



# 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:** November 9, 2021

**REGARDING:** Parcel # 50-22-32-402-036 (PZ21-0064)

**BY:** Larry Butler, Deputy Director Community Development

### I. GENERAL INFORMATION:

**Applicant**

Cambridge of Novi LLC / Terra

**Variance Type**

Sign Variance

**Property Characteristics**

Zoning District:	Single Family Residential
Location:	West of Beck Road and North of Eight Mile Road
Parcel #:	50-22-32-402-036

**Request**

The applicant is requesting an extension to a variance from the City of Novi Code of Ordinance Section 28-6 for a temporary sign beyond 64 days. The sign is located at the northwest corner of the intersection at Eight Mile Road and Beck Road. The maximum display time of free-standing temporary signs is 64 days. The board previously approved this and one other, since removed sign, on June 11, 2019, in case PZ19-0020 "for the duration of two years or, if sooner, until 75% of Certificates of Occupancy have been issued". This property is zoned Single Family Residential (R-1).

### II. STAFF COMMENTS:

### 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. **PZ21-0064**, 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. **PZ21-0064**, 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.

Larry Butler  
Deputy Director Community Development, City of Novi



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

# ZONING BOARD OF APPEALS APPLICATION

RECEIVED

PZ 21-0064

SEP 14 2021

APPLICATION MUST BE FILLED OUT COMPLETELY

CITY OF NOVI

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>		Application Fee: <u>\$300.00</u>	
PROJECT NAME / SUBDIVISION <u>Terra</u>		Meeting Date: <u>Nov 9, 2011</u>	
ADDRESS <u>49300 9 mile Road</u>	LOT/SIUTE/SPACE #	ZBA Case #: <u>PZ 21-0064</u>	
SIDWELL # <u>50-22-29-326-040</u>	May be obtain from Assessing Department (248) 347-0485		
CROSS ROADS OF PROPERTY <u>9 mile and Garfield</u>			
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			
<b>II. APPLICANT INFORMATION</b>			
<b>A. APPLICANT</b>		EMAIL ADDRESS <u>Mark@cambridgehomesmi.com</u>	CELL PHONE NO. <u>248 914 9510</u>
NAME <u>Mark Guidobono</u>		TELEPHONE NO. <u>248 348 3800</u>	
ORGANIZATION/COMPANY <u>Cambridge of Novi LLC</u>		FAX NO.	
ADDRESS <u>49426 Villa Drive</u>	CITY <u>Novi</u>	STATE <u>MI</u>	ZIP CODE <u>48374</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	CELL PHONE NO.
NAME		TELEPHONE NO. <u>248-858-4835</u>	
ORGANIZATION/COMPANY <u>Road Commission for Oakland County</u>		FAX NO. <u>248-858-4773</u>	
ADDRESS <u>2420 Pontiac Lake Road</u>	CITY <u>Waterford</u>	STATE <u>MI</u>	ZIP CODE <u>48328</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 type="checkbox"/> OTHER _____			
<b>B. VARIANCE REQUESTED</b>			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>28-6</u>	Variance requested	<u>Temporary sign beyond 64 days -</u>	
2. Section _____	Variance requested	_____	
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>			
<ul style="list-style-type: none"> <li>Dimensioned Drawings and Plans</li> <li>Site/Plot Plan</li> <li>Existing or proposed buildings or addition on the property</li> <li>Number &amp; location of all on-site parking, if applicable</li> <li>Existing &amp; proposed distance to adjacent property lines</li> <li>Location of existing &amp; proposed signs, if applicable</li> <li>Floor plans &amp; elevations</li> <li>Any other information relevant to the Variance application</li> </ul>			

PZ 21-0064 moved to - 29-326-002



# 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

8-25-2021  
\_\_\_\_\_  
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.

See attached letter  
\_\_\_\_\_  
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



## 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)

## 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. **Describe below:**

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 storm water facilities. **Describe below:**

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. **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). **Describe below:**

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. **Describe below:**

Limited exposure to project

### **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.

Terra is in a remote location at 9 Mile and Garfield without any traffic exposure. And there is ongoing construction on 9 Mile.

### **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.

Terra is an empty nester gated community featuring ranch homes. Dun Hill Park is a single family development.



Location:  
Eight Mile & Beck

■ PMS 7518 Bronze &  
■ SW6119

■ PMS 471  
■ Taken from Website  
R: 54 G: 68 B: 90

CLIENT NAME	Cambridge Homes	PROOF	10
FILE NAME	camh45183.fs	SCALE	3/4"=1'
APPROVED BY		PROOF DATE	6-18-2020
		APPROVAL DATE	
<b>VOLK</b> (248) 477-6700 • www.volkcorp.com 23936 Industrial Park Dr., Farmingotn Hills, MI 48335			

**Directional Sign**

Qty: double-sided sign with additional 6" x 45" board.

Substrate: 1/2" MDO.

Vinyl: Digital print with UV laminate.





QUALITY LIFE THROUGH GOOD ROADS:  
ROAD COMMISSION FOR OAKLAND COUNTY  
"WE CARE."

**Board of Road Commissioners**

**Ronald J. Fowkes**  
Commissioner

**Gregory C. Jamian**  
Commissioner

**Andrea LaLonde**  
Commissioner

**Dennis G. Kolar, P.E.**  
Managing Director

**Gary Piotrowicz, P.E., P.T.O.E.**  
Deputy Managing Director  
County Highway Engineer

Department of  
Customer Services  
Permits

2420 Pontiac Lake Road  
Waterford, MI  
48328

248-858-4835

FAX  
248-858-4773

TDD  
248-858-8005

[www.rcocweb.org](http://www.rcocweb.org)

March 30, 2020

CAMBRIDGE HOMES  
47765 BELLAGIO DR  
NORTHVILLE, MI 48167

RE: Application Number 20-0251

Dear Applicant:

Your application for a permit has been approved. Prior to issuing a permit, the attached requirements must be met by you or your contractor. If the proposed work will be conducted by a contractor you hire, please provide them with the attached requirement sheet and bond form. The permit will be issued in the contractor's name.

The items required prior to permit issuance must be delivered **IN PERSON** by someone authorized to sign the permit on you or your contractor's behalf. Failure to satisfy these requests will delay permit issuance.

Thank you for your cooperation regarding this matter. If you have any questions, please feel free to the Department of Customer Services - Permits at (248) 858-4835.

Sincerely,

Scott Sintkowski, PE  
Permit Engineer

Enclosures



3/9/2020

Application # 20-0251

Contact: MARK GUIDOBONO

Phone:

### PERMIT DESCRIPTION

The following is a permit description ONLY. It shall not be construed to be a permit and shall become valid only after the permit is acquired.

This is a permit to:

INSTALL, MAINTAIN AND REMOVE 4.6' WIDE MARKETING/IDENTIFICATION SIGN AT THE NW CORNER OF 8 MILE ROAD AND BECK ROAD INTERSECTION FOR CAMBRIDGE HOMES TERRA SUBDIVISION. RESTORE ALL DISTURBED AREAS WITHIN THE ROAD RIGHT-OF-WAY.

FIXED OBJECTS SHALL BE NO NEARER THAN 6 FEET FROM BACK OF FINISHED CURB. REMOVE OR RELOCATE EXISTING FIXED OBJECTS PRIOR TO CONSTRUCTION.

PROPER SIGNING IS REQUIRED BEFORE BEGINNING WORK WITHIN THE RIGHT-OF-WAY. MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES. LANE CLOSURES SHALL BE RESTRICTED TO THE HOURS OF 9 AM TO 3 PM MONDAY THROUGH FRIDAY, OR DURING DAYLIGHT HOURS ON WEEKENDS.

NOTIFY INSPECTOR OR PERMIT SUPERVISOR 48 HOURS PRIOR TO BEGINNING WORK.

All construction shall be in accordance with the attached approved plan and application on file for **CAMBRIDGE HOMES**.

as prepared by **SEIBER KEAST ENGINEER**

and with the RCOC Supplementary Permit Specifications as follows:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ATTACHED APPROVED PLAN AND APPLICATION ON FILE WITH THE ROAD COMMISSION FOR OAKLAND COUNTY PERMIT RULES, SPECIFICATIONS, AND GUIDELINES DATED MARCH 14, 2013.

DUNHILL PARK EAST  
DUNHILL PARK O.C.C.P. #2162

4.6' WIDE SIGN  
FOR "TERRA"

R.O.W.

SIDEWALK

60.0'

57.2'

CURB

60.0'

65.2'

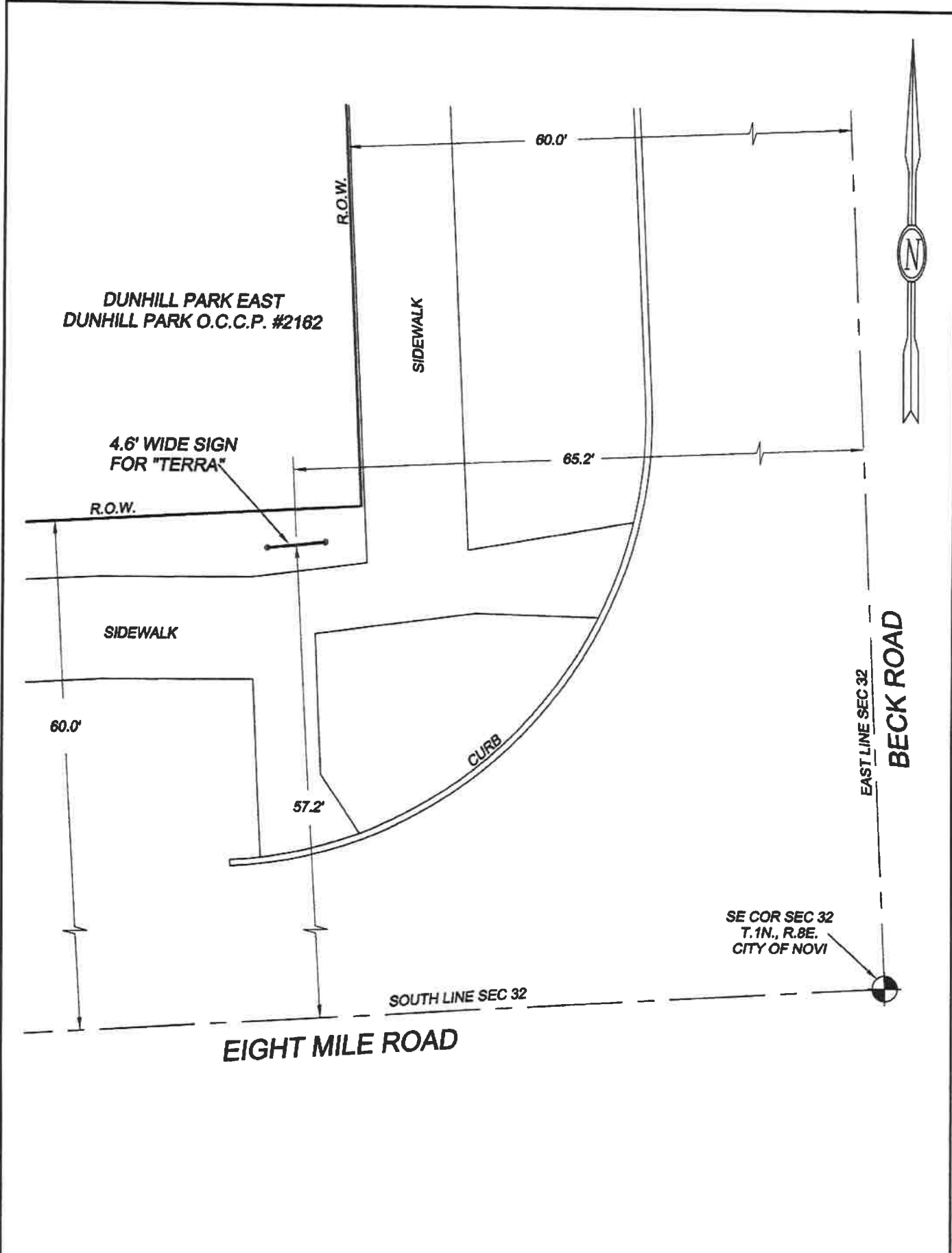
EAST LINE SEC 32

BECK ROAD

SOUTH LINE SEC 32

EIGHT MILE ROAD

SE COR SEC 32  
T.1N., R.8E.  
CITY OF NOVI



TO: CITY OF NOVI  
ZONING BOARD OF APPEALS  
45175 TEN MILE ROAD  
NOVI, MI 48375

Please note my comments to:

**Parcel # 50-22-32-402-036 (PZ21-0064)**

Please note my: (Approval) (Objection) to the requested variance.

Comments:

We strongly object to the continued variance of Terra's "temporary sign" at the corner of 8 Mile and Beck Roads on Dunhill Park Subdivision property.

**This commercial sign is visual clutter.** The sign detracts from the appearance of our overall property. It is the only sign present and is in sharp contrast with the beauty of our subdivision lawns, evergreen trees and deciduous trees that were installed at great cost.

**Dangerous Precedent.** We object to any commercial sign on or adjacent to our sub-division property. If this variance is extended, other developers (for example Pulte at 8 Mile and Garfield) or other businesses, may get the idea, they can put up a sign as well. Our property is not a commercial advertising enterprise, it is a residential neighborhood. We do not understand how the Zoning Board would allow any commercial signs in residential neighborhoods. We do not know how Terra/Cambridge originally rated this variance, especially at no cost to them, but it is time that this practice be permanently stopped.

**Safety.** We have a concern about placement of this sign and in general other signs near intersections negatively impacting pedestrian and traffic safety. Drivers may become distracted while reading this sign and accidents could result.

**Detraction from Maybury State Park.** The sign detracts from the natural ambience of Maybury State Park, directly across the street. As walkers, joggers and bikers enter Maybury's entrance path from this corner, they are confronted with a commercial sign.

This sign has been in place for two years, giving free advertising to Terra, a development that is more than two miles from Dunhill Park. Enough is enough, remove the sign now.

Name: Thomas & Nancy Rancour

Address: 20940 Dunhill Drive, Northville MI 48167

Date: November 2, 2021

**Zoning Board of Appeals meetings are broadcast live on Spectrum channel 13-1 and AT&T U-verse channel 99. They are also streamed live on the City's website at [cityofnovi.org](http://cityofnovi.org).**