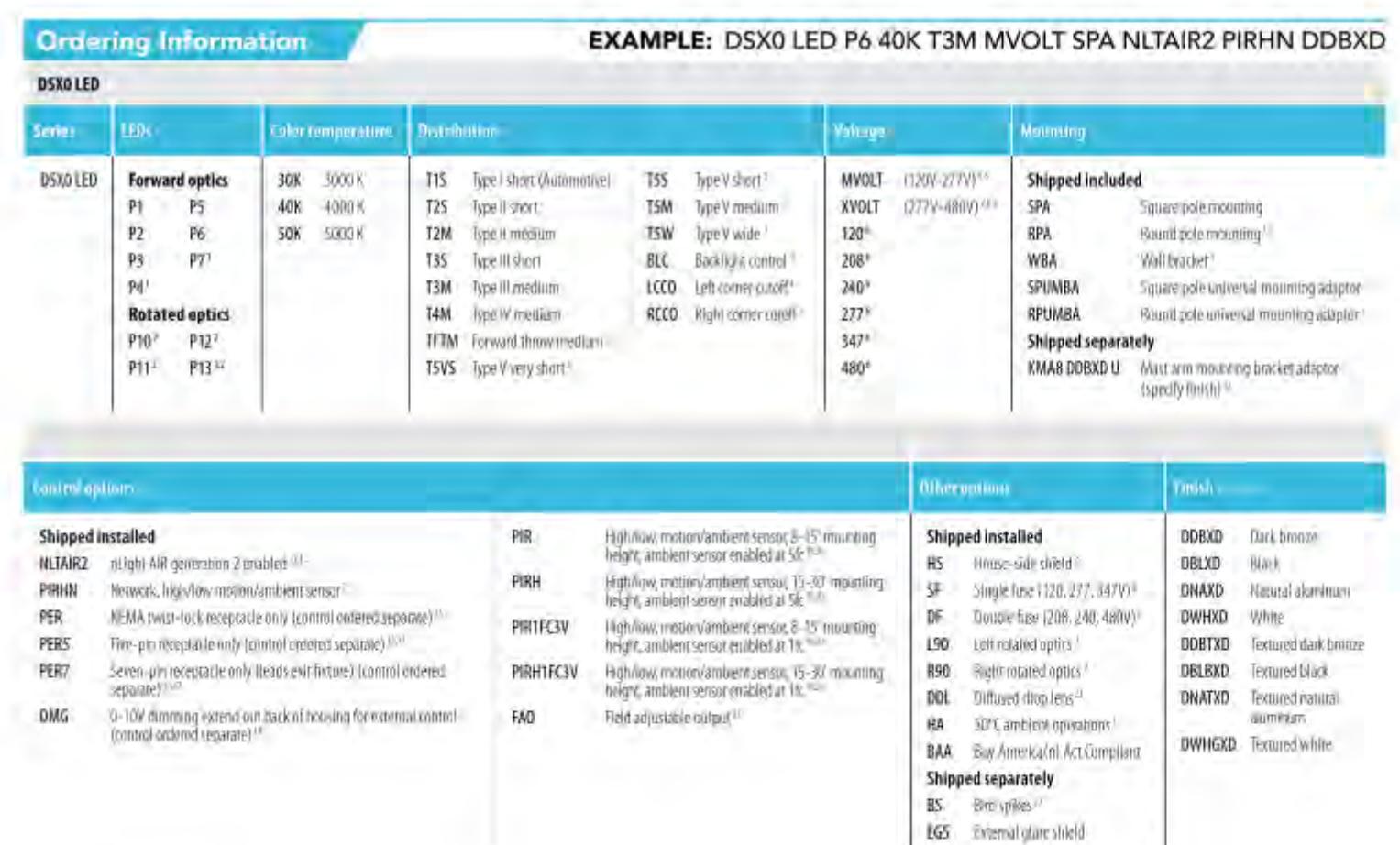
- 1.) ALL NEW LIGHTING FIXTURES ARE FULL CUT-OFF, NIGHT-TIME FRIENDLY.
- 2.) ALL NEW LIGHTING FIXTURES ARE 4000K CCT AND 70 CRI.
- 3.) LIGHT LEVELS SHOWN AT THE NEAREST PROPERTY LINE. EXISTING ESTIMATED VALUES ARE SHOWN FOR REFERENCE ONLY AND ARE NOT INCREASED BY NEW WORK.
- 4.) ALL ELECTRICAL SERVICES SHALL BE UNDERGROUND. SEE DETAIL SHEET S.ES.04.
- 5.) NO FIXTURES ARE SPECIFIED WITH FLASHING FEATURES.
- 6.) ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS WILL REMAIN ON AFTER SITE'S HOURS OF OPERATION.



NEW FIXTURE TYPE OD1-T3



EXISTING TYPICAL AREA LIGHT



Schedule

| Symbol | Label | Image | Quantity | Manufacturer | Catalog Number | Description | Number Lamps | Lumens Per Lamp | Light Loss Factor | Wattage | Plot |
|--------|-----------|-------|----------|-------------------------------|-----------------------------|---|--------------|-----------------|-------------------|---------|------|
| | (E1) | | 3 | Lithonia Lighting | DSX0 LED P6 30K T5W MVOLT | DSX0 LED P6 30K T5W MVOLT | 1 | 15285 | 0.81 | 134 | |
| | (E1) | | 3 | Lithonia Lighting | DSX0 LED P6 30K T5W MVOLT | DSX0 LED P6 30K T5W MVOLT | 1 | 15285 | 0.81 | 134 | |
| | (E2) | | 2 | Lithonia Lighting | DSX0 LED P6 30K T5W MVOLT | DSX0 LED P6 30K T5W MVOLT | 1 | 15285 | 0.81 | 268 | |
| | (E) OA3-1 | | 3 | Lithonia Lighting | DSX0 LED P6 40K T3M MVOLT | DSX0 LED P6 40K T3M MVOLT | 1 | 15508 | 0.81 | 134 | |
| | (E) OA3-2 | | 2 | Lithonia Lighting | DSX0 LED P6 40K T3M MVOLT | DSX0 LED P6 40K T3M MVOLT | 1 | 15508 | 0.81 | 268 | |
| | | | | Lithonia Lighting | DSX0 LED P6 40K T3M MVOLT | DSX0 LED P6 40K T3M MVOLT | 1 | 15508 | 0.81 | 134 | |
| | | | | Lithonia Lighting | DSX0 LED P6 40K T3M MVOLT | DSX0 LED P6 40K T3M MVOLT | 1 | 15508 | 0.81 | 134 | |
| | (E) OA3-2 | | 2 | Lithonia Lighting | DSX0 LED P6 40K T3M MVOLT | DSX0 LED P6 40K T3M MVOLT | 1 | 15508 | 0.81 | 268 | |
| | (E) OA3-4 | | 1 | Lithonia Lighting | DSX0 LED P6 40K T4M MVOLT | DSX0 LED P6 40K T4M MVOLT | 1 | 15627 | 0.81 | 134 | |
| | (E) OW1 | | 1 | Lithonia Lighting | WST LED P2 40K VW MVOLT | WST LED, Performance package 2, 4000 K, visual comfort wide, MVOLT | 1 | 3511 | 1 | 25 | |
| | (E) OW2 | | 6 | Lithonia Lighting | WST LED P2 40K VF MVOLT | WST LED, Performance package 2, 4000 K, visual comfort forward throw, MVOLT | 1 | 3469 | 1 | 25 | |
| | (E) OA4-4 | | 1 | Lithonia Lighting | DSX0 LED P6 40K T4M MVOLT | DSX0 LED P6 40K T4M MVOLT | 1 | 15627 | 0.81 | 268 | |
| | | | | Lithonia Lighting | DSX0 LED P6 40K T4M MVOLT | DSX0 LED P6 40K T4M MVOLT | 1 | 15627 | 0.81 | 134 | |
| | | | | Lithonia Lighting | DSX0 LED P6 40K T4M MVOLT | DSX0 LED P6 40K T4M MVOLT | 1 | 15627 | 0.81 | 134 | |
| | OD1-T3 | | 2 | Sternberg Lighting | MS805LED-12L40T3-MDL014-SV1 | MS805LED, Roof mounted LED plate.T3 Optic, Soft Vue 1 10% LLF For SV2 | 1 | 4276 | 0.95 | 45.2 | |
| | OD1 | | 2 | Gotham Architectural Lighting | EVO4 40/07 AR WD LSS | EVO 4IN ROUND DOWNLIGHT, 80 CRI, 4000K, 750LM, WIDE DIST, CLEAR SEMI-SPEC | 1 | 678 | 1 | 7.9 | |



Existing Lights
CCT 4000K



Existing Lights
CCT 4000K