



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

Case No. PZ14-0047 Dunbarton Pines

Location: 45082 Nine Mile Road

Zoning District: R-3, One-Family Residential District

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES; Section 2513 allowing an entrance monument signs 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 signs within a required street right-of-way setback as follows:

- 9 Mile & Plaisance, proposed at 6 ft. from Nine Mile Rd. R.O.W.
- Taft Rd. & White Pines, proposed at 12 ft. from Taft Rd. R.O.W.
- 9 Mile. & Foxton Dr., proposed at 4 ft. from 9 Mile R.O.W.
- Taft Rd. & Dunbarton, proposed at 14.5 ft. from Taft R.O.W.

The property is located on the east side of Taft Road and north of 9 Mile 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 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 signs locations from the street right of way line and within the 25-foot corner clearance zone areas as follows:

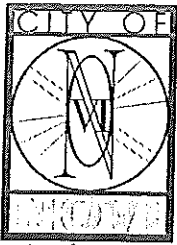
- 9 Mile & Plaisance, proposed at 6 ft. from Nine Mile Rd. R.O.W.
- Taft Rd. & White Pines, proposed at 12 ft. from Taft Rd. R.O.W.
- 9 Mile. & Foxton Dr., proposed at 4 ft. from 9 Mile R.O.W.
- Taft Rd. & Dunbarton, proposed at 14.5 ft. from Taft R.O.W.

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_____.



cityofnovi.org
ZBA Case No.

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

RECEIVED
OCT 07 2014
CITY OF NOVI
COMMUNITY DEVELOPMENT 11/18/14

For Official Use Only

P214-0047

ZBA meeting date

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

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 CHRIS CARLSTEIN Date OCT. 6, 2014

Company (if applicable) DUNBARTON PINES HOA

Address* 44923 HUNTINGCROSS DR City NOVI

State MI Zip code 48375 *Where all case correspondence is to be mailed

Applicant's E-mail address KACARLSTEIN@YAHOO.COM

Phone number 248-596-1299 Fax number _____

Request is for:
 Residential Vacant property Commercial Signage
(45082 Nine Mile)

Address of subject ZBA case 4 LOCATIONS PER ATTACHED MAPS, WITHIN SUBDIVISION
DUNBARTON PINES - TAFT RD + 9 MILE Zip code _____

Cross roads of property TAFT ROAD AND 9 MILE RD.

Sidwell number 50-22-_____ 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-2 R-3 R-4 RM-1 RM-2
TC TC-1 _____ 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 2513 Variance requested _____
2. Section 28-5d.3 Variance requested CORNER CLEARANCE
3. Section _____ Variance requested MIN. DISTANCE FROM RIGHT OF WAY
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.

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

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:

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

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.

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 established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of 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.

PLEASE TAKE NOTICE:

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

- | | | | | | | | |
|--------------------------|-----------------------------|--------------------------|-----|-------------------------------------|------------------------------------|--------------------------|-------|
| <input type="checkbox"/> | Construct new home/building | <input type="checkbox"/> | Use | <input checked="" type="checkbox"/> | Addition to existing home/building | <input type="checkbox"/> | Other |
| <input type="checkbox"/> | Accessory building | <input type="checkbox"/> | | <input type="checkbox"/> | Signage | <input type="checkbox"/> | |

Chris Carlsten
Applicants Signature

OCT. 7, 2014
Date

Property Owners Signature

Date

DECISION ON APPEAL

_____ Granted

_____ Denied

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

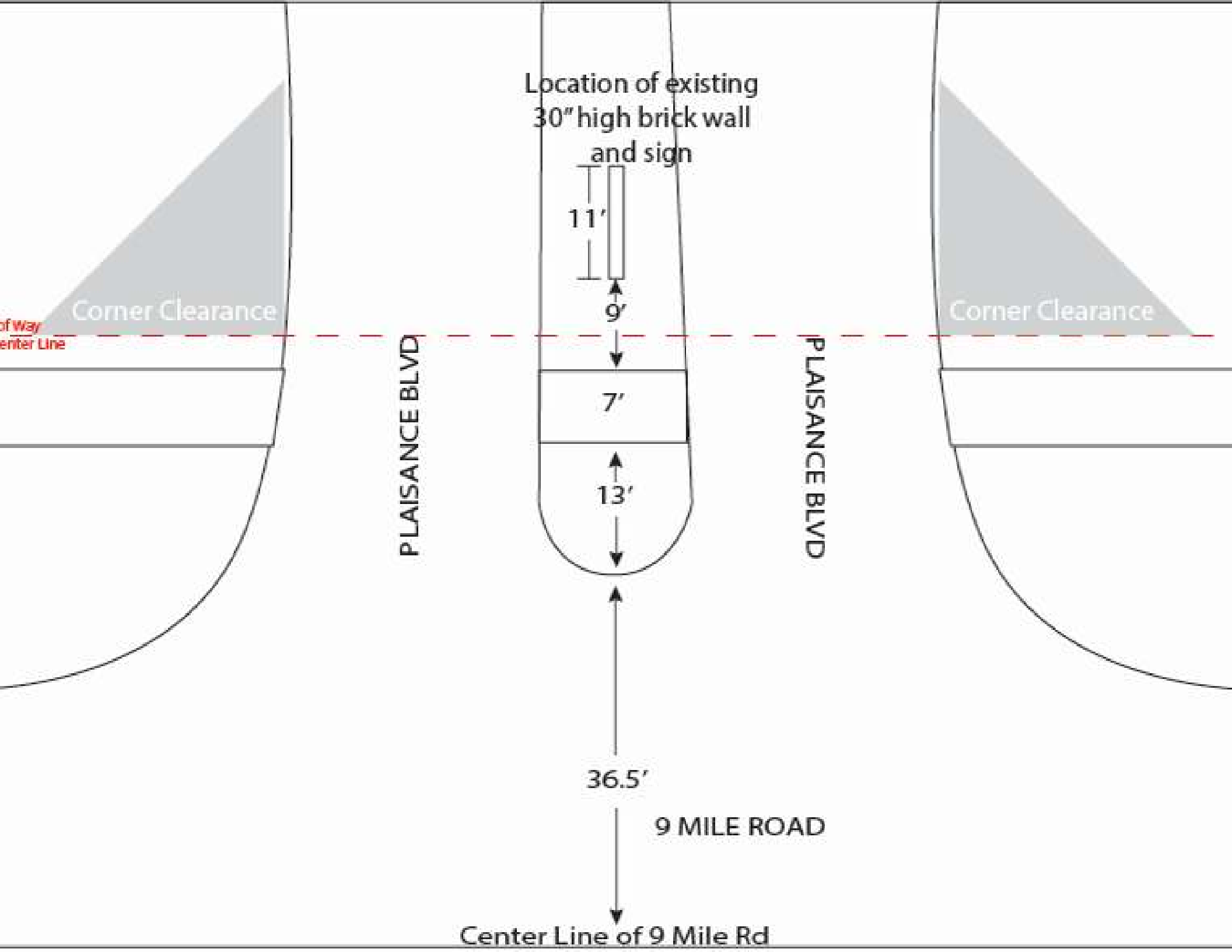
Dunbarton Pines Zoning Board of Appeals

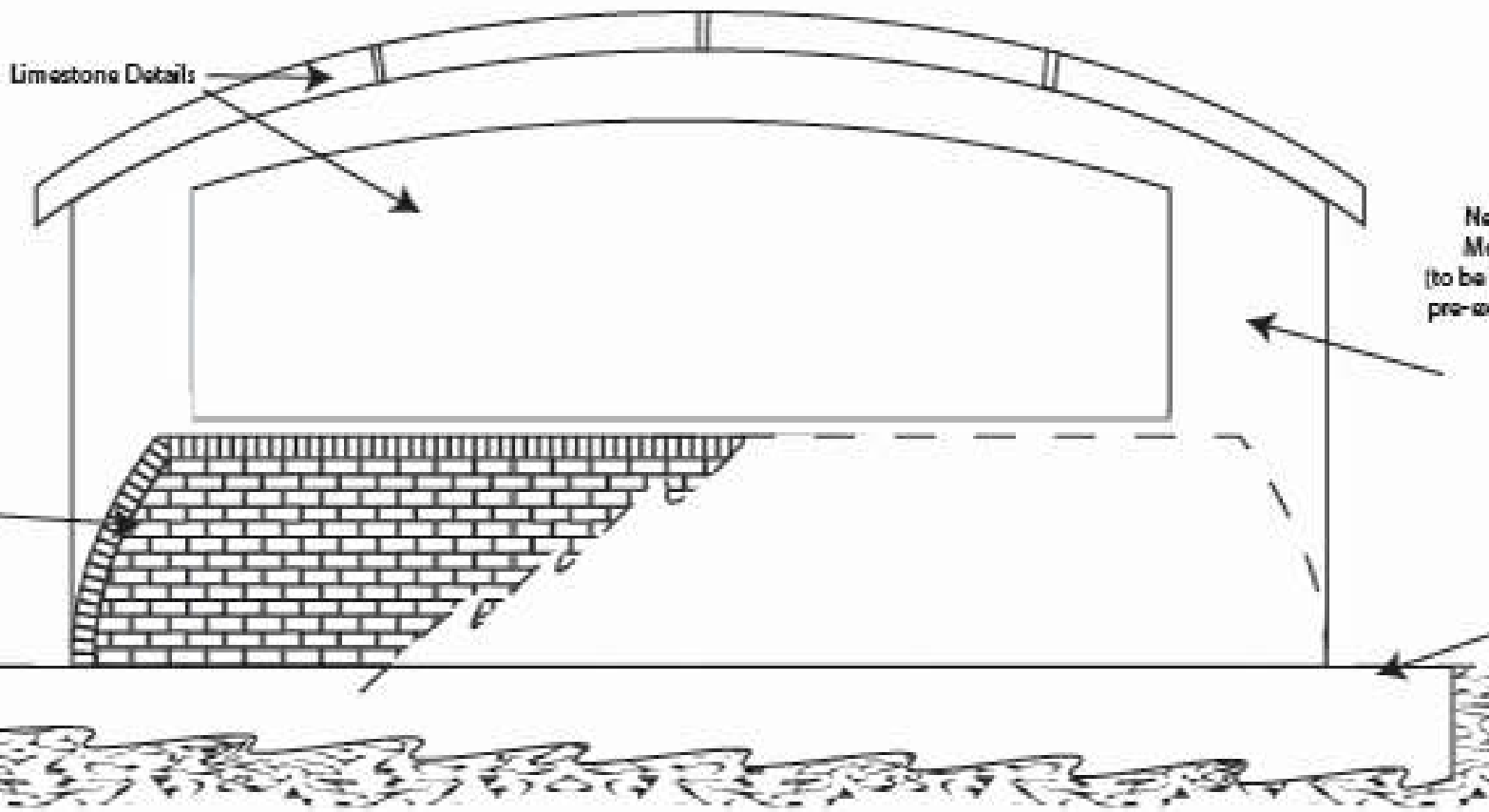
Variance Request

We are asking for variances on sections 2513 & 28-5d.3 of the sign code for the sign placement at the four (4) entrances to our subdivision located at the crossroads of 9 Mile Rd and Taft Rd so that our present wall and sign locations can be used as the "foundation" for updated signage. We would like to remove the existing wooden signs, and install limestone signs in the present location. In order to install the limestone we need to build up the existing wall to 60 inches so that the sign would not be sitting at ground level thus cause it to be not seen when snow comes or flowers bloom.

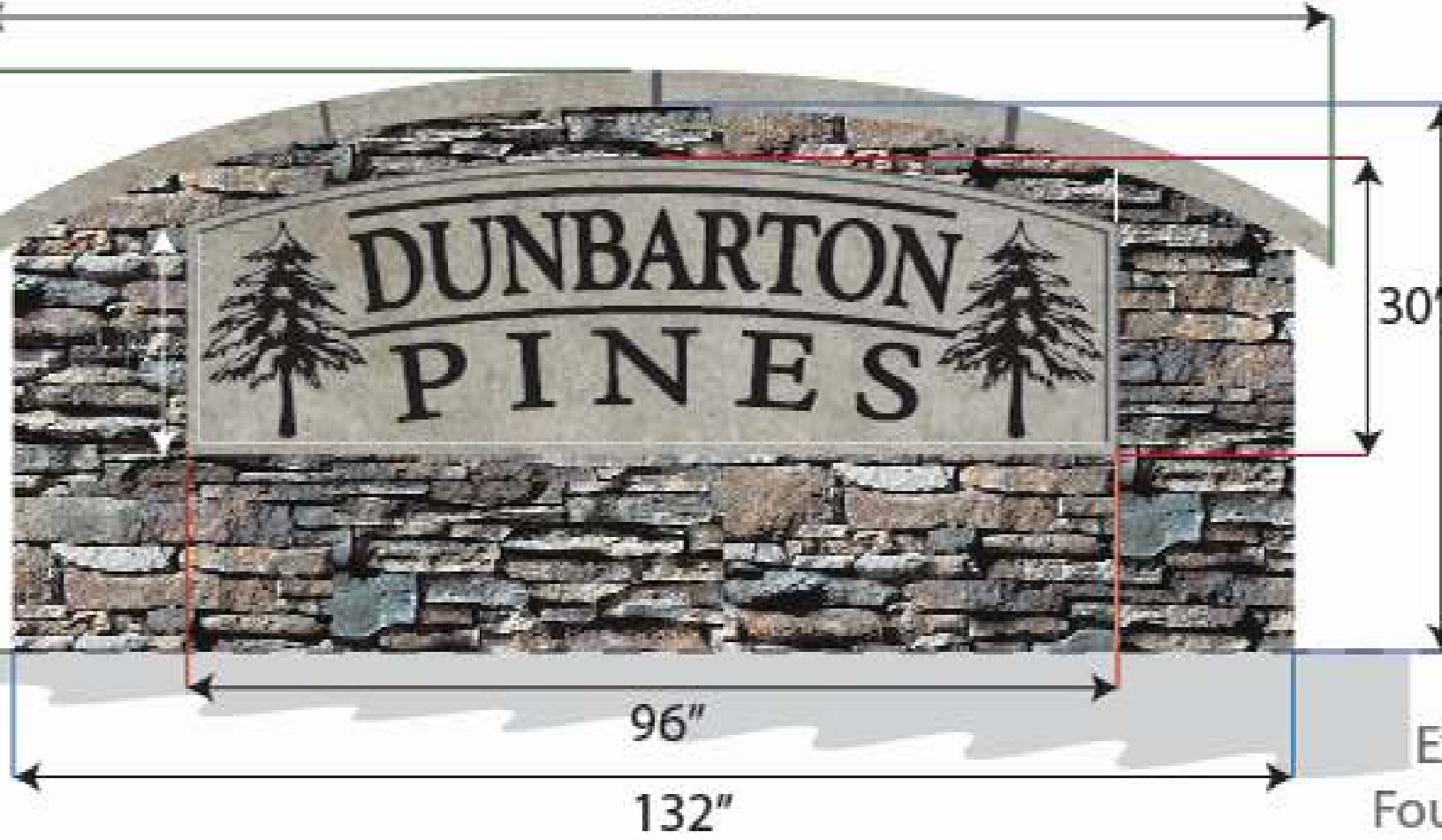
At present, the wall and sign at 9 Mile rd. and Foxton Dr. is the worst case situation to these codes. It is presently located 63 ft from the center line of 9 Mile Rd. This sign would need to be moved back 21 ft to meet these codes making it 84 ft back from the road center line. Because it is located in a subdivision entrance median with housing on both sides of the street; the visibility of this sign and the others would be greatly decreased when moving them back.

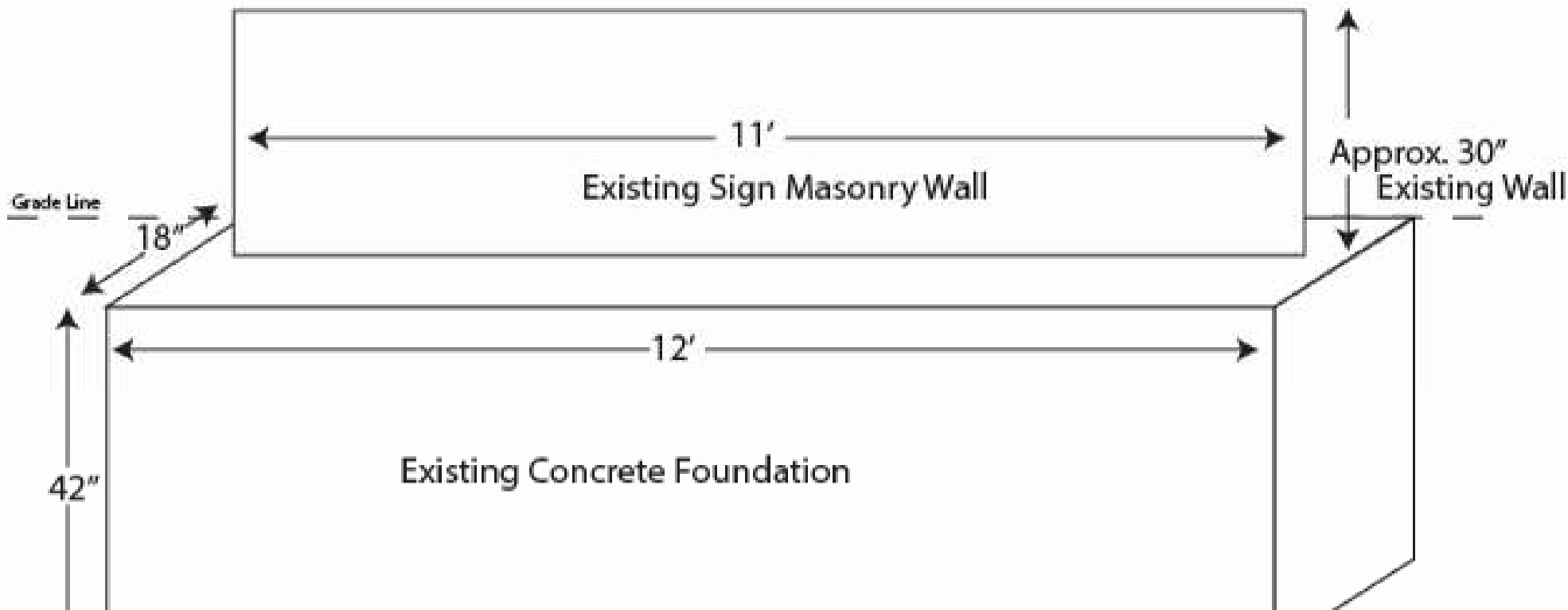
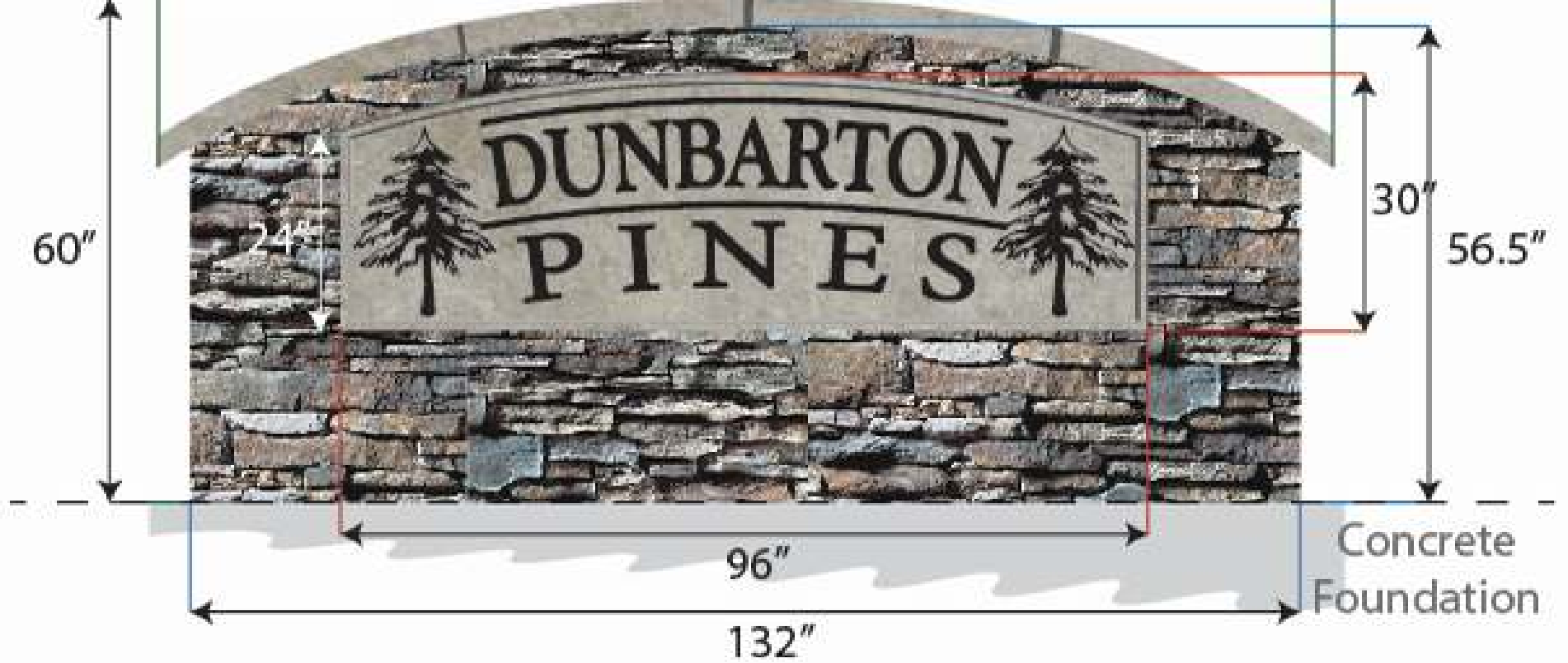
The present signs were installed when the subdivision was built and met all of the then present codes. All of the other sign codes have been met with the new/rebuild signs. It is just the placement in relationship to the right-of-way that is in question. It is obvious that these four (4) signs had been originally placed far back into the medians (from 63ft to 73.5 ft) to avoid any complications. At present there have been no known instances where the present locations have caused complications.

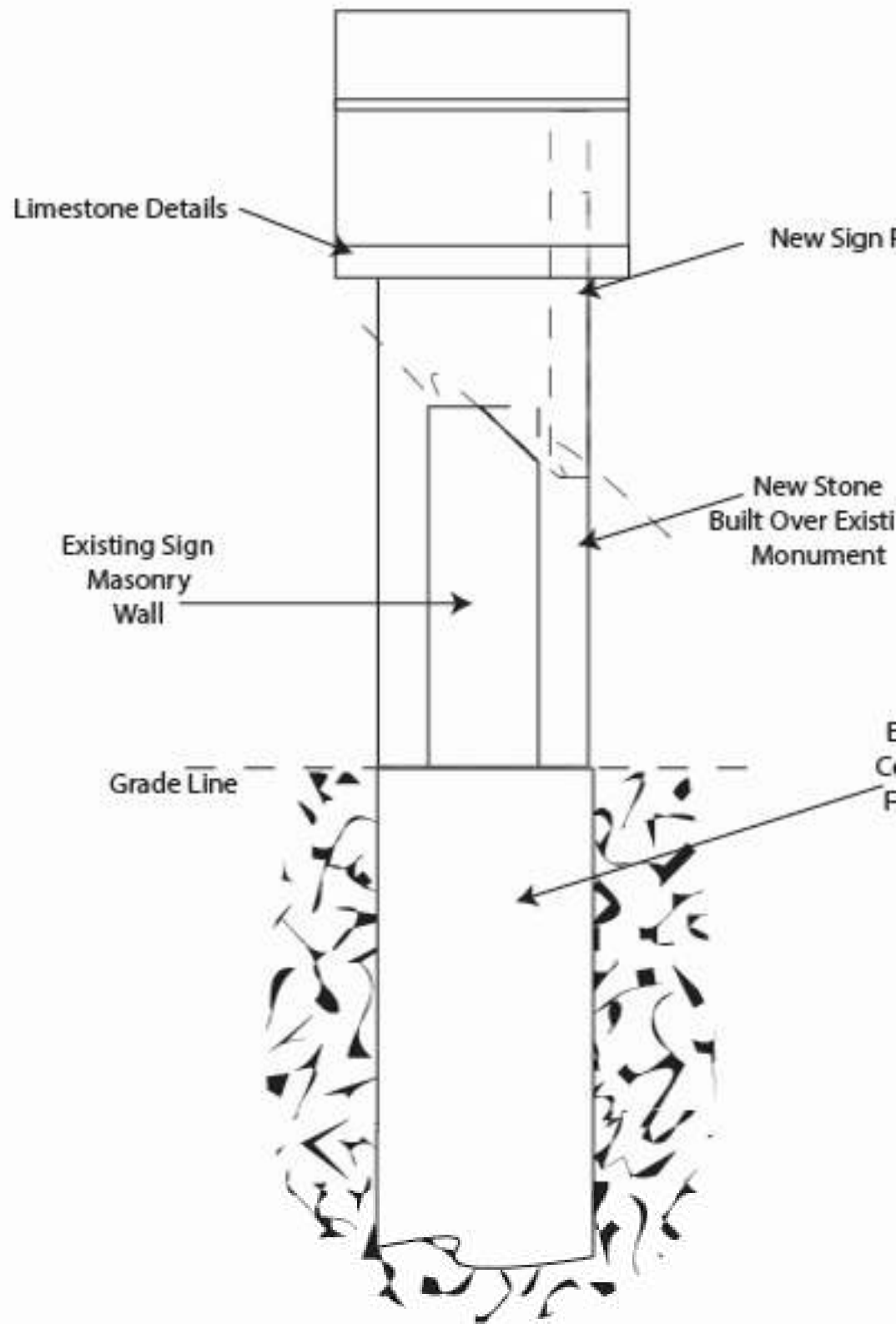




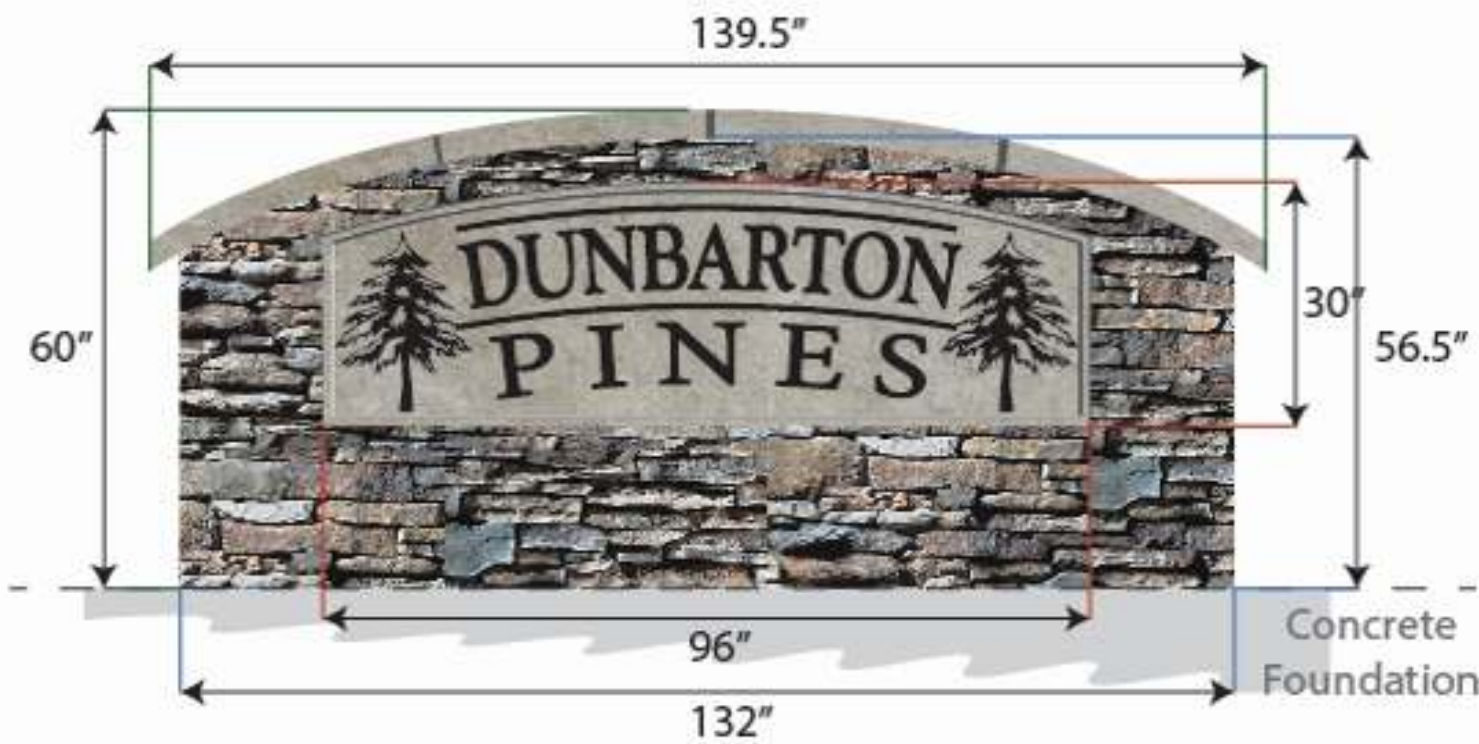
139.5"







Just Base



images
unlimited

248-608-8685

info@images-unltd.com

Customer	Dunbarton Pines
Job #	7393
Proposal Date	9/18/14
Revision	Final Revision
Approved	
File Ref.	7393DunbartonPinesFINALsizes

Size:

Monument - 132" x 60"
Sign - 30" x 96"

Material:

Limestone cap and sign face,
Stone - Bucks County
Southern LedgeStone

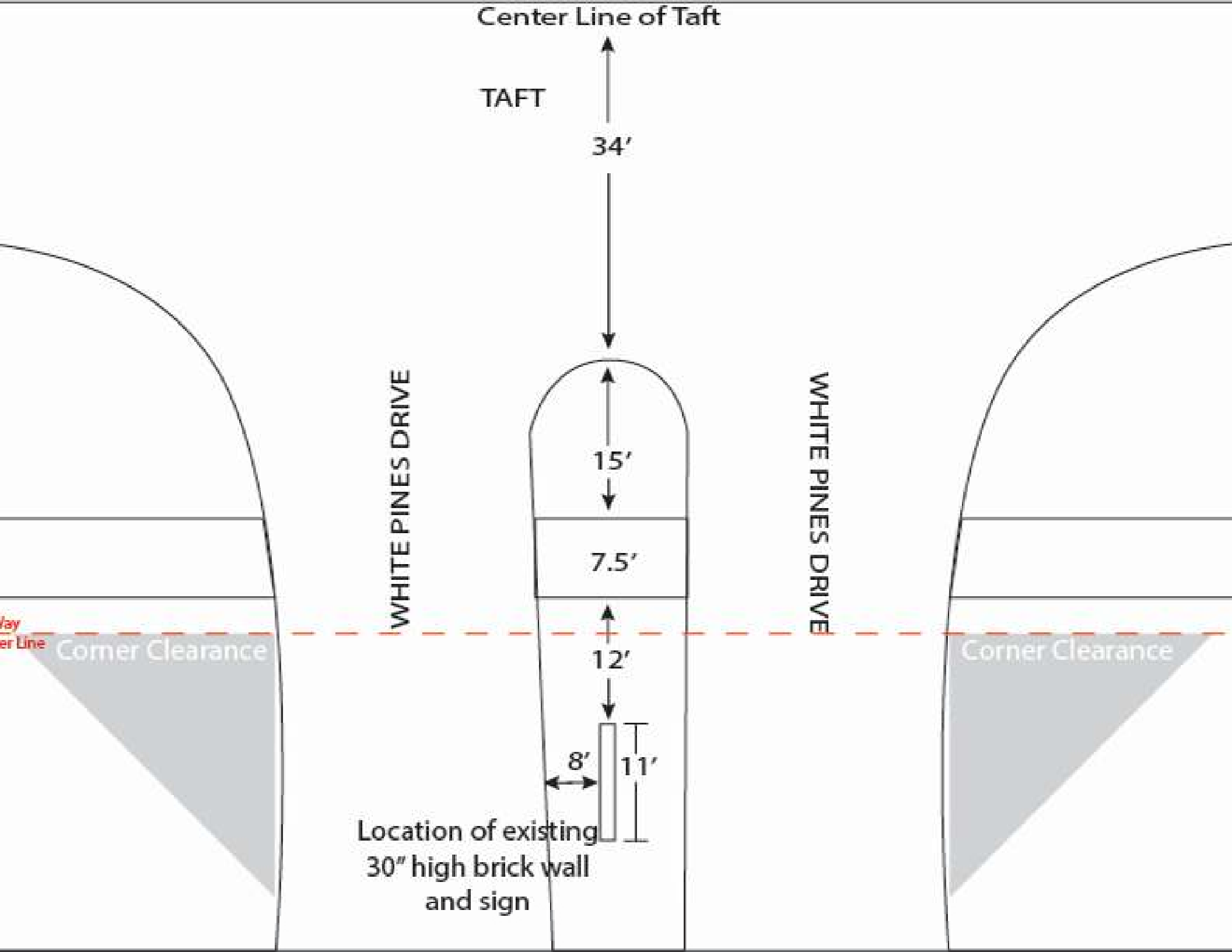
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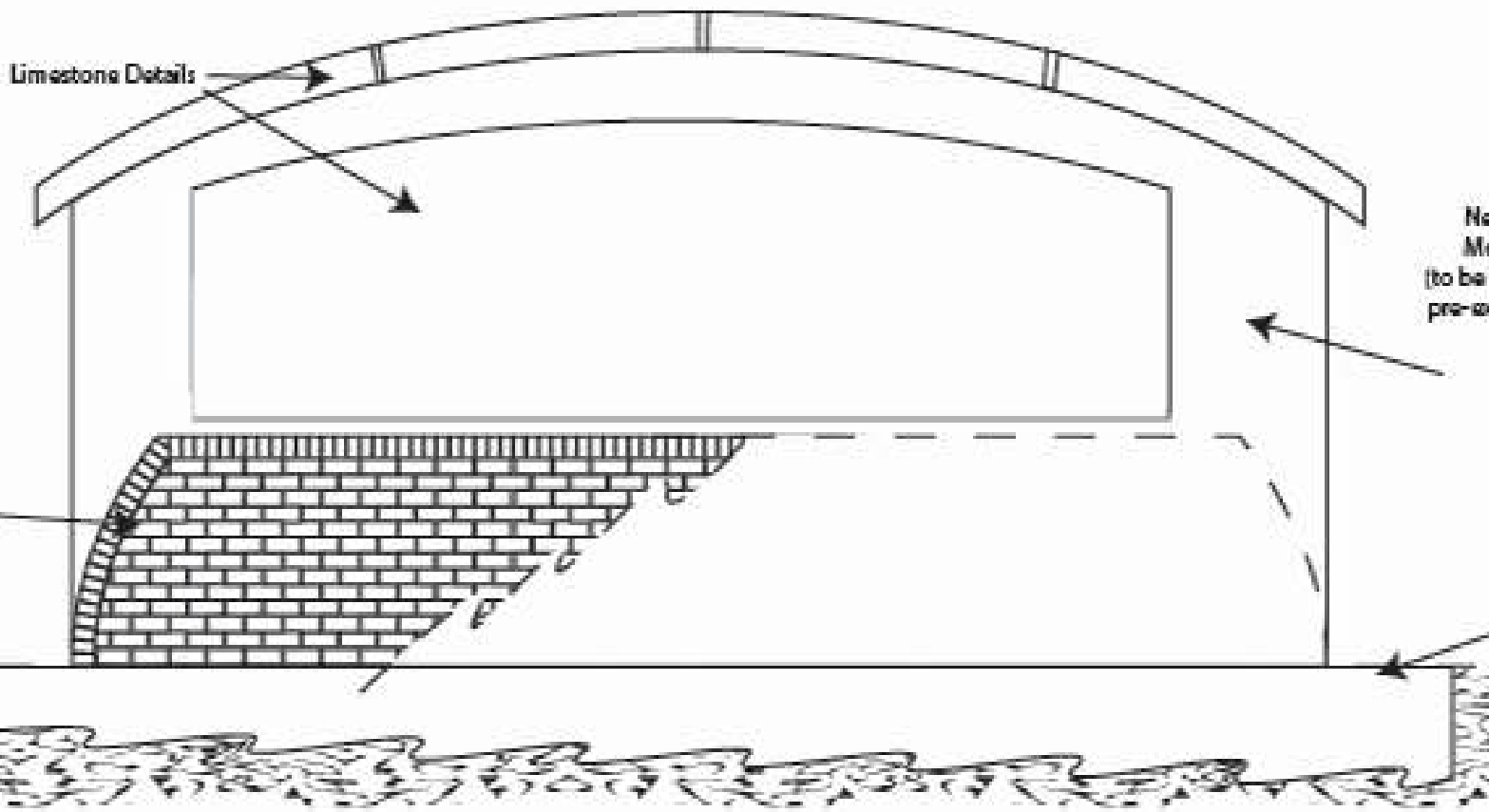
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Colors:

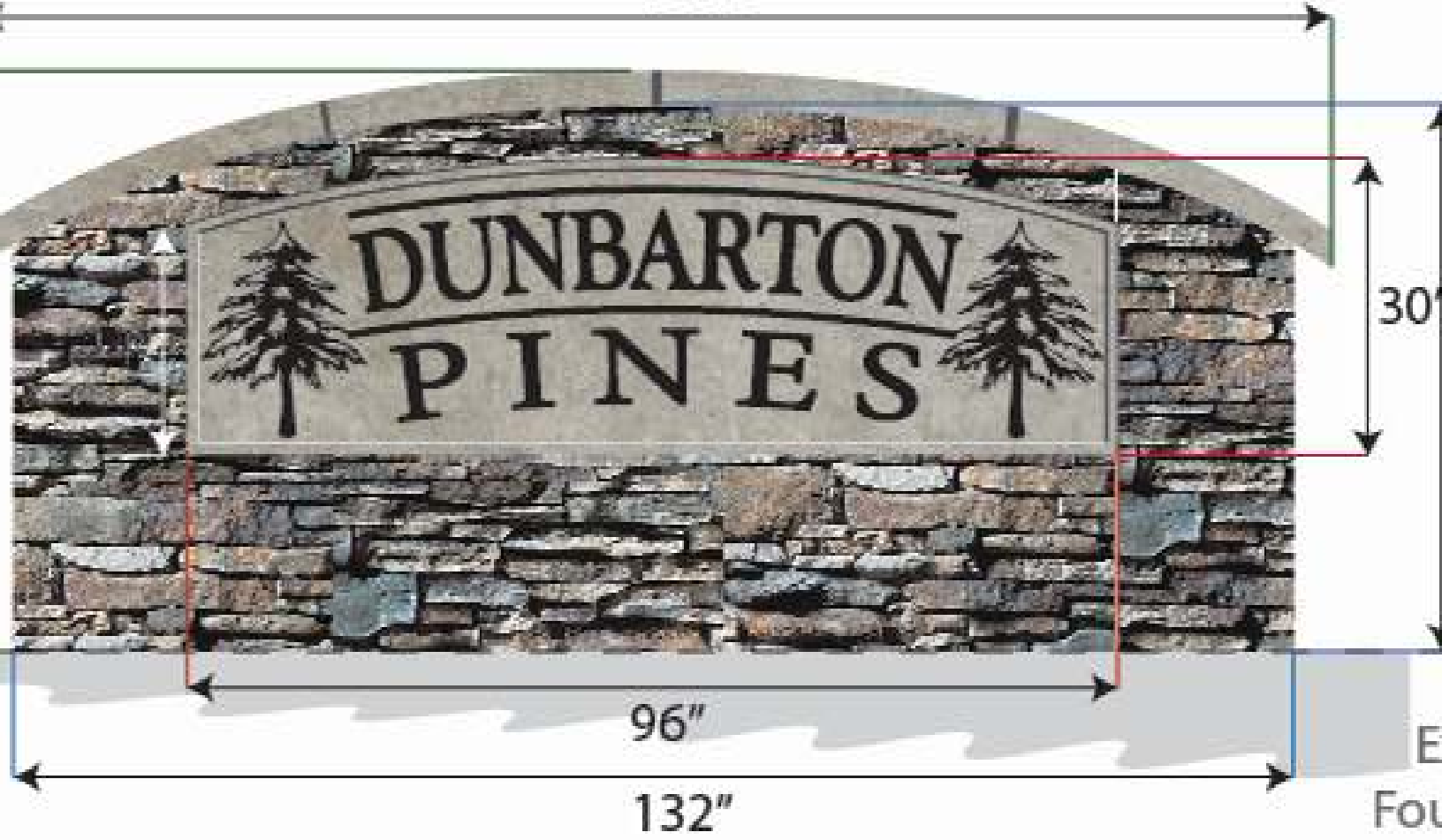
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139.5"



Customer Dunbarton Pines

Job # 7393

Proposal Date 9/18/14

Revision Rinal Revision

Approved

File Ref.7393DunbartonPinesFINALsizes

Size:

Monument - 139.5" x 60"

Sign - 30" x 96"

Material:

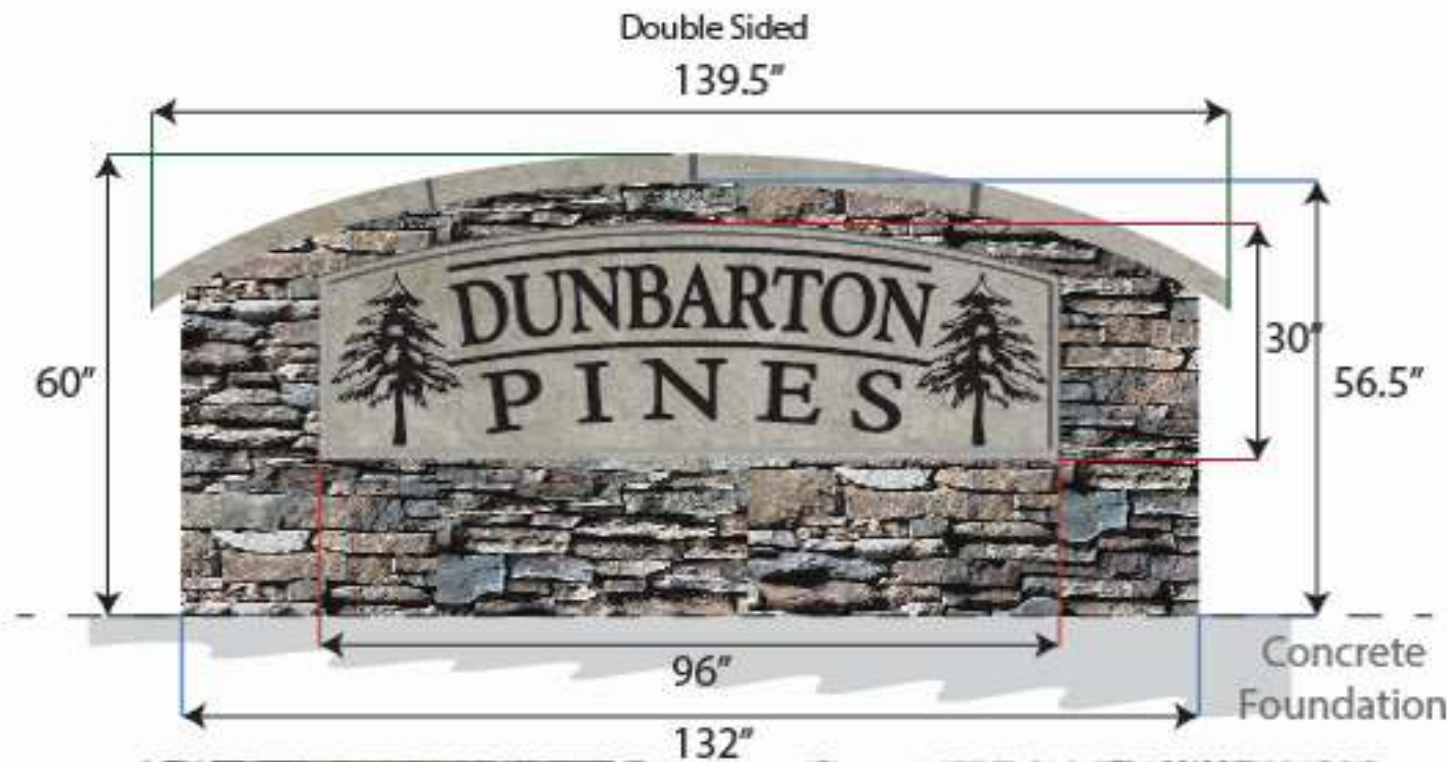
Limestone cap and sign face,
Stone - Bucks County
Southern LedgeStone

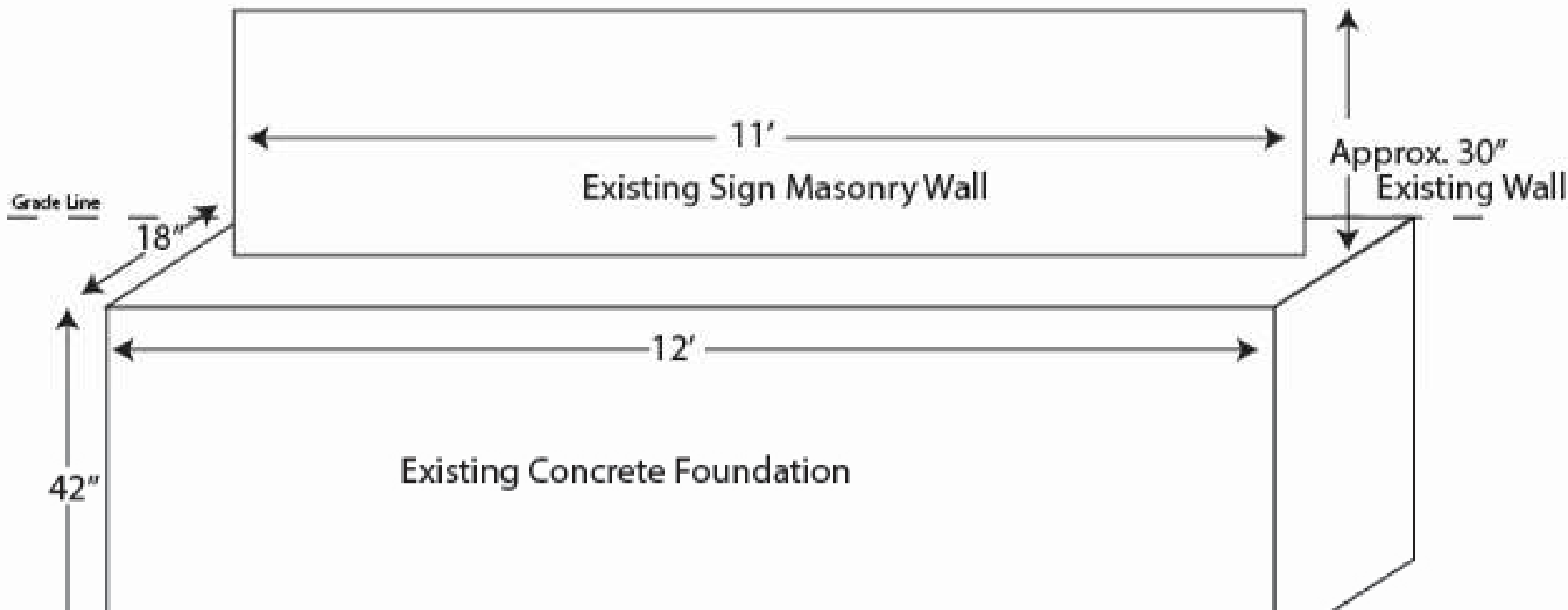
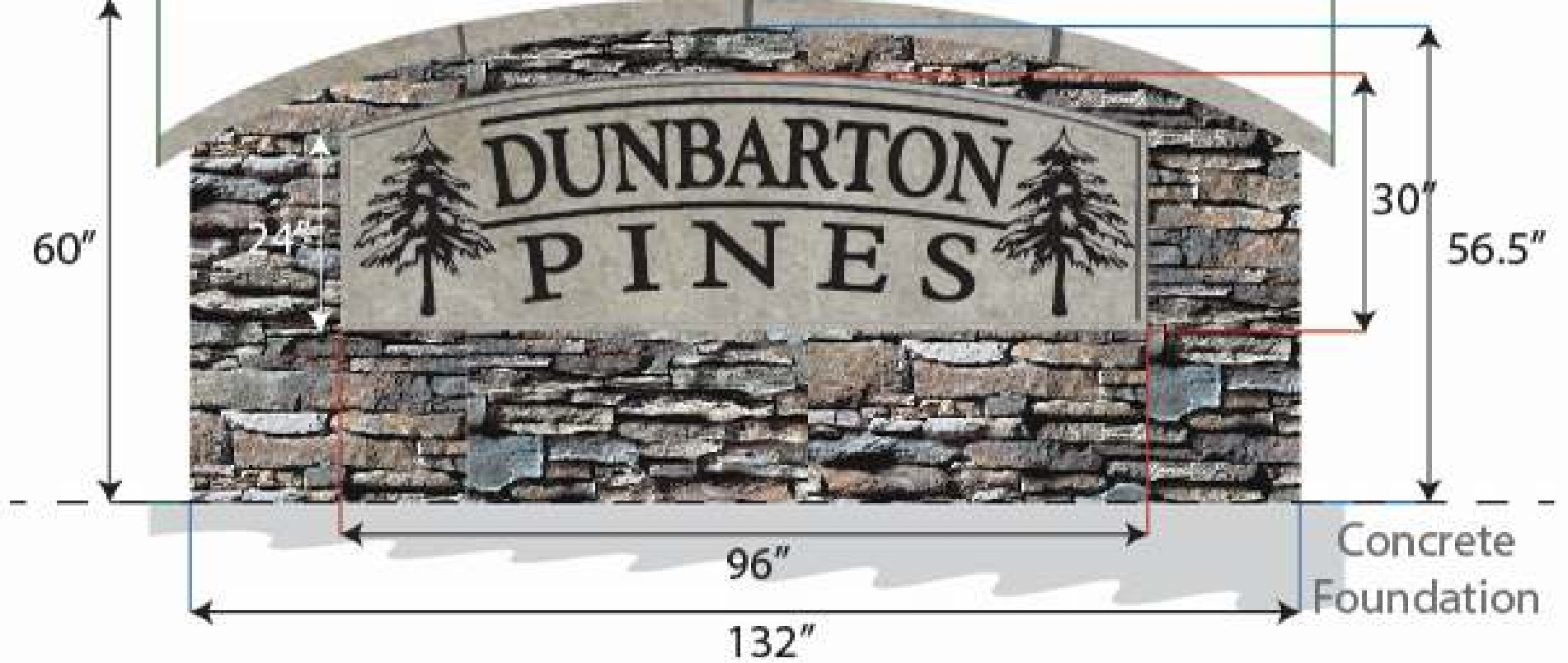
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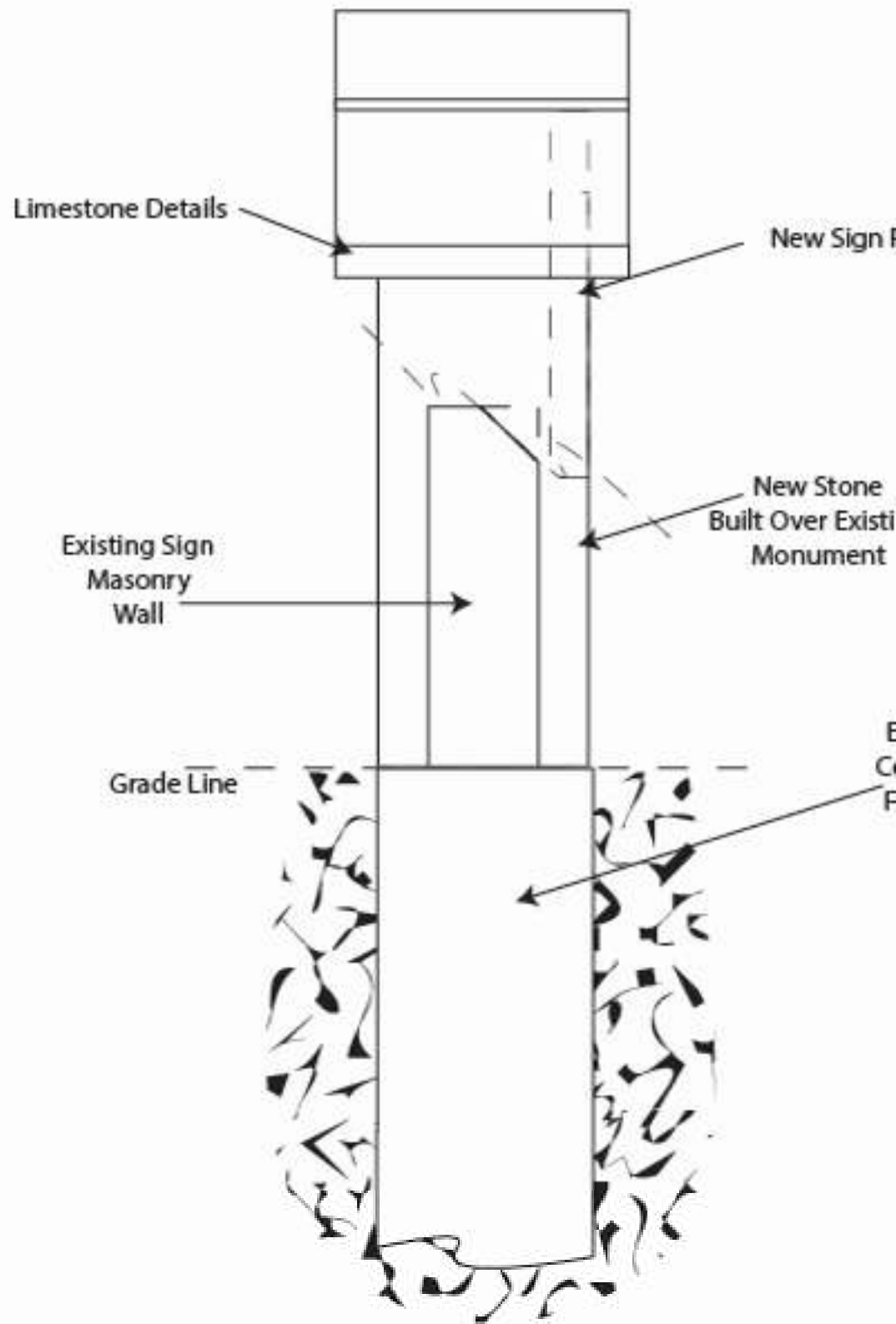
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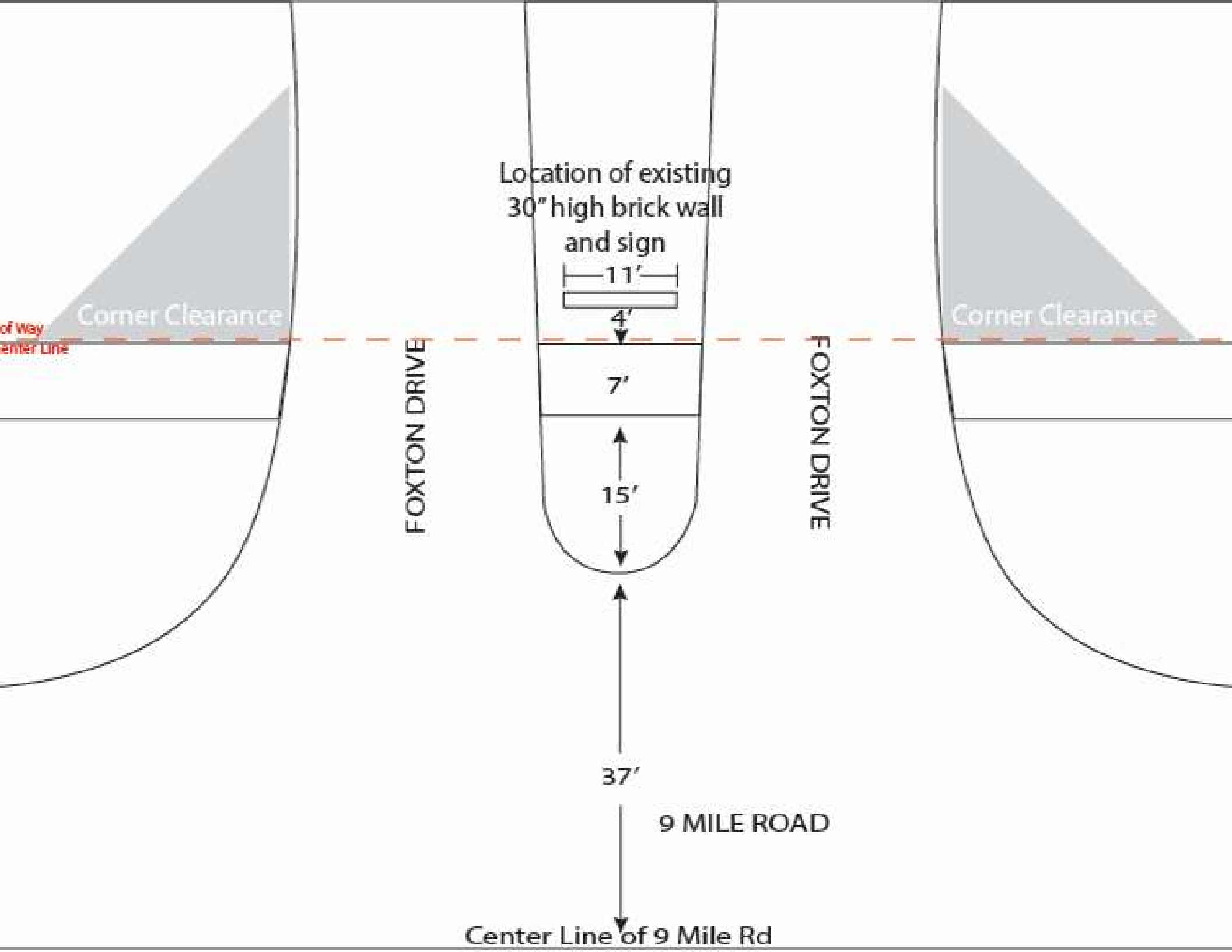
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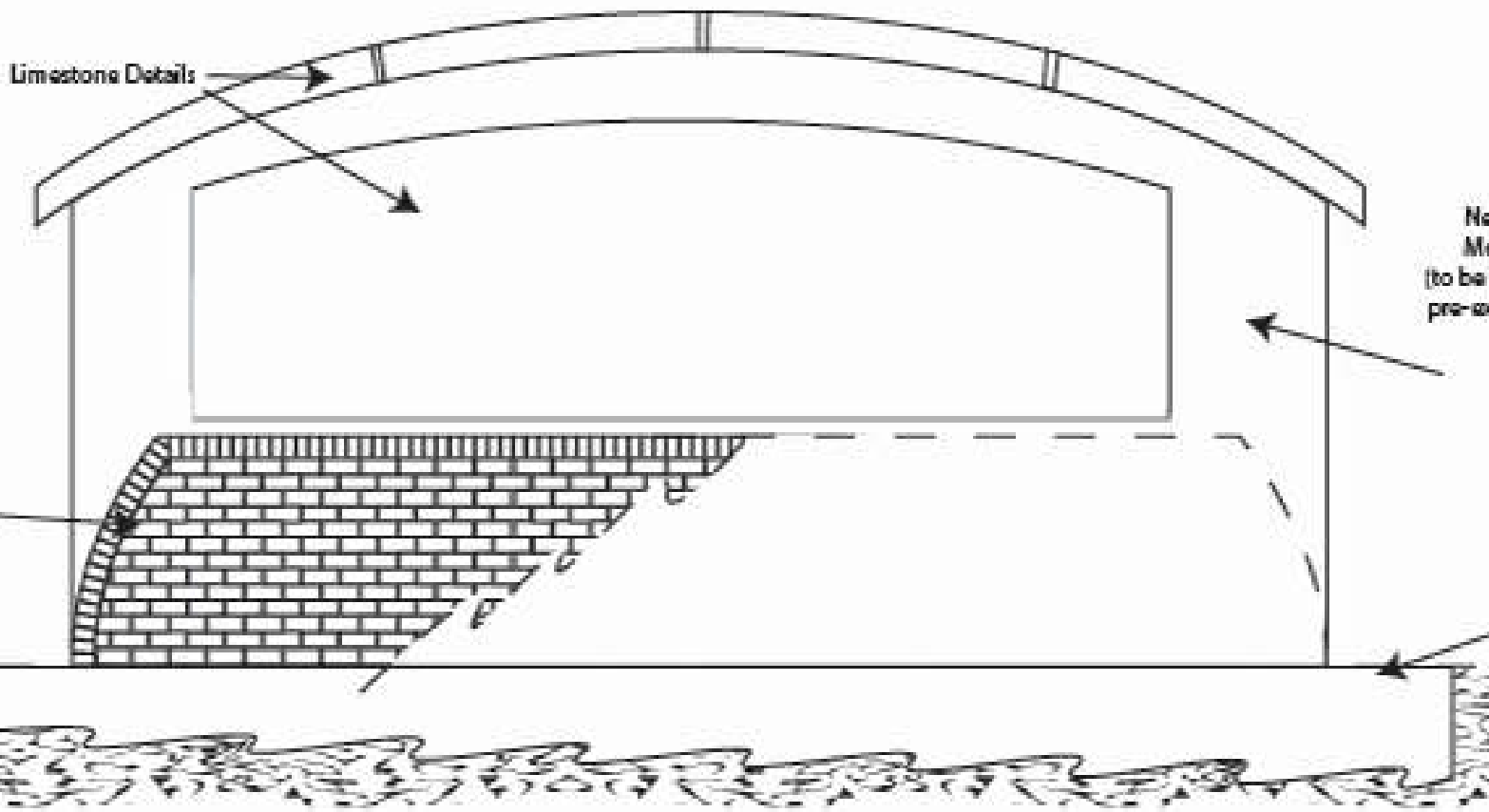
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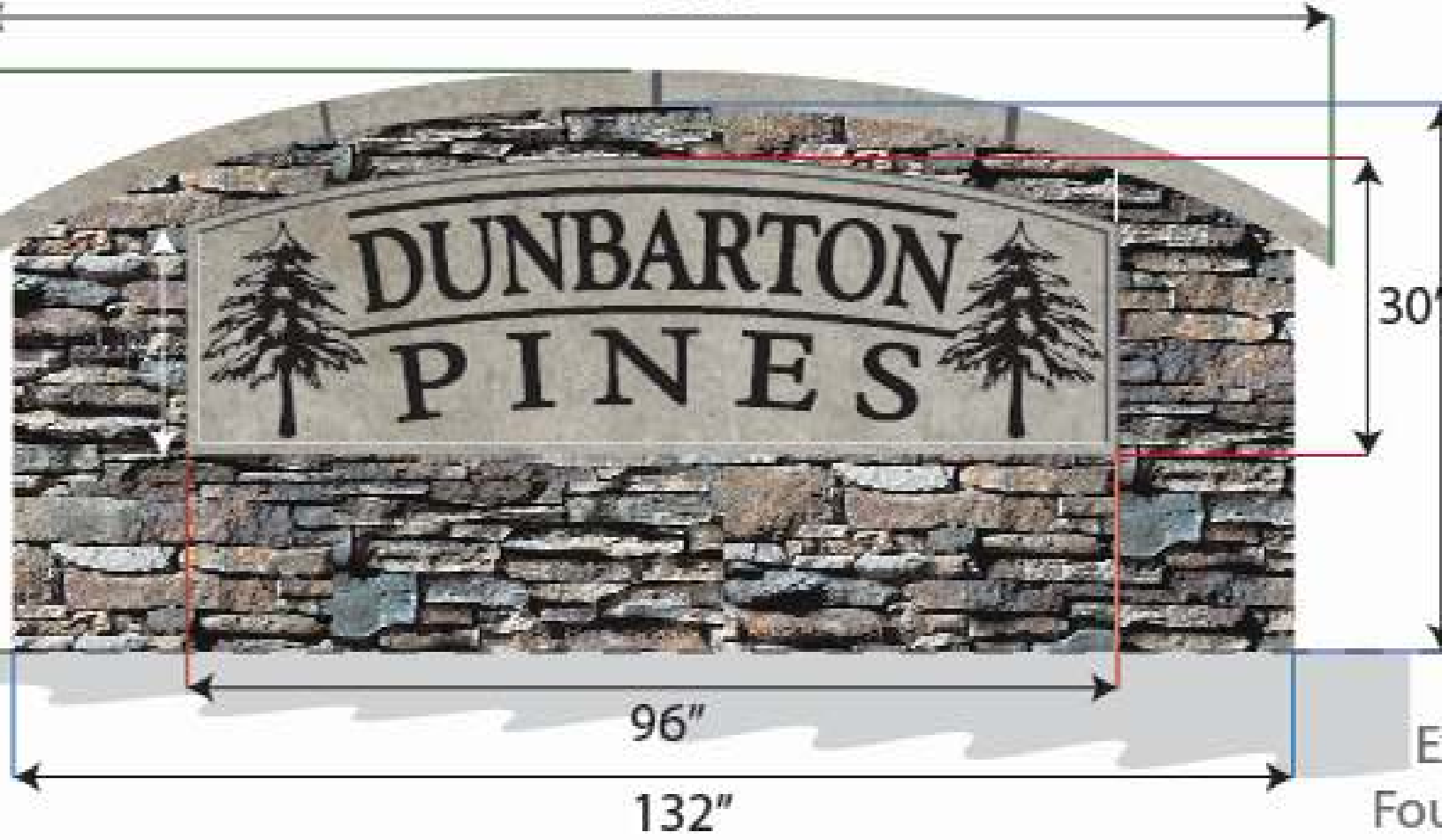


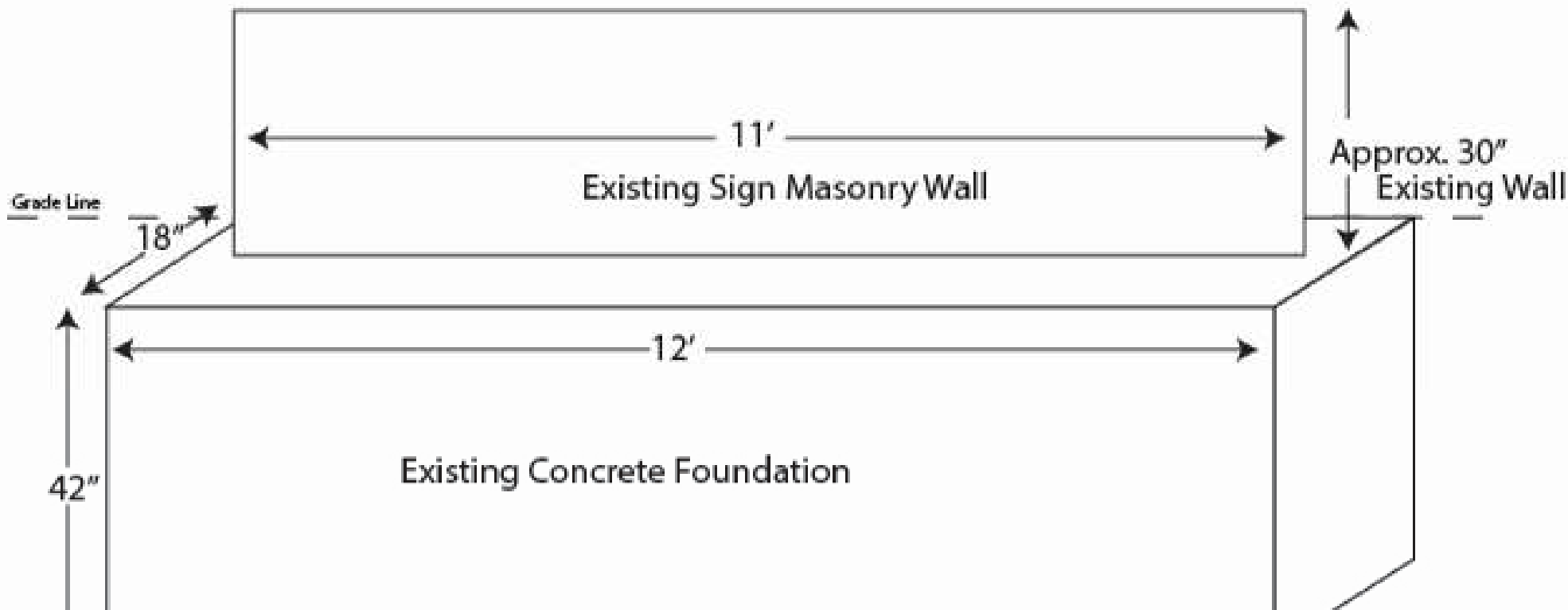
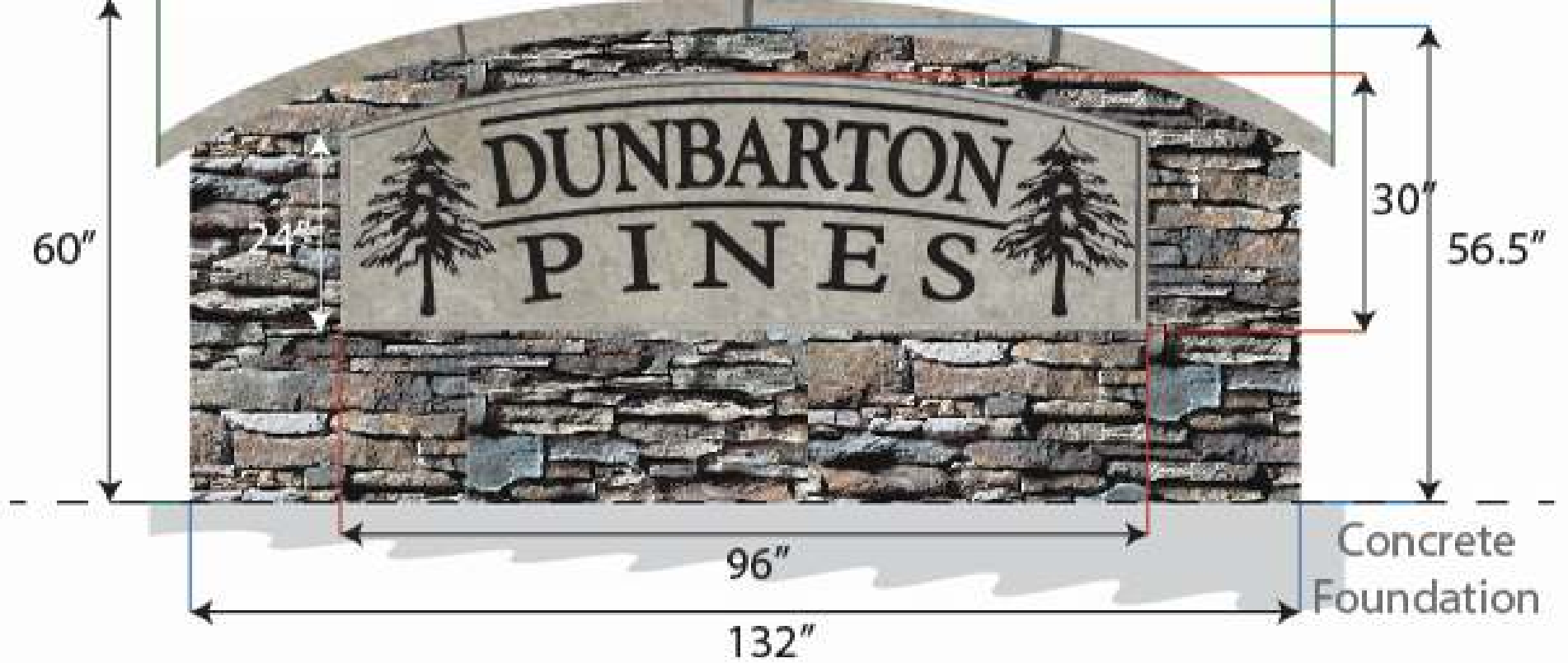


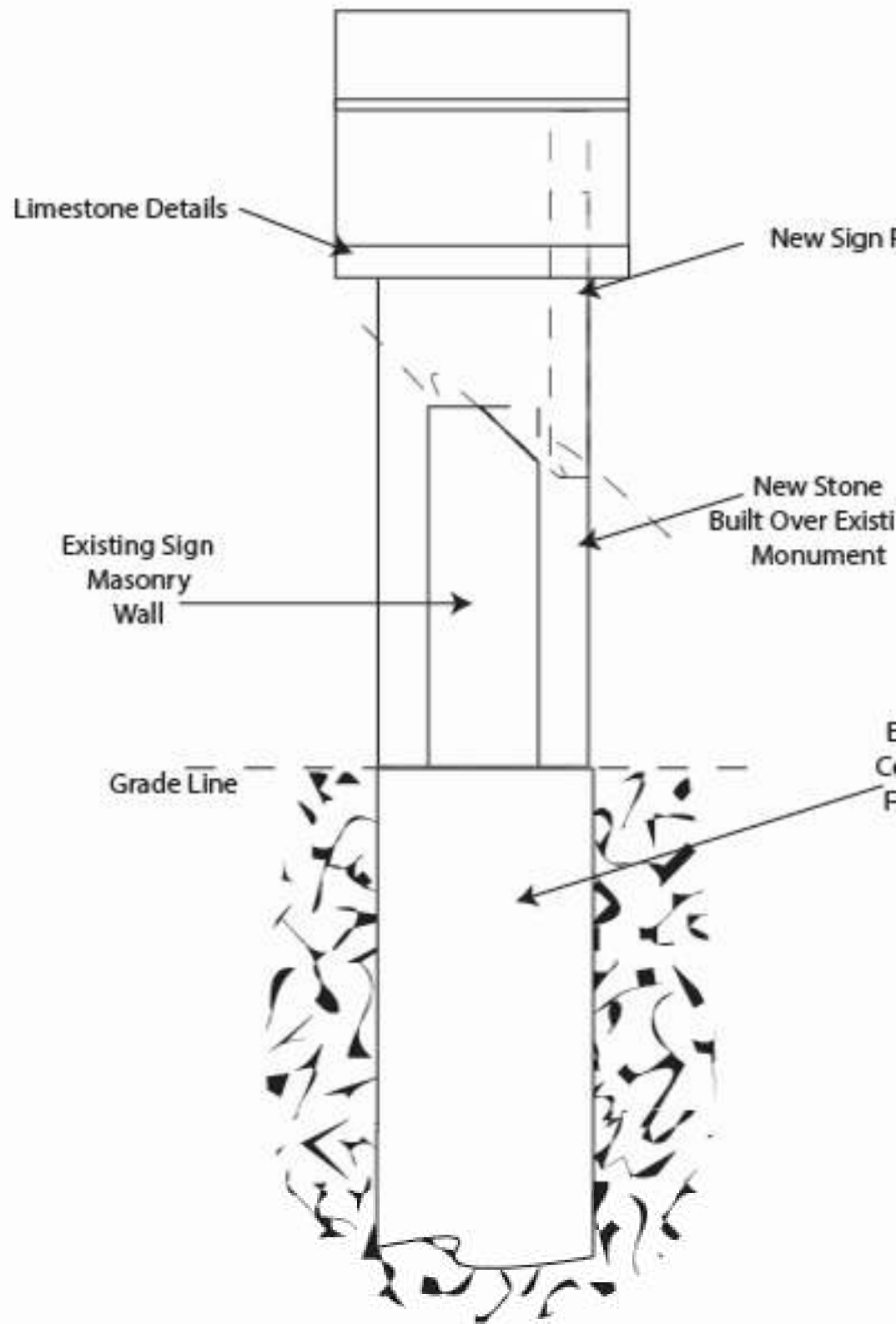




139.5"







Customer Dunbarton Pines

Job # 7393

Proposal Date 9/18/14

Revision *Last Revision

Approved

File Ref. 7393DunbartonPinesSingle

Size:

Monument - 132" x 60"

Sign - 96" x 30"

Material:

Limestone cap and sign face

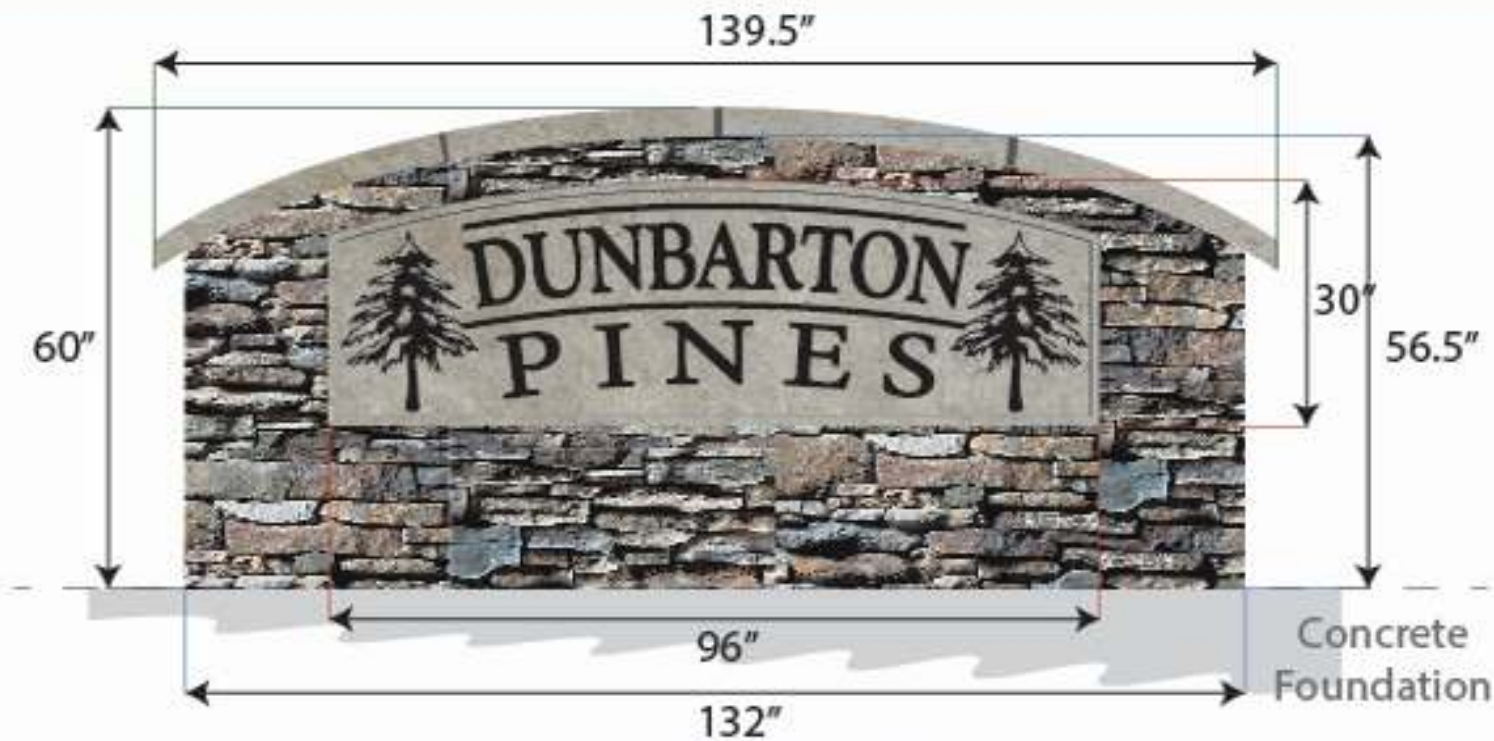
Stone - Bucks County Southern
Ledge Stone

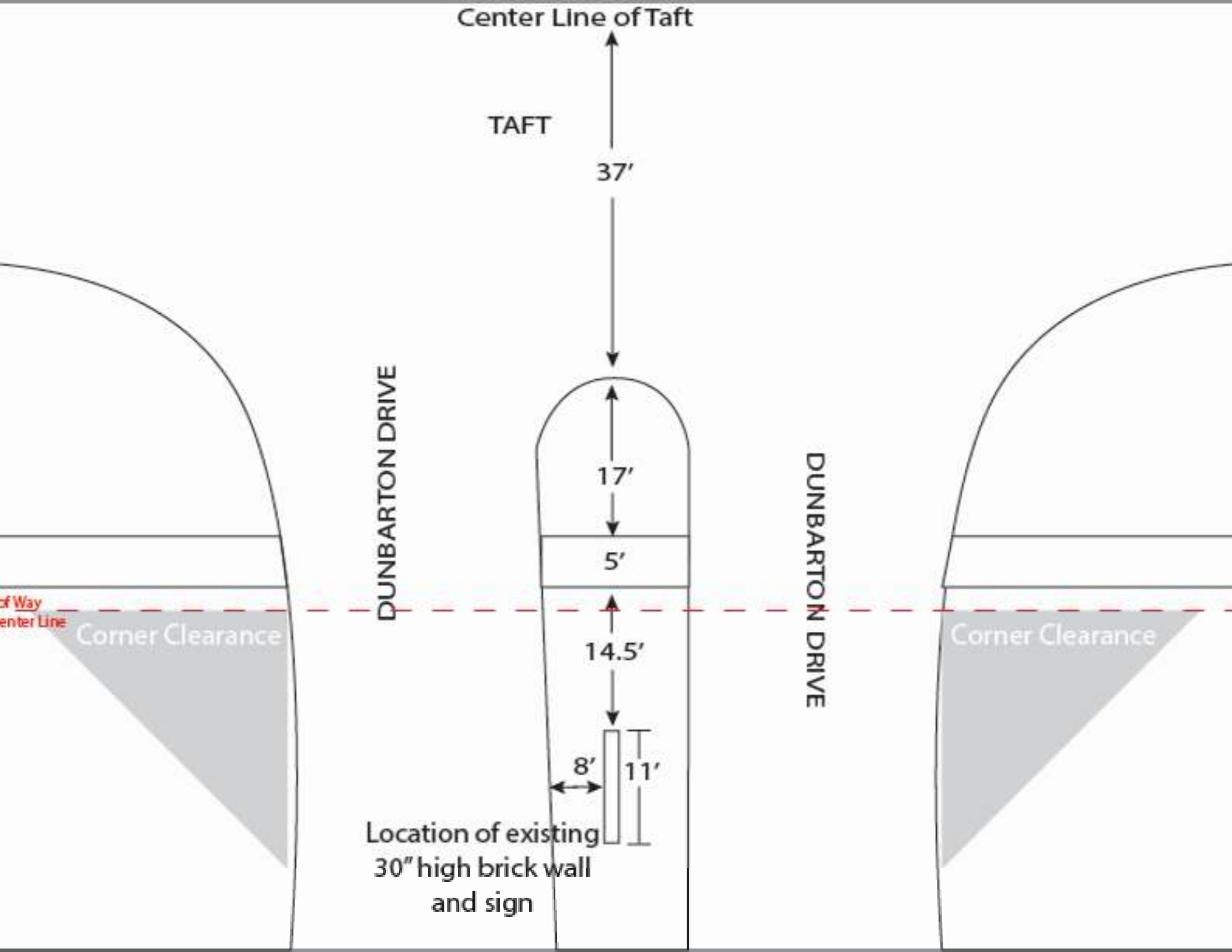
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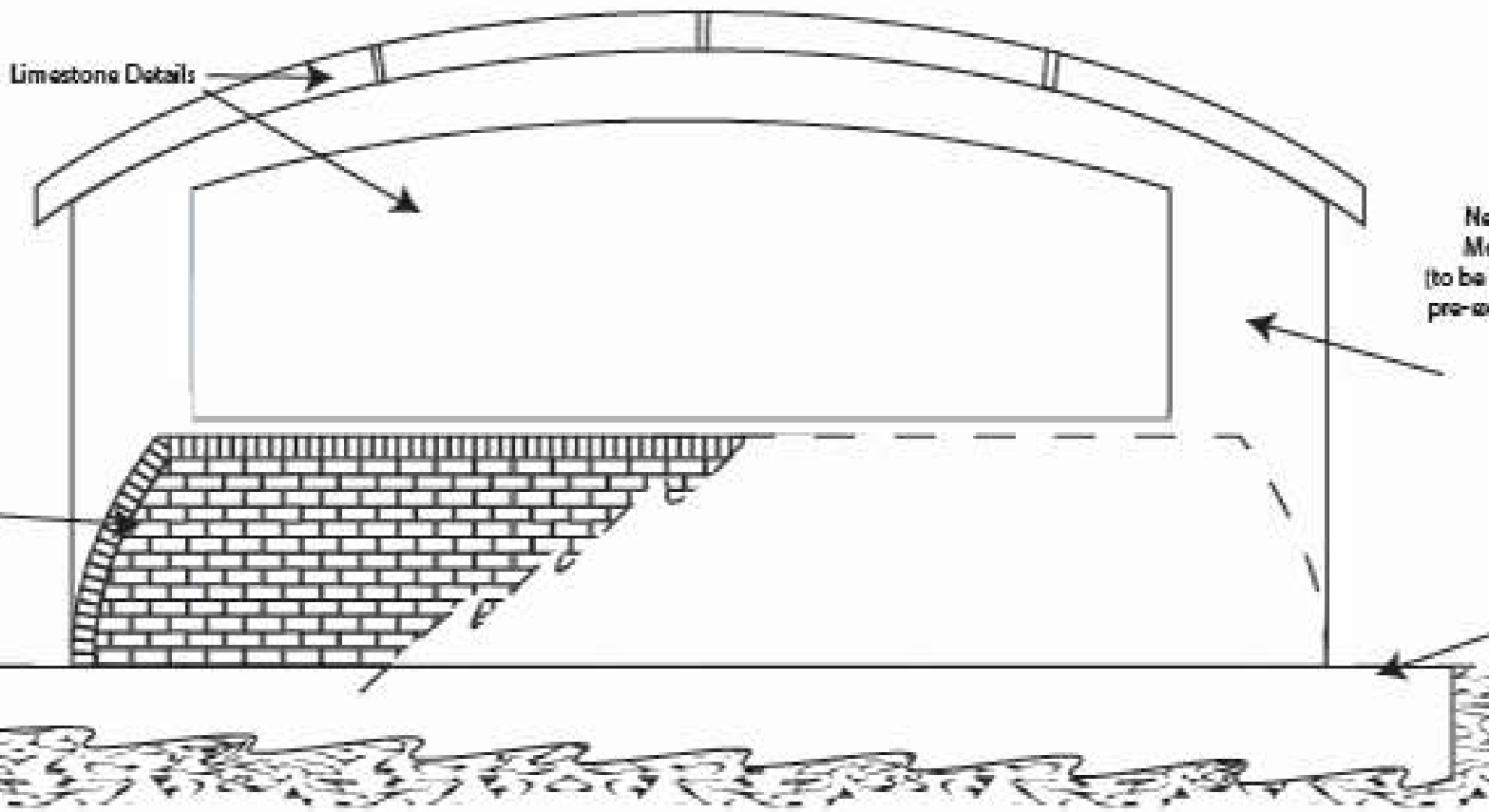
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Colors:

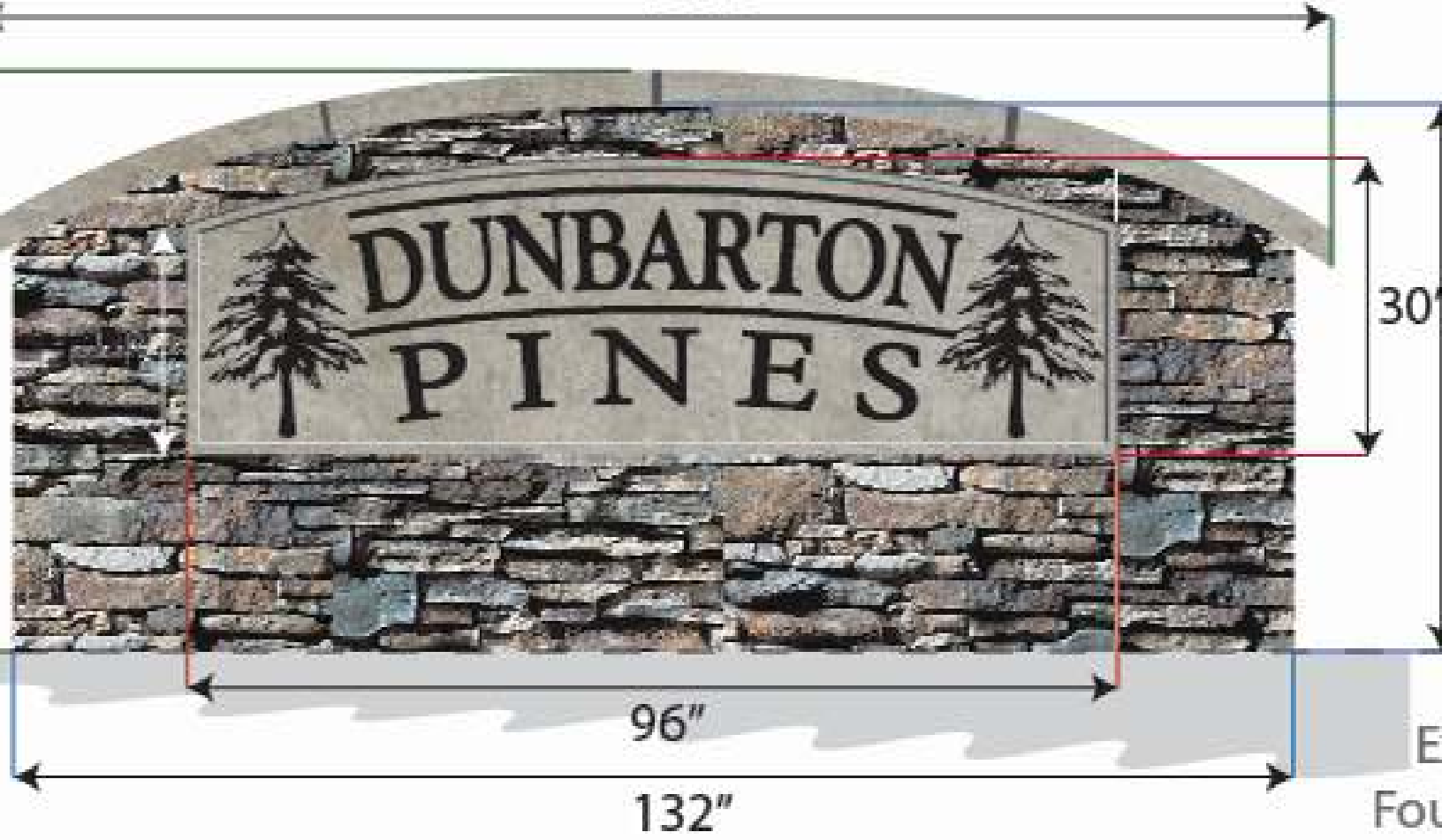
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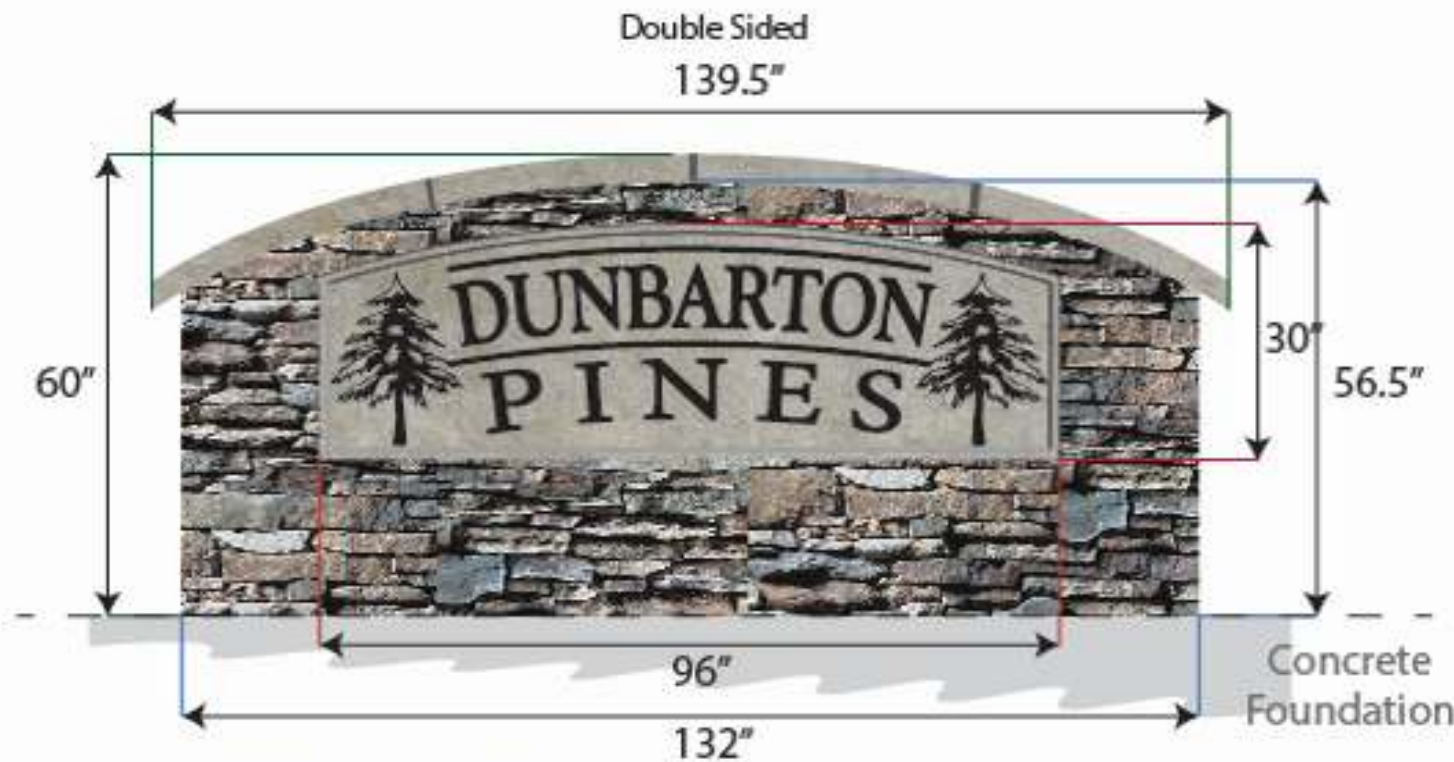




139.5"



Customer	Dunbarton Pines
Job #	7393
Proposal Date	9/18/14
Revision	Rinal Revision
Approved	
File Ref.	7393DunbartonPinesFINALsizes



Size:

Monument - 139.5" x 60"
Sign - 30" x 96"

Material:

Limestone cap and sign face,
Stone - Bucks County
Southern LedgeStone

Posts:

NONE

Colors:

■ Black



