



# 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:** January 11, 2022

**REGARDING:** Parcel # 50-22-32-402-036 (PZ21-0080)

**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. **PZ21-0080**, 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. **PZ21-0080**, 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



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

**ZONING BOARD OF APPEALS  
 APPLICATION**

**RECEIVED**

**NOV 17 2021**

**APPLICATION MUST BE FILLED OUT COMPLETELY**

**CITY OF NOVI  
 COMMUNITY DEVELOPMENT**

<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>Jan 11, 2022</u>	
ADDRESS <u>44300 Nine Mile Rd</u>	LOT/SIUTE/SPACE #	ZBA Case #: <u>PZ 21-0080</u>	
SIDWELL # <u>50-22-29-326-002</u>	May be obtain from Assessing Department (248) 347-0485		
CROSS ROADS OF PROPERTY <u>Garfield Rd and 9 Mile</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.	
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.	
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>			



# 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

11-17-21

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:**

There is limited exposure to project. The sewer project has either closed or limited traffic on 9 Mile.

## **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 without any traffic exposure.

Signage is one of the most important elements to attract customers.

## **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 a ~~empty~~ empty nester gated community and Dun Hill Park is a single family sub.



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.



# Toll Brothers

AMERICA'S LUXURY HOME BUILDER®

Mark Guidobono  
Cambridge Homes, Inc.  
47765 Bellagio Drive  
Northville, MI 48167

**RE: Terra Marketing Sign**

Dear Mark,

Please be advised that you have Toll Brothers' permission and consent to place a temporary marketing and identification sign for your subdivision Terra in the Right of Way adjacent to our property Dun Hill Park at the corner of 8 Mile and Beck Road. You will remove the sign when the Terra subdivision is sold out. Good luck!

Regards,



Alex Martin  
Division President  
Toll Brothers  
IL & MI Divisions

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'

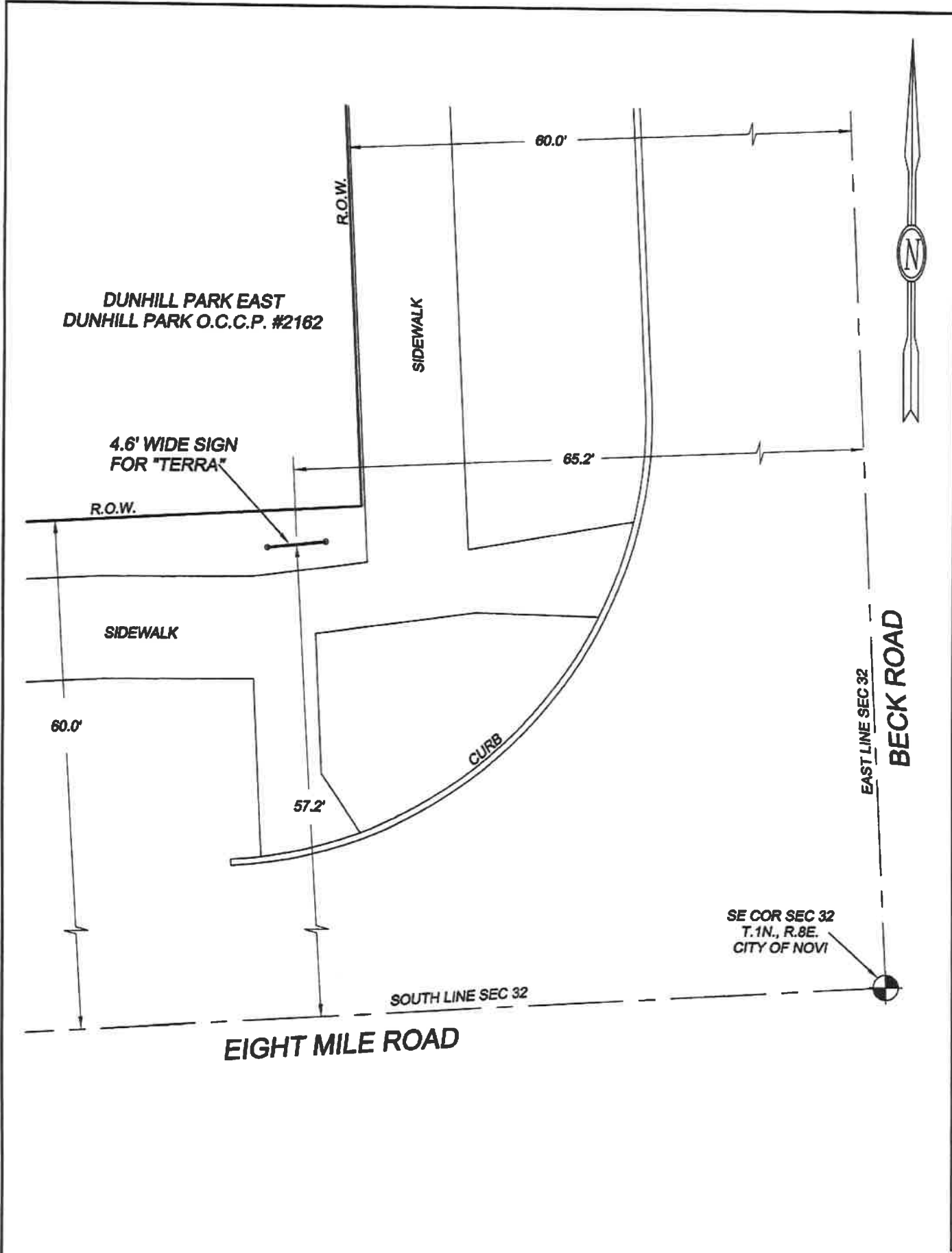
SOUTH LINE SEC 32

EIGHT MILE ROAD

EAST LINE SEC 32

BECK ROAD

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





45 "

60 "

42 "

6 "

12 "

**TERRA**

*Ranch Homes*

**— 1 Mile —** 

  
**CAMBRIDGE**  
HOMES, INC.

**248-348-3800**



Associa®

**Kramer-Triad Management Group, L.L.C.**

Ann Arbor • Novi • Troy

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December 1, 2021

City of Novi  
Zoning Board of Appeals  
45175 Ten Mile Rd.  
Novi, MI 48375

RE: Terra Sign 8 Mile Rd./Beck Rd.

Zoning Board of Appeals:

On behalf of the Dunhill Park community located at the corner of 8 Mile Rd. and Beck Rd., we are objecting to any consideration of the continued variance of the Terra Homes sign located on the Dunhill Park property.

The sign has been in place for two years and is months beyond its original permitted timeframe. Removal of the sign presents no material hardship to Cambridge in that the Terra development is already well known by the Public through websites, printed marketing materials, and open houses

The sign also takes away from the beauty of the Dunhill Park community, and it may be setting a precedent for other builders to capitalize on the community's common area. We are hoping to erase this future precedent by having the sign removed.

One final point is that it seems to be a safety issue as drivers may become distracted as they read the billboard while traveling down 8 Mile Rd. or Beck Rd.

We thank you for taking the time to review our request. If you have any questions, please contact me at 734.531.2072.

Sincerely,  
Jim Sutton for Kramer-Triad Property Management Group  
For and on behalf of the Dunhill Park Condominium Association

January 4, 2022

City of Novi  
Zoning Board of Appeals  
45175 Ten Mile Rd.  
Novi, MI 48375

Re: Terra Sign at 8 Mile and Beck Road  
Matter: **PZ21-0080**

Zoning Board of Appeals:

On behalf of the Dunhill Park Condominium Association, we strenuously object to Cambridge of Novi LLC's application for a continued temporary sign variance for its Terra development, commercial billboard sign at the corner of 8 Mile and Beck Roads. Specifically, our objections are:

**1. The sign directly abuts Dunhill Park Condominium Association property, and the Association has not given our express permission or agreement to do so.** Cambridge *may* have had an unwritten, informal "understanding" with the developers of Dunhill Park to place a sign *over two years ago*, however, now the Dunhill Park development is almost built-out and a continued commercial sign of this type is inappropriate in front of a Novi residential neighborhood.

(a) The undated letter from Toll Brothers included in the applicant's documentation and allegedly granting permission and consent to place a sign "adjacent to our property Dun Hill Park (sic)" is *not* relevant. Toll Brothers does not now or ever had control of Dunhill Park Condominium Association. Toll Brothers owns some site lots, all of which are now under contract, none of which are adjacent to the sign's location. Therefore, Toll Brothers comments are irrelevant.

**2. Additional variance approval would set a dangerous precedent, favors special commercial interests, and flaunts City of Novi ordinances.**

- (a) The Terra sign was put up more than two years ago, at a time when construction at Dunhill Park had just begun. The sign was originally approved by the City *for up to 2 years, ending June 11, 2021. This was an extremely generous exemption from the 64-day maximum temporary sign.* The sign approval expired over 6 months ago. If the City approves this again, it sets a dangerous precedent that ignores and seriously abuses the existing 64-day time limitation for temporary signs. Let's remember that the 64-day limitation was set up to reduce the visual blight of billboards and signs throughout the community. If the City and Zoning Board ignore this ordinance limitation again, it sets up a situation where a multitude of commercial enterprises will seek similar billboard advertising at the expense of our community's appearance.
- (b) While the Cambridge/Terra development at 9 Mile and Garfield may have some visibility concerns, as stated in their application due to 9 Mile construction, removing one sign that is two (2) miles away at the corner of 8 Mile and Beck does **not** present a material hardship. Cambridge/Terra have existing, sophisticated print and internet marketing campaigns, open houses, realtor networks, plus a physical sign at 8 Mile and Garfield to

promote their business. This sophisticated business and marketing campaign will never miss one misplaced advertising sign.

- (c) The Terra sign is in the Right of Way for 8 Mile and Beck Roads. Right of Ways, by definition, are for the benefit of the **Public**, for example, expanding roads, providing utilities, and installing sidewalks. Right of Ways should not be abused by granting special privileges for non-public, private party use, such as the Terra commercial advertising billboard at 8 Mile and Beck.

### **3. The Terra sign has significant adverse impact on Dunhill Park and the surrounding area.**

- (a) Cambridge has completely ignored the significant adverse impacts in its application. They merely state that “*Cambridge’s development is an empty nester gated community and Dunhill Park is a single-family sub.*” This is nonsensical. The fact is that the sign is visual clutter that has significant adverse impacts on the beauty and value of our property and landscaping, as well as that of the nearby Maybury State Park entrance. By their statement, the applicant is implying that developers of empty nester communities two miles away deserve preferential advertising considerations at the expense of single-family subs!
- (b) At the 8 Mile and Beck corner of our property, Dunhill Park installed, at tens of thousands of dollars expense, an extensive greenbelt with mature evergreen trees, deciduous trees, extensive sod, and sprinkler systems. We attempted to make this corner a beautiful addition to Novi. The commercial sign *right in front of this greenbelt*, significantly detracts from this design and landscaping beauty. It provides a negative first impression of our neighborhood. It is patently unfair to Dunhill Park residents that a commercial sign be allowed in front of our expensive and carefully designed greenbelt without our permission. It is also directly in conflict with City-wide beautification efforts.
- (c) A walking and biking entrance to Maybury State Park is directly across 8 Mile from the subject sign. Having the sign near this entrance detracts from the natural beauty of the park.
- (d) The sign presents a distraction to drivers. The 8 Mile and Beck intersection is already designated a “crash enforcement area” by the Police because of a high incidence of vehicle accidents. The sign contributes to an already congested corner and safety hazard. Its removal will help avoid a potential vehicle and/or pedestrian accident.

In summary, Dunhill Park is a true residential neighborhood, not a commercial district. The Dunhill Park Condominium Association has not given its permission/agreement for the Terra sign. The sign is grossly inconsistent with the intent of 64-day temporary sign limitations and its previous approval is expired by 6 months. The sign sets a dangerous precedent for flaunting both temporary sign ordinances and misuse of Right of Ways. Removing the sign presents no demonstrated material impact to Cambridge. The placement of commercial billboards in front of our neighborhood is unfair to residents, detracts from our property appearance and values, and contributes to distractions at a crash enforcement intersection. The sign is inconsistent with City-wide beautification efforts.

We urge the Zoning Board of Appeals to deny the variance application without delay and order the immediate removal of the existing Terra sign from 8 Mile and Beck Roads.

Respectfully submitted,

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 (P221-0064)**

Please note my **OBJECTION** to the requested variance.

Comments:

We strongly object to the continued variance of Terra's 'temporary sign' at the corner of 8 mile & Beck Road.

**Visual Clutter:** The commercial sign is inappropriately displayed on residential property that has no relationship to 'Terra's project'. The sign was approved on June 11, 2019 for a period of two years and has remained there without any sort of remuneration to the Dunhill Park residents. The sign detracts from the entire area and takes away from the residential beauty of Dunhill Park and Maybury State park. It makes the area look more like a commercial enterprise than a residential neighborhood.

**Inappropriate Precedent:** The placement of a commercial sign on Dunhill Park's property can create a dangerous precedent. There are a number of developers considering developments in the area – an example is Pulte homes at 8 mile and Garfield. We believe that it is inappropriate for the ZBA to grant such a long-standing free advertisement to a commercial entity on residential property.

**Safety:** A commercial sign negatively impacts the sight lines at the intersection of Beck & 8 Mile. Additionally, people looking at the sign causes them not to completely pay attention to their driving thus putting other cars and pedestrians at risk.

The sign has been in place for over two years and it is past time to remove it. Thank you for your consideration!

Joe & Dianne Laura  
47706 Dunhill Court, Northville MI. 48167  
November 5, 2021



Anthony Beal, Dunhill Park Condominium Association Board Member  
47676 Wales Court



Darius Gilvydis, Dunhill Park Condominium Association Board Member  
47660 Wales Court



Ashley Lambrix, Dunhill Park Condominium Association Board Member  
47642 Dunhill Court



Thomas Rancour, Dunhill Park Condominium Association Board Member  
20940 Dunhill Drive



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 (PZ21-0080)

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

Comments:

WE OBJECT TO THE SIGN AS  
IT DOES NOT LOOK GOOD  
AESTHATICALLY & ALSO IS  
CREATING A WRONG PRECEDENCE  
OF BUILDERS MARKETING FOR  
FREE ON PRIVATE PROPERTY

(PLEASE PRINT CLEARLY)

Name: PALLAVI & ARJUN KHULLAR

Address: 20908 DUNHILL DR.

Date: JAN 3, 2022

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).

**From:** [Ravi Amuthan](#)  
**To:** [Oppermann, Katherine](#)  
**Subject:** Objection to Parcel # 50-22-32-402-036 (PZ21-0064)  
**Date:** Monday, January 3, 2022 6:47:27 PM

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My name is Ravi Amuthan, I along with my wife and daughter reside at 47674 Dunhill Ct, in the Dunhill Park subdivision.

I am writing to you today to record my **objection** to extending the sign variance requested by Cambridge of Novi, located at the corner of 8 Mile and Beck rd.

The reasons for my objections are as follows -

- The sign has been at that location for over 2 years and I believe that is sufficient duration for the business to advertise at 1 location.
- Location of this new development is around Garfield and 9 Mile, it would be more appropriate for it to be moved to either Garfield and 8 mile or Beck and 9 mile.
- The sign is a distraction to the drivers at a busy intersection that has been already designated as a crash enforcement area.
- Considering this is a prime location, I feel this will set a precedent for other business to apply for signs and this would in turn impact the value of the subdivision.

We hope that you will consider our request and have the sign removed.

Thank you!

Regards  
Ravi Amuthan  
47674 Dunhill Ct.  
Northville, MI-48167

**From:** [Timothy Smith](#)  
**To:** [Oppermann, Katherine](#)  
**Cc:** [Bridget Smith](#)  
**Subject:** Reference # PZ21-0080  
**Date:** Monday, January 3, 2022 6:17:34 PM

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

Reference # PZ21-0080

Please note our Objection to this referenced variance.

The Cambridge Homes (Terra) sign is unattractive and a distraction at a very busy traffic intersection. The sign has been there far too long and should be removed. As residents of the Dunhill Park neighborhood, we prefer that the sign be removed and that no signs are ever allowed to be posted in the future.

In our opinion, most people looking for a new home search online. Traditional new home construction signs are unlikely much benefit to the builder. We doubt this sign is essential for this builders business or new development.

Our property taxes are far too high to warrant unattractive displays in front of our neighborhoods. We would hope that they city aligns with its tax paying residents in this matter.

Thank you for your consideration!

Sincerely,

Timothy and Bridget Smith  
47770 Dunhill Ct.  
Northville, MI 48167  
January 3, 2022

**From:** [Ashley Lambrix](#)  
**To:** [Oppermann, Katherine](#)  
**Subject:** Reference Number: PZ21-0080  
**Date:** Tuesday, January 4, 2022 9:38:41 AM

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Hello,

As a homeowner within the Dunhill Park community on the northwest corner of 8 mile and Beck, I am writing to express my objections to Cambridge of Novi's application for a continued temporary sign variance for its Terra development (Reference Number: PZ21-0080).

Specifically, my objections are that the sign detracts from the visual appeal of the Dunhill Park neighborhood and the investments our community has made to enhance the visual appeal of the surrounding area, especially given the Dunhill development itself is now close to complete.

Dunhill Park is a residential neighborhood, not a commercial district. The placement of commercial billboards in front of our neighborhood without our community's approval is unfair to residents, detracts from the visual appeal of our community and is inconsistent with city's own beautification efforts.

I kindly request the Zoning Board of Appeals deny the variance application.

Ashley Lambrix  
47642 Dunhill Ct.  
Northville, MI 48167

**From:** [Sudarshan Mhatre](#)  
**To:** [Oppermann, Katherine](#)  
**Subject:** Reference Number: PZ21-0080  
**Date:** Sunday, January 2, 2022 11:08:26 AM

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City of Novi  
Zoning Board of Appeals,

Please note my comments with respect to Parcel # 50-22-32-402-036 (PZ21-0080).

Please note my **OBJECTION** to the requested variance.

Comments:

Cambridge Homes has already had the advertising sign at the corner of 8 Mile and Beck for 2 years while the homes in Dunhill park were under construction. Now that the majority of homes in Dunhill Park have been constructed and occupied, we wish to take steps to improve the aesthetics of our community and preserve our property values. No one looking to buy a home in the million dollar range would expect the community to serve as an advertising billboard!

Hence I would request for the City of Novi to DENY the continuance filed by Cambridge Homes (Terra) for its advertising sign at the corner of 8 Mile and Beck.

Regards,  
Sudarshan Mhatre  
Home Address: 47743 Dunhill Ct, Northville, MI 48167

**From:** [footdoc86@aol.com](mailto:footdoc86@aol.com)  
**To:** [Oppermann, Katherine](#)  
**Subject:** Sign variance objection  
**Date:** Monday, January 3, 2022 4:57:58 PM

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January 3, 2022

We object to extending any sign variance to Cambridge homes on the southwest corner of 8 mile Rd and Beck.

Daniel Hodor  
Linda Hodor  
47738 Dunhill Ct  
Northville MI 48167

[Sent from the all new AOL app for iOS](#)

# MEMORANDUM



**TO:** ZONING BOARD OF APPEALS  
**FROM:** KATHERINE OPPERMANN, EXECUTIVE ASSISTANT  
**SUBJECT:** INCLUSION OF PZ21-0064 REPOSSES  
**DATE:** JANUARY 3, 2022

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At the request of citizens in the Dunhill Park neighborhood I have included their original responses to the temporary sign extension case for Terra/Cambridge Homes dealing with the same matter, PZ21-0064. This case was dismissed by the board on November 9, 2021 for reason of applicant non-appearance. PZ21-0080 is a refiling from the applicant for the same variance request.

c: Charles Boulard, Community Development Director  
Larry Butler, Deputy Community Development Director  
Beth Saarela, City Attorney

Thomas P. & Nancy J. Rancour  
20940 Dunhill Drive  
Northville, MI 48167

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

November 2, 2021

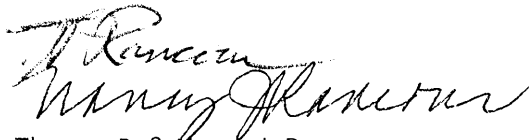
City of Novi Zoning Board of Appeals  
Attn: Larry Butler, Deputy Community Development Director  
City of Novi  
45175 Ten Mile Road  
Novi, Michigan 48375

Dear City of Novi Zoning Board of Appeals:

Enclosed is our objection to the requested variance and our comments.

We strongly object to the continued variance of Cambridge of Novi LLC's "temporary sign" at the corner of 8 Mile and Beck Roads for the reasons stated.

Sincerely,

Handwritten signature of Thomas P. & Nancy J. Rancour in black ink.

Thomas P. & Nancy J. Rancour  
20940 Dunhill Drive  
Northville, MI 48167

Attachment: City of Novi ZBA Comments Form



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).**

## **Oppermann, Katherine**

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**From:** fred timpner <ftimpner@gmail.com>  
**Sent:** Friday, November 5, 2021 4:04 PM  
**To:** Oppermann, Katherine  
**Subject:** Sign variance for Cambridge of Novi LLC/Terra Parcel #50-22-32-402-036 (PZ21-0064)

My name is Fred Timpner, my wife's name is Judy. We reside at 47625 Dunhill Court, in the Dunhill Park Subdivision.

We would both like to go on record as being opposed to granting the extension of the sign variance, requested by Cambridge of Novi, located at the corner of 8 Mile Road and Beck.

We believe that it takes away from the natural setting of the area. Maybury State Park is directly across from the sign. Our HOA has planted thousands of dollars worth of trees on the northside of 8 Mile in an effort to complement the peaceful and serene area of the Park. The sign is like a scar on our property.

In our opinion the sign is also a traffic hazard. The intersection has been designated by the police as a crash enforcement area due to the high incidents of automobile accidents. We believe that the sign is at least a distraction to drivers and at worst interferes with the field of vision for the operators of their vehicles.

We are requesting the Zoning Board of Appeals deny the requested extension and have the sign removed.

Sincerely,

Fred & Judy Timpner

## Oppermann, Katherine

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**From:** Shirley and Peter Worth Hiltz <worth.hiltz@gmail.com>  
**Sent:** Friday, November 5, 2021 10:12 AM  
**To:** Oppermann, Katherine  
**Subject:** Re: Parcel # 50-22-32-402-036 (PZ21-0064)

To: City of Novi Zoning Board of Appeals [koppermann@cityofnovi.org](mailto:koppermann@cityofnovi.org)  
Re: Parcel # 50-22-32-402-036 (PZ21-0064)

We strongly object to the continued variance of the Cambridge of Novi LLC / Terra sign at the corner of 8 Mile and Beck Roads on Dunhill Park Subdivision property.

This commercial sign detracts from the appearance of our property and is a distraction for drivers at a busy intersection. We do not want our property to become a kiosk for advertising signs. Please deny this request for an extension to their previously approved variance.

Name: Shirley Worth and Peter Hiltz  
Address: 20953 Dunhill Drive, Northville MI 48167  
Date: November 5, 2021

## Oppermann, Katherine

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**From:** Nilesch Angle <nilesch.angle@gmail.com>  
**Sent:** Sunday, November 7, 2021 5:34 PM  
**To:** Oppermann, Katherine  
**Subject:** Comments on Parcel #50-22-32-402-036 - PZ21-0064

Dear City Of Novi Zoning Board of Appeals,

We are writing this email to strongly object to the Cambridge Of Novi LLC/ Terra sign that is on the northwest corner of the intersection of Eight Mile Road and Beck. We desire that the requested variance be denied for the reasons stated below.

**Location:**

Terra is located on 9 mile and not on 8 mile. A more appropriate location for the sign should have been at Beck road and 9 mile, and not its current location. Terra is not visible at all from 8 mile and is located much further away from the signs current location. Just because 8 mile/Beck is a prime location is not an excuse for the residents of Dunhill Park to tolerate the sign any more than the residents already have.

**Duration:**

Our understanding, in discussing with other residents of Dunhill Park, is that this sign has been in place for 2 years. We believe that is enough free advertisement for something that should never have been approved in the first place.

**Precedent:**

We are extremely concerned that the prime spot on the northwest corner of 8 mile and Beck will be utilized by other builders to put up their signs as well. The approval of the current sign has set a bad precedent, and we don't want our subdivision to be used for commercial advertisement that benefits others, all while detracting from the ambiance of our sub-division and cheapening its look.

**Safety Hazard:**

The intersection of 8 mile and Beck is a very busy intersection, one which recently resulted in a road sign being damaged by what appeared to be the result of a vehicle running off the road. We already have a lot of rash driving on 8 mile, and do not want the city to knowingly contribute to the menace by approving signs that add to the distraction.

If you need our objection to be recorded on your official form, please send us one and we will gladly respond using that.

We appreciate the opportunity, as residents of Dunhill Park and taxpayers in the city of Novi, to voice our concerns regarding, and hope that it will be given due consideration.

Regards,

Nilesch and Prasanna Angle  
47692 Wales Ct.  
Northville MI, 48167

## **Oppermann, Katherine**

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**From:** Sea Ray <sea.ray84@yahoo.com>  
**Sent:** Sunday, November 7, 2021 6:40 PM  
**To:** Oppermann, Katherine  
**Subject:** Re: Terra sign 8/Beck

This email is in response to the request for the Terra sign at 8/Beck

As Dunhill Park residents we would like for the sign to be removed. We have been forced to see this sign over the last two years. It is unsightly and needs to be removed. It distracts from the appearance of our sub.

Thank you  
Anthony and Jennifer Beal  
47676 Wales court  
Northville

Sent from Yahoo Mail for iPhone

## Oppermann, Katherine

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**From:** Pallavi Jassi Abbott <pkhullar16@gmail.com>  
**Sent:** Monday, November 8, 2021 10:03 AM  
**To:** Oppermann, Katherine  
**Subject:** Zoning Board of Appeals Public Hearing - our objection to the Terra Sign at the corner of Beck and Eight Mile rd

Hello,

We would like to share our **Objection** concerning the subject requested sign variance.

Novi is known for its high end homes and maintained roads and just overall livability which makes it a desirable community overall. having signs such as Terra or any other homes that may be built in the future- it's not acceptable for these signs to be put outside neighbourhoods such as ours.

As residents we have paid a premium to live in these homes and it certainly seems unfair to have signs cluttering the exterior of our sub division and taking away from the luxury and high end feel of the city as is and our homes also.

We sincerely hope that you will consider this as a reasonable appeal and pls have the sign removed.

Regards  
Pallavi and Arjun Khullar  
20908 Dunhill Dr  
Northville, MI 48167

## **Oppermann, Katherine**

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**From:** Adam Boucher <asboucher@gmail.com>  
**Sent:** Monday, November 8, 2021 2:04 PM  
**To:** Oppermann, Katherine  
**Subject:** Terra Sign on 8 and Beck

To Whom It May Concern,

We are writing in strong objection 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 planted at great cost.

Dangerous Precedent. We object to any commercial signage on or adjacent to our subdivision property. If this variance is extended, other developers (i.e. Pulte at 8 Mile and Garfield) or businesses, may get the idea that they can put up a sign as well. The property is not a commercial advertising enterprise, it is a residential neighborhood. We don't know how Terra 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 the 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. The sign also impairs vision to 8 Mile Road traveling south on Beck Road.

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.

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

Name: Adam and Alison Boucher  
Address: 47775 Dunhill Court, Northville, MI 48167  
Date: November 8, 2021

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**Adam Boucher**  
Achiever\*Arranger\*Harmony\*Includer\*Positivity  
231-730-0892  
[asboucher@gmail.com](mailto:asboucher@gmail.com)

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:

- Does not fit with appearance of our sub-division
- Gives precedent of "free advertisements" for commercial signs in residential sub-divisions
- Does not fit ambience with Maybury State Park
- Negatively impacts pedestrian and traffic safety

**(PLEASE PRINT CLEARLY)**

Name: GERRIT & BETH REEPMAYER

Address: 20876 DUNHILL DRIVE, NORTHVILLE, MI 48167

Date: 11/5/2021

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).



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:

8 mi + BECK ARE BUSY + HAVE INCREASED INCIDENCE  
OF ACCIDENTS AS WELL AS DISTRACTED DRIVERS.  
PEOPLE CROSS THAT INTERSECTION TO WALK TO  
MAYBURN PARK. THE SIGN IS DISTRACTING +  
WILL LEAD TO MORE VEHICULAR ACCIDENTS +  
PEDESTRIAN INJURIES FROM DISTRACTED MOTORISTS.  
KEEPING THE SIGN WILL LEAD TO POTENTIAL INJURIES.

(PLEASE PRINT CLEARLY)

Name: DARIUS + FARRELL GILVYDIS

Address: 14600 WAVES CT

Date: 11/7/21

LET'S BE SMART +  
SAFE. NO MORE SIGN.