

cityofnovi.org

ZONING BOARD OF APPEALS

CITY OF NOVI

Community Development Department

(248) 347-0415

Case No. PZ14-0004 Orchard Ridge Estates

Location: 24151 Corland Blvd.

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

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES; Section 2513 allowing an entrance monument sign within the corner clearance zone area. The applicant is also requesting variances from 28-5(2)d.3 to allow placement of the entrance monument sign within a required street right of way setback. The property is located on the south side of 10 Mile Road and west of Novi Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Sign Ordinance Section 2513 which requires a 25-foot corner clearance (clear view) zone and section 28-5(2)d.3 which requires entranceway signs be located at least 10 feet from any street right of way.

City of Novi Staff Comments:

The applicant is proposing to install two new entranceway signs for an existing single family community. The Sign Ordinance requires that Entranceway Signs be placed at least 10 feet from any street right of way. In this situation, the proposed sign location is actually within 3.25' to 5.3' from the street right of way line and within the 25-foot corner clearance zone area. (See attached drawings dated 01/22/14). As proposed, entranceway signs 10 square feet of area and a height of 5 feet. Staff supports the request provided the requested variance is found to not cause an adverse impact on surrounding property, property values or the use and enjoyment of the property in the neighborhood or zoning district.

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 _____.



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For Official Use Only

ZBA Case No. 2114-0004 ZBA Date: April 5th Payment Received: \$ 300 (Cash)

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

RECEIVED
FEB 13 2014

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: DAN TARDELLA (Home Owners Assoc.), STEPHEN KWASNIAK (Architect)
Company: ORCHARD RIDGE HOME OWNERS ASSOC.
Address: P.O. Box 296, 23231 Woodward Ave #200, Ferndale MI 48220
E-mail: dantardella@yahoo.com, archintelligence@yahoo.com
Phone: 248.912.7188, 248.229.7273
FAX: 248.543.5236

Request is for:

- Residential Construction (New/ Existing)
Vacant Property
Commercial
Signage

1. Address of subject ZBA case: 24151 CORTLAND DR, Novi ZIP 48376

2. Sidwell Number: 5022-27-201-001, 5022-27-203-001

3. Is the property within a Homeowner's Association jurisdiction? Yes [X] 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) _____

6. Does your appeal result from a Notice of Violation or Citation issued? [] Yes [X] No

7. Indicate ordinance section(s) and variances requested:

- 1. Section 2513 Variance requested 5'-0" AT WEST, 2'-0" AT EAST
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):

DIFFICULTY IS DUE TO WIDENED TEN MILE RD, DECELERATION
LANE ADDED, AND PUBLIC SIDEWALK LOCATION. WE ARE
TRYING TO MATCH THE SIGNAGE ON OPPOSITE SIDE BUT VISUAL
OF SIGN IS DIFFICULT DUE TO EXISTING GRADE ELEVATION,
THE DISTANCE FROM ROAD AND EXISTING TREES ALONG TEN
MILE.

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:

THE TOPOGRAPHY IS UNIQUELY HIGHER AT ENTRY TO CORTLAND
DRIVE WHICH IS SUPPORTED BY A BOULDER WALL. SIGN
WOULD NOT BE VISABLE IF PLACED BACK TO FULL
COMPLIANCE OF ORDINANCE.

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

Stokes A. Kuehn (ARCHITECT)
Applicants Signature

2-13-14
Date

Daniel P. Tardella (HOME OWNER'S ASSOCIATION)
Property Owners Signature

2-13-14
Date

DECISION ON APPEAL

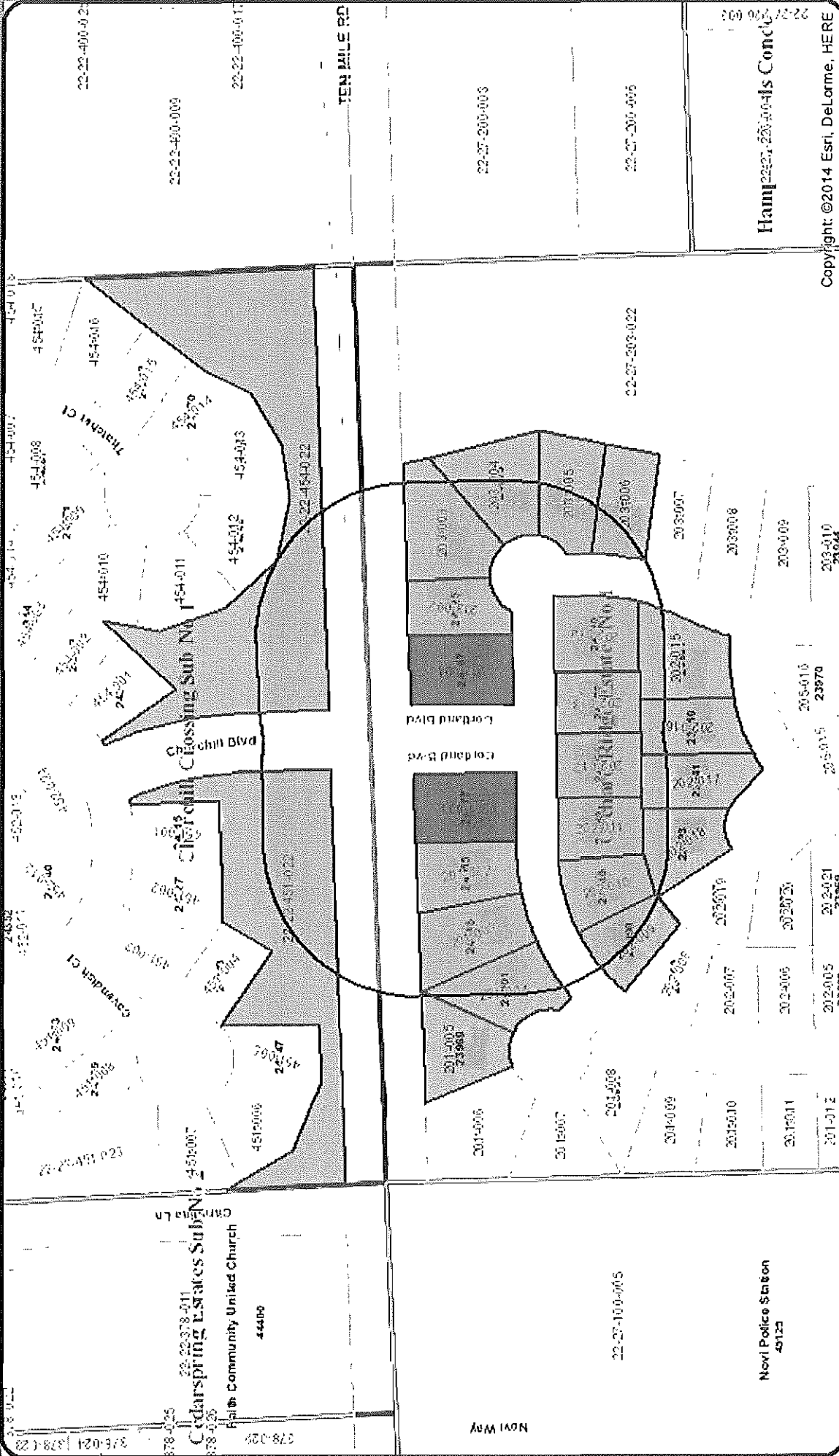
_____ Granted _____ Denied _____ Postponed by Request of Applicant _____ Board _____

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

Novi, MI 24151 Cortland



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

Novi Police Station
 45123

Author:
 Date: 3/18/2014

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Scale: 1 inch = 274 feet