



# COMMUNITY DEVELOPMENT DEPARTMENT

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

## ZONING BOARD OF APPEALS STAFF REPORT

**FOR:** City of Novi Zoning Board of Appeals

**ZONING BOARD APPEALS DATE:** October 12, 2021

**REGARDING:** 30995 Springlake Boulevard, Parcel # 50-22-04-200-011 (PZ21-0057)

**BY:** Larry Butler, Deputy Director Community Development

### I. GENERAL INFORMATION:

**Applicant**

Veres Signs / The Springs Apartments

**Variance Type**

Sign Variance

**Property Characteristics**

Zoning District:	Low-Density Multiple Family
Location:	East of Beck Road and South of W Pontiac Trail
Parcel #:	50-22-04-200-011

**Request**

The applicant is requesting a variance from the City of Novi Code of Ordinances Section 28-5(a) footnote (3) for a 30 square foot (159" x 27.25") illuminated entranceway sign. By code the maximum height allowed is 5 feet and sign area no larger than 24 sq. ft (variance of an additional 6 square feet of sign area and 1-foot 3-inches in height). This property is zoned low-density multiple family (RM-1).

### II. STAFF COMMENTS:

### 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. **PZ21-0057**, 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. **PZ21-0057**, 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) 347-0417.

Larry Butler  
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 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

Applicant Signature

9/1/2021

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

9/1/21

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. **Describe below:**

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 storm water facilities. **Describe below:**

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. **Describe below:**

This sign is located 72 feet from the center line of Pontiac Trail do to the layout of the entrance drive/road to the property. The signs letters are designed to be visible and clearly readable with enough time to use the turn lane to enter the property.

**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). **Describe below:**

The scale of the sign matches with the RM-1 zoning requirements. RM-1 zoning would also allow for a larger sign based on the distance of the sign from the road center line of 72 feet. This sign also does not exceed 30 sq. ft.

**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. **Describe below:**

Due to the sidewalk and ROW location the sign is setback 72' from the center line of the road requiring the size be larger than a typical residential entranceway 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.

Requiring the overall size/height of the sign to be smaller would result in a sign that is less visible and not easily readable to motorist to safely enter the property from Pontiac Trail.

## **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 sign is designed and is consistent with the RM-1 zoning requirements, it is also proportionally designed for the size of the property and road setback. This sign would not have any adverse impact on the surrounding properties. Additionally, this sign is architecturally unique and provides visual interest to the area. The sign also meets the Neighborhood Entrance Sign spirit as the mounting height of the letters are under 5'H and the overall sq. ft. of the signage elements individually is under 24 sq. ft.

### **Height Variance**

The requested height variance is not to allow for high signage but accommodate the architectural panels. The letters are a maximum of 4'-2"H above finished grade sitting under the required 5' high height. These unique architectural panels vary in height providing a background and visual interest. Additionally, this sign is located 62 feet back from the edge of Pontiac Trail so visibility will not be impacted.

### **Size Variance**

Overall, the total sign area of 30 sq. ft. is a result of a large box around THE SPRINGS and non-illuminated APARTMENTHOMES letters that are offset on the base of the sign. Individually these 2 elements are 23 sq. ft. total with THE SPRINGS at 19.95 sq. ft. and APARTMENTHOMES at 3.04 sq. ft. totaling less than the 24 sq. ft. limit.

September 1, 2021

TO: City of Novi, Zoning Board of Appeals

RE: Sign Appeal, The Springs Apartments, 30995 Springlake, Novi MI

Zoning Board of Appeals,

The Springs Apartments is in the process of replacing our existing freestanding ground signage with a new unique architectural ground sign. We are requesting two variances for a new ground sign exceeding the allowable square feet area and overall allowable height of a Neighborhood Entranceway Sign but conforms to RM-1 district Ground Sign requirements.

Two variances for a Maximum Sign Area of 30 Sq. Ft., a 6 Sq. Ft. variance, and a Maximum Height of 6'H, a 1' variance to Section 28-5(b), footnote 3. These requested variances meet the allowed 30 Sq. Ft. and 6' height permitted for ground signs in Section 25-8(b). The sign was designed to match the spirit of the Novi Zoning Ordinance. We believe this sign design is unique and fits proportionally with the property and does not present a poor image or any detriment to the community.

### Height Variance


The requested height variance is not to allow for high signage but accommodate the architectural panels. The letters are a maximum of 4'-2"H above finished grade sitting under the required 5' high height. These unique architectural panels vary in height providing a background and visual interest. Additionally, this sign is located 62 feet back from the edge of Pontiac Trail so visibility will not be impacted.

### Size Variance

Overall, the total sign area of 30 sq. ft. is a result of a large box around THE SPRINGS and non-illuminated APARTMENT HOMES letters that are offset on the base of the sign. Individually these 2 elements are 23 sq. ft. total with THE SPRINGS at 19.95 sq. ft. and APARTMENT HOMES at 3.04 sq. ft. totaling less than the 24 sq. ft. limit.

We look forward to discussing this project with the Zoning Board of Appeals and answer and any questions. Thank you for your consideration in this matter.

Sincerely,



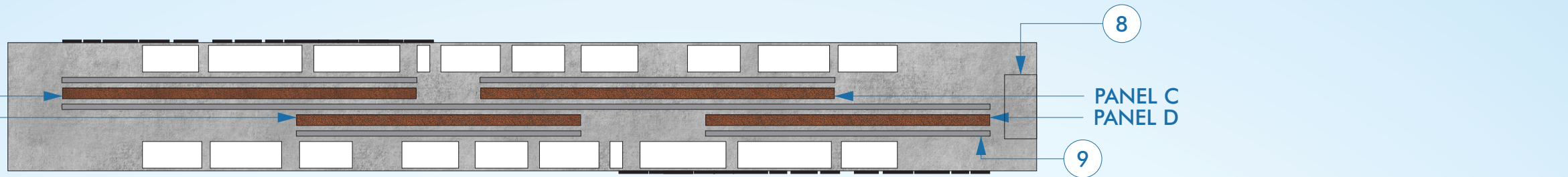
Jonathan Townsend, Veres Signs



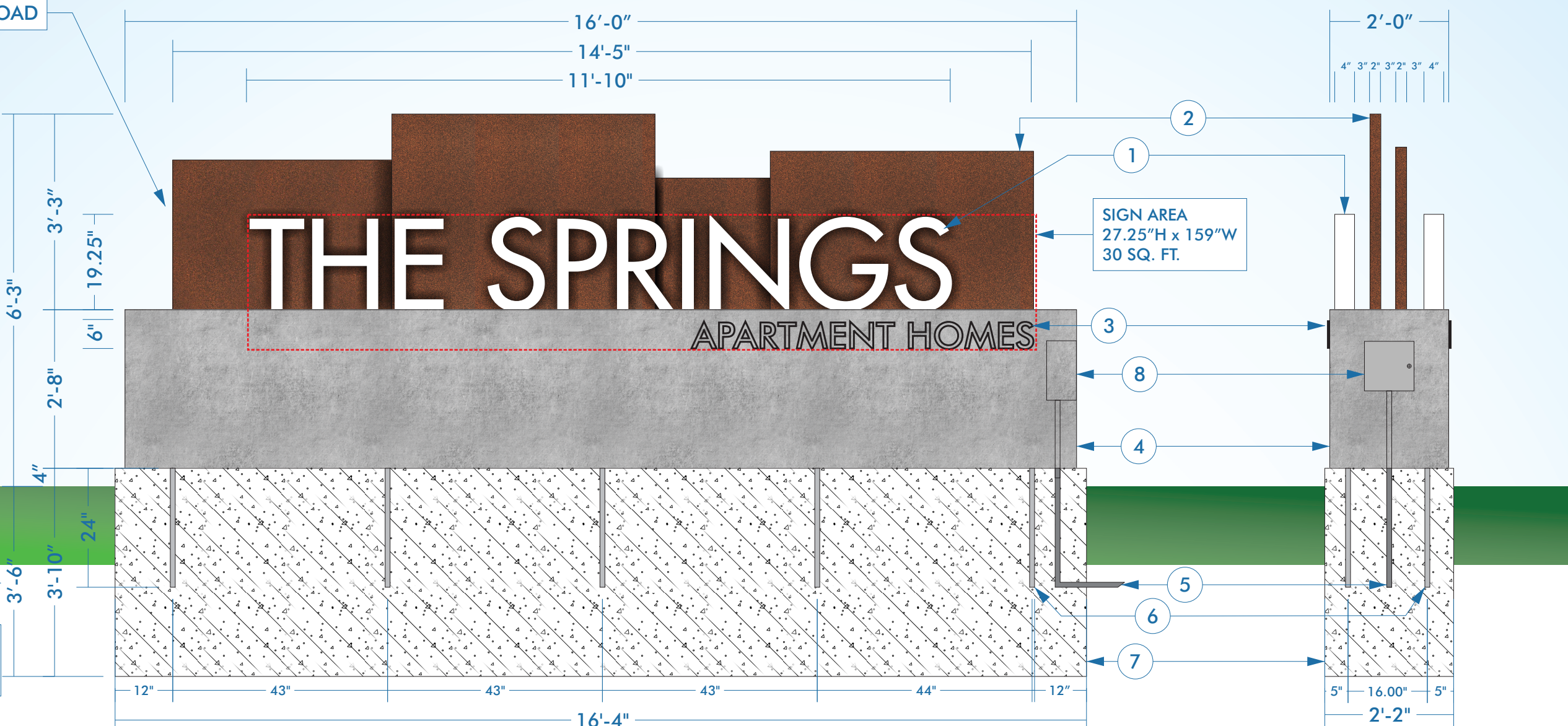


PANEL A  
PANEL B

PANEL C  
PANEL D



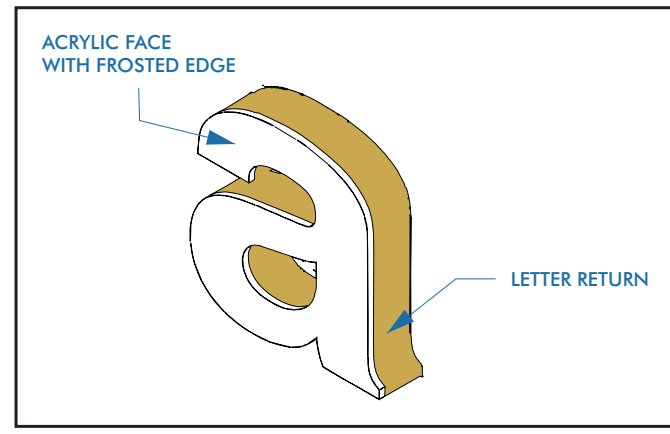
THIS SIDE TO ROAD



NOTE: ENSURE FOOTING IS 42" MIN. BELOW GRADE

- 1 19.5"H ALUMINUM LETTERS WITH WHITE FRONT-LIT TRIM-LESS ACRYLIC FACE WITH BOTTOM STUD MOUNTING TO CONCRETE BASE
- 2 ALUMINUM PANELS WITH VEGAS COR-TEN FINISH STUD MOUNTED TO CONCRETE WALL. SEE PANEL SCHEDULE ON PAGE 2 FOR SIZES.
- 3 6"H x .5" ALUMINUM OUTLINED LETTERS WITH .375" STROKE PAINTED BLACK. PIN MOUNTED TO CONCRETE WALL.
- 4 CAST CONCRETE BASE WITH NATURAL FINISH PINNED TO FOOTING WITH #8 REBAR
- 5 ELECTRICAL CONDUIT WITH 1 - 120VAC CIRCUIT PROVIDED AT SIGN LOCATION (TIMER SWITCHED)

- 6 10 - #8 VERTICAL REBAR SET IN CONCRETE FOOTING 43" OC 24" DEEP IN 2 ROWS @ 16" OC
- 7 16'-4" x 2'-2" x 3'-6" CAST IN PLACE CONCRETE FOOTING ON COMPACTED STONE BASE
- 8 12"H x 12"W x 6"D STAINLESS ELECTRICAL BOX RECESSED IN BASE. TOOLOTS G0P51UMZO. WITH LED POWER SUPPLIES/CONTROLLER
- 9 WHITE LED FIXTURES RECESSED IN CONCRETE BASE



TRIM-LESS LETTER DETAIL

**Project:**  
The Springs  
Edward Rose & Sons  
**Project Address:**  
30995 Springlake  
Novi, MI 48377

**Date:**  
3/24/2021

**Drawn By:**  
Townsend  
**Filename:**  
SpringApt\_SD

**Scale:**  
1/2" = 1'

**Colors:**  
■ PMS BLACK C  
■ VEGAS COR-TEN ON ALUMINUM

**Revisions**  
**REV1 - 4/20/2021**  
Additional Footing Details  
**REV2 - 8/10/2021**  
REBAR CHANGES

**Sheet:**  
1



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 The Springs  
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 30995 Springlake  
 Novi, MI 48377

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■ PMS BLACK C

■ VEGAS COR-TEN  
 ON ALUMINUM

Revisions

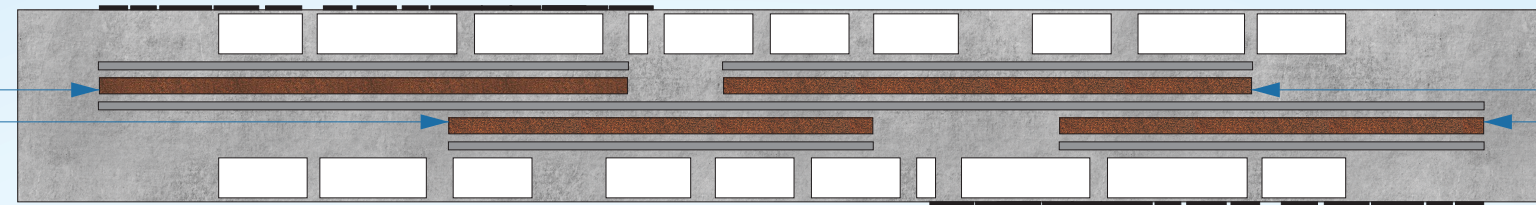
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2



PANEL A  
 PANEL B

PANEL C  
 PANEL D

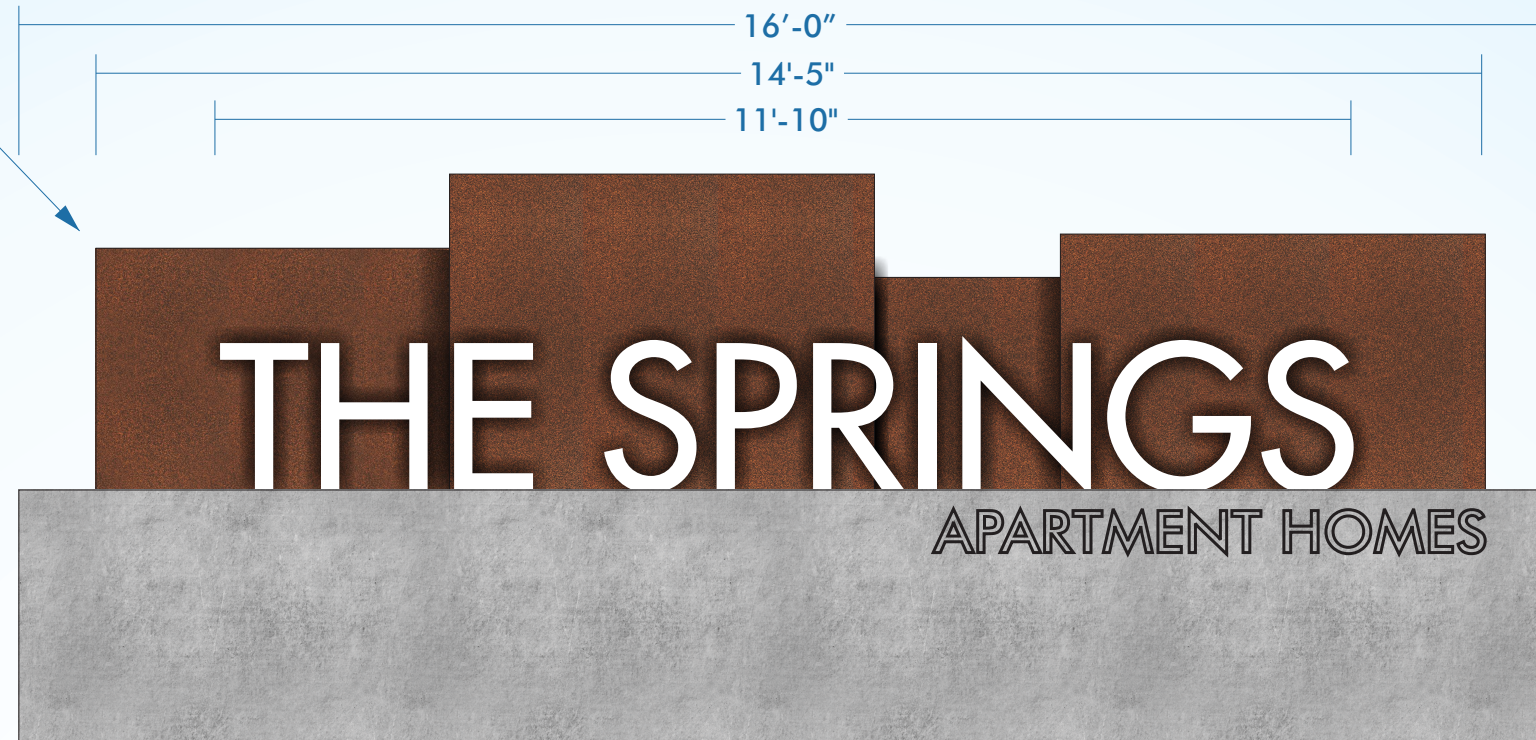


THIS SIDE TO ROAD



5'-11" (PANEL B)  
 5'-4" (PANEL D)  
 5'-2" (PANEL A)  
 4'-11" (PANEL C)  
 4'-2" (LETTERS)  
 6'-3"  
 2'-8"  
 3'-3"  
 6"  
 19.25"

16'-0"  
 14'-5"  
 11'-10"



4" MULCH LANDSCAPING



**THE SPRINGS LETTERS**  
 18.95 SQ. FT.

SQUARE FOOTAGE CALCULATION OF LETTERS	
THE SPRINGS LETTERS:	19.95 SQ. FT.
APARTMENT HOMES LETTERS:	3.04 SQ. FT.
<b>TOTAL SQUARE FOOT:</b>	<b>22.99 SQ. FT.</b>



**APARTMENT HOME LETTERS**  
 3.04 SQ. FT.

**HEIGHT AND SQUARE FOOT DETAIL**

**Project:**  
 The Springs  
 Edward Rose & Sons  
**Project Address:**  
 30995 Springlake  
 Novi, MI 48377

**Date:**  
 3/24/2021  
**Drawn By:**  
 Townsend

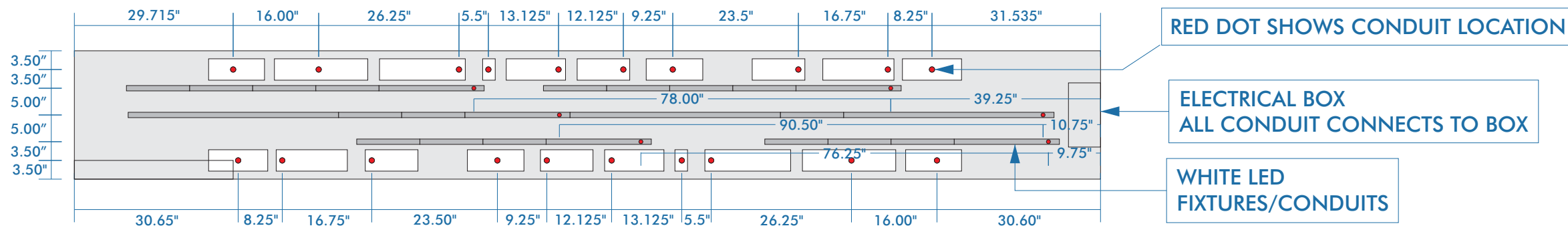
**Filename:**  
 SpringApt\_SD

**Scale:**  
 1/2" = 1'

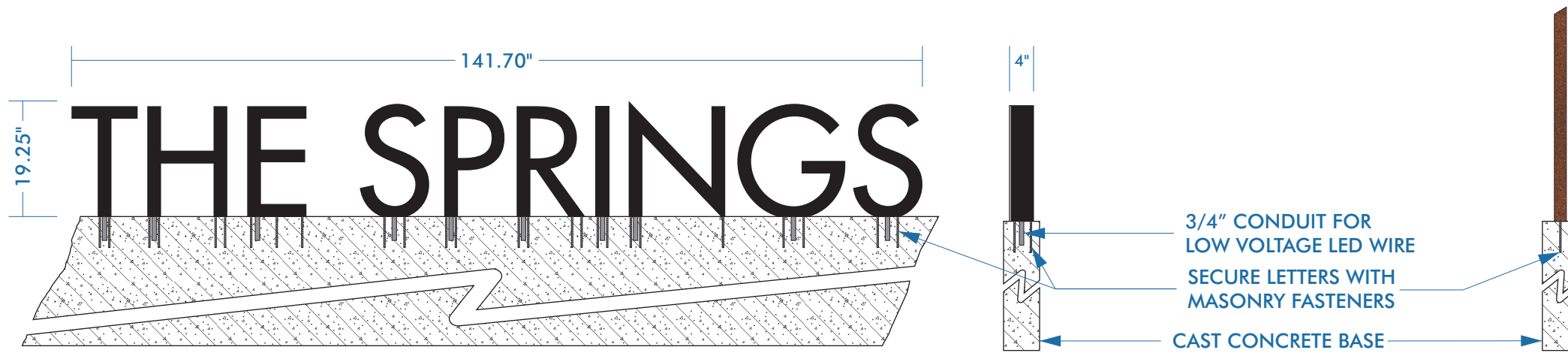
**Colors:**  
 ■ PMS BLACK C  
 ■ VEGAS COR-TEN ON ALUMINUM

**Revisions**

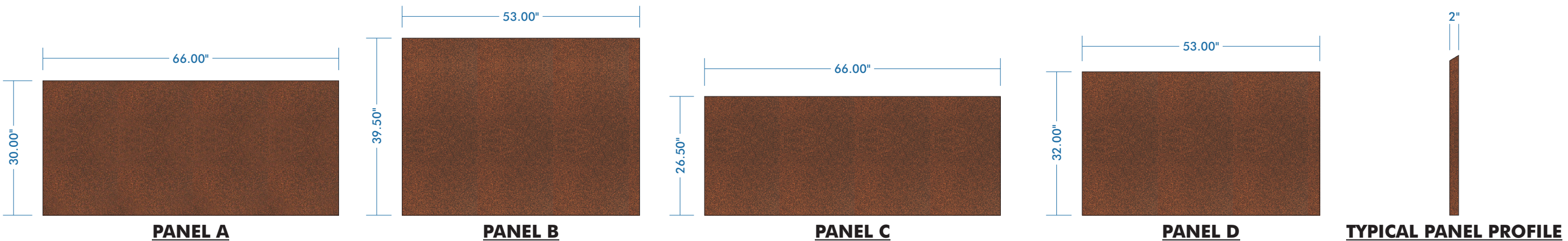
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 3



**LOW VOLTAGE CONDUIT LAYOUT**



**FACE ILLUMINATED LETTERS WITH BOTTOM STUD MOUNTING & PANEL MOUNTING**



**PANEL SIZES**



**APARTMENT LETTER DETAIL**

**PANEL/ELECTRICAL/LETTER DETAIL**



Project:

The Springs  
Edward Rose & Sons

Project Address:

30995 Springlake  
Novi, MI 48377

Date:

3/24/2021

Drawn By:

Townsend

Filename:

SpringApt\_SD

Scale:

1/2" = 1'

Colors:

■ PMS BLACK C

■ VEGAS COR-TEN  
ON ALUMINUM

Revisions

Sheet:

4



# THE SPRINGS

APARTMENT HOMES

**PROPOSED NIGHT VIEW**

**SITE PLAN**