

cityofnovi.org

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department
(248) 347-0415

Case No. 11-027 OLD DUTCH FARMS

Location: 27000 NAPIER ROAD

Zoning District: MH-MOBILE HOME

The applicant is requesting a variance from extension of a previous variance to allow continued placement of an oversized (36 sf) and height (8 ft)sales and leasing sign for Old Dutch Farms Mobile Home Park for a period of two (2) years. The property is located South of 12 Mile and East of Napier Road

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 28-6 (3) Temporary signs limits a "Sale, rental, or lease sign... ..of a residential property to six (6) square feet, five(5) feet in height and a duration of 30 days after sale or lease of the property.

Allowable area: 6 square feet
Proposed area: 32 square feet

Allowable height: 5 feet
Proposed height: 8 feet

Allowable duration: 30 days following lease or sale
Proposed duration: 2 years

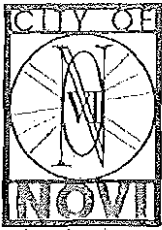
City of Novi Staff Comments:

Staff cannot support the request as the failure to grant relief will not unreasonably prevent or limit the use of the property and will not result in substantially more than mere inconvenience or inability to attain a higher economic or financial return. If the board is inclined to consider an extension it is suggested that a specific time limitation be imposed.

Standards for Granting a Sign Variance

- 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.

- 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.
- The grant of relief will not result in a use of 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 of the ordinance.



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For Official Use Only

ZBA Case No: 11027 ZBA Date: August Payment Received: \$ (Cash)

Check # Include payment with cash or check written to "City of Novi."

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

Please submit one original signed application and 13 copies of all supporting documentation relevant to the appeal,

Applicant's Name Matthew C. Quinn Date 6-14-11

Company (if applicable) Gabe, Quinn & Seymour

Address* 1026 West Eleven Mile Road City Royal Oak ST MI ZIP 48067

*Where all case correspondence is to be mailed.

Applicant's E-mail Address: quinn@gabequinnseymour.com

Phone Number (248) 399-9703 FAX Number (248) 399-1711

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 27000 Napier Road ZIP 48374

2. Sidwell Number: 5022 - 18-300-010 may be obtained from Assessing Department (248) 347-0485

3. Is the property within a Homeowner's Association jurisdiction? Yes No

4. Zoning: RA R-1 R-2 R-3 R-4 RT RM-1 RM-2 MH OS-1 OS-2 OSC OST OTHER

5. Property Owner Name (if other than applicant) Old Dutch Farms II, LLC

6. Does your appeal result from a Notice of Violation or Citation Issued? Yes No

7. Indicate ordinance section(s) and variances requested:

- 1. Section 28-6 (3) Variance requested See attached.
2. Section Variance requested
3. Section Variance requested
4. Section Variance requested

8. Please submit an accurate, scaled drawing of the property showing:

- a. All property lines and dimensions correlated with the legal description.
b. The location and dimensions of all existing and proposed structures and uses on property.
c. Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
d. Dimensions necessary to show compliance with the regulations of this Ordinance.

CITY OF NOVI - SIGN PERMIT APPLICATION
COMMUNITY DEVELOPMENT
(248) 347-0415

RECEIVED

APR 15 2010



COMMUNITY DEVELOPMENT

074D10-0468

All applications must have one drawing showing fully dimensioned sign details.
All signs must have one plot plan showing sign location, any easements and right-of-way.
All ground signs require a sign foundation permit. Submit a separate building permit application for ground sign foundation along with three signed/sealed engineered drawings and calculations to the Novi Building Department.

Address of Proposed Installation: 2700 NAPLES RD Date 4/15/10

Owner: OLD DUTCH FARMS Address: 2700 NAPLES RD

City: NOVI State: MI Zip: _____ Phone: 248 349-3949

Erector: BRADLEY SIGNWORKS Address: 12321 STARK RD City: NOVI

State: MI Zip: 48150 Erector's License No: _____ Phone: 734 391-1444

Type of Sign:
 Entranceway Business Center Wall Ground Awning Projecting Sign

Is this sign illuminated? NO Lineal Building Frontage of this Business: _____

Is this a multi-tenant building? NO Is this a multi-story building?: NO

Size/Measurement: Horizontal: 4' Vertical: 8' Area Sq. Ft. 32 SQ FT

Height from Grade to Top of Sign: 10' Copy to be on Sign: OLD DUTCH FARMS

Sign permit fee does not include any fees for building or electrical permit applications that may apply.

Signature of Applicant or Agent

Reviewed by: _____ Date: _____

APPROVED
 NOT APPROVED - REASON FOR DENIAL: _____

ZONING BOARD OF APPEALS (if applicable)

APPROVED
 NOT APPROVED

Date: 4-13-10 ZBA 10-025
1 year

The following narrative is applicable to the Zoning Board of Appeals Variance Application concerning paragraphs 7, 9 and 10.

This appeal was originally heard by the Zoning Board of Appeals as Case No. 10-025 at its meeting on July 13, 2010. The Zoning Board of Appeals granted this request for a temporary sign variance for a period of one year. There was discussion at the prior meeting that the variance could not be for a longer period of time due to the fact that the Application for the variance only requested a one year term.

At this time, the Property Owners of the oldest manufactured home park in the City of Novi is once again requesting a variance from Section 28-6 (3) which allows a sale, rental or lease sign which identifies the sale rental or lease of residential property upon which the sign is located to be a maximum of six square feet and five inches in height. This Honorable Board previously granted the Applicant's request for the variance for the size of the sign to be up to thirty-six square feet and the height of the sign to be at eight feet. The form of the double-sided existing sign is attached.

This sign is needed to assist the development in becoming more profitable and allow the Owner to reinvest into the site. Currently there are 299 approved manufactured home sites. There are only 86 manufactured home sites which have structures on the unit and occupied. There are six existing manufactured homes which are unoccupied.

As Napier Road is a high speed paved road, a smaller sign will not allow proper exposure to passing traffic to direct their attention to the manufactured home community. Additionally, given the setback from the road, a smaller sign will not compete with other similar residential developments in the vicinity.

By granting a two year temporary sign variance as requested, hopefully this development will be able to be properly advertised and the vacant building sites will become occupied.

I look forward to providing additional information to the Zoning Board of Appeals at the public hearing.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Matthew C. Quinn', with a stylized flourish at the end.

Matthew C. Quinn
Attorney for Old Dutch Farms II, LLC

4'



**OLD DUTCH
FARMS**

**Spacious Lots
and
Newly Renovated
Homes**

**Available
Now**

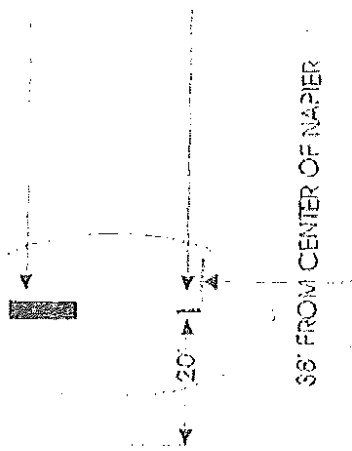
Tel: 248-349-3949

8' 10'

SALES OFFICE
2700 NAPIER ROAD

EXISTING DOUBLE SIDED GROUND SIGN
SIGN FACE 7'W x 20'H 10.7 SQ. FT.
STONE SIGN BASE 132'W x 50'H

PROPOSED DOUBLE SIDED 4'W x 8'H 32 SQ. FT
10'H FROM GRADE



66' FROM CENTER OF NAPIER

NAPIER ROAD

FERHOODLE

4'

OLD DUTCH
FARMS

Lush lots and
New renovated
homes

Available
Now

Tel: 248-349-3949

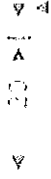
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48"W X 96"H DOUBLE SIDED DEVELOPMENT SIGN

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TYPH FROM GRADE



33' FROM CENTER OF LARIB

NAPIER ROAD

FERRIS HODDLE

