



# 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:** December 13, 2016

**REGARDING:** 24230 Karim Blvd., Parcel # 50-22-24-476-021  
**BY:** Larry Butler, Deputy Director Community Development

### I. GENERAL INFORMATION:

**Applicant**  
COMMUNITY NETWORK SERVICES

**Variance Type**  
SIGN VARIANCE

**Property Characteristics**  
Zoning District: OS-1 (Office Service)  
Location: NORTH OF TEN MILE ROAD AND WEST OF HAGGERTY ROAD  
Parcel #: 50-22-24-476-021

**Request**  
The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance Section 28-5(3) to allow for additional wall sign one 65 square foot sign maximum allowed, and Section 28-7(b) 2 for two oversized ground signs one three square foot sign maximum allowed. This property is zoned OS-1 (Office Service).

### II. STAFF COMMENTS:

**Proposed Changes**  
The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance Section 28-5(3) to allow for additional wall sign one 65 square foot sign maximum allowed, and Section 28-7(b)2 for two oversized ground signs one three square foot sign allowed. This property is zoned OS-1 (Office Service).

### 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. **PZ16-0059**, 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. **PZ16-0059**, 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.

**Zoning Board Of Appeals**  
Community Network Services  
Case # PZ16-0059

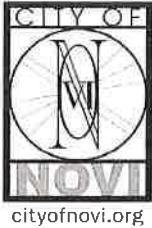
December 13, 2016  
Page 3 of 3

Larry Butler  
Deputy Director Community Development  
City of Novi

RECEIVED

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CITY OF NOVI  
COMMUNITY DEVELOPMENT



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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: <u>\$300<sup>00</sup></u>	
PROJECT NAME / SUBDIVISION <u>Community Network Services</u>				Meeting Date: <u>December 13, 2016</u>	
ADDRESS <u>24230 Karim Blvd.</u>		LOT/SUITE/SPACE # <u>100</u>		ZBA Case #: <u>PZ 16-0059</u>	
SIDWELL # <u>50-22-24-476-021</u>		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 checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input 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 <u>dboynton@cnsmi.org</u>		CELL PHONE NO. <u>248-860-3726</u>	
NAME <u>Darnell Boynton</u>				TELEPHONE NO. <u>248-409-4129</u>	
ORGANIZATION/COMPANY <u>Community Network Services</u>				FAX NO.	
ADDRESS <u>38855 Hills Tech Dr.</u>		CITY <u>Farmington Hills</u>		STATE <u>MI</u>	ZIP CODE <u>48331</u>
<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 <u>CNSMI.ORG</u>		CELL PHONE NO.	
NAME				TELEPHONE NO. <u>248-745-4900</u>	
ORGANIZATION/COMPANY <u>Community Network Services</u>				FAX NO.	
ADDRESS <u>38855 Hills Tech Dr.</u>		CITY <u>Farmington Hills</u>		STATE <u>MI</u>	ZIP CODE <u>48331</u>
<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 checked="" type="checkbox"/> OTHER <u>OS-2</u>					
<b>B. VARIANCE REQUESTED</b>					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>28-5(3)</u>		Variance requested <u>Second sign (wall)</u>			
2. Section <u>28-7(b)(2)</u>		Variance requested <u>Oversized identification sign (driveways)</u>			
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 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>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 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

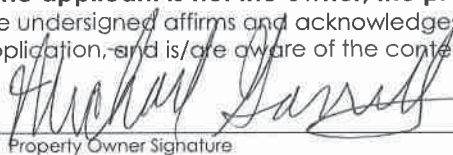
  
Applicant Signature

11.1.16  
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

11/1/2016  
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**

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

**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:

*See Attached*

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:

*See Attached*

## **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.

*See Attached*

## **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.

*See Attached*



- 1D. The frontage of the building for the proposed sign is 75 feet. Having a sign will help the consumers we serve identify the appropriate building and entrance as the building is occupied by two separately operated business whose services and customer base are completely different.
- 1E. The immediate practical difficulty is that the building sits approximately 180 feet from the road and trees abutting 10 Mile Road made it difficult to see the building until after you are actually on Karim Blvd. A wall sign would aid in allowing our consumers to recognize the appropriate building and entrance way.
2. CNS is a premiere behavioral health care corporation, which takes great pride in providing exceptional services to a very vulnerable and fragile population. As such, CNS has invested an enormous amount of resources in developing a logo that is easily recognized and identifies our facilities as a place where consumers know they will receive partnered help to meet their wellness goals. If the relief requested is not granted, CNS believes it will cause coupled with the change in service location, trauma and stress if the consumers are not able to see the logo on the building that they have come to recognize and associate as a place that is welcoming and where they receive help for they behavioral care needs.
3. Granting the sign variance will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties because many of the adjacent and surrounding properties have wall signs on their structures currently. Additionally, it is believed that the addition of a wall sign at 23240 Karim Blvd. will only enhance and compliment the aesthetics created by the wall signs of the surrounding and adjacent properties. CNS further believes that justice will be accomplished that benefits CNS and the adjacent and surrounding properties because it will allow CNS to ensure a consistent and uniform look that supports the existing environment. Lastly, the wall sign as proposed, does not run afoul with the spirit and intent of the ordinance.





October 14, 2016

Community Network Services  
38855 Hills Tech Drive  
Suite 200  
Farmington Hills, Michigan 48331

RE: CNS/DHS – 24230 KARIM BLVD

The sign permit applications for the above location have been reviewed.

The face change to the existing ground sign along Ten Mile has been approved. The permit application does not provide the sign contractor information. This must be provided prior to a permit being issued.

The wall sign is denied. Sign Code Section 28-5(3) permits only one sign per building or parcel of property.

The driveway identification signs are denied. These signs were previously installed without securing the proper permits and do not meet the sign code allowance. Sign Code Section 28-7(b)(2) permits driveway identification signs to be a maximum of 3 square feet. The proposed signs are 4 square feet.

Should you wish to request consideration of a variance from the Zoning Board of Appeals you may do so by completing an application available on our website at [www.cityofnovi.org](http://www.cityofnovi.org) and submitting it along with a \$300.00 check to the Novi Community Development Department.

Please feel free to contact me with any questions at 248-347-0438 or [jniland@cityofnovi.org](mailto:jniland@cityofnovi.org)

Sincerely,

CITY OF NOVI

Jeannie Niland  
Ordinance Enforcement Officer

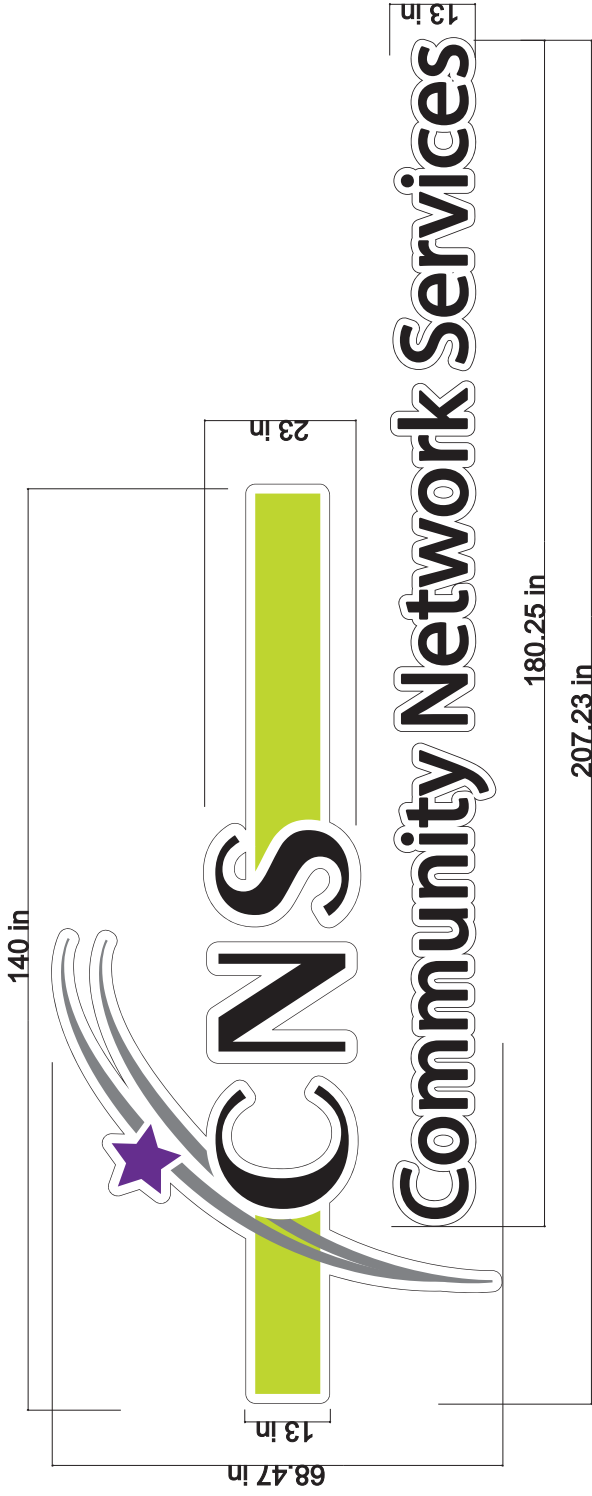
24230



68.47 in

Community Network Services

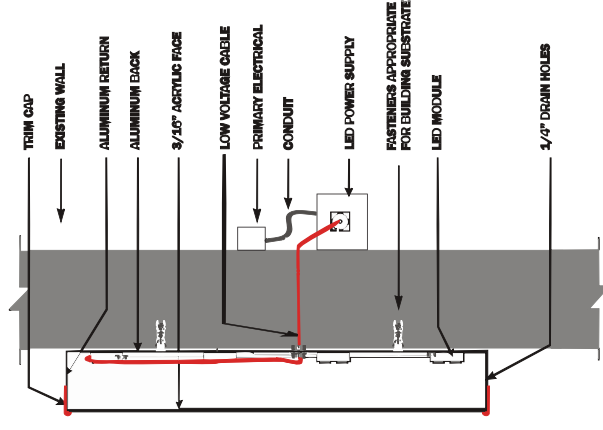
207.23 in



Sample Image

CNS Main Sign - Novi

**Sign Specifications**  
 Channel Lettering and Logo  
 Light with LED lights  
 White Faces with vinyl cut logo and lettering



**Standard Face Lit -  
 LED Illuminated w/ Raceway**

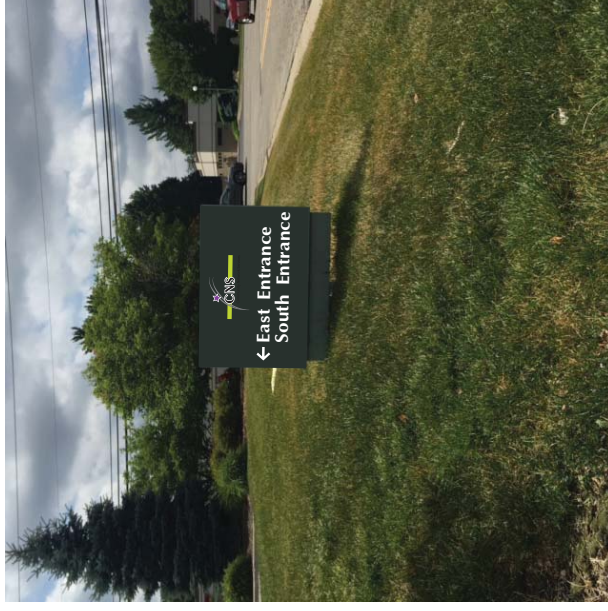
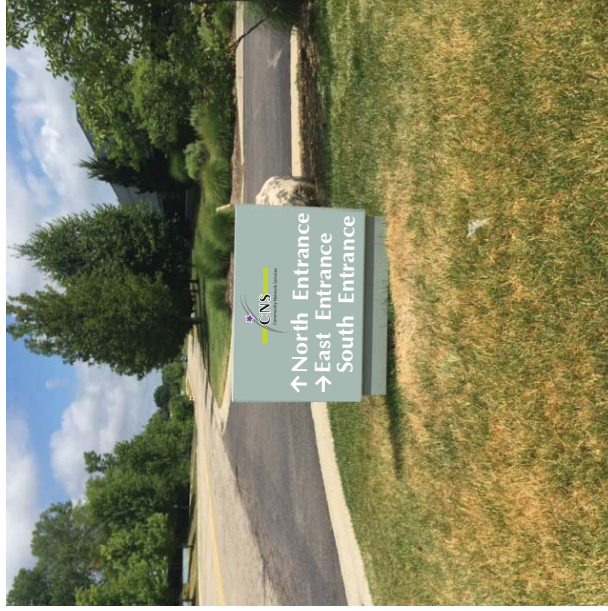
30"



20"



2.5"



Customer: CNS

Job: Novi Ground Signs

Date: 10.11.16



**Kara Vanderveen**  
 Account Manager  
 kara@graphxsigns.com

45650 Mast St., Plymouth, MI 48170

phone 734.420.0906

fax 734.420.1068

www.graphxsigns.com



30"

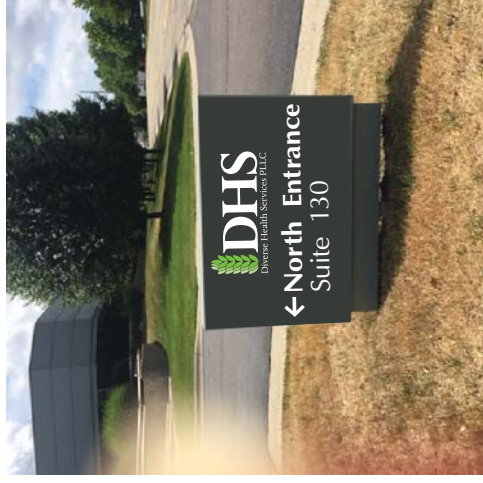


20" → North Entrance  
Suite 130



← North Entrance  
Suite 130

2.5"



Customer: CNS

Job: Novi Ground Signs

Date: 10.11.16



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