

cityofnovi.org

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department

Case No. PZ13-0061 Garmo Property

Location: 27070 Taft Road

Zoning District: RA, Residential Acreage

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-10(11) to allow storage of equipment and trailers with signage advertising his business and business activities. The property is located on Taft Road and south of Twelve Mile Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 28-10(11) prohibits motor vehicle signs to park, place and store vehicles and trailers for the purpose of advertising a business or business activity.

City of Novi Staff Comments:

The applicant is requesting the variance to allow storage of equipment and trailers with signage advertising his business and business activities. While the property is fairly large and is somewhat unique in having freeway frontage, staff does not support granting the variances 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.

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 _____.

RECEIVED



cityofnovi.org

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

OCT 14 2013

CITY OF NOVI
COMMUNITY DEVELOPMENT

For Official Use Only

ZBA Case No. P213-0061 ZBA Date: Dec 10th Payment Received: \$ 300 (Cash)

Check # 1677 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 Mark Garmo Date 10-2-13

Company (if applicable) _____

Address* 2245 Kelth road City West Bloomfield ST MI ZIP 48324

*Where all case correspondence is to be mailed.

Applicant's E-mail Address: mark.garmo@outdooraccentsinc.com

Phone Number (248) 939-6251 FAX Number (248) 366-3053

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 27070 Taft Rd novi Mi. ZIP 48377

2. Sidwell Number: 5022 - 15-151-013 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) Mark Garmo

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 28-10 Variance requested be able to use my equipment and storage trailers on my property when

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.

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

From any point across the I-96 freeway my property is visible. Maureen Underhill's position is that we can not have any truck, trailer, piece of equipment with our name and phone number on the property (even though the state law requires us to.) because it is a non permitted sign or billboard.

10. Describe any unique circumstances regarding the property (i.e., shape, topography, etc.) which are not common to other properties in the area and which prevent strict compliance with the Zoning Ordinance:

My Property is over 1500 feet along along I 96 and is completely visible along the freeway

SIGN CASES ONLY:

Your signature on this application indicates that you agree to install a **Mock-Up Sign ten (10) days** before the scheduled ZBA meeting.

Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next scheduled ZBA meeting, or cancelled. A mock-up sign is **NOT** to be the 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.

Variance approval is void if permit not obtained within one hundred eighty (180) days of date of decision.

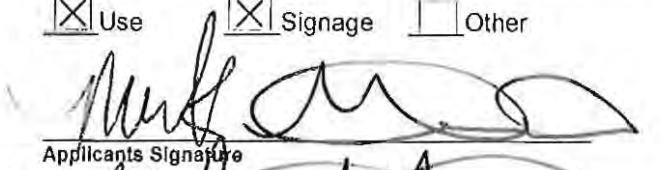
There is a five (5) day hold period before work/action can be taken on variance approvals.

All property owners' within 300 feet of ZBA property address will be notified of the ZBA case and variance requests.

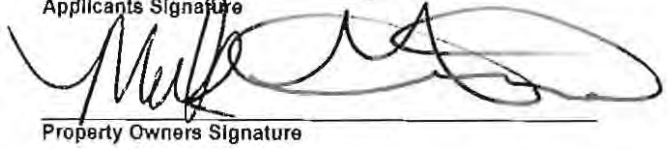
PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official/ Inspector or Ordinance Officer made

- Construct New Home/Building
- Addition to Existing Home/Building
- Accessory Building
- Use
- Signage
- Other



10-2-13
Date



10-2-13
Date

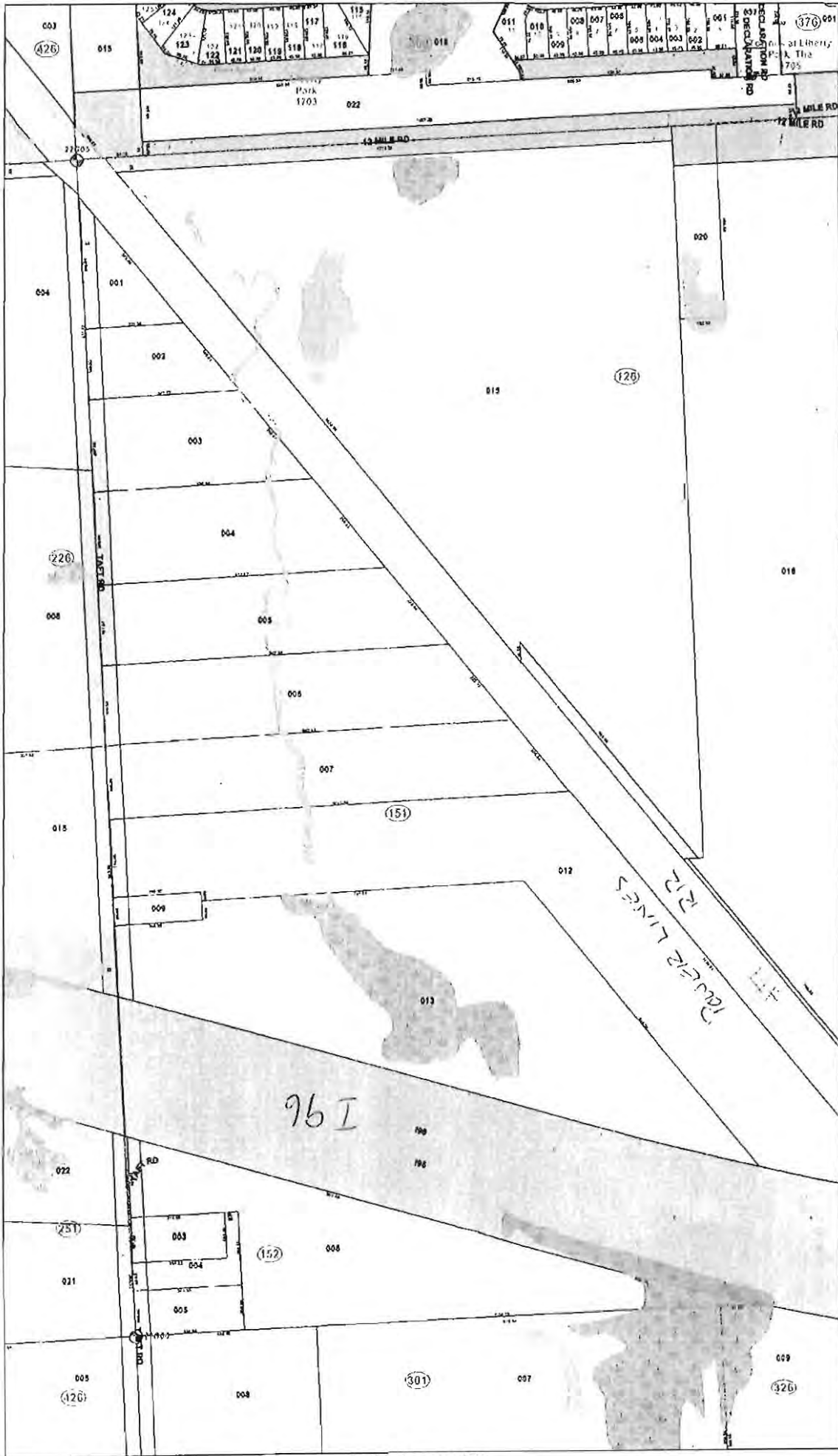
DECISION ON APPEAL

_____ Granted _____ Denied _____ Postponed by Request of Applicant _____ Board _____

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following items and conditions:

Chairperson, Zoning Board of Appeals

Date

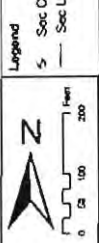


Continued on Page 6276

Continued on Page 6278

The information contained hereon 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.

- Lot Line
- Tax Parcel Line
- Subdivision Line
- Lakes
- Parks
- Swamps/Marshes
- Sec Common
- Sec Line



Geographic Township of:
Novi

TWP-SEC
22-15
SHEET #
6277

Map created on 06/15/10

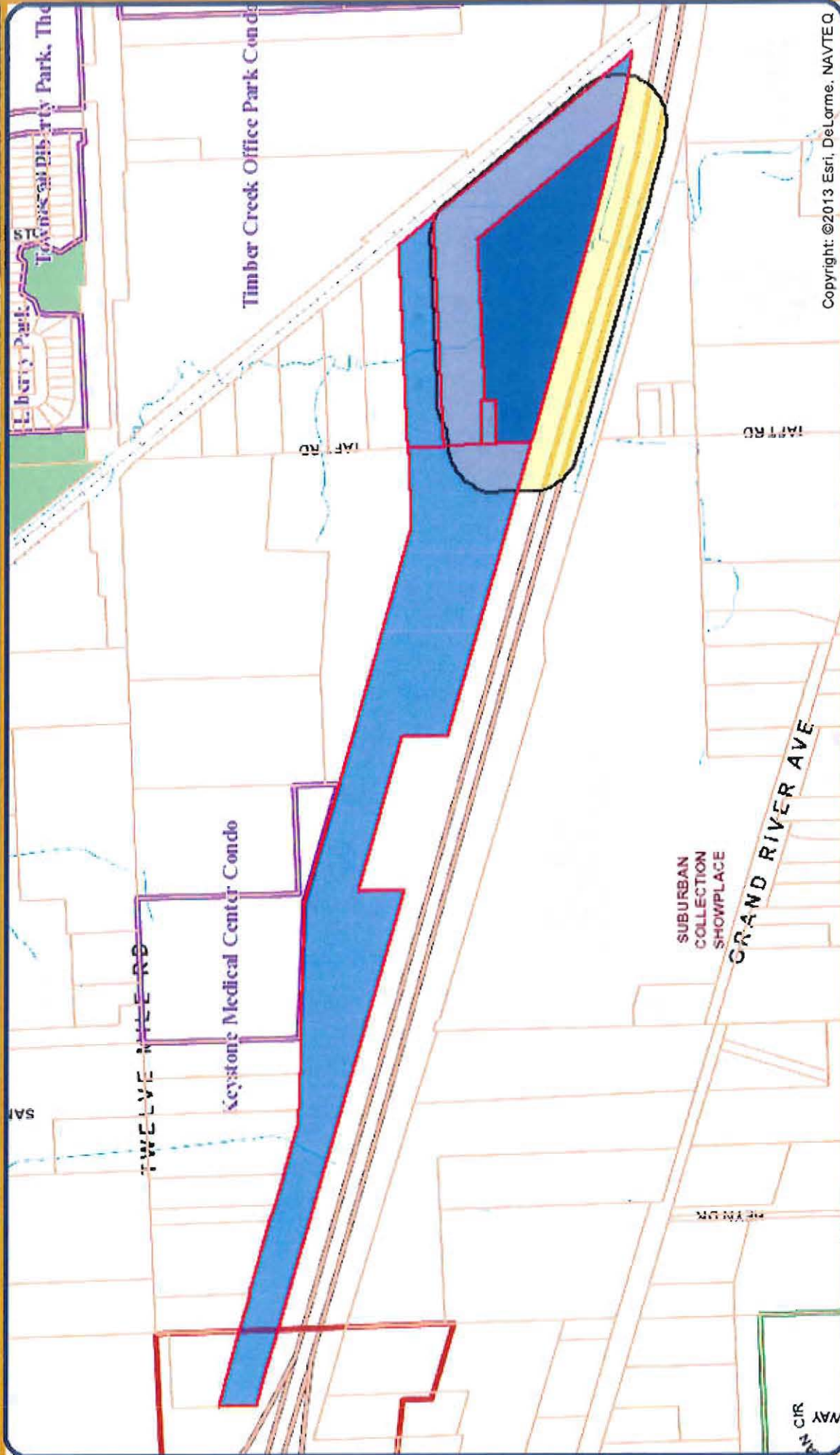
Additional copies can be obtained from:
Oakland County
1200 N. Telegraph Rd. 4th Fl.
Farmington Hills, Michigan 48334
www.oaklandcountymichigan.com
(248) 858-0720

Oakland County
Michigan
L. Brooks Patterson
Oakland County Executive



Novi, MI

27070 Taft Rd



MAP INTERPRETATION NOTICE
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to assist National Map Accuracy Standards and use the most recent accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map. This map was produced under the terms of the City's Internet Site Use Policy available at <http://cityofnovi.org/Resources/SiteUsePolicy.asp>

Map Produced Using the
City of Novi, Michigan
Internet Mapping Portal



Author:
Date: 11/15/2013

