



# 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: June 11, 2019

REGARDING: Parcels #50-22-31-400-007 and 50-22-32-402-036 (PZ19-0020)

BY: Larry Butler, Deputy Director Community Development

### I. GENERAL INFORMATION:

#### Applicant

Cambridge Homes LLC

#### Variance Type

Sign

#### Property Characteristics

Zoning District:	Residential Acreage and Single Family Residential
Location:	West of Beck Road and North of Eight Mile Road
Parcel #:	50-22-31-400-007 and 50-22-32-402-036

#### Request

The applicant is requesting a variance from the City of Novi Code of Ordinance Section 28-5 for the installation of two proposed temporary signs beyond 64 days. One located at Garfield and Eight Mile road and one at Right of Way at Eight Mile and Beck. The maximum display time of free standing temporary signs is 64 days. This property is zoned General Business (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. **PZ19-0020**, 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 if 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. **PZ19-0020**, 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 Petitioners 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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 www.cityofnovi.org

# ZONING BOARD OF APPEALS APPLICATION

**RECEIVED**

MAY 02 2019

CITY OF NOVI  
 COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>				Application Fee: <u>\$300.00</u>	
PROJECT NAME / SUBDIVISION <u>Terra (aka Villa D'Este')</u>				Meeting Date: <u>June 11, 2019</u>	
ADDRESS <u>49300 Nine Mile Road</u>		LOT/SUITE/SPACE #		ZBA Case #: <u>PZ 19-0020</u>	
SIDWELL # <u>50-22-29-306-002</u>		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY <u>Garfield and Beck Roads</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>mfg@cambridgehomesmi.com</u>		CELL PHONE NO. <u>248-789-0163</u>	
NAME <u>Mark F. Guidobono</u>				TELEPHONE NO. <u>248-348-3800</u>	
ORGANIZATION/COMPANY <u>Cambridge of Novi, LLC</u>				FAX NO. <u>248-348-1340</u>	
ADDRESS <u>47765 Bellagio Drive</u>		CITY <u>Westland</u>		STATE <u>MI</u>	ZIP CODE <u>48167</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 <u>Avtar S. Grewal</u>				TELEPHONE NO. <u>248-865-1600</u>	
ORGANIZATION/COMPANY <u>Singh Development L.L.C.</u>				FAX NO. <u>248-865-1630</u>	
ADDRESS <u>7105 Orchard Lake Road Ste 200</u>		CITY <u>West Bloomfield</u>		STATE <u>MI</u>	ZIP CODE <u>48325</u>
<b>III. ZONING INFORMATION</b>					
<b>A. ZONING DISTRICT</b>					
<input type="checkbox"/> R-A <input checked="" 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 but beyond 64 days - Garfield/Eight Mile</u>					
2. Section <u>28-6</u> Variance requested <u>Temporary sign but beyond 64 days - (Row) Eight Mile/Beck</u>					
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 type="checkbox"/> Signs \$300 <input checked="" 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>					
• Dimensioned Drawings and Plans			• Existing & proposed distance to adjacent property lines		
• Site/Plot Plan			• Location of existing & proposed signs, if applicable		
• Existing or proposed buildings or addition on the property			• Floor plans & elevations		
• Number & location of all on-site parking, if applicable			• Any other information relevant to the Variance application		



# 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

5.1.19  
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 authorization letter  
Property Owner Signature

3.15.19  
Date

## VII. FOR OFFICIAL USE ONLY

### DECISION ON APPEAL:

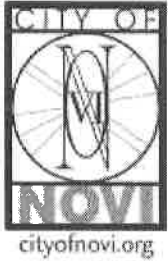
GRANTED

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  
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## 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.

Due to the fact that Terra is in a remote location at 9 mile and Garfield without any traffic exposure.

### **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.

Sign #1 - 50-22-31-400-007 - Singh Property - Vacant Property -

Sign does not impact surrounding properties. Tuscany Reserve is almost complete that is just east of the sign location as well as the School property next to the sign location.

Sign #2 - Eight mile & Beck - The Terra Project is an empty master gated community featuring ranch homes. Duvhill Park is a Single Family Development.

# SINGH

®

Real Estate - Developers - Builders - Investors - Management

Singh Development, L.L.C.  
7125 Orchard Lake Road  
Suite 200  
P.O. Box 255005  
West Bloomfield, MI 48325-3005

Telephone: (248) 865-1600  
Fax: (248) 865-1630  
www.singhweb.com

March 15, 2019

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

re: Terra Subdivision

Dear Mark:

Please be advised that you have our permission to place a temporary subdivision identification/directional sign for the Terra subdivision on the southeast corner of our property located at 8 Mile Road and Garfield Road in the City of Novi. You will remove the sign when the Terra subdivision is sold out or within 10 days notice from us to remove the sign, whichever comes earlier. Your sign must comply with all municipal regulation, and you will continuously carry commercial general liability insurance.

Good luck with Terra!

Very truly yours,



Avtar S. Grewal

Chamberlin Crossings

Bear Run Condos

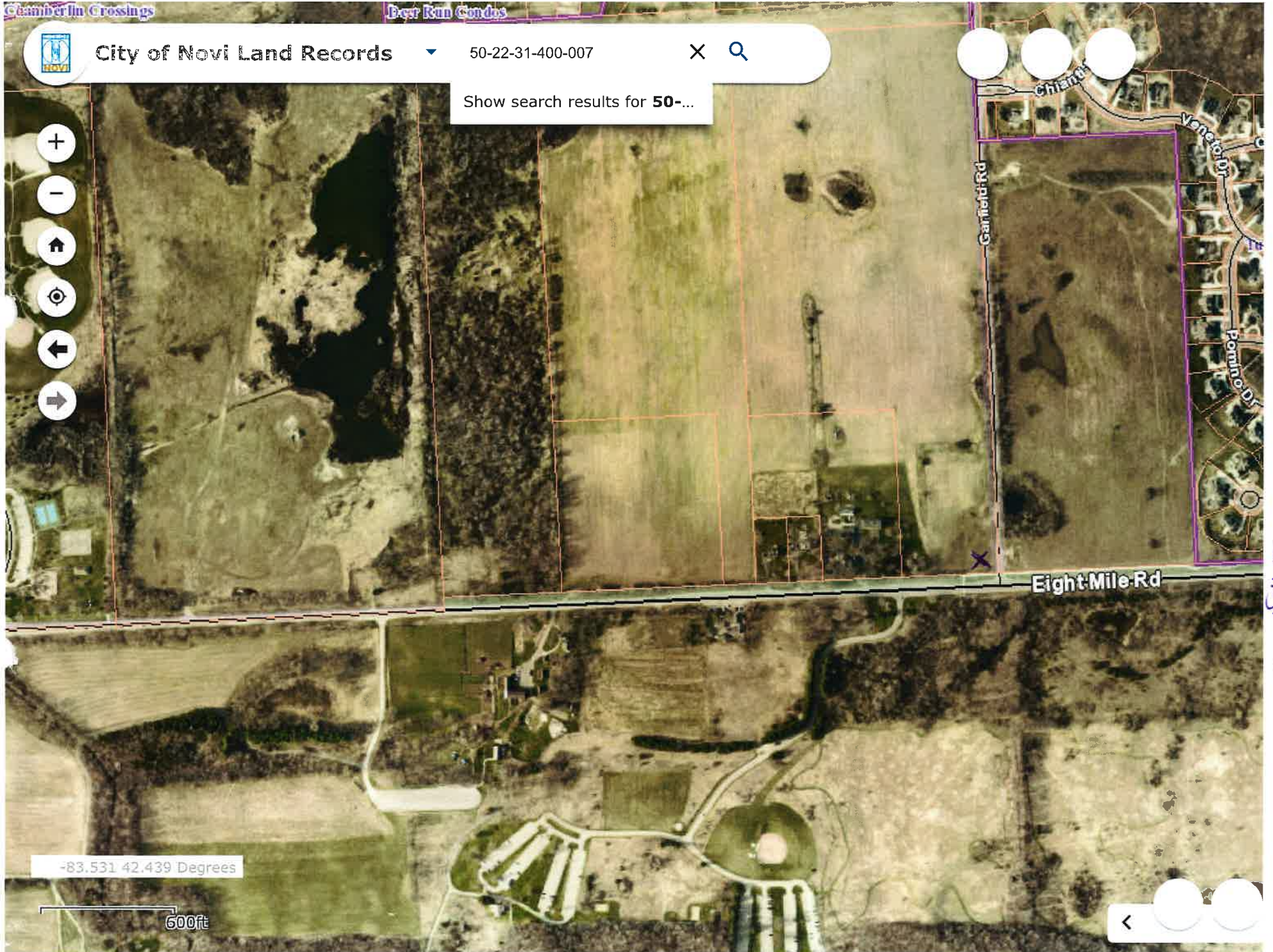


City of Novi Land Records

50-22-31-400-007



Show search results for 50-...



*Sign Location*

*X = Sign location - 33' from Eight Mile*





**OPTION 1**

**Marketing Directional Signs**

(18.75 sqft/side)

Qty: 2 double-sided signs.

Substrate: 1/2" MDO.

Vinyl: Digital print with UV laminate.

Posts: 4"x4"x8' painted SW6069

French Roast with caps painted SW6635 Determined Orange.

GVI to install with posts 3' below grade.

LOGOS • STATIONERY • BROCHURES • VEHICLE GRAPHICS • SIGNS & BANNERS • WEB SITES			
CLIENT NAME	Cambridge Homes	PROOF	2
FILE NAME:	camh45183.fs	SCALE	1"=1'
		PROOF DATE	5-2-19
APPROVED BY		APPROVAL DATE	
 visit our online portfolio at <a href="http://www.graphicvisionsinc.com">www.graphicvisionsinc.com</a> 16857 Northville Rd., Northville, MI 48168 • (248) 347-3355 • FAX (248) 347-3388 <small>©Graphic Visions, Inc. 2019. Use or reproduction must be authorized in writing by Graphic Visions, Inc. or be subjected to design fees.</small>			

*8mile & Garfield*



**LOGOS • STATIONERY • BROCHURES • VEHICLE GRAPHICS • SIGNS & BANNERS • WEB SITES**

CLIENT NAME Cambridge Homes PROOF 5

FILE NAME: camh45183.fs SCALE 1"=1' PROOF DATE 5-23-19

APPROVED BY \_\_\_\_\_ APPROVAL DATE \_\_\_\_\_

**GRAPHIC VISIONS** visit our online portfolio at [www.graphicvisionsinc.com](http://www.graphicvisionsinc.com)  
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**TEMPORARY Directional Sign**

(13.13 sqft/side)

Qty: 1 double-sided sign (panels back-to-back with 2x4 frame between).

Substrate: 3mm ACP.

Vinyl: Digital print with UV laminate.

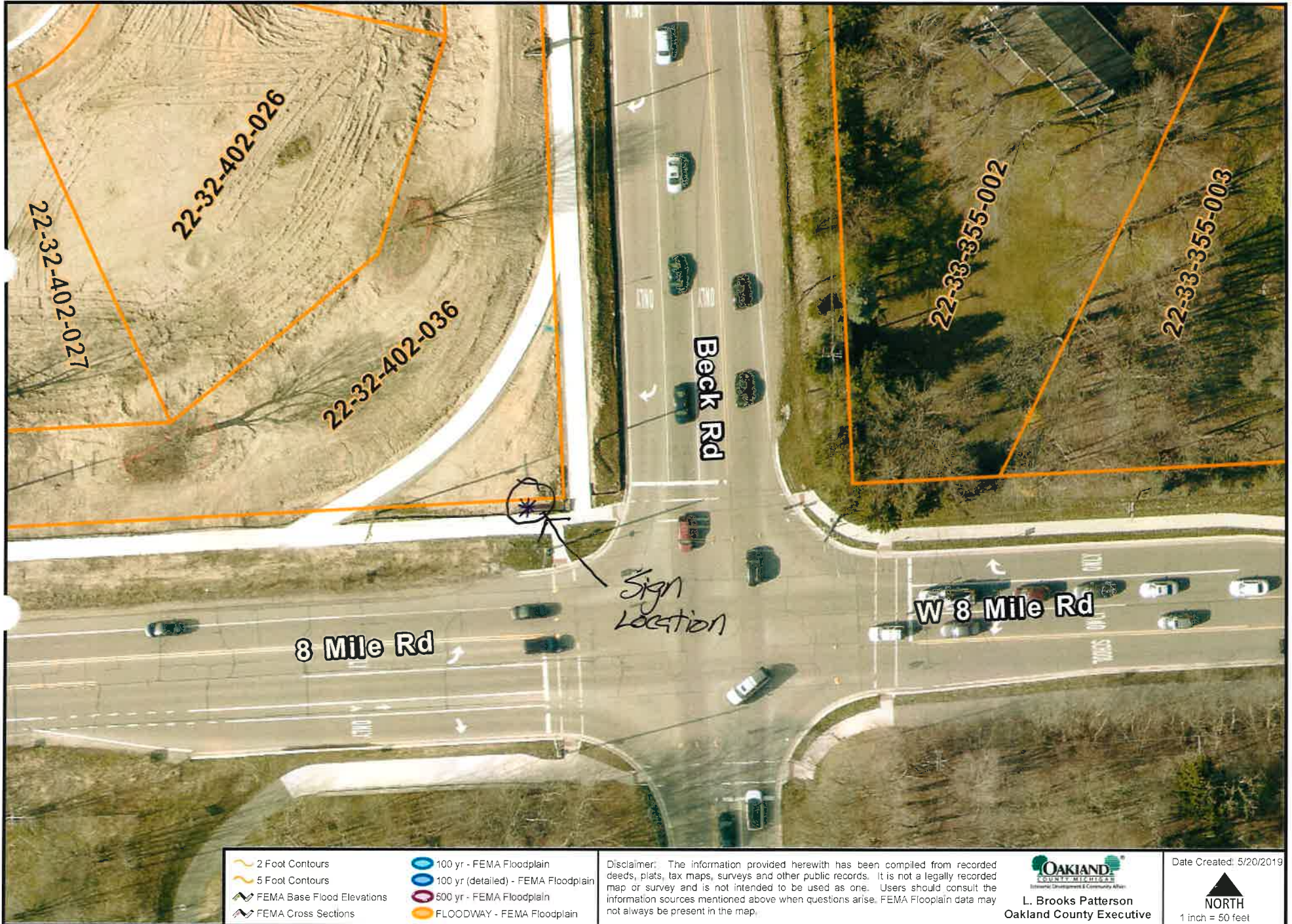
Posts: 4"x4"x7' painted SW6069

French Roast.

GVI to install with posts 3' below grade.

*8mile & Beck*

# 8 Mile Beck



- |                            |                                     |
|----------------------------|-------------------------------------|
| 2 Foot Contours            | 100 yr - FEMA Floodplain            |
| 5 Foot Contours            | 100 yr (detailed) - FEMA Floodplain |
| FEMA Base Flood Elevations | 500 yr - FEMA Floodplain            |
| FEMA Cross Sections        | FLOODWAY - FEMA Floodplain          |

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present in the map.

**OAKLAND COUNTY**  
Environmental Stewardship & Community Affairs  
**L. Brooks Patterson**  
 Oakland County Executive

Date Created: 5/20/2019  
  
 NORTH  
 1 inch = 50 feet