



November 5, 2007

Zoning Board of Appeals  
City of Novi  
45175 West 10 Mile Road  
Novi, Michigan 48375

Dear Zoning Board Members,

This letter is a supplement to the application attached for the December 4, 2007, ZBA meeting. The purpose for the Saratoga Circle Condominium Association's request for a variance to the Sign Ordinance is to place the new community sign closer to the sidewalk (right of way) than the 10 feet that the ordinance requires. The sign ordinance requires a 10 foot setback from the right of way, but the desired placement of our sign is actually in between the two entrances to the community on our common area "gazebo area", so it is not close enough to an entrance/exit to block the view to and from the street for drivers and pedestrians. Since the community has two entrances, both on Novi Road, the placement in the middle of the entrances was selected mainly because each entrance is used equally by motorists and it would be difficult to select just one for the sign placement. In addition, the alternative to this "middle" placement would have been to apply for a variance to install two signs as well as a variance to place each less than 10 feet from the right of way.

If the Association places the sign 10 feet from the right of way, the sign will not be visible from the street, whether driving north or south on Novi Road without removing all of the shrubbery that lines the sidewalk. Even if that shrubbery is removed, it will be difficult to see the sign from the street with the trees and other landscaping that is on both sides of the entrances. We are concerned that the sign will not be seen by drivers since the easement area is so wide, added to the sidewalk width, then adding the 10 foot set back from that sidewalk.

The landscaping design plans that the City approved when the subdivision was built *do not require shrubs* in that area. However, the Association feels that they want to beautify this area and keep as many of the shrubs there as we possibly can, as well as add lower growing plants to this area to make it look more appealing. We also plan to landscape around the new sign extensively with the approval of the City, but the landscaping will depend upon the actual placement of the sign. Please see the enclosed email from David Beschke, City of Novi Landscape Architect, written to Alan Amolsch, City of Novi Code Compliance Officer. Mr. Beschke and I met at Saratoga Circle on 10/16/07 to review the shrubs, hostas and daylilies that would have to be removed to create sign visibility and he was kind enough to send an email to Mr. Amolsch to discuss the Association's hardship.

Continued on page 2



Enclosed you will find a map that show where the sign will sit 10 feet from the right of way and 3 feet from the right of way. We would place the sign parallel with the "gazebo sidewalk" which is perpendicular to Novi Road. With this, I have included the photos that I took with the sign contractor, who brought a mock-up sign to show placement variables and demonstrate exactly how much of the shrubbery would have to be removed to see the mock sign. The Association does request the assistance of the Zoning Board Members in regards to the actual amount of footage from the right of way that the sign can be placed to ensure the safety of passers by if the Board deems the variance is granted.

It is our opinion that a three foot setback from the right of way sidewalk would be sufficient for optimal visibility and would eliminate the need to remove so many of the shrubs that line the sidewalk. We also have consulted with the sign company on placement and they feel that a three foot setback would be sufficient for the safety of pedestrians and bicyclists. As stated above, we request your best judgment on the actual set back footage if the variance is granted.

The Saratoga Circle Condominium Association Board of Directors appreciates your time and consideration of this variation request. They have invested a great deal of the community's money into replacing the existing, unattractive community sign that was installed by the Developer and they would really like to improve the aesthetics with the display of the new sign (a to-scale drawing attached) and subsequent landscaping around it. The sign permit was applied for by the sign company and we were not aware that the right of way was the edge of the sidewalk, otherwise we would have applied for a variance much sooner. The Association's goal is to fully improve the aesthetics of the community, as well as this section of Novi Road, without having to completely eliminate the shrubs and possibly even move some of the trees to properly display the sign without interference. If there are any concerns or questions prior to the ZBA meeting on December 4<sup>th</sup>, please contact me at 248-893-2110.

Sincerely,

Kramer-Triad Management Group, LLC  
For Saratoga Circle Condominium Association

A handwritten signature in cursive script, appearing to read "Lynn Millitello".

Lynn Millitello, CMCA  
Community Association Manager


Enclosures

102"  
78"

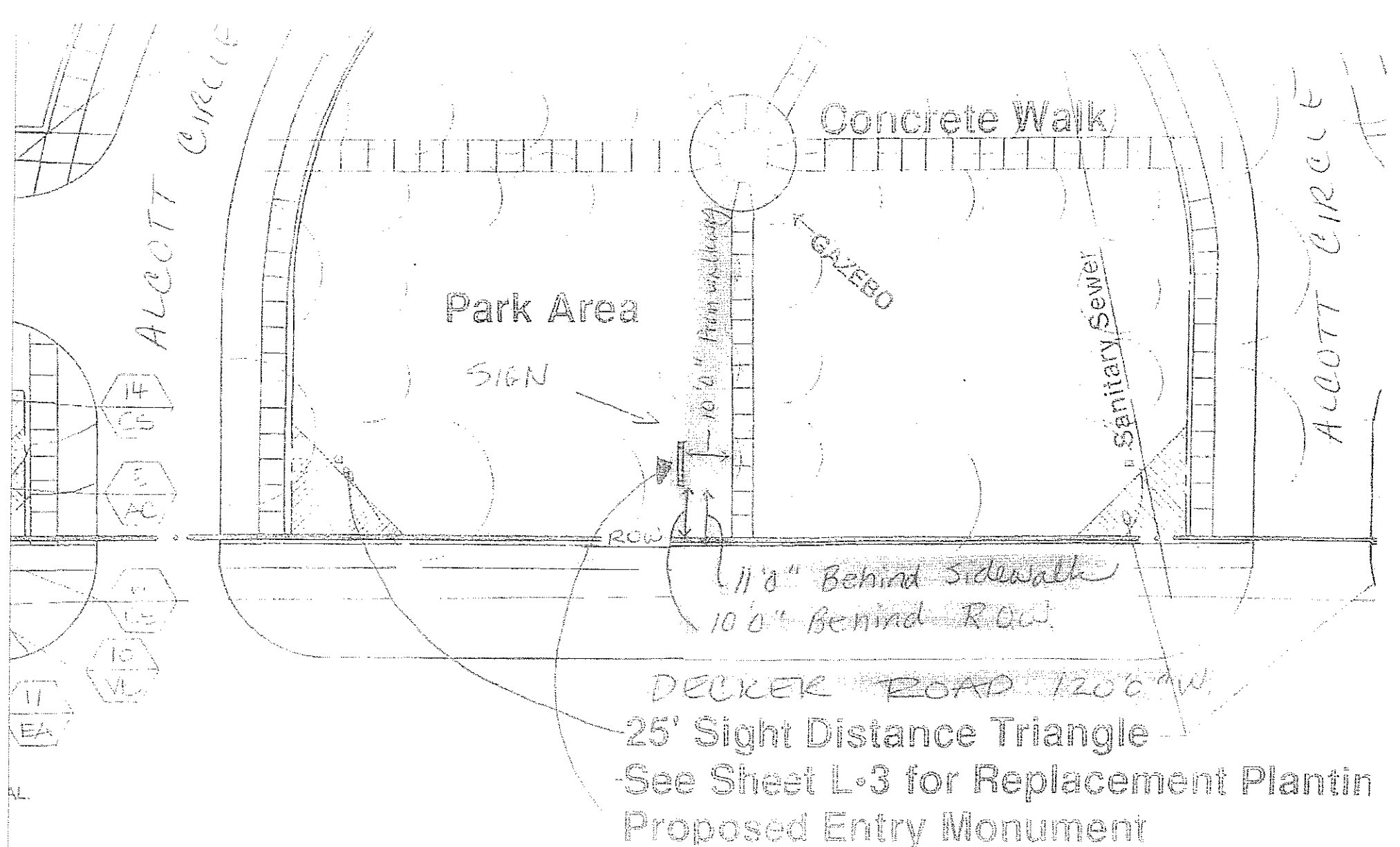
60"  
44.25"  
51"



**FINAL**  
DATE 9-6-7 DESIGNER D  
FILE REFERENCE JK

| BUILD INFORMATION   |                 | LOGOS • STATIONERY • BROCHURES • VEHICLE GRAPHICS • SIGNS & BANNERS • WEB SITES  |                               |
|---------------------|-----------------|--|-------------------------------|
| SCALE               | 1" = 1'         | CLIENT NAME  | Kramer-Triad, Saratoga Circle |
| QUANTITY            | 1               | PROOF #  | 6                             |
| SUBSTRATE           | 1 1/2" Signfoam | FILE NAME  | kramer24199.fs                |
| SURFACE APP.        | First           | PROOF DATE   | 9-6-7                         |
| SINGLE/DOUBLE SIDED | Double          | APPROVED BY:   | APPROVAL DATE:                |
| SQUARE FOOTAGE      | 23.9 sq. ft.    |  visit our online portfolio at <a href="http://www.graphicvisionsinc.com">www.graphicvisionsinc.com</a><br>16857 Northville Rd., Northville, MI 48168 • (248) 347-3355 • FAX (248) 347-3388 |                               |
| FINISHING           | .GVI to install | <small>©Graphic Visions, Inc. 2687. Use or reproduction must be authorized in writing by Graphic Visions, Inc. or be subjected to design fees.</small>   |                               |

1 double sided main ID sign - box build  
 Substrate: 1 1/2" Signfoam painted SW6510 Loyal Blue  
 Logo: Built-up panel with v-carved letters & border  
 Text and accents: Carved-in and painted Ronan Rich Gold  
 Inline border & "SC" circle: Painted to match posts  
 Mounted to custom made synthetic slate & signfoam base  
 GVI to install



SARATOGA CIRCLE - MAIN IDENTIFICATION SIGN OFF DECKER ROAD  
 NOT - TO SCALE



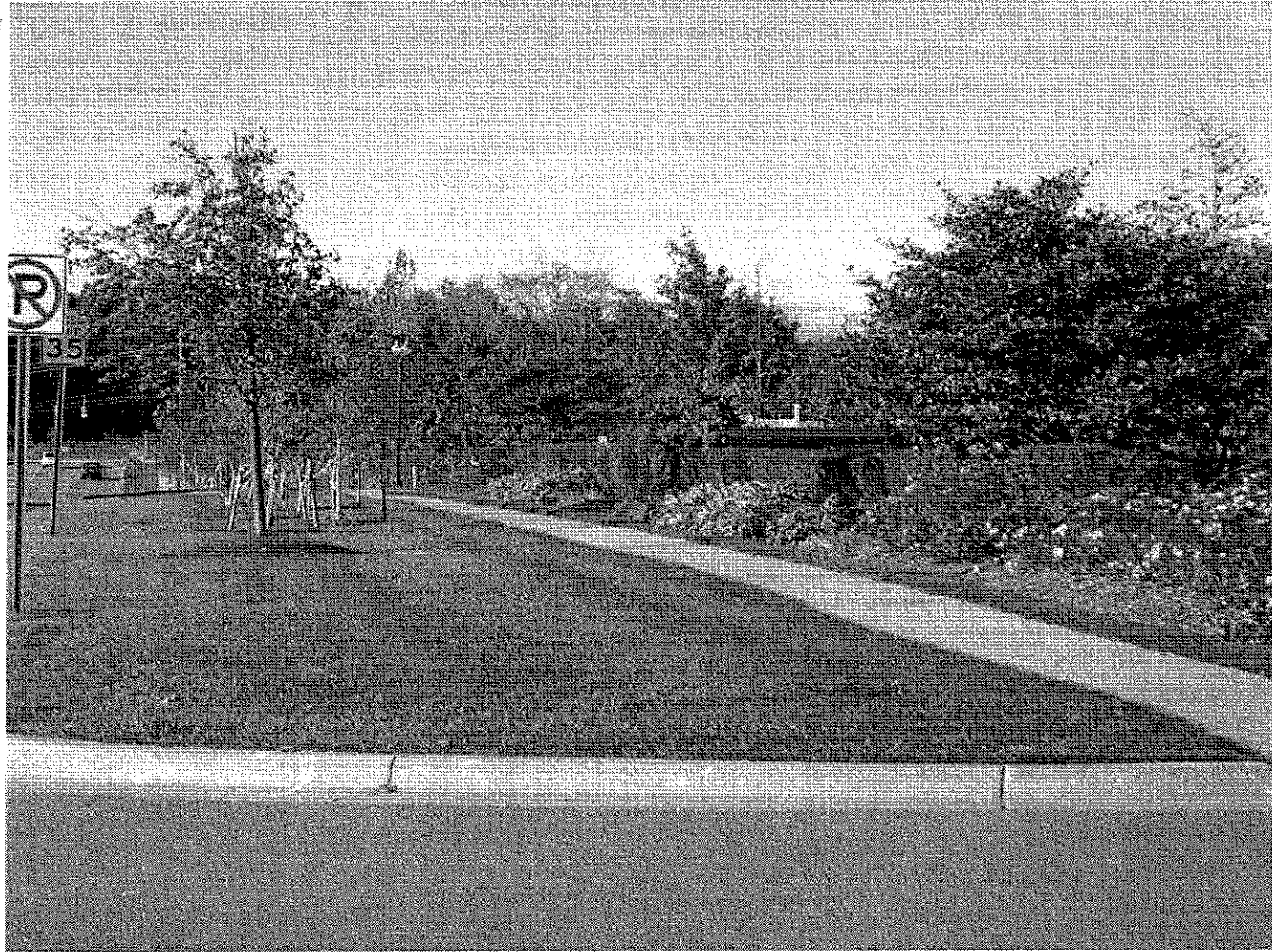
This picture shows Mike in the area where the sign would be ideal. It is taken from the left turn lane heading North on Novi Road right where one would turn into the driveway. Obviously some bushes would have to be taken out for a clear line of sight, but not many.



This picture is taken with Mike standing with his arms out showing where the sign would have to be placed if it is 10 feet from the sidewalk edge. I am in the left turn lane of Novi Road heading north.

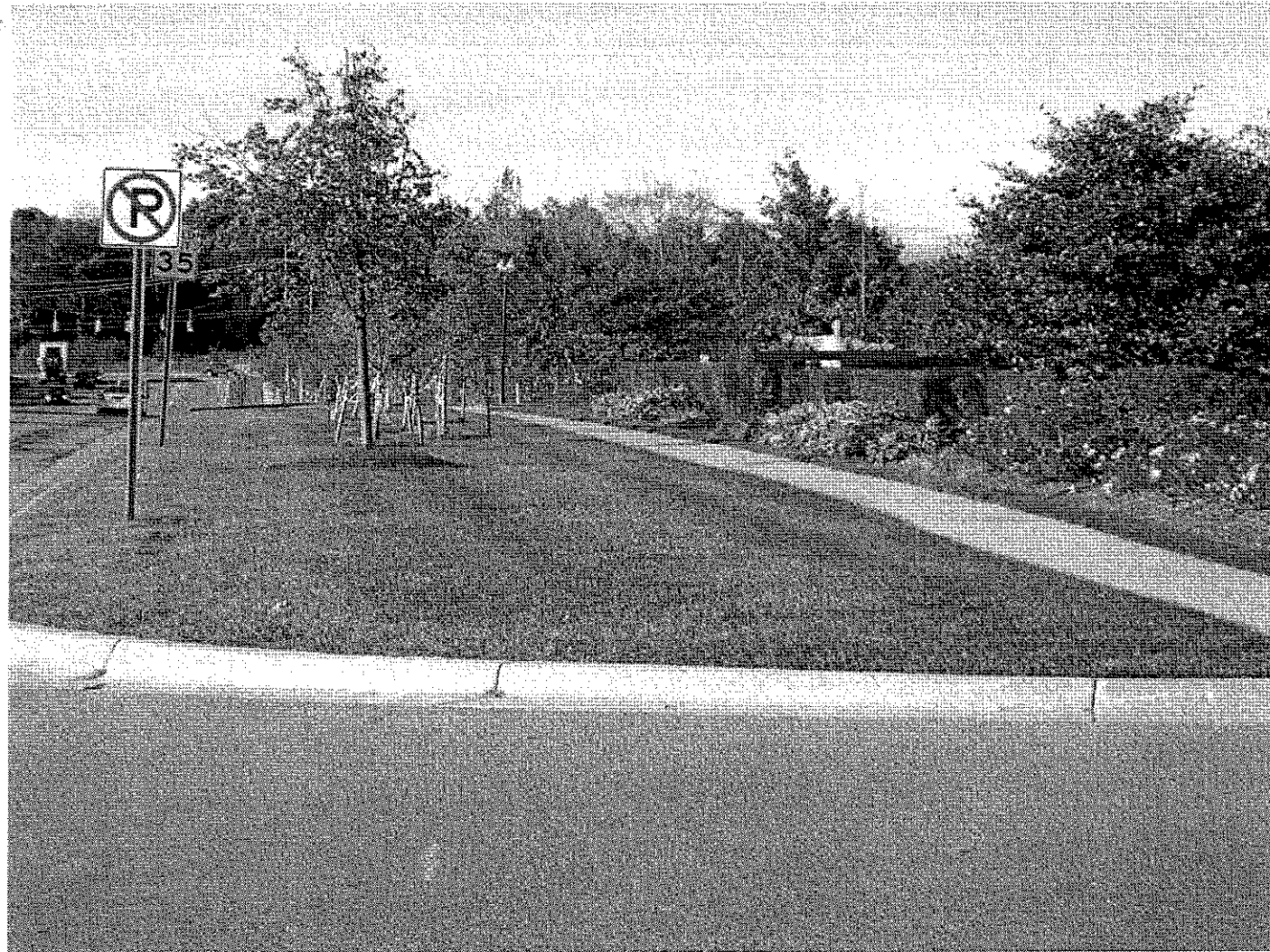


This is a picture taken from the sidewalk heading north. If one is on the corner where you turn into the south entrance, you can see that, since the sign is 10 foot (plus 1 foot off the right of way) from the sidewalk we would have to take out almost the whole row of bushes from this corner near the roses to the gazebo sidewalk.

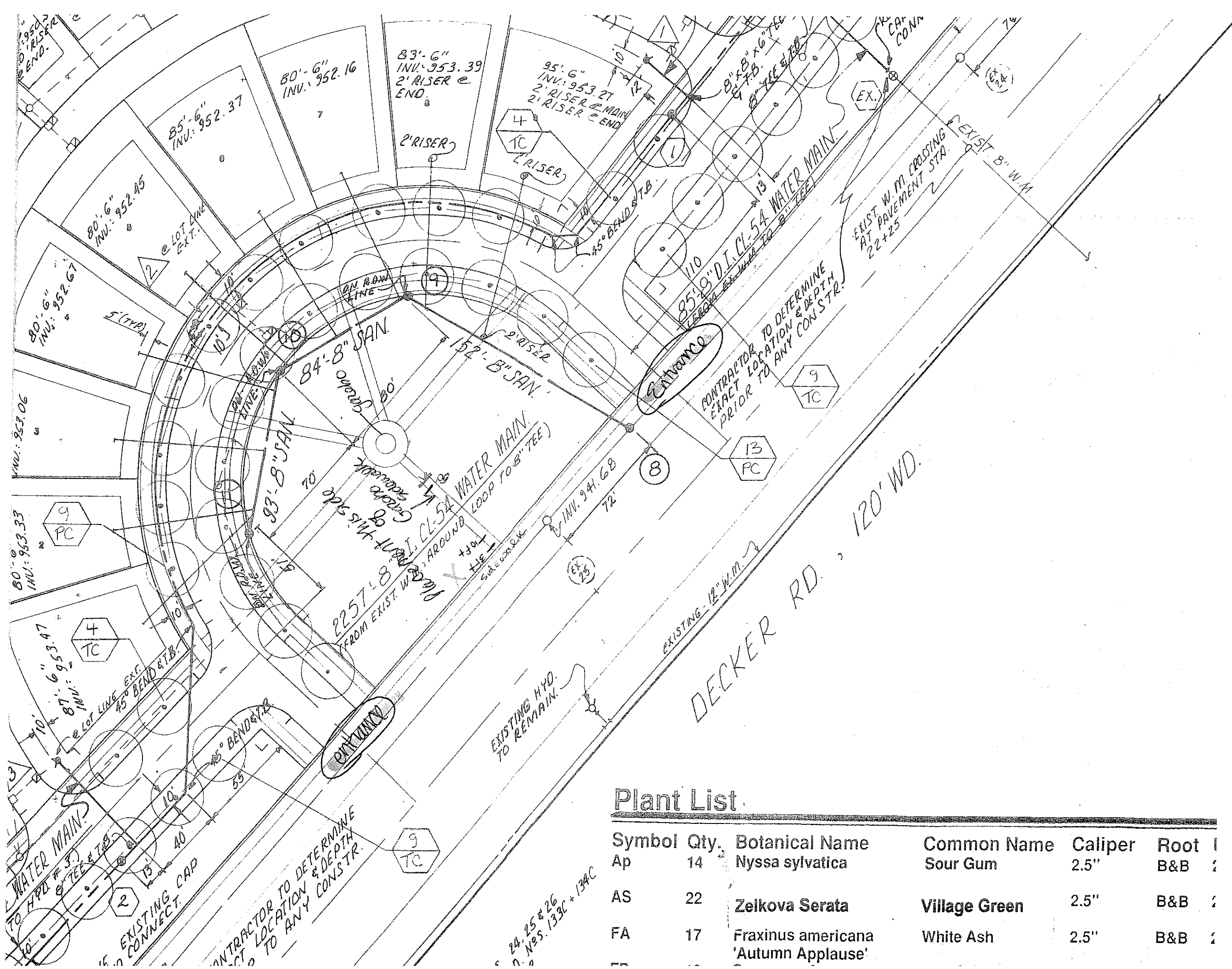


This picture is taken from the southbound right turn lane and you can see that we would have to take the bushes out from the corner by the roses to the gazebo sidewalk to have the sign be visible if it were 10 foot from the city sidewalk.





Standing in the same spot facing south if the sign were moved out toward the city sidewalk, less of the bushes would have to be taken out to create a line of sight from the driving path to the sign.

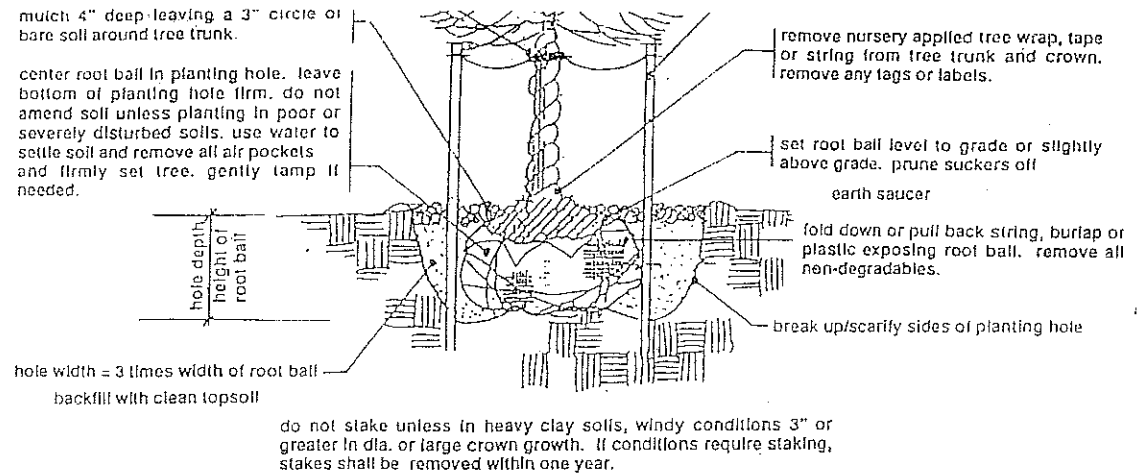


### Plant List

| Symbol | Qty. | Botanical Name                                 | Common Name   | Caliper | Root |
|--------|------|--|---------------|---------|------|
| Ap     | 14   | <i>Nyssa sylvatica</i>                         | Sour Gum      | 2.5"    | B&B  |
| AS     | 22   | <i>Zelkova Serata</i>                          | Village Green | 2.5"    | B&B  |
| FA     | 17   | <i>Fraxinus americana</i><br>'Autumn Applause' | White Ash     | 2.5"    | B&B  |

24, 25 & 26  
Nos. 133C + 133C

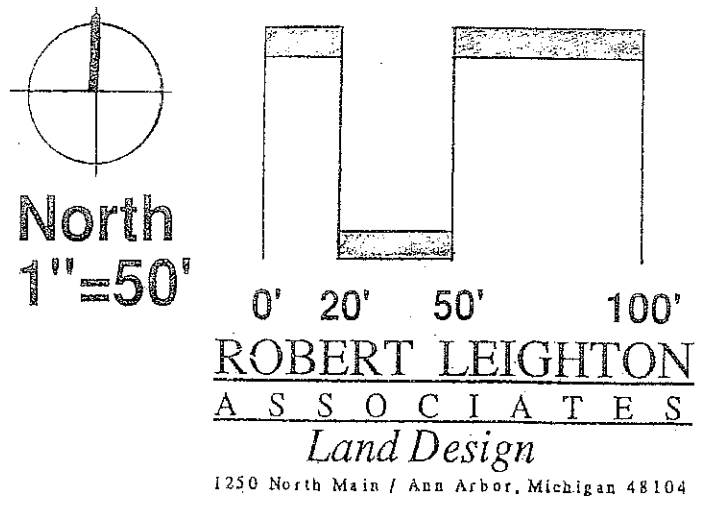
20' WD.



SHADE & FLOWERING TREE PLANTING

| Tree Name | Common Name       | Caliper | Root | Unit Cost | Total Cost    |
|-----------|-------------------|---------|------|-----------|---------------|
| ne        | Sour Gum          | 2.5"    | B&B  | 225.00    | 3,150         |
|           | Village Green     | 2.5"    | B&B  | 225.00    | 4,950         |
| ana       | White Ash         | 2.5"    | B&B  | 225.00    | 3,825         |
| se'       | Red Oak           | 2.5"    | B&B  | 225.00    | 4,050         |
|           | Sweet Gum         | 2.5"    | B&B  | 225.00    | 4,950         |
| enspire'  | Littleleaf Linden | 2.5"    | B&B  | 225.00    | 5,850         |
|           | <b>Total Cost</b> |         |      |           | <b>26,775</b> |

September 20, 1995  
December 28, 1995



|                     |                         |                |  |  |  |
|---------------------|-------------------------|----------------|--|--|--|
| REVISIONS           |                         |                | VISTAS OF NOVI - PHASE 2<br>NOVI SECTION 11 MICHIGAN   |  |  |
| ITEM                | DATE                    | BY             |  |  |  |
| PER CITY OF NOVI    | 2-16-96                 | JSS            | <b>Street Tree Plan</b><br><br><b>ZEMET WOZNIAK</b><br>& ASSOCIATES<br>CIVIL ENGINEERS & LAND SURVEYORS<br>28450 FRANKLIN ROAD<br>SOUTHFIELD, MICHIGAN 48034<br>(810) 352-8950 |  |  |
|                     | 4-2-96                  |                |  |  |  |
|                     |                         |                |  |  |  |
|                     |                         |                |  |  |  |
|                     |                         |                |  |  |  |
|                     |                         |                |  |  |  |
| DRAWN BY<br>CAF/JSS | DESIGNED BY<br>B.S./RAM | DATE<br>9-8-95 | SCALE<br>HOR: 1" = 50'<br>VER: 1" =<br>FIELD BOOK NO.<br>JOB NO.<br><b>94126</b><br>SHEET NO.<br><b>L-1</b>  |  |  |