



**ZONING BOARD OF APPEALS**  
**CITY OF NOVI**  
**Community Development Department**

**Case No. PZ14-0052 Pinnacle Homes**

**Location: 27661 Estrada Lane**

**Zoning District: R-4, One Family Residential District**

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-10 to allow installation of an awning sign located on model home. The property is located east of Napier Rd. and south of 12 Mile Road.

**Ordinance Sections:**

CITY OF NOVI, CODE OF ORDINANCES, Section 28-10 prohibited awnings signs within R-4, One Family Residential District.

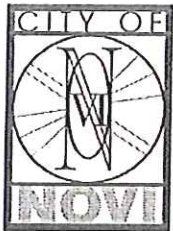
**City of Novi Staff Comments:**

The ordinance prohibited awnings signs within R-4, One Family Residential District. The applicant requesting approval to place awnings sign over the model home entrance, see attached photos.

**Standards for Granting a Sign Variance**

CITY OF NOVI, CODE OF ORDINANCES, Section 28-16 addresses Sign Variance Appeals:

- 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, specifically\_\_\_\_\_.
- 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 because \_\_\_\_\_.
- 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 because\_\_\_\_\_.



ZONING BOARD OF APPEALS APPLICATION

CITY OF NOVI

Community Development Department

(248) 347-0415

cityofnovi.org  
ZBA Case No.

P214 0052

For Official Use Only

ZBA meeting date

11/18/2014

Check# 021088 Include payment with cash or check written to "City of Novi"

021084

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

\*\*\*Please submit one original full set of all documentation and one CD with a pdf version of same.

Applicant's Name Pinnacle Homes Date 10/9/14

Company (if applicable) Pinnacle Home,

Address\* 1668 S. TELEGRAPH City BLEOMFIELD HILLS

State MI Zip code 48302 \*Where all case correspondence is to be mailed

Applicant's E-mail address JOHN@PINNACLEHOMES.COM

Phone number 248-221-5000 Fax number 248-221-5022

Request is for:  
 Residential\*  Vacant property  Commercial  Signage

Address of subject ZBA case 27061 Estrada Lane Zip code 48374

Cross roads of property ~~MAPLE~~ 12 MILE / MAPLE

Sidwell number → 50-22-18-102-011 May be obtained from Assessing Department (248) 347-0485

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

Zoning (Please circle one) MH R-A I-1 I-2 R-1 R-2 RC R-3 TC R-4 TC-1 RM-1 RM-2 Other

Property owner name (if other than applicant) \_\_\_\_\_

Does your appeal result from a Notice of Violation or Citation issued?  Yes  No

Indicate Ordinance section(s) and variances requested:  
1. Section 28-6 28-10 Variance requested keep awning on model home  
2. Section \_\_\_\_\_ Variance requested \_\_\_\_\_  
3. Section \_\_\_\_\_ Variance requested \_\_\_\_\_  
4. Section \_\_\_\_\_ Variance requested \_\_\_\_\_

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.

(Plot Plan)  
(Pic. of Awning)

State the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach separate sheet if necessary):

IDENTIFICATION TO A PLACE OF BUSINESS.





**PINNACLE HOMES**  
*A Tradition of Luxury*

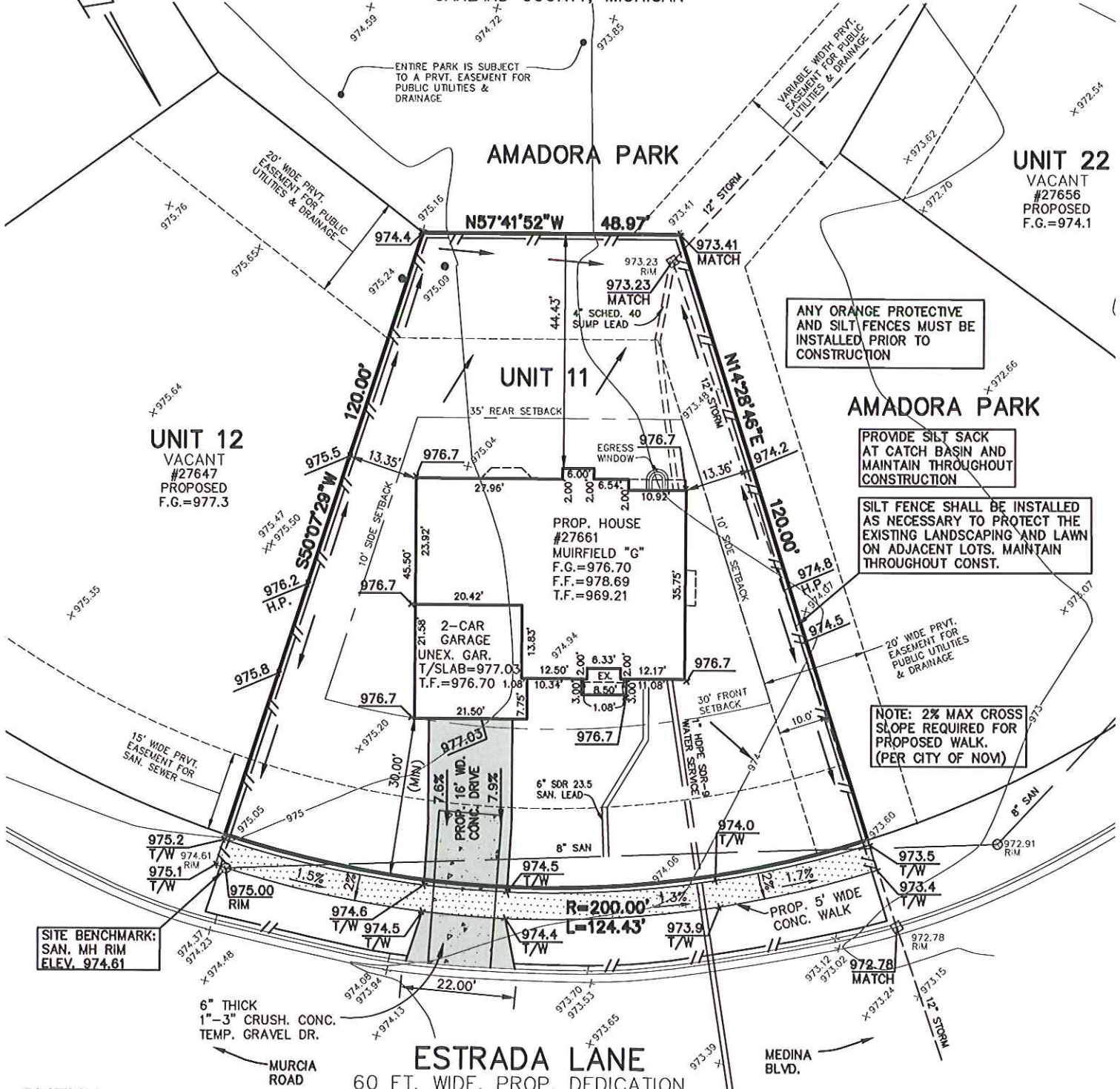
OPEN

HOMES  
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1525  
ilt.com



# LOT 11 ANDELINA RIDGE

SECTION 18, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI  
OAKLAND COUNTY, MICHIGAN



ANY ORANGE PROTECTIVE AND SILT FENCES MUST BE INSTALLED PRIOR TO CONSTRUCTION

PROVIDE SILT SACK AT CATCH BASIN AND MAINTAIN THROUGHOUT CONSTRUCTION

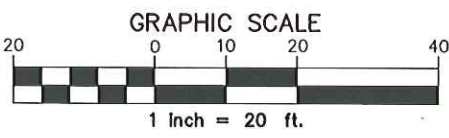
SILT FENCE SHALL BE INSTALLED AS NECESSARY TO PROTECT THE EXISTING LANDSCAPING AND LAWN ON ADJACENT LOTS, MAINTAIN THROUGHOUT CONST.

NOTE: 2% MAX CROSS SLOPE REQUIRED FOR PROPOSED WALK. (PER CITY OF NOVI)

SITE BENCHMARK:  
SAN. MH RIM  
ELEV. 974.61

6" THICK  
1"-3" CRUSH. CONC.  
TEMP. GRAVEL DR.

**CLIENT:**  
PINNACLE HOMES  
28800 ORCHARD LAKE ROAD  
SUITE 200  
FARMINGTON HILLS, MI. 48326  
TEL. (248) 539-9333

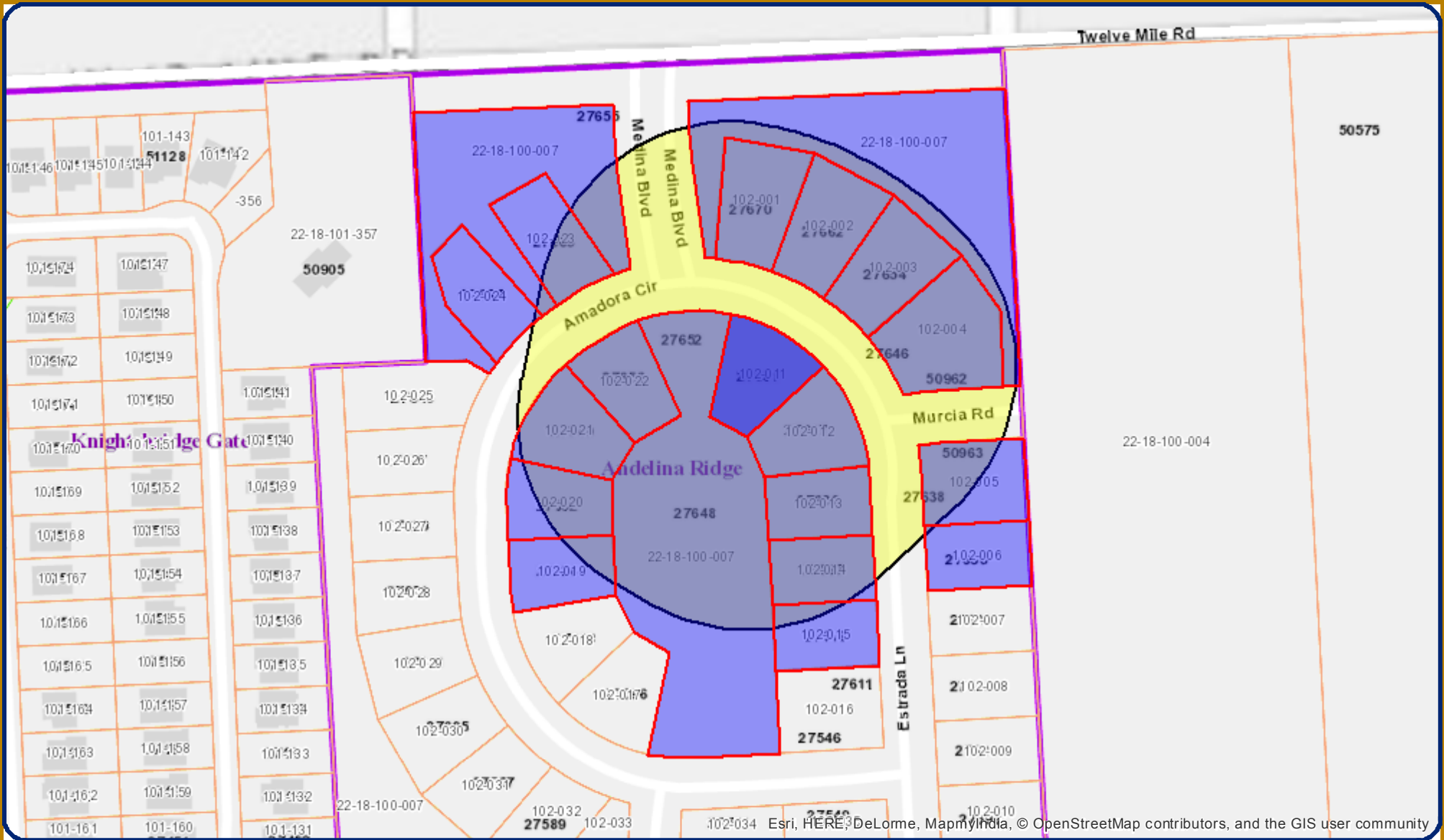


TOPO PROVIDED BY:



	<b>LEGEND</b> EXISTING      PROPOSED	<b>REVISIONS</b>		<b>ENGINEER'S SEAL</b>
		NO.	ITEM	
		1.	PLOT PLAN	2-4-14

# Novi, MI



Twelve Mile Rd

50575

50905

Knightsbridge Gate

Anddina Ridge

Murcia Rd

22-18-100-004

27648

Estrada Ln

22-18-100-007

102-032  
27589

102-033

102-034

27546

102-010

### MAP INTERPRETATION NOTICE

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City of Novi, Michigan  
Internet Mapping Portal



Author:  
Date: 10/31/2014

