

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: March 13, 2018

REGARDING: 41875 Carousel Dr, Parcel # 50-22-02-400-011 (PZ18-0002)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

ID Enterprises

Variance Type

Sign Variance

Property Characteristics

Zoning District: Mobile Home

Location: East of Novi Road and North of Twelve Mile Road

Parcel #: 50-22-02-400-011

Request

The applicant is requesting variances from the City of Novi Code of Ordinance Section 28-5(f)(3) to allow a proposed sign placement one foot from right of way, 10 foot distance required by code. This property is zoned Mobile Home (MH).

II. STAFF COMMENTS:

III. RECOMMENDATION:

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

1.	I	move	that	we	<u>grant</u>	the	variance	in	Case	No.	PZ18-00	002,	sought	by fo
		ficulty										sho	wn prac	
	difficulty requiring													
							er will be ur e		_	-		mitec	l with res	pect
		(b) The	e prope	erty is u	ınique b	ecaus	e				·			
		(c) Pe	titioner	did no	ot create	e the c	ondition be	caus	se		·		-	

	(d)				nted wi ause									r surro	unding
	(e)	The	relief		consister			•				the	ordinar -	nce be	ecause
	(f)	The	varian	ice gr	ranted is	subjec	ct to:						•		
			1												
														•	
														•	
2. I	mo	ve			<u>deny</u>				in	Case	No.	PZ18	B-0002,	sough	nt by
pr	practical difficulty requiring												·•		
	(a) The circumstances and features of including are not uni-											•	operty		
	exist generally throughout the City.											ariique	0000	e they	
	(b)				ces and				•		_		varianc 	e requ	est are
	(c)			_	ırant reli finar								ability to		higher that
	(d)				ould res					he adj	acent	and s	surround	ling pro	perties
	(e)		_		ariance '						-	and in	tent of	the ord	inance

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler Deputy Director Community Development City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Add	Application Fee:									
PROJECT NAME / SUBDIVISION CATION GLENS		Manking Date:								
ADDRESS (1,000)	LOT/SIUTE/SPACE #	Meeting Date:								
SIDWELL # May be obtain from Assessing ZBA Case #: PZ										
50-22CROSS ROADS OF PROPERTY	Departm	ent (248) 347-0485								
15 W	11e, Novi 1	A STOLLEGE IN EQ.								
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? REQUEST IS FOR: RESIDENTIAL COMMERCIAL VACANT PROPERTY SIGNAGE										
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED?										
II. APPLICANT INFORMATION	HOL OF FIGURE WORK	CII/MOINISOLDY	23 42 140							
A. APPLICANT	EMAIL ADDRESS		CELL PHONE NO.							
NAME	Btrase101d.	enterprises. com	248 756 TELEPHÔNE NO.	7137						
Erik Frastor			734 513 080	20						
ORGANIZATION/COMPANY 10 Ente	conser		FAX NO. 734 ST	3 0804						
ADDRESS	1,100	CITY UVONTA	STATE M	ZIP CODE						
32788 5 m/s (d			/V) i	48154						
B. PROPERTY OWNER CHECK HI	ERE IF APPLICANT IS ALSO EMAIL ADDRESS	THE PROPERTY OWNER	CELL PHONE NO.							
owns the subject property:		ig@moritusmhc.com	M 248 921 525.5 TELEPHONE NO.							
NAME Danny Dola	NAME DONOLD DOLD									
ORGANIZATION/COMPANY	(248 605 FAXNO.	2313						
ADDRESS 2003 F. III		CITY	STATE AND	ZIP CODE						
7457 Franklin Ro	۸	Bloomfield Hills	SIAIE M	4830						
III. ZONING INFORMATION A. ZONING DISTRICT										
□ R-A □ R-1 □ R-2	□ R-3 □ R-4	□ RM-1 □ RM-2	MH MH							
		OTHER	-							
B. VARIANCE REQUESTED			A real minutes							
INDICATE ORDINANCE SECTION (S) AND	VARIANCE REQUESTED:									
1. Section 17-18828	ariance requested	10 feet from	right of way							
2. SectionVariance requested										
3. SectionVariance requested										
4. SectionV										
IV. FEES AND DRAWNINGS										
A. FEES										
☐ Single Family Residential (Existing) \$200 🗆 (With Viola	ition) \$250 🗆 Single Fami	ily Residential (New) \$	250						
☐ Multiple/Commercial/Industrial \$300 ☐ (With Violation) \$400 ☐ Signs \$300 ☐ (With Violation) \$400										
☐ House Moves \$300	☐ Special Me	eetings (At discretion of Bo	pard) \$600							
	TAL COPY SUBMITTED	AS A PDF								
 Dimensioned Drawings and Plans Site/Plot Plan 			d distance to adjacen							
 Existing or proposed buildings or a 	ddition on the prope	rty. • Floor plans & eleva	& proposed signs, if a tions	phicable						
Number & location of all on-site parking, if applicable Any other information relevant to the Variance application										



ZONING BOARD OF APPEALS APPLICATION

W VADIANCE
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 gr Ordinance made
□ CONSTRUCT NEW HOME/BUILDING □ ADDITION TO EXISTING HOME/BUILDING ☑ SIGNAGE
□ ACCESSORY BUILDING □ USE □ OTHER
VI. APPLICANT & PROPERTY SIGNATURES
A. APPLICANT
Erik Frasier 1/5/18
Applicant Signature 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
Tropolly Cities signature
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



ZONING BOARD OF APPEALS APPLICATION

There is a five (5) hold period before B. SIGN CASES (ONLY) Your signature on this application meeting. Failure to install a mock-to-schedule ZBA meeting, or cancelling removed within five (5) days of the removed within five (5) days of the removed of the mock-up or actual C. ORDINANCE City of Novi Ordinance, Section 31 No order of the Board permitting the building permit for such erection or proceeds to completion in accordance with use is dependent upon the erection or of a such erection or alteration is absombled in accordance with the D. APPEAL THE DETERMINATION OF PLEASE TAKE NOTICE: The undersigned hereby appeals the CONSTRUCT NEW HOME/BUILDING VI. APPLICANT & PROPERTY SIGNAL APPLICANT & PROPERTY SIGNAL APPLICANT.	indicates that up sign may need. A mock-up sign may need in grant of a built in the control of a	t you agree esult in you op sign is No the case is ed under view obtained ye terms of siding or prehin such a pullding such a permit. GOFFICIAL	e to install a ir case not of to be ac denied, the lolation) will shall be via vilibin such such permit mises shall period; pro- ich order st or and suc Bullding Of issting HOM	a Mock-Up Si being heard tual sign. Up e applicant is thin five (5) o alid for a per period and s t. be valid for a vided, have hall continue the erection or	ign ten-(10) c by the Board on approvide is responsible lays of the m idd longer th uch erection a period long ver, where su in force and alteration is	d, postponed, the mock-us for all costs i eeting, an one-(1) ye or alteration are than one-ich use period and started and ance made	d to the next p sign must be involved in the rear, unless a n is started and hundred and hitted is
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I the applicant is not the owner, he undersigned affirms and acknow application, and is/ore aware of the	wiedaes that	he, she or	they are th	e owneris) o	the propert	y described	in this .
				t	· · · / -	- 5-1	Q
Property Owner Sprodere				mainting of the land	Date		<u>0</u>
ILLEOROFF GLANUSP (ONIA) (SE ECISION ON APPEAL:							
☐ GRAN ne Building Inspector is hereby direc		a permit to	the Applic	NIED ant upon the	e following a	nd condition	(S)
	1 1 - 11-						*
	i Ngữ		100		*C45#	*** ****	Tela Y
	The second second		71 15 1 E	10.00			
Chairperson, Zoning Board of Appeals	And the state of the state of					Control of the control	



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:

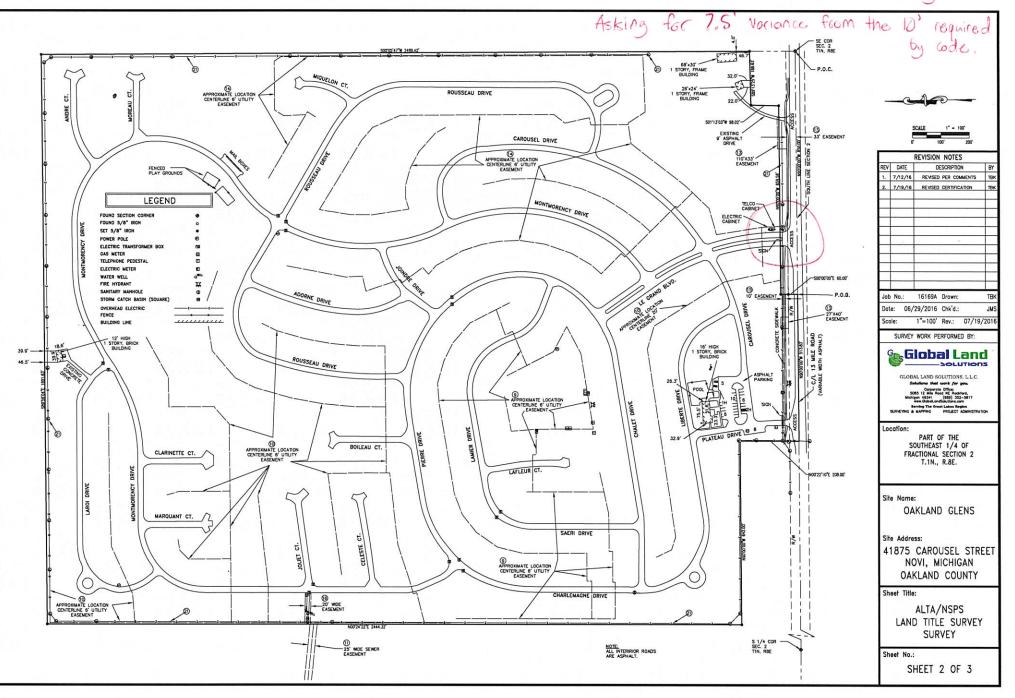
а.	Shape of Lot. A sign could not be placed in the location required by the Zoning Ordinance due to the shape, topography or other physical conditions of the lot or due to the location of an existing structure.
	☐ Not Applicable ☐ Applicable If applicable, describe below:
	and/or
b.	Environmental Conditions. 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:
I\ Ma	loving the sign to feet behind the right of way would the H completely not visible by passing guests/residents.

Building 114 ZBA Review Standards Signs Revised 06/15

area and/or height	could be considered	that exceeds permitted dimensions for d appropriate in scale due to the length o length of the lot frontage (ground sign	ıf
☐ Not Applicable	Applicable	If applicable, describe below:	
	not created by the ap	ate practical difficulty causing the need fo oplicant or any person having an interest i	
☐ Not Applicable		If applicable, describe below:	
property and will result in sattain a higher economic without celicf, Not to effectively dead an less effectively. Standard #3. Advention or unreasonably interferes justice being done to both not inconsistent with the specific attains a second property of the second propert	grant relief will unreasubstantially more that or financial return. Northes Community direct guest guest guest guest guest greet or a tracte erse Impact or sure with adjacent or sure the applicant and coirit and intent of this	sonably prevent or limit the use of the an mere inconvenience or inability to with not be able to vakiand Glons. Currout rest to their home. Pass by do our business. Surrounding Area. a use or structure that is incompatible with rounding properties, will result in substantic adjacent or surrounding properties, and is chapter.	1
		u us to improve the sign	
at this entrance. T	he location in	the middle boulevard is not	
abouting other occor	extics does no	t obstact any sightlines	

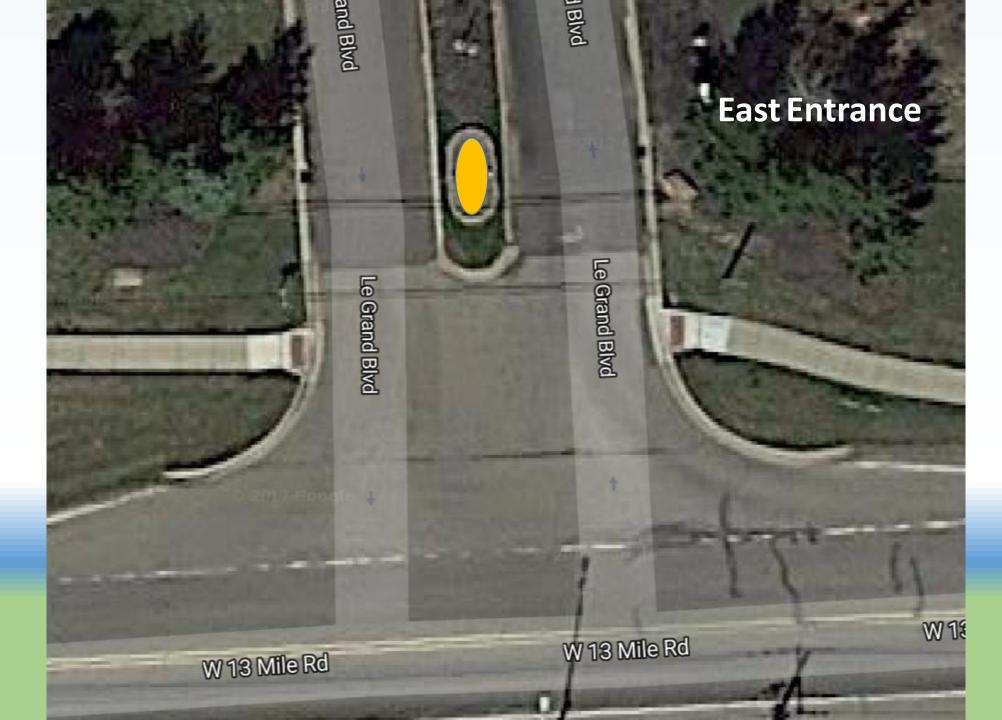
Will

"Current sish is 2.5' behind ight of way.





East Entrance



Side View Proposed sign





Back view Proposed Sign

