



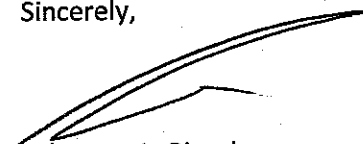
Zoning Board of Appeals
45175 West Ten Mile Road
Novi, MI 48375

Dear Board Members:

Your consideration in extending the use of the trailer, on our lot #159, for 2 years is respectfully requested. Based on the industry today, home sales have come to a near stop. We have 22 vacant lots to be built on and our construction trailer is an important part to our success. It is a very important necessity for contractors to meet on and for our superintendants to conduct the construction of new homes.

Our goal is to have the trailer off the lot in two years and would appreciate your consideration in this matter as we work together in getting through these troubled times.

Sincerely,



Salvatore LoPiccolo
President of LoPiccolo Homes

LoPiccolo Homes, Inc.



Notice of Violation

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Kim Capello

Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

City Manager
Clay J. Pearson

Community Development
Director
Stephen T. Rumble

Deputy Director of
Community Development
Barbara E. McBeth

Building Official
Charles Boulard

Building Division
248.347.0415
248.735.5600 fax

Planning Division
248.347.0475
248.735.5633 fax

Ordinance Enforcement
Division
248.735.5678
248.735.5682 fax

04/11/2008

Expiration Date: 04/21/2008

LOPICCOLO HOMES
ATTN: SAM LOPICCOLO
44303 PLYMOUTH OAKS
PLYMOUTH MI 48170

5-2-08
5-2-08
7

Subject Property: 24580 CAVENDISH AVE E NOVI

Sidwell No.:

Ordinance Activity No: ORD08-0486

You are in violation of code Section 401; 3800

Construction equipment stored on lot with no building permit. Remove all 3 pieces of equipment from lot by expiration date. ** Final Notice **

You will have 10 days from the date of this notice to comply with the violation cited above. Your immediate attention to this matter is requested and advised. A municipal civil infraction violation ticket will be issued for failure to comply with this matter within the time constraints stated above. Once a ticket is issued, a court appearance will be required. Please contact the Officer listed below should you have any questions with regard to this matter.

Maureen Underhill
Ordinance Enforcement Officer
248.735.5602
City of Novi

City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

cityofnovi.org



04/04/2008 3:24:41 PM



04/04/2008 3:24:52 PM

INSPECTIONS REPORT FOR: ORD08-0486

REPORT DATE: 10-16-2008

Address: 24580 CAVENDISH AVE E NOVI

Description: Construction equipment stored on lot with no building permit. Remove all 3 pieces of equipment from lot by expiration date. ** Final Notice **

Location Description:

Owner: LOPICCOLO HOMES
Address: ATTN: SAM LOPICCOLO
44303 PLYMOUTH OAKS
PLYMOUTH MI 48170

Phone: 248-788-3930 cell#

Applicant: UNDERHILL
Address:

Phone:

Contractor:
Address:

Phone:

Item: 00001 ORDINANCE ENFORCEMENT ACTIONS
04/16/2008 By: mu Action: INSP Comments:
04/16/08- rec'd msg. from Sam Loppiccolo yesterday. He
needs until the first week in May to remove the
trailers. Re-check 05/02/08.
05/06/2008 By: mu Action: INSP Comments:
05/06/08- Sam has relocated equipment and made the
site neater. The red trailer that was stored on
Singhs lot is now removed.
08/18/2008 By: mu Action: INSP Comments:
08/18/08- equipment is still on site. No visible use
of equipment. E-mail to Sam LoPiccolo to remove
equipment by 09/24/08.

Item: 00318 BLDG - BUSINESS REGISTRATION

Conditions:



05/06/2008 4:48:28 PM



05/06/2008 4:47:30 PM



05/06/2008 4:47:58 PM

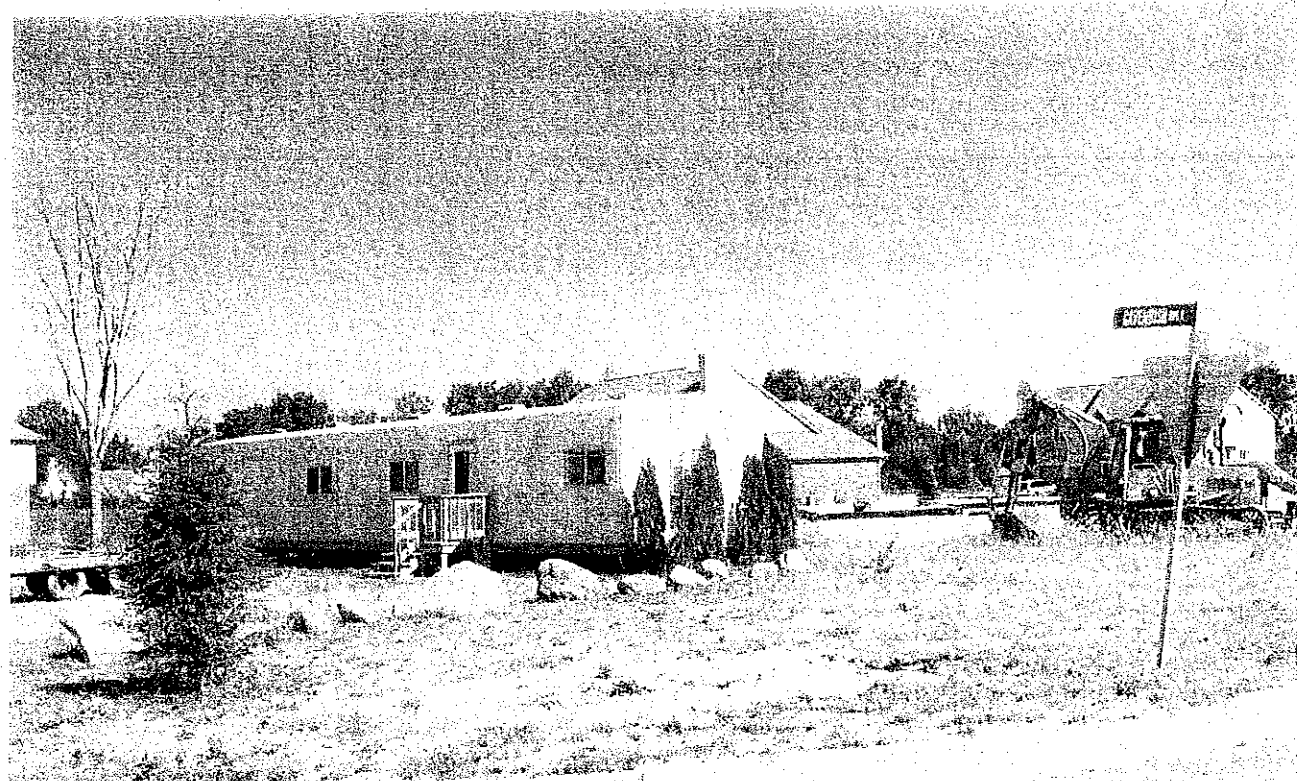
Underhill, Maureen

From: Underhill, Maureen
Sent: Monday, August 18, 2008 4:32 PM
To: 'sgl@lopiccolohomes.com'
Subject: Churchill Crossing II 24580 Cavendish

Hi Mr. LoPiccolo:
I'm writing to remind you that the sales trailer permit expires on September 24, 2008. Please make arrangements to have the trailer removed from the lot by that date. Also - the construction equipment must be removed by that date. Additionally, please also consider this a notice for you to remove the old silt fence that remains on the vacant lots in Phase II. The silt fence on these lots has now become debris and there is no erosion from the lots which are now stabilized with vegetation. Please remove all the old silt fence within 10 days by August 28th. This is the only reminder I will send and unfortunately I will have to issue a citation on any matter that is not resolved.
thank you

Maureen Underhill
Ordinance Enforcement Officer
City of Novi
munderhill@cityofnovi.org
248-735-5602

TVP 07-049



08/30/2008 11:07:55 AM



Notice of Violation

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Kim Capello

Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

City Manager
Clay J. Pearson

Community Development
Director
Stephen T. Rumble

Deputy Director of
Community Development
Barbara E. McBeth

Building Official
Charles Bruiard

Building Division
248.347.0415
248.735.5600 fax

Planning Division
248.347.0475
248.735.5633 fax

Ordinance Enforcement
Division
248.735.5678
248.735.5682 fax

09/25/2008

Expiration Date: 10/05/2008

LOPICCOLO HOMES / CROSSING AT CHURCHILL LLC
SALVATORE LOPICCOLO
44303 PLYMOUTH OAKS BLVD.
PLYMOUTH MI 48170

Subject Property: 24580 CAVENDISH AVE E NOVI Churchill Crossing
lot 159
Sidwell No.:

Ordinance Activity No: ORD08-1662

You are in violation of code Section 401

Construction trailer on lot without permit. Submit
application for variance to the Novi Zoning Board of
Appeals or remove trailer from lot by expiration date.

You will have 10 days from the date of this notice to comply with the
violation cited above. Your immediate attention to this matter is
requested and advised. A municipal civil infraction violation ticket will be
issued for failure to comply with this matter within the time constraints
stated above. Once a ticket is issued, a court appearance will be
required. Please contact the Officer listed below should you have any
questions with regard to this matter.

Maureen Underhill
Ordinance Enforcement Officer
248.735.5602
City of Novi

City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

cityofnovi.org



10/06/2008 1:55:21 PM



10/06/2008 1:55:27 PM

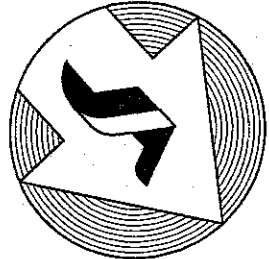
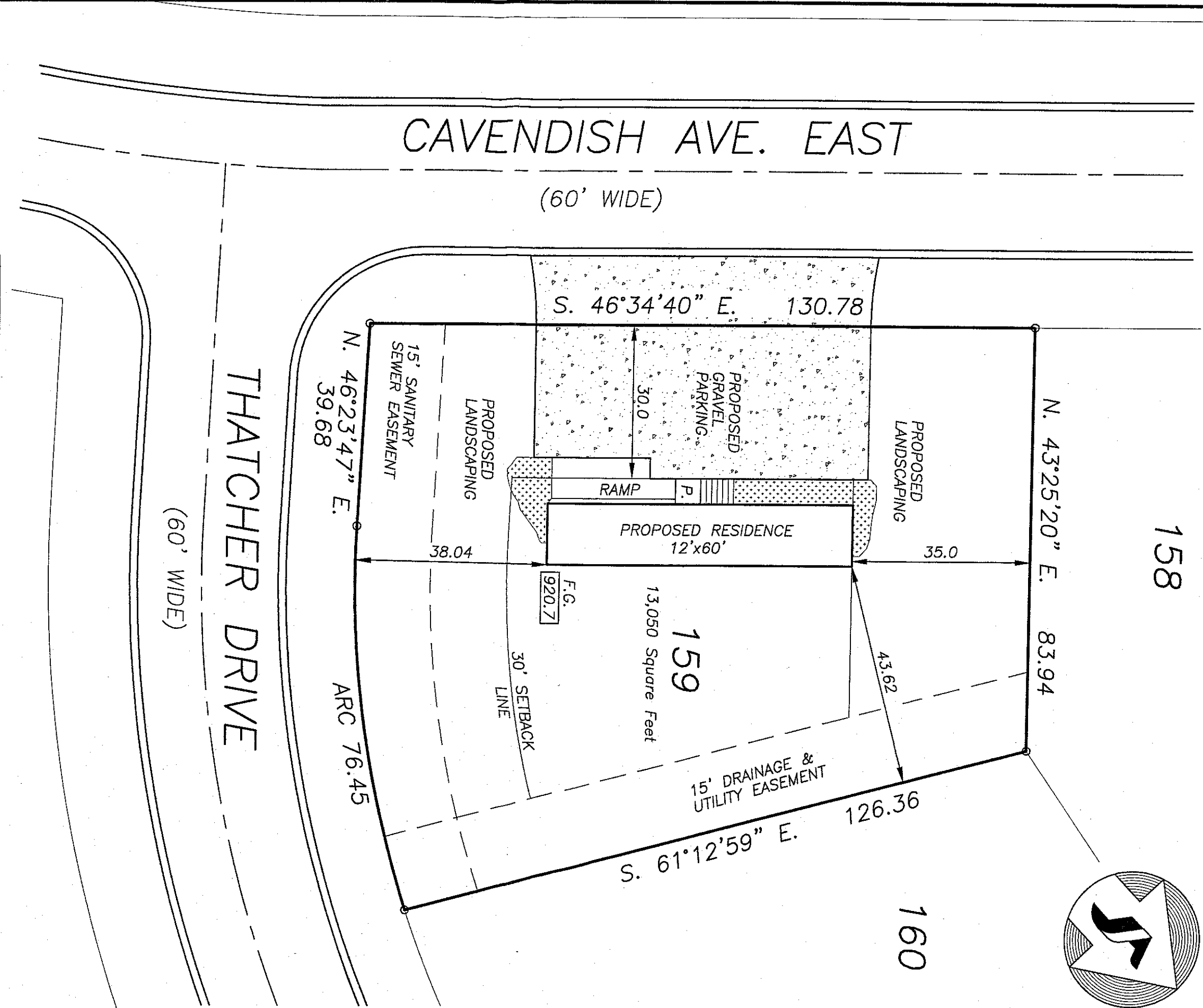
<input checked="" type="checkbox"/> C.I.	<input type="checkbox"/> MIS.	<input type="checkbox"/> JUV.	State of Michigan Uniform Municipal Civil Infraction Citation	No. 0583	Dept. No.
The People of: <input type="checkbox"/> the State of Michigan <input type="checkbox"/> Township <input checked="" type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> County			Complaint No. 09-1767	Offense Code	
OF: NOVI			Local Use/Arrest No.		
THE UNDERSIGNED SAYS THAT ON:	Month 10	Day 06	Year 08	At approximately 1:45	<input type="checkbox"/> A.M. <input checked="" type="checkbox"/> P.M.
State	Driver's License Number	Social Security No.			
Race	Sex	Hair	Weight	Height	Eyes
Occupation/Employer					
Name (First, Middle, Last) Salvatore Lopiccio					
Street 44303 Plymouth Oaks Blvd.					
City Plymouth State MI Zip Code 48170					
Vehicle Plate No.	Year	State	Vehicle Description (Year, Make, Color)		
Type					
THE PERSON NAMED ABOVE, in violation of § 401					
UPON Parcel # 5037-22-401-017 lot 159					
AT OR NEAR 24530 Cavendish East					
WITHIN <input checked="" type="checkbox"/> CITY <input type="checkbox"/> VILLAGE <input type="checkbox"/> TOWNSHIP OF NOVI					
COUNTY OF OAKLAND DID THE FOLLOWING:					
<input type="checkbox"/> Nuisance Ordinance	<input type="checkbox"/> Building Code				
<input type="checkbox"/> Licenses Ordinance	<input type="checkbox"/> Plumbing Code				
<input type="checkbox"/> Zoning Ordinance	<input type="checkbox"/> Electrical Code				
<input type="checkbox"/> Sign, Lighting & Display Ordinance	<input type="checkbox"/> Mechanical Code				
<input type="checkbox"/> Animal & Fowl Ordinance	<input type="checkbox"/> Other				
Describe: Failure to remove trailer and equipment from vacant residential lot					
Person in Active Military Service <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
THIS VIOLATION IS A CIVIL INFRACTION and is your 1st violation.					
4-11-08 notice for equipment					
8-18-08 reminder about trailer					
9-25-08 notice about trailer					
TO THE DEFENDANT: You are required to appear as follows to answer this citation.					
SEE DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS					
Appearance District: _____ Planning Code: _____ Court Room may be requested by applicant.					
DISTRICT _____ OAKLAND COUNTY Court address & phone number: 48150 GRAND RIVER AVE. NOVI, MI 48374 PHONE 248-906-6511					
I served a copy of this complaint upon the defendant by first class mail at the defendant's last known address and filed a copy of this complaint with the court.					
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.					
Complainant's signature Maureen Underhill			Month 10	Day 06	Year 08
Officer's Name (printed) Maureen Underhill			Officer's ID No. 1005		
Agency ORI MI-6762700			Agency Name City of Novi		

Title No. **0583**
 Name
 Case No.

EXTRA COPY

LEGAL DESCRIPTION

LOT 159 OF, "CHURCHILL CROSSING SUBDIVISION NO. 2", A PART OF THE SOUTHEAST ¼ OF SECTION 22, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 279 OF PLATS ON PAGES 35 THROUGH 42. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



U.S.G.S. BENCH MARK
ARROW ON HYDRANT
@ FRONT OF LOT 152
ELEVATION = 927.19

~ ~ ~ ~ ~ = SILT FENCE

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG®
1-800-482-7171
(TOLL FREE)

000.00 = EXISTING ELEV.
1000.00 = PROPOSED ELEV.
--- = DRAINAGE COURSE

GRADING PLAN

Prepared For:
LOPICCOLO HOMES, INC.
44303 PLYMOUTH OAKS BLVD.
PLYMOUTH, MI 48170
(734) 455-4320, fax 455-0815

JEKABSON & ASSOCIATES, P.C.
Professional Land Surveyors
1320 Goldsmith, Plymouth, MI 48170
(734) 414-7200 (734) 414-7272 fax



PLAN	Trailer
DATE	26 July 06
JOB NO.	06-07-021
SCALE	1" = 20'
DRAWN	JGE
CHECKED	MEO
SHEET	1 OF 1