



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: July 9, 2024

REGARDING: 41441 Nine Mile Road # 50-22-35-228-001 (PZ24-0031)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Johnson Sign Company

Variance Type

Sign Variance

Property Characteristics

Zoning District: This property is zoned One-Family Residential (R-4)

Location: southwest corner of Nine Mile Road and Meadowbrook Road

Parcel #: 50-22-35-228-001

Request

The applicant is requesting a variance from the City of Novi Sign Ordinance Section 28-5(g)(6) to allow a changeable-copy ground sign within 150 ft. of a residential use. This variance would accommodate a new ground sign on the northeast corner of lawn.

II. STAFF COMMENTS:

The sign ordinance requires a minimum 150 feet distance between changeable copy signage and residential uses to mitigate impact. In this case, the proposed signage is less than 150 feet from the residential use parcels to the north and east.

III. RECOMMENDATION:

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

I move that we **grant** the variance in Case No. **PZ24-0031**, 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. _____.

I move that we **deny** the variance in Case No. **PZ24-0031**, 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



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

MAY 30 2024

CITY OF NOVI
COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: \$330.00	
PROJECT NAME / SUBDIVISION Good Shepherd Evangelical Lutheran Church Ground EMC Sign					
ADDRESS 41441 W 9 Mile Rd			LOT/SIUTE/SPACE #		
SIDWELL # 50-22-35 - 228 - 001		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY 9 Mile and Meadowbrook					
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 type="checkbox"/> NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS jess@johnsonsign.com		CELL PHONE NO.	
NAME				TELEPHONE NO. 734-483-2000	
ORGANIZATION/COMPANY Johnson Sign Co				FAX NO.	
ADDRESS 2240 Lansing Ave		CITY Jackson		STATE Mi	ZIP CODE 49202
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 bobdianewoz@comcast.net		CELL PHONE NO.	
NAME Bob Wozniak				TELEPHONE NO.	
ORGANIZATION/COMPANY Good Shepherd Evangelical Lutheran Church				FAX NO.	
ADDRESS 41441 W 9 Mile Rd		CITY Novi		STATE Mi	ZIP CODE 48375
III. ZONING INFORMATION					
A. ZONING DISTRICT					
<input type="checkbox"/> R-A <input checked="" 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 type="checkbox"/> OTHER _____					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>28-5(g)(7)</u> Variance requested <u>to permit an EMC closer than 150' from a residential use</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

James John
Applicant Signature

5/10/2023
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.

Signed Contract Attached

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

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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:

To conform to the zoning ordinance and place the sign the 150' required from the nearest residential lot, the sign would have to be placed inside the existing building or in the back parking lot. The closest residential lot is closer than 100' away, but is North of the property across 9 Mile, and will not be affected by the message center if the sign is placed in the front yard of the subject property

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:

The sign conforms to the area requirements set forth in the zoning ordinance.

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:

Due to the placement of structures on the property, per the ordinance, the sign is not able to be installed at a sufficient distance from the property line to meet the 150' requirement from the nearest residential property. To abide by this requirement would have the sign installed inside the building which is not practical.

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.

The failure to grant this variance will limit the churches ability to communicate information with the community.

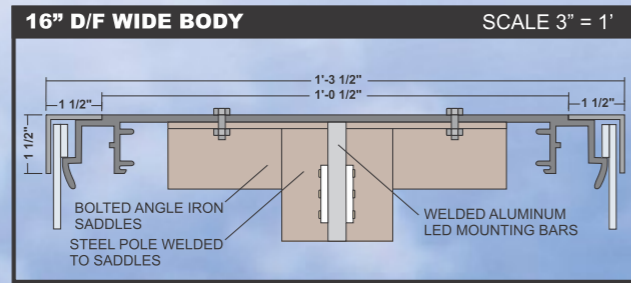
Standard #3. Adverse Impact on Surrounding Area.

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 approval of the variance will not result in any interference or detriment to the surrounding community and is consistent with the spirit of the ordinance.

OPTION B = (1) DOUBLE FACE LED ILLUMINATED MONUMENT SIGN W/
 18" X 94.5" X 16" DEEP .090" ALUMINUM CABINET/PAINTED DURANODIC
 WHITE LEXAN FACES WEDED TRANSLUCENT 3M BURGUNDY VINYL COPY
 1-1/2" RETAINER
 2" REVEAL / PAINTED DURANODIC
 FULL COLOR 25"x94.5" 10mm ThinkSIGN EMC
 24" HIGH BRICK BASE (DONE BY OTHER)

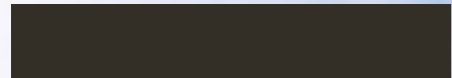
SIGN EXTRUSION DETAIL



COLOR CHART



3M BURGUNDY 3630-49 VINYL
 PMS 188C



DURANODIC



BRICK BASE



PLACEMENT OF NEW SIGN



2240 Lansing Ave., Jackson, MI 49202
 2900 Alpha Access St., Lansing, MI 48910
 663 S Mansfield St., Ypsilanti, MI 48197
 1965 Pine Creek Rd., Manistee, MI 49660
 517-784-3720/www.johnsonsign.com

JOB NAME:
 Good Shepherd

Evangelical Lutheran Church

LOCATION:
 41415 W. Nine Mile Rd.
 Novi, MI 4837

ACCOUNT REP: SA

DESIGNER: LE

REVISION: _____

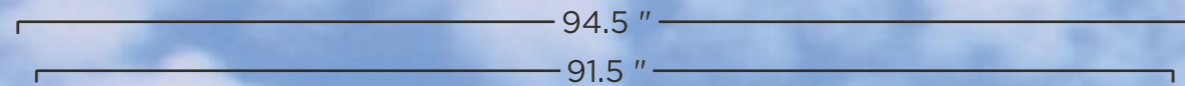
NOTES:
 Furnish & Install

the Following

FILE NAME:
 232447-02

SCALE:
 3/4"=1'

This design and all material appearing hereon constitute the original unpublished work of Johnson Sign Co. may not be duplicated, used or disclosed without written consent.



THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

JOHNSON SIGN CO DOES NOT PROVIDE PRIMARY ELECTRIC TO SIGN LOCATION RESPONSIBILITY OF OTHERS

CUSTOMER APPROVAL: _____

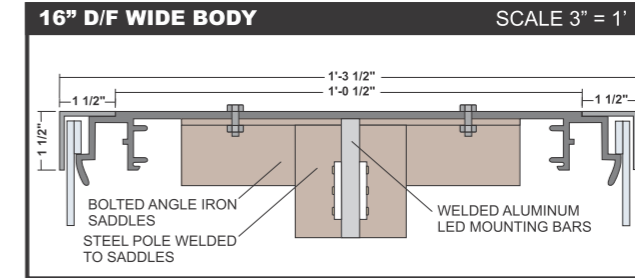
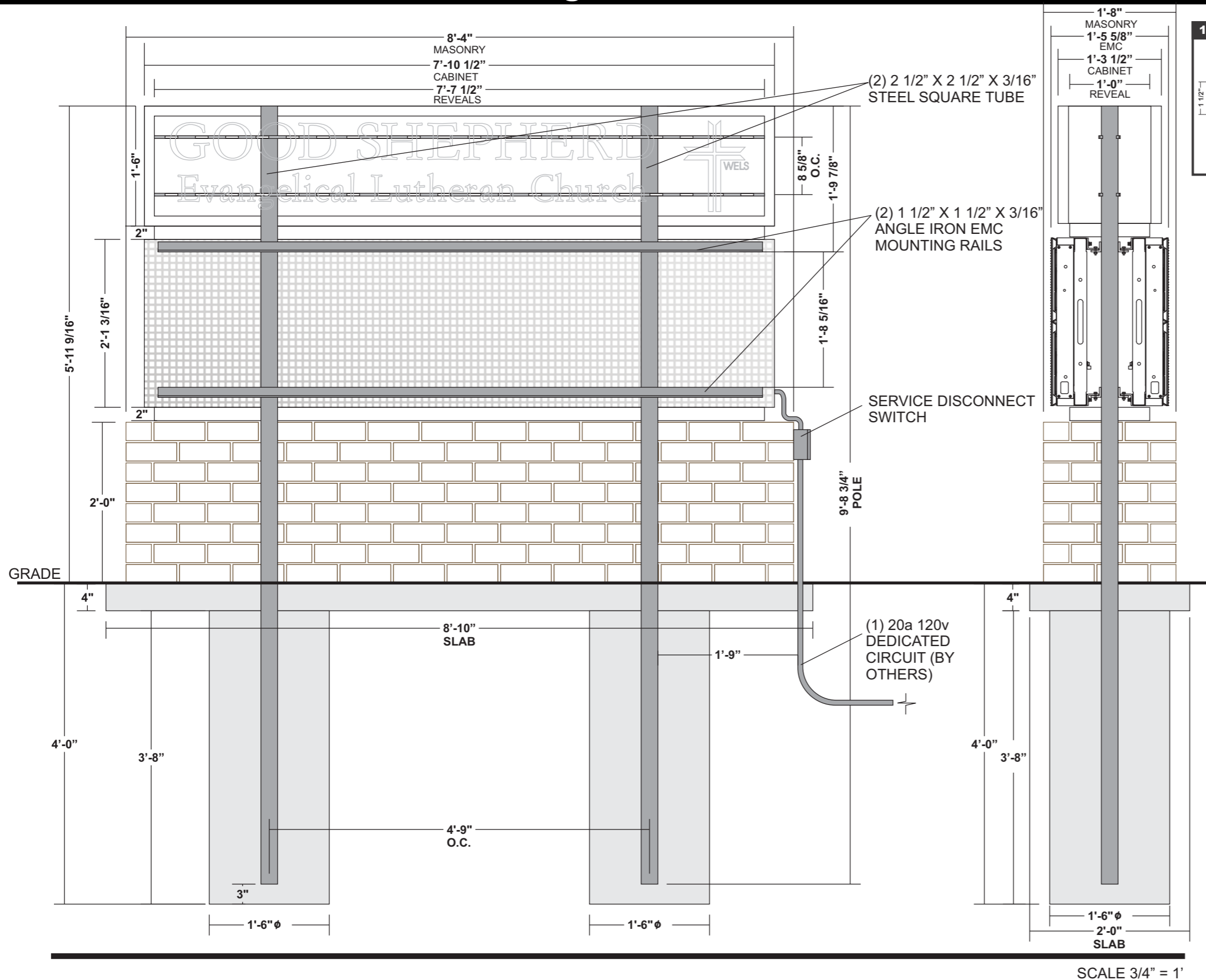
DATE: _____



INTERNATIONAL SIGN ASSOCIATION

MIDWEST SIGN ASSOCIATION

New Double Sided Monument Sign



NOTES:
THE SIGN SUPPORTING STEEL AND CONCRETE FOUNDATION IS DESIGNED FOR 115 MPH, 3 SEC. GUST ULTIMATE WIND SPEED FOR EXPOSURE B, RISK CATEGORY II AS PER 2015-MBC AND ASCE 7.

ALL MOUNTING HARDWARE TO BE NON-CORROSIVE.

ALL STRUCTURAL STEEL POLE SHALL BE ASTM A500 GRADE B.

ALL WELDING SHALL BE DONE USING E70 ELECTRODES AS PER AWS D1.1 & D1.2.

FOOTING CONCRETE SHALL BE: 3000 PSI AT 28 DAYS.

CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH OR COMPACTED FILL.

FOOTING IS DESIGNED FOR:
ALLOWABLE SOIL PRESSURE OF:
BEARING = 2000 PSF
LATERAL = 150 PSF/FT
AS PER 2015-MBC, TABLE 1806.2

ENGINEER'S SEAL



2240 Lansing Ave, Jackson, MI 49202
2900 Alpha Access St., Lansing, MI 48910
663 S. Mansfield, Ypsilanti, MI 48198
1965 Pine Creek Rd., Manistee, MI 49660
517 784 3720 | www.johnsonsign.com



INTERNATIONAL SIGN ASSOCIATION



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-SUITABLE FOR WET LOCATIONS-
IN ACCORDANCE WITH NEC 600

JOHNSON SIGN CO DOES NOT PROVIDE PRIMARY ELECTRIC TO SIGN LOCATION RESPONSIBILITY OF OTHERS

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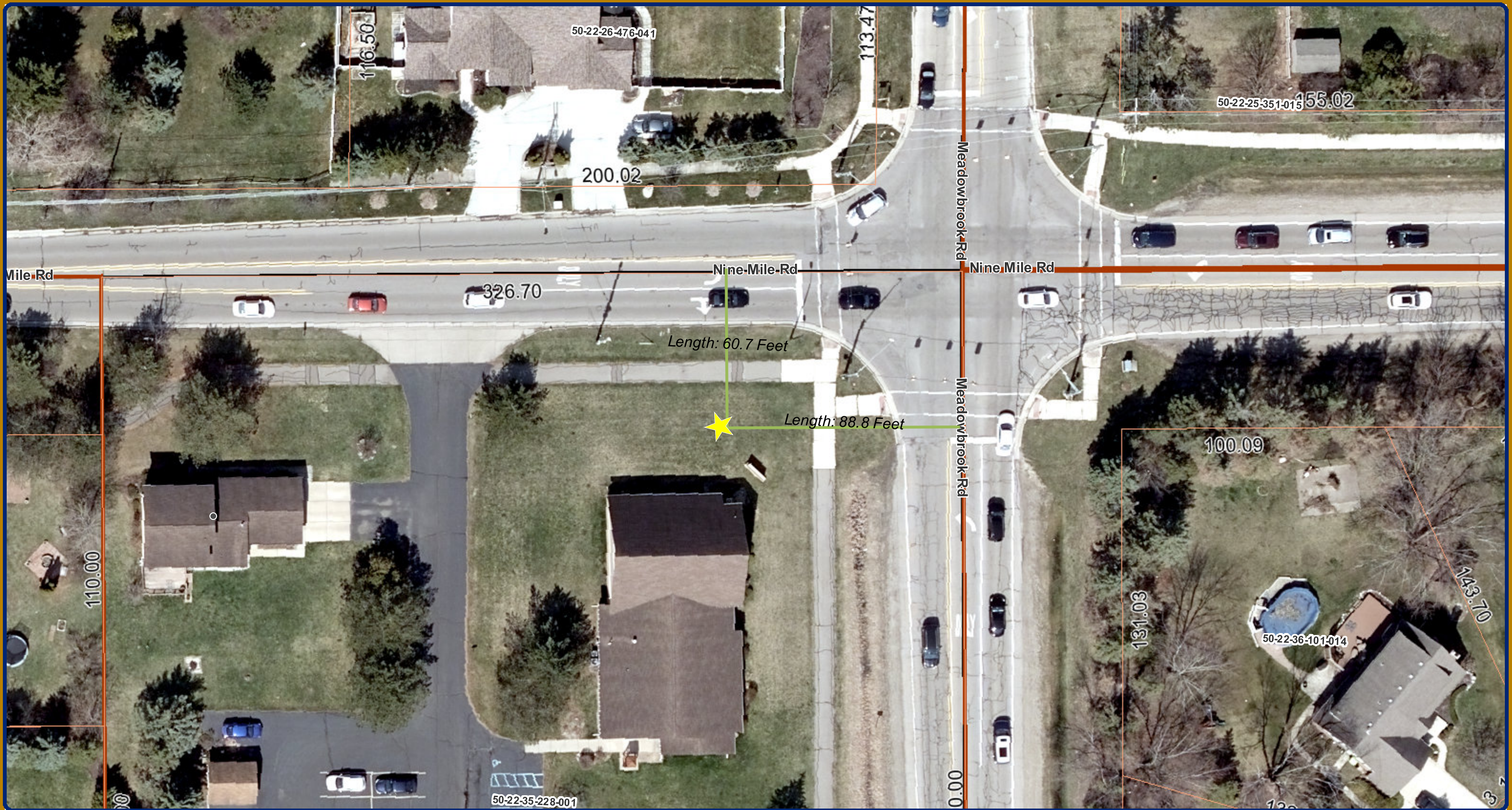
Click Here!

www.johnsonsign.com

# OF SETS	1 D/F	RETURN DEPTH	16"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	BURG / WHT	TYPE OF INSTALL	GROUND MONUMENT	TRANSFORMER	N.A.	DATE	04/23/24
RETURN COLOR	DURANODIC	TYPE OF FACE	LEXAN / EMC	BALLAST	N.A.	JOB NO.	232447
RETAINER COLOR	DURANODIC	RACEWAY D. H.	L. N.A.	COMMENTS:		JOB NAME	232447-02
LED COLOR	WHITE / RGB	HOUSINGS	N.A.	SALESPERSON:	STEVE AMES	ADDRESS:	41415 W. Nine Mile Rd. Novi, MI 48375

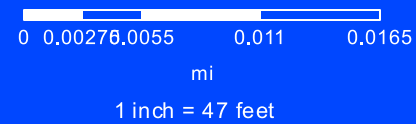
APPROVED BY: _____

DATE: _____



MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



Parcel Map



Map Print Date:
5/2/2024



City of Novi

45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org