



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: April 9, 2023

REGARDING: 42400 Twelve Mile Road # 50-22-11-300-009 (PZ24-0002)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

StoryPoint Senior Living

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: This property is zoned Office Service (OS-1)

Location: north of Twelve Mile Road, east of Novi Road

Parcel #: 50-22-15-200-105

Request

The applicant is requesting variances from the City of Novi Sign Ordinance Section 28-5(b)(2)a to be allowed a 46 sq. ft. illuminated ground sign (45 sq. ft. allowed, variance of 1 sq. ft.); and to allow an additional 92 sq. ft. of contrasting background panels without any signage (0 sq. ft. allowed, variance 92 sq. ft.).

II. STAFF COMMENTS:

The applicant, Story Point Senior Living, is seeking two variances (both from one section of the sign ordinance) for a modification to an existing monument sign. One variance is to allow a slightly larger illuminated sign than what is allowed, and the other to allow the sign to be incorporated with adjacent background panels on either side of the "allowed sign" to form one cohesive composition. It should be noted that these background panels are for design aesthetics only and not blank panels for any future signage.

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. **PZ24-0002**, 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 if 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. **PZ24-0002**, 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



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ZONING BOARD OF APPEALS APPLICATION

RECEIVED

FEB 27 2024

CITY OF NOVI
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

| | | | | | |
|--|--|--|---|--|-------------------|
| I. PROPERTY INFORMATION (Address of subject ZBA Case) | | | | Application Fee: \$330.00 | |
| PROJECT NAME / SUBDIVISION StoryPoint Senior Living | | | | Meeting Date: 4-9-24 | |
| ADDRESS 42400 W. 12 Mile Rd. | | LOT/SIUTE/SPACE # | | ZBA Case #: PZ 24-0002 | |
| SIDWELL # 50-22-11 -300 -009 | | May be obtain from Assessing Department (248) 347-0485 | | | |
| CROSS ROADS OF PROPERTY | | | | | |
| 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 rbruner@unitedimagegroup.com | | CELL PHONE NO. 734-812-6235 | |
| NAME Russ Bruner | | | | TELEPHONE NO. 734-662-5964 | |
| ORGANIZATION/COMPANY United Image Group | | | | FAX NO. | |
| ADDRESS 4676 Freedom Dr. | | CITY Ann Arbor | | STATE Mi | ZIP CODE 48108 |
| 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 jeff.osikowicz@csig.com | | CELL PHONE NO. | |
| NAME Jeff Osikowicz | | | | TELEPHONE NO. 810-220-0200 | |
| ORGANIZATION/COMPANY Common Sail Investment Group (CSIG) | | | | FAX NO. | |
| ADDRESS 7927 Nemco Way #200 | | CITY Brighton | | STATE Mi. | ZIP CODE 48116 |
| 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>OS1</u> | | | | | |
| B. VARIANCE REQUESTED | | | | | |
| INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED: | | | | | |
| 1. Section <u>28-5 Section B</u> Variance requested <u>Allow a blank brown panel on each side of the sign.</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 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 or Ordinance made

- CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE
 ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Donald Bruner
 Applicant Signature

2/26/14
 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.

[Signature]
 Property Owner Signature

2/17/14
 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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Novi, MI 48375
(248) 347-0415 Phone
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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:

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:

The concrete wall had channel letters on it from the previous owners. Once those were removed it left a bunch of holes and discolored concrete.

We are proposing to install blank brown aluminum panels on each side of the 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.

A company's sign is its calling card to the community. It also reflects on the community in general. Thus the need for sign regulations. The nasty concrete which will be surrounding the sign not only takes away from the sign itself, it reflects poorly on the community. A company has one shot at a first impression, and the entry sign is more times than not that first impression. Leaving the stark concrete, holes and stains or not, presents a terrible first impression for potential customers.

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 stark concrete does not blend well with areas surrounding this property. The brown, earth tone panels blends better with nature and gives a consistency in the appearance of the sign and thus the entry to the property.



STORYPOINTSM
Senior Living

42400 W. 12 Mile Road



STORYPOINT

Senior Living

42400 West 12 Mile Road



STORYPOINT

Senior Living

42400 West 12 Mile Road

Drawing Prepared For:

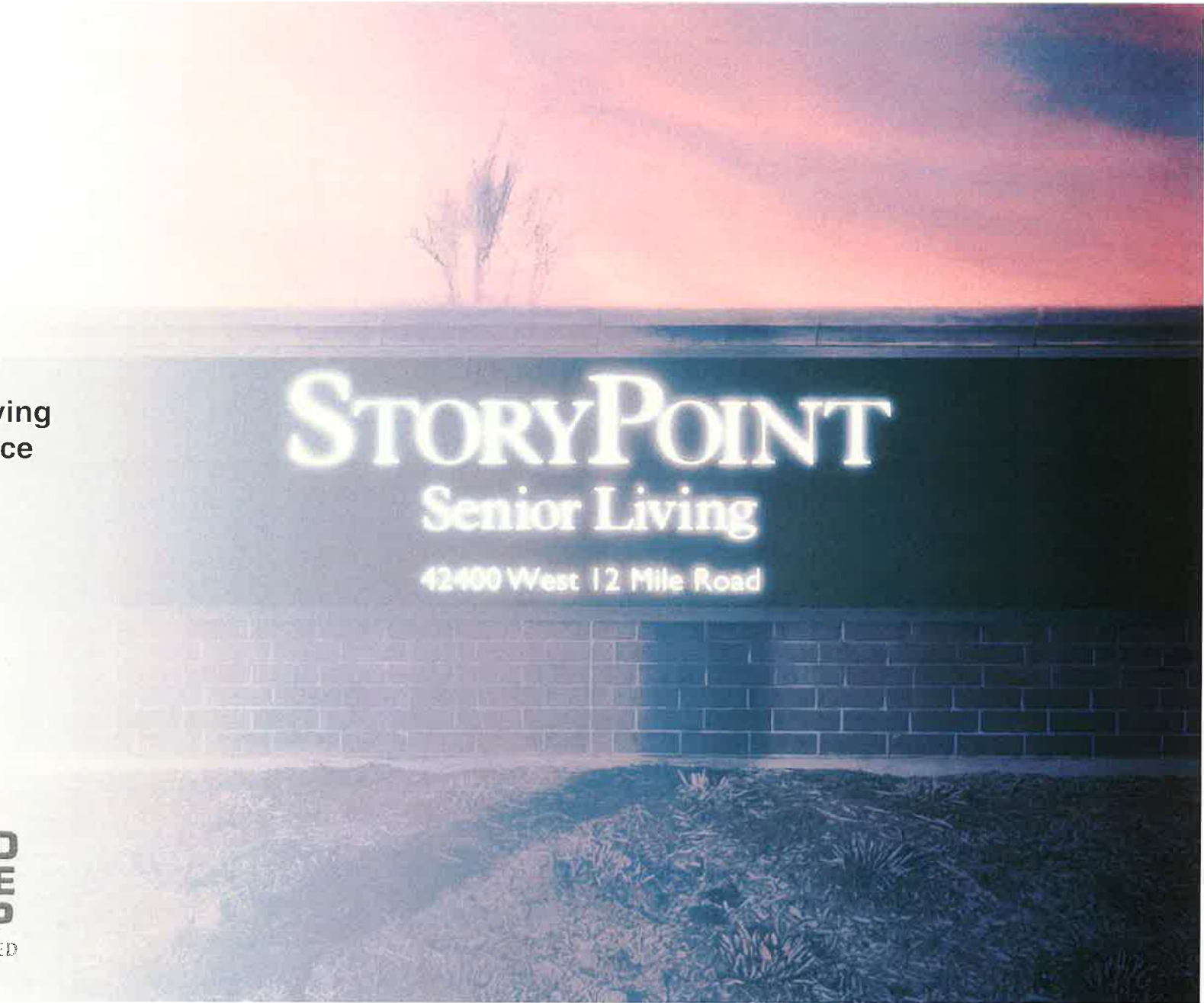
**StoryPoint Senior Living
Monument Sign Reface**

42400 W. 12 Mile Rd.

Novi, Mi. 48377

Version 12.0

February 7, 2024

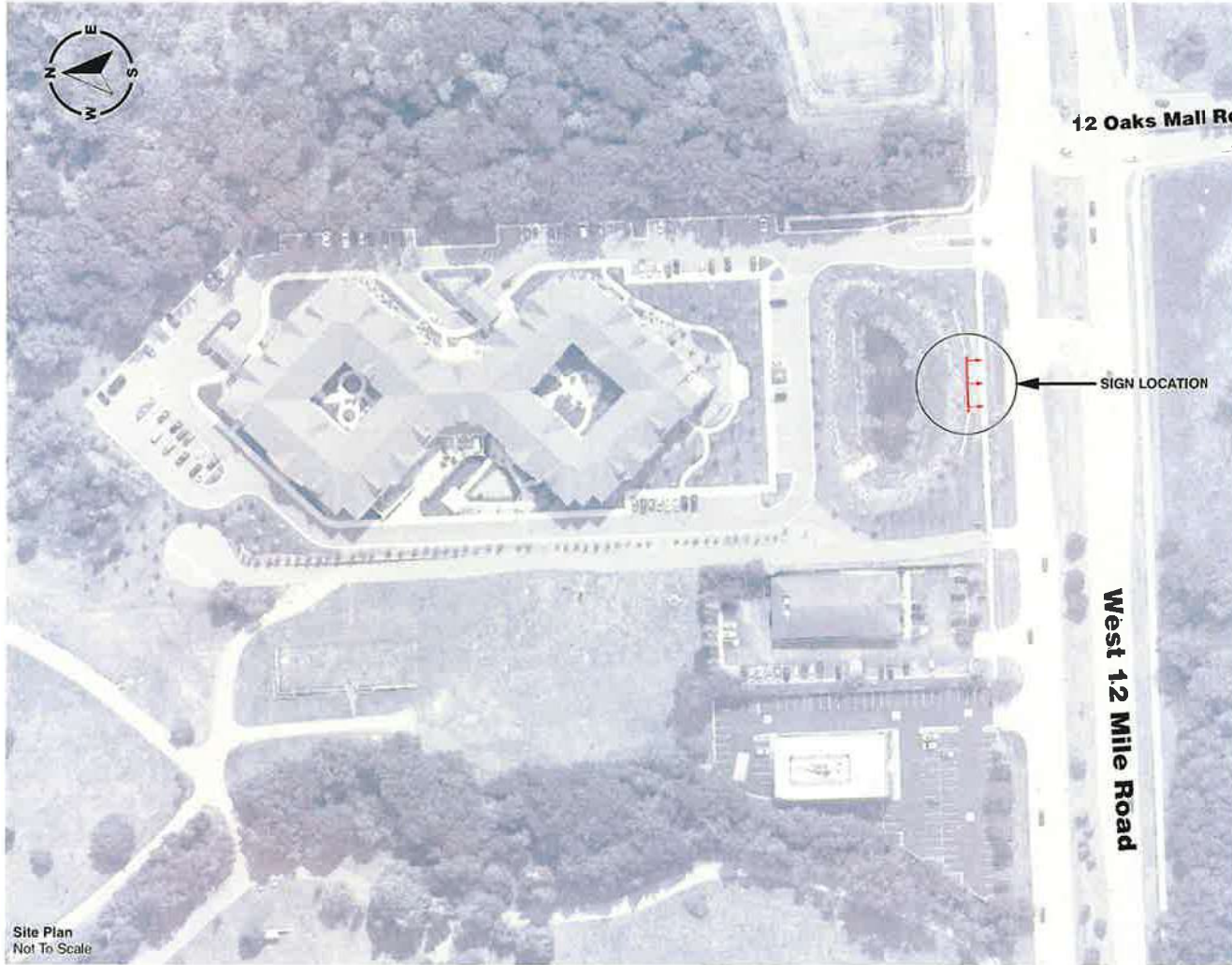


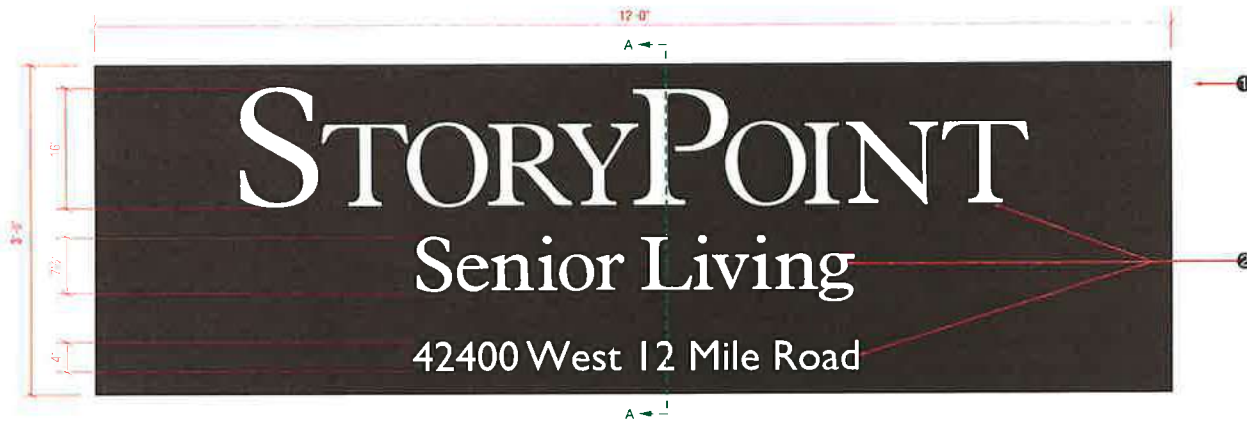
STORYPOINT
Senior Living

42400 West 12 Mile Road

UIG UNITED
IMAGE
GROUP

VETERAN OWNED & OPERATED





Face View
Scale: 3/4" = 1'-0"



Side View
Scale: 3/4" = 1'-0"

Sign Type A: Manufacture & install one (1) illuminated wall sign.

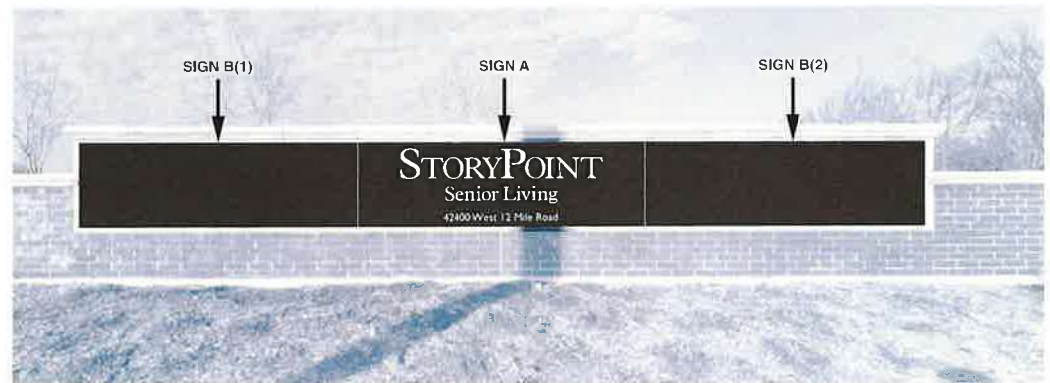
Total Sign Area: 44 Sq. Ft.

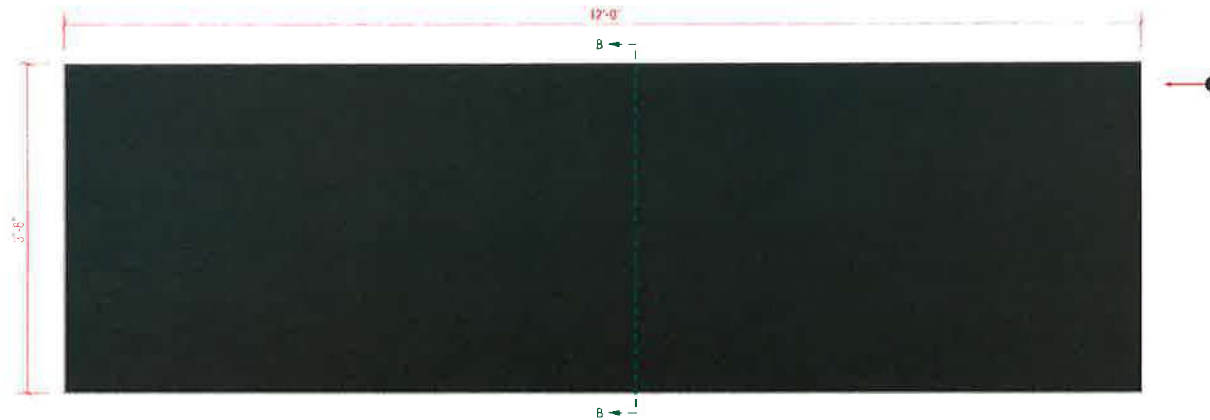
Construction:

- 1 Wall Cabinet: 3" deep fabricated aluminum wall cabinet with hinged top for service access and 1/8" thick aluminum face with routed-out graphics, Painted P1 MP T/M PMS 439C, Internally illuminated with 6500K white LEDs, Flush mounted to existing wall.
- 2 Push-Thru Letterforms: 3/4" thick translucent white acrylic with 1/8" thick milled mounting flange.

Paint Colors:

P1 Matthews Paint
T/M PMS 439C, Satin Finish





Face View
Scale: 3/4" = 1'-0"



Side View
Scale: 3/4" = 1'-0"

Sign Type B: Manufacture & install two (2) non-illuminated decorative wall panels.

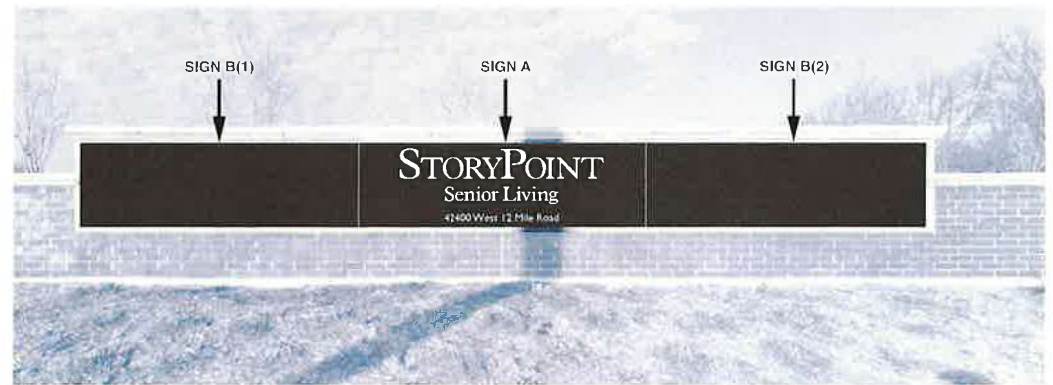
Total Sign Area: 44 Sq. Ft.

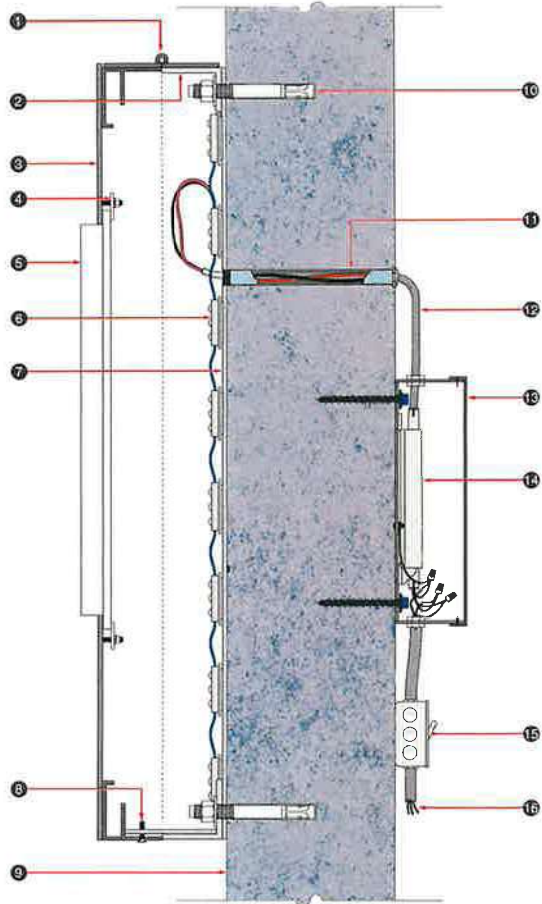
Paint Colors:

P1 Matthews Paint
T/M PMS 439C, Satin Finish

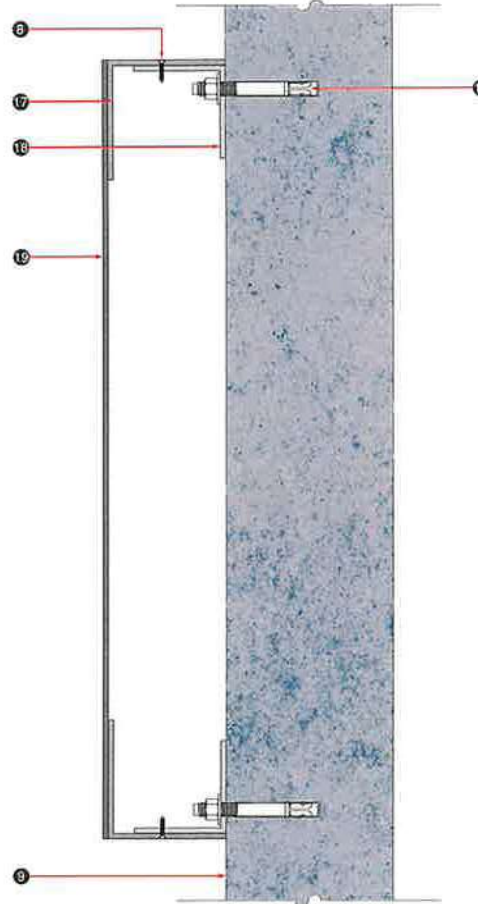
Construction:

- 1 Wall Cabinet: 3" deep fabricated aluminum "hatbox" wall cabinet with 3"x3" aluminum angle returns and 1/8" trick aluminum, Painted P1 MP T/M PMS 439C, Flush mounted to existing wall.





Section A-A (typical)
Not To Scale



Section B-B (typical)
Not To Scale

- 1 Heavy-duty stainless steel continuous hinge along top of cabinet for service and installation access,
- 2 Interior fabricated 1-1/2"x1-1/2"x3/16" aluminum angle frame,
- 3 1/8" thick aluminum face,
- 4 Welded 10-24x1/2" stud with nut and aluminum tabs to secure push-thru letterforms,
- 5 3/4" thick translucent white acrylic push-thru letterform with 1/8" thick milled mounting flange,
- 6 6500K white LED modules,
- 7 0.063" thick sign cabinet back, Pre-finished white,
- 8 Countersunk 10-24x5/8" stainless steel screws spaced every 24" along bottom of sign to keep face closed,
- 9 Monument sign face (existing),
- 10 3/8"x2-1/3" stainless steel wedge anchors, spacer every 24" along top and bottom of sign,
- 11 SealTite conduit through monument sign, All through-sign penetrations sealed with weatherproof non-hardening sealant,
- 12 Low-voltage LED wiring in SealTite conduit,
- 13 Exterior grade weatherproof transformer box behind wall,
- 14 Class II 12V LED power supplies,
- 15 Exterior-grade weatherproof junction box with emergency power cutoff switch (existing),
- 16 Incoming 12/2 MC 120V/20A dedicated sign circuit that supplies no other load, fed directly by breaker panel, controlled by photocell or timer at breaker panel (existing),
- 17 3"x3"x1/8" aluminum angle frame/returns,
- 18 2"x2"x1/8" aluminum angle mounting frame/cleat,
- 19 1/8" thick aluminum face,