



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 **ZONING BOARD APPEALS DATE:** November 14, 2023

REGARDING: 48600 Grand River Avenue, Parcel # 50-22-17-126-012 (PZ23-0051)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

The Goddard School of Novi

Variance Type

Sign Variance

Property Characteristics

Zoning District: This property is zoned General Business (B-3)

Location: north of Grand River Avenue, east of Wixom Road

Parcel #: 50-22-17-126-012

Request

The applicant is requesting variances from the City of Novi Sign Ordinance Section 28-5(b)(1)a to allow four wall signs (maximum of one wall sign allowed, variance of three signs); to allow a 129.5 sq. ft. wall sign (maximum allowed is 75.95 sq. ft., a variance of 53.55 sq. ft.). This property is zoned General Business (B-3).

II. STAFF COMMENTS:

The applicant, Goddard School, is seeking a variance to allow (3) additional signs.

On December 13, 2016, the property was granted approval for (2) wall signs and (1) ground sign.

The applicant is now removing one of the existing wall signs, removing the message board from the ground monument sign, and would like to add (3) new wall signs in total. Two of these wall signs will be on the south façade facing Grand River Ave. and the other wall sign will be on the north façade facing 12-Mile Road. The (2) new wall signs on the south façade (logo sign and lettering) together add up to 129.5 SF which exceeds the maximum size for a wall sign and requires an additional variance.

III. RECOMMENDATION:

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

I move that we grant the variance in Case No. PZ23-0051, sought by **The Goddard School of Novi**, 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. PZ23-0051, sought by **The Goddard School of Novi**, 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 _____.
- 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

RECEIVED

OCT 02 2023

CITY OF NOVI
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION Goddard School Annex			
ADDRESS 48600 Grand River Avenue		LOT/SIUTE/SPACE #	
SIDWELL # 50-22-17 -126 -012		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY North side of Grand River, 1140 feet East of 12 Mile Road			
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 novimi@goddardschools.com	CELL PHONE NO.
NAME Derick Doe		TELEPHONE NO. 248-938-0400	
ORGANIZATION/COMPANY Doeting Education Co and The Goddard School of Novi		FAX NO. 248-869-6028	
ADDRESS 48600 Grand River Avenue		CITY Novi	STATE MI
		ZIP CODE 48374	
B. PROPERTY OWNER <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS	CELL PHONE NO.
NAME		TELEPHONE NO.	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS		CITY	STATE
		ZIP CODE	
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>B-3</u>			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>28-5 (b)(1) b.</u> Variance requested		<u>Number of signs. One wall sign allowed.</u>	
2. Section _____ Variance requested		<u>4 wall signs are proposed (logo/name on each frontage</u>	
3. Section <u>28-5 (b)(1) b.</u> Variance requested		<u>Sign size - Grand river wall sign oversized by 53.55 sft.</u>	
4. Section _____ Variance requested		<u>plus 25 square feet for the logo sign if taken together.</u>	
IV. FEES AND DRAWINGS			
A. FEES			
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input checked="" type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600			
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

Applicant Signature

03 Oct 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.

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



cityofnovi.org

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:

Parcel has 2 frontages, Grand River and 12 Mile Road. Client requests a wall sign on each frontage. The new logo sign, though mounted separately is meant to work in tandem with the name sign, effectively being one site identification, and is part of the national Goddard School. The existing logo sign is unobtrusive and applicant wants to leave it in place if possible. Building is over 230 feet in length. The larger sign will not look out of place.

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:

Existing horse head Logo sign is separated from the proposed building face signage by over 100 feet. The new and existing building together will have over 230 feet of total building frontage on Grand River Avenue.

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:

Dual frontage already creates an issue with providing building identification on both streets.

Existing logo sign is already in place so applicant would like to leave it in place. Existing logo sign is unobtrusive and is not illuminated.

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.

Only allowing 1 wall mounted sign would not allow a sign on 12 Mile and Grand River.

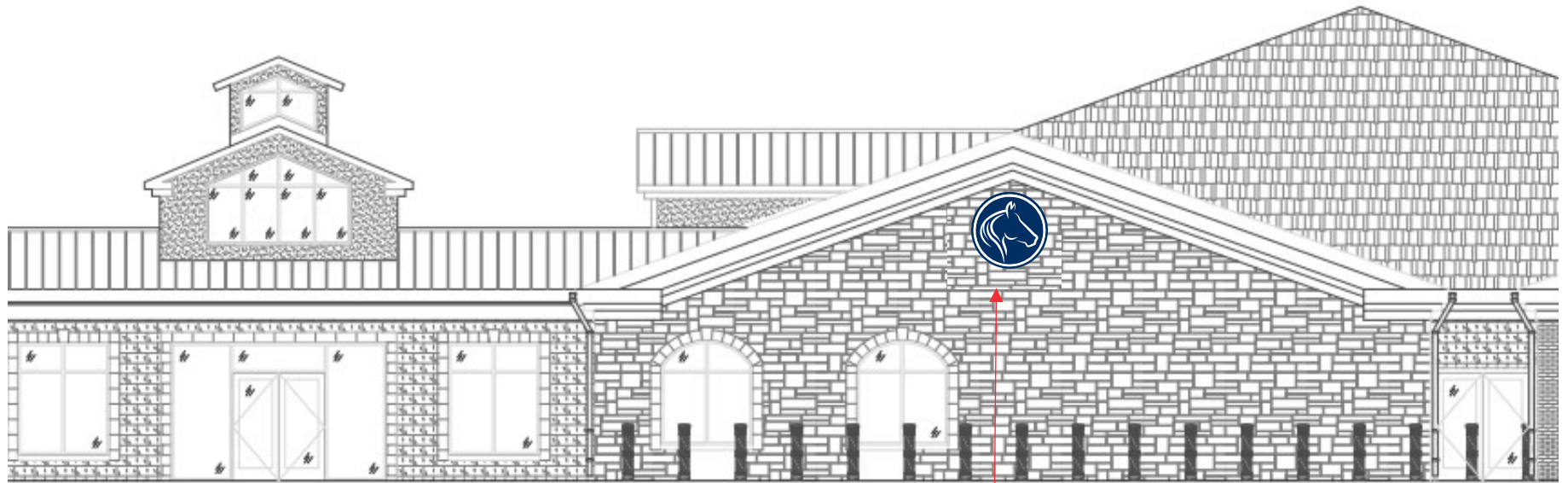
Putting the 'horse head' logo sign with the name sign (to effectively make it one sign) would remove it from the peaks of the building as part of the branding. The new lighted horse head 'logo' is part of the required branding for national Goddard School.

Applicant is requesting to leave the small non-illuminated sign that is currently existing on the westerly end.

Standard #3. Adverse Impact on Surrounding Area.

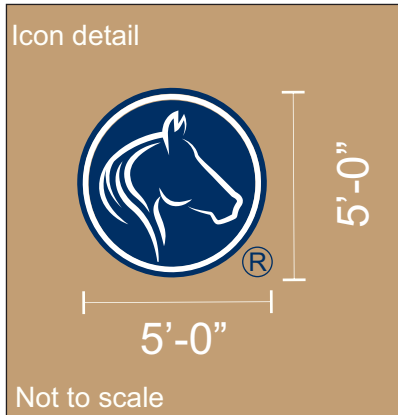
Explain how the Sign Variance will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter.

Grand River is a commercial corridor. Other parcels along the corridor have similar sized signs. The signs will have no adverse impact on the adjacent parcels or the nature and culture of the neighborhood. The 12 Mile Road sign is well below the maximum size per ordinance for a single sign on that frontage. Also, the existing ground signs are each smaller than allowed by ordinance, which allows 30 square feet. The Grand River monument sign is only 22.83 square feet and the 12 Mile Road sign is only 10 square feet. Also, Owner is removing the changeable message portion of the Grand River monument sign.



Custom channel cabinet w/3/16" white acrylic face, translucent blue vinyl graphics to match PMS 295C, 5" .040 aluminum returns with 1" jewelite trimcap all painted Goddard Blue. LED illumination, UL label included.

EXAMPLE OF SIMILAR SIGN INSTALLATION



Area= 25 sq. ft.



SKETCH: #12023
 SALESPERSON: TIM R.
 DESIGNER: JAROD
 DATE: 01/20/23
 REVISION: 09/26/23

DRAWN FOR
 GODDARD SCHOOL
 NOVI, MI

Scale-3/32" = 1'-0"

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SELECT SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.



Custom channel letter set, Individually mounted.
3/16" white acrylic faces with white outline
around each letter to enhance visibility.
5" .040 aluminum returns painted Goddard Blue.
1" custom painted jewelite trimcap in Blue.
Single stroke white LED illumination.
UL labels included.



Area= 129.5 sq. ft.



SKETCH: #12023
 SALESPERSON: TIM R.
 DESIGNER: JAROD
 DATE: 01/20/23
 REVISION: 09/26/23

DRAWN FOR
 GODDARD SCHOOL
 NOVI, MI

Scale-3/32" = 1'-0"

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