



## 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:** November 10, 2015

**REGARDING:** OAKLAND FLEX TECH ACADEMY(CASE NO. PZ15-0039)

**BY:** Charles Boulard, Building Official

### I. GENERAL INFORMATION:

#### Applicant

John Nagel of Image 360 on behalf of Oakland Flex tech Academy

#### Variance Type

Sign Variance

#### Property Characteristics

Zoning District: OS-1, Office Service District  
Site Location: 24245 Karim Blvd, north of Ten Mile Road and west of Haggerty Road  
Parcel #: 50-22-24-476-019

#### Request

The applicant is requesting a variance from the CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow a second sign (single wall sign allowed in OS-1, Office Service District). The proposed sign is a 32 square foot monument sign.



**II. ZONING AND LAND USE:**

The table below lists the zoning district, existing land use and future land use for the subject site and surrounding parcels.

Parcel	Zoning District	Existing Land Use	Future Land Use
<b>Subject Property</b>	OS-1 Office Service District	Oakland Flex Tech Academy	Community Office
<b>North</b>	OS-1 Office Service District	Medical Office	Community Office
<b>South</b>	OS-1 Office Service District	Medical Office	Community Office
<b>East</b>	OS-1 Office Service District	Medical Office	Community Office
<b>West</b>	RM-1 Low Density Multi-Family District	Multi-Family Housing	Multiple Family

**III. STAFF COMMENTS:**

**Proposed Changes**

The applicant is requesting approval for installation of an additional wall sign for the Oakland Flex Tech Academy. The applicant is entitled to a single wall sign under the Novi Sign Ordinance. The applicant is requesting the following signage:

- Second ground sign, proposed at 8.0 ft x 4.0ft (32.0 sq. ft.)

***This requires a variance from Section 28-5(3) to allow the added ground sign (single wall sign allowed).***

**IV. RECOMMENDATION:**

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

1. I move that we ***grant*** the variance in Case No. **PZ15-0039**, 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. **PZ15-0039**, 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) 347-0415.

Charles Boulard  
Building Official  
City of Novi

REVISED APPLICATION

RECEIVED

OCT 08 2015

CITY OF NOVI  
COMMUNITY DEVELOPMENT



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Novi, MI 48375  
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(248) 735-5600 Facsimile  
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### ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>				Application Fee: _____	
PROJECT NAME / SUBDIVISION Oakland FlexTech Academy				Meeting Date: <u>11-10-15</u>	
ADDRESS 24245 Karim Blvd		LOT/SUITE/SPACE #		ZBA Case #: PZ <u>15-0039</u>	
SIOWELL # 50-22- <u>24</u> - <u>4710</u> - <u>019</u>		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY 10 Mile and Karim Blvd					
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 checked="" 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					
<b>II. APPLICANT INFORMATION</b>					
<b>A. APPLICANT</b>		EMAIL ADDRESS john.nagel@image360.com		CELL PHONE NO. 810-599-6734	
NAME John Nagel		TELEPHONE NO. 810-225-7446		FAX NO. 810-220-1202	
ORGANIZATION/COMPANY Image 360		ADDRESS 2150 Plessis Dr. Suite 3A		CITY Brighton	STATE MI
				ZIP CODE 48114	
<b>B. PROPERTY OWNER</b> <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS jperry@kwoods.org		CELL PHONE NO. NA	
NAME Jim Perry		TELEPHONE NO. 5178619746		FAX NO. NA	
ORGANIZATION/COMPANY CS Partners		ADDRESS 896 S. Old US 23 Suite 500		CITY Brighton	STATE MI
				ZIP CODE 48114	
<b>III. ZONING INFORMATION</b>					
<b>A. ZONING DISTRICT</b>					
<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 type="checkbox"/> OTHER <u>OS-1</u>					
<b>B. VARIANCE REQUESTED</b>					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>28-5 (3)</u> Variance requested <u>1 Additional Monument Sign. Building Currently has one wall sign.</u>					
2. Section _____ Variance requested _____					
3. Section _____ Variance requested _____					
4. Section _____ Variance requested _____					
<b>IV. FEES AND DRAWINGS</b>					
<b>A. FEES</b>					
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250					
<input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400					
<input type="checkbox"/> House Moves \$300 <input checked="" type="checkbox"/> Special Meetings (At discretion of Board) \$600					
<b>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>					
• Dimensioned Drawings and Plans		• Existing & proposed distance to adjacent property lines			
• Site/Plot Plan		• Location of existing & proposed signs, if applicable			
• Existing or proposed buildings or addition on the property		• Floor plans & elevations			
• Number & location of all on-site parking, if applicable		• 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 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:

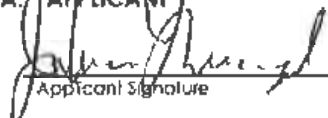
The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING     ADDITION TO EXISTING HOME/BUILDING     SIGNAGE

ACCESSORY BUILDING     USE     OTHER \_\_\_\_\_

## VI. APPLICANT & PROPERTY SIGNATURES

### A. APPLICANT

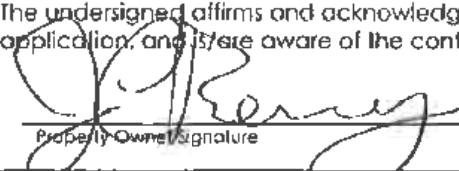
  
Applicant Signature

10-6-15  
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

10-7-15  
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



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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:

In order for the current wall sign to be seen a substantial amount of trees and shrubs would need be removed. These are all part of the original landscaping.

*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:

Building and trees block view of the building from either side. They will also block view of the monument until you have almost reached the property line. Especially when traveling East on 10 mile

- 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:

## 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.

Currently there is very little exposure with the current wall sign that faces 10 mile. The property does have frontage on 10 mile and Karim Blvd. So they do get some exposure from the wall sign on Karim. It also acts as a directional sign for the main drive since there are two entrances off Karim. With the trees and current building blocking the view from any sort of distance it is very hard to get adequate exposure in regards to both a marketing view and a identification purpose when it comes to sign use. There is limited time to see and the react or read the sign. The addition would help a great deal for the visitors looking for the location. They are constantly getting visitors passing by and having to turn around. The additional sign would also help build community awareness to the school location and that is exists. This would definitely help with the long term success of the school

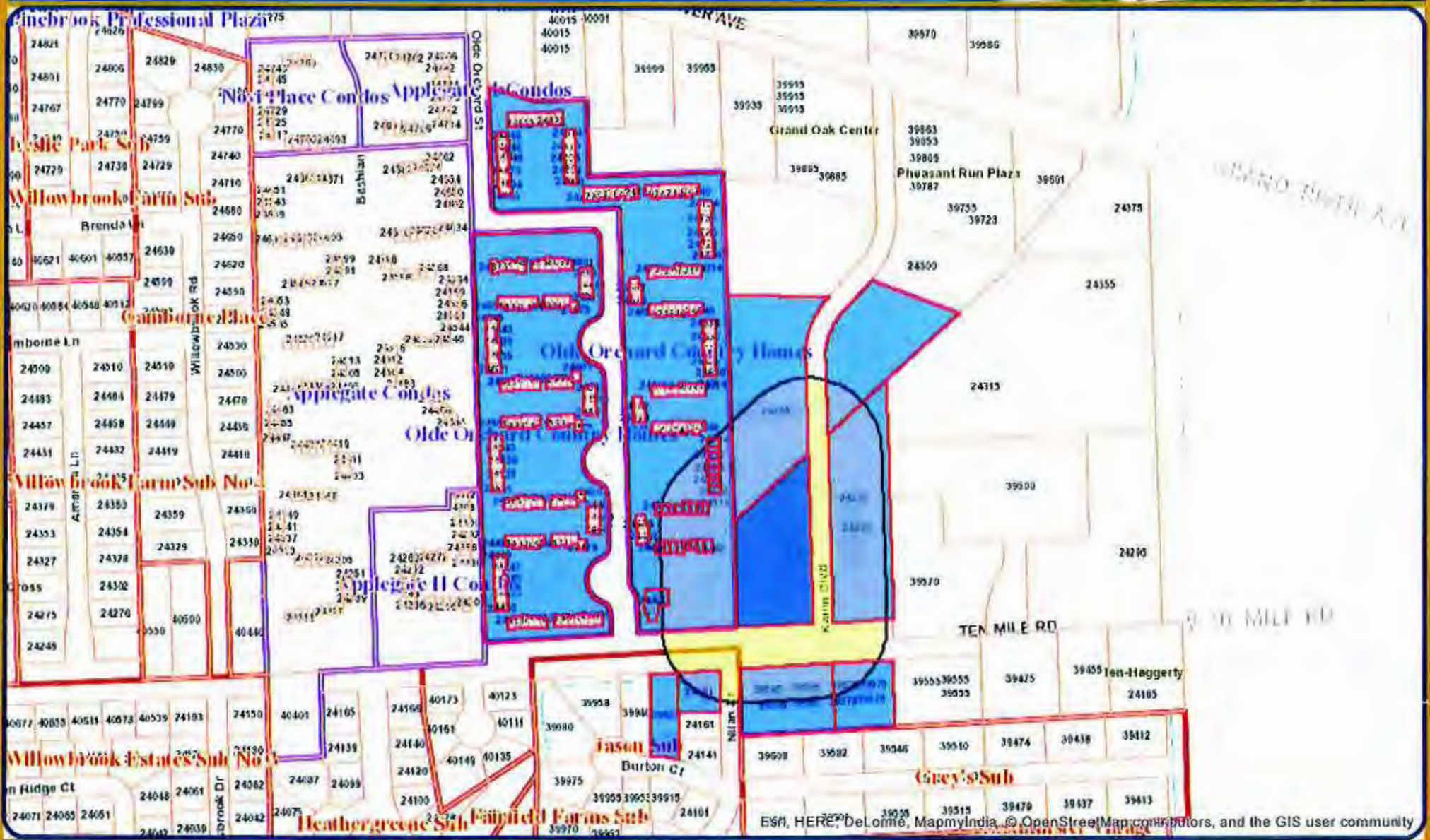
## Standard #3. Adverse Impact on Surrounding Area.

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 only 30 square feet in size. It does not block any view of adjacent properties or driveways. It is 11' from the sidewalk, so it does not interfere with pedestrian traffic. It is not illuminated. It's colors and design match the building. The text and logo are easy to read. It has some architectural design elements - Raised Text, 2 Color Sign Base with Recessed Element.



# 24245 Karim Blvd PZ15-0039



ESRI, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



Map Produced Using the  
City of Novi, Michigan  
Internet Mapping Portal



Author:  
Date: 10/9/2015

### 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 137 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy of information related to this map. This map was produced under the terms of the City's Internet Site Use Policy available at <http://cityofnovi.org/Resources/SiteUsePolicy.asp>



EXISTING WALL SIGN



Customer:	
Company:	
Address:	
City:	State/ZIP:
Phone:	
Fax:	



Brighton Signs by Tomorrow  
 2150 Pless Rd. Ste. 3A  
 Brighton, Michigan 48114  
 810-225-7446  
[signsbytomorrow.com/brighton](http://signsbytomorrow.com/brighton)

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96 in

48 in



CABINET IS SINGLE SIDED, ILLUMINATED. CONSTRUCTED OF EXTRUDED ALUMINUM WITH A WHITE POLYCARBONATE FACE AND DIGITAL GRAPHICS, LAMINATED INTERNALLY LAMPED - UL LISTED MOUNTED DIRECTLY TO WALL AT APPROXIMATELY 10' FROM GRADE

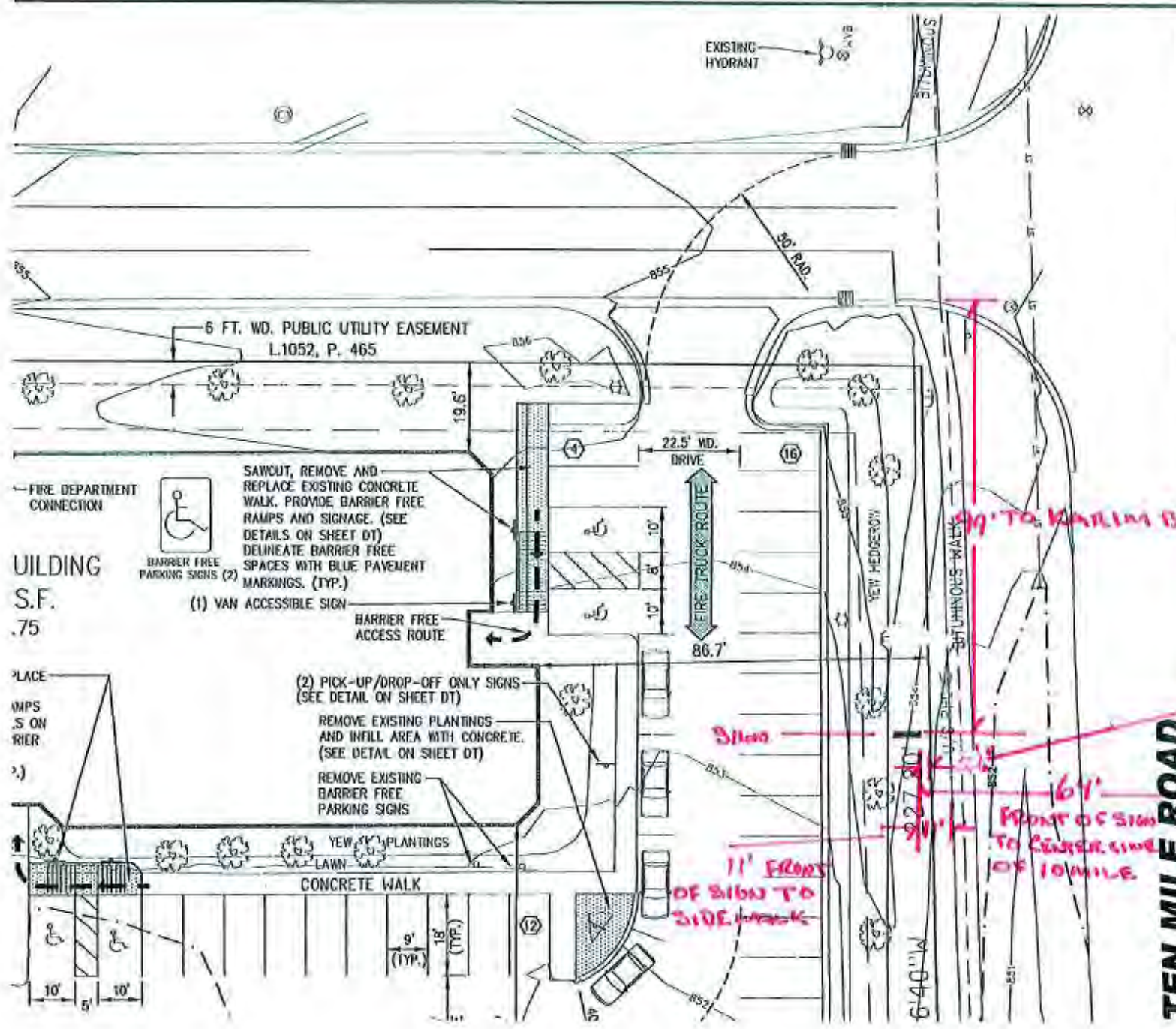
Customer:	
Company:	
Address:	
City:	State/Zip:
Phone:	
Fax:	



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FIRE DEPARTMENT CONNECTION



BARRIER FREE PARKING SIGNS (2)

SAWOUT, REMOVE AND REPLACE EXISTING CONCRETE WALK. PROVIDE BARRIER FREE RAMPS AND SIGNAGE. (SEE DETAILS ON SHEET DT) DELINEATE BARRIER FREE SPACES WITH BLUE PAVEMENT MARKINGS. (TYP.)

(1) VAN ACCESSIBLE SIGN

BARRIER FREE ACCESS ROUTE

(2) PICK-UP/DROP-OFF ONLY SIGNS (SEE DETAIL ON SHEET DT)

REMOVE EXISTING PLANTINGS AND INFILL AREA WITH CONCRETE. (SEE DETAIL ON SHEET DT)

REMOVE EXISTING BARRIER FREE PARKING SIGNS

BUILDING S.F. .75

PLACE SIGNS ON RIER

**TEN MILE ROAD**

(120 FT. WD. R.O.W.)



NOT TO SCALE



SIGN CENTERED BETWEEN TREES

6 FT

5.5 FT FROM SETBACK LINE

64 FT TO CENTERLINE

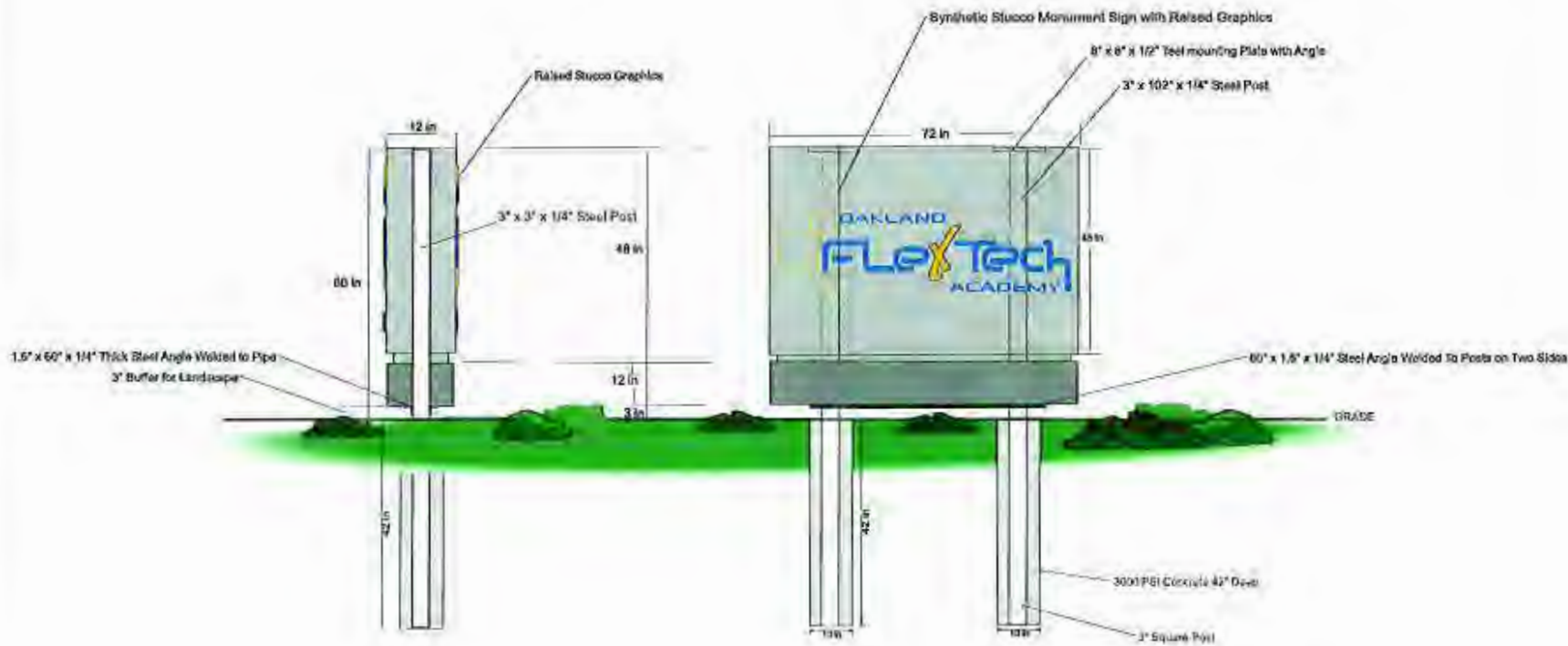
SET BACK LINE

Customer:	
Company:	
Address:	
City:	State/ZIP:
Phone:	
Fax:	

**image360™**  
*Graphics • Signs • Displays*

Formerly Brighton Signs by Tomorrow  
2150 Pless Rd. Ste. 3A Brighton, Michigan 48114  
810-225-7446  
signsbytomorrow.com/brighton

Scale: <b>0.017</b>	Date: <b>10/8/2015</b>
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File Name: <b>Peachtree sign.fs</b>	
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Scale:	Date:
0.017	10/8/2015
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