



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: August 11, 2015

REGARDING: BOTT LZ (CASE NO. PZ15-0022)

BY: Thomas M. Walsh, Building Official

I. GENERAL INFORMATION:

Applicant

Richard Jaster on the behalf of Bottlz

Variance Type

Sign Variance

Property Characteristics

Zoning District: RA, Residential Acreage
Site Location: 31260 Wakefield, east of Novi Road and south of 14 Mile Road
Parcel #: 50-22-02-200-039

Request

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(2)(a.3) to allow the proposed ground sign within the future right-of-way line .



II. ZONING AND LAND USE:

The table below lists the zoning district, existing land use and future land use for the subject site and surrounding parcels.

Parcel	Zoning District	Existing Land Use	Future Land Use
Subject Property	RA, Residential Acreage	Maples Club House	Residential
North	RA, Residential Acreage	Maples of Novi	Residential
South	RA, Residential Acreage	Maples of Novi	Residential
East	RA, Residential Acreage	Maples of Novi	Residential
West	RA, Residential Acreage	Maples of Novi	Residential

III. STAFF COMMENTS:

Discussion

The applicant returns to the Zoning Board of Appeals to submit revised plans for the new location of ground sign. Since the plan was reviewed last April, a minor change has been proposed. Please note plans date stamp July 06, 2015 reflect the revised proposed changes.

Ground signs shall not be placed less than three (3) feet from the future (planned) right-of-way line. The applicant is requesting a variance for installation of a 30 square feet second ground sign with a changeable copy message sign for a separately owned and operated business within the future right-of-way line.



IV. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ15-0022**, 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. **PZ15-0022**, 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



Thomas M. Walsh
Building Official
City of Novi



COMMUNITY DEVELOPMENT DEPARTMENT

PZ15-0007 - ACTION SUMMARY

PROJECT SUMMARY:

SIGN VARIANCE

APPLICANT/OWNER INFORMATION:

APPLICANT

MAPLES CLUB, LLC
31260 WAKEFIELD DR
Novi MI 48377

OWNER

MAPLES CLUB, LLC
31260 WAKEFIELD DR
Novi MI 48377

PROPERTY INFORMATION:

LOCATION/ADDRESS: 31260 WAKEFIELD DR

PARCEL NUMBER: 50-22-02-200-039 **ZONING DISTRICT:** R-A

SUBDIVISION:

LOT/UNIT #:

ACTION SUMMARY:

ZBA MEETING DATE: 04/07/2015

In CASE No. PZ15-0007 Motion to approve the variance for a second ground sign because the petitioner has shown practical difficulty. Without the variance the petitioner has stated he would be limited with respect to the property. It is a private residential subdivision with a golf course. Without the sign it would be far more difficult for the applicant to use the property for the purpose intended. Although there is a current shared sign the fact that it is a 45 mph road with berms makes it difficult to turn into this restaurant. The Petitioner did not create the condition. The relief granted will not unreasonably interfere with adjacent or surrounding properties. The relief is consistent with the spirit and the intent of the Ordinance. If there is another new owner The applicant has agreed to put the sign on timers to terminate 15 minutes after closing.



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED
 MAR 06 2015
 CITY OF NOVI
 COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)		Application Fee: <u>\$300</u> \$0
PROJECT NAME / SUBDIVISION <u>BOTTLEZ</u>		Meeting Date: <u>April 7 8:15</u>
ADDRESS <u>31260 WAKEFIELD</u>	LOT/SUITE/SPACE #	ZBA Case #: <u>PZ 15-0007 PZ15-002</u>
SIDWELL # <u>50-22-02 - 200 - 039</u>	May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY		

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 checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO	

II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS <u>RICK@BOTTLEZ-NOVI.COM</u>	CELL PHONE NO. <u>248-207-7210</u>
NAME <u>RICHARD JASTER</u>		TELEPHONE NO. <u>248-519-4444</u>	
ORGANIZATION/COMPANY <u>BOTTLEZ</u>		FAX NO.	
ADDRESS <u>31260 WAKEFIELD</u>	CITY <u>NOVI</u>	STATE <u>MI</u>	ZIP CODE <u>48377</u>
B. PROPERTY OWNER <input checked="" 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		TELEPHONE NO.	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS	CITY	STATE	ZIP CODE

III. ZONING INFORMATION		RECEIVED
A. ZONING DISTRICT		JUL 06 2015
<input checked="" type="checkbox"/> R-A <input 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 _____		CITY OF NOVI COMMUNITY DEVELOPMENT
B. VARIANCE REQUESTED		
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:		
1. Section <u>28</u>	Variance requested	<u>ADDITIONAL SIGNAGE</u>
2. Section _____	Variance requested	<u>FRONT YARD SETBACK</u>
3. Section _____	Variance requested	_____
4. Section _____	Variance requested	_____

IV. FEES AND DRAWINGS	
A. FEES	
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600	
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF	
<ul style="list-style-type: none"> • Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable 	<ul style="list-style-type: none"> • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • 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:

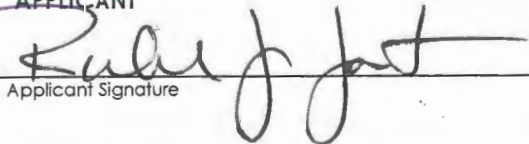
The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE

ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT


Applicant Signature

7/6/15
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.

Property Owner Signature

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

63' W5' set Back
from Centerline of 14 Mile

SINGLE FAMILY
CONDOS. ACROSS

14 MILE RD

14 MILE RD

TELEPHONE POLE

NEW SIGN
LOCATION

DUMPSTERS

SIDEWALK

SERVICE

RESTAURANT
AND
PRO SHOP

POOL

WAKEFIELD DRIVE

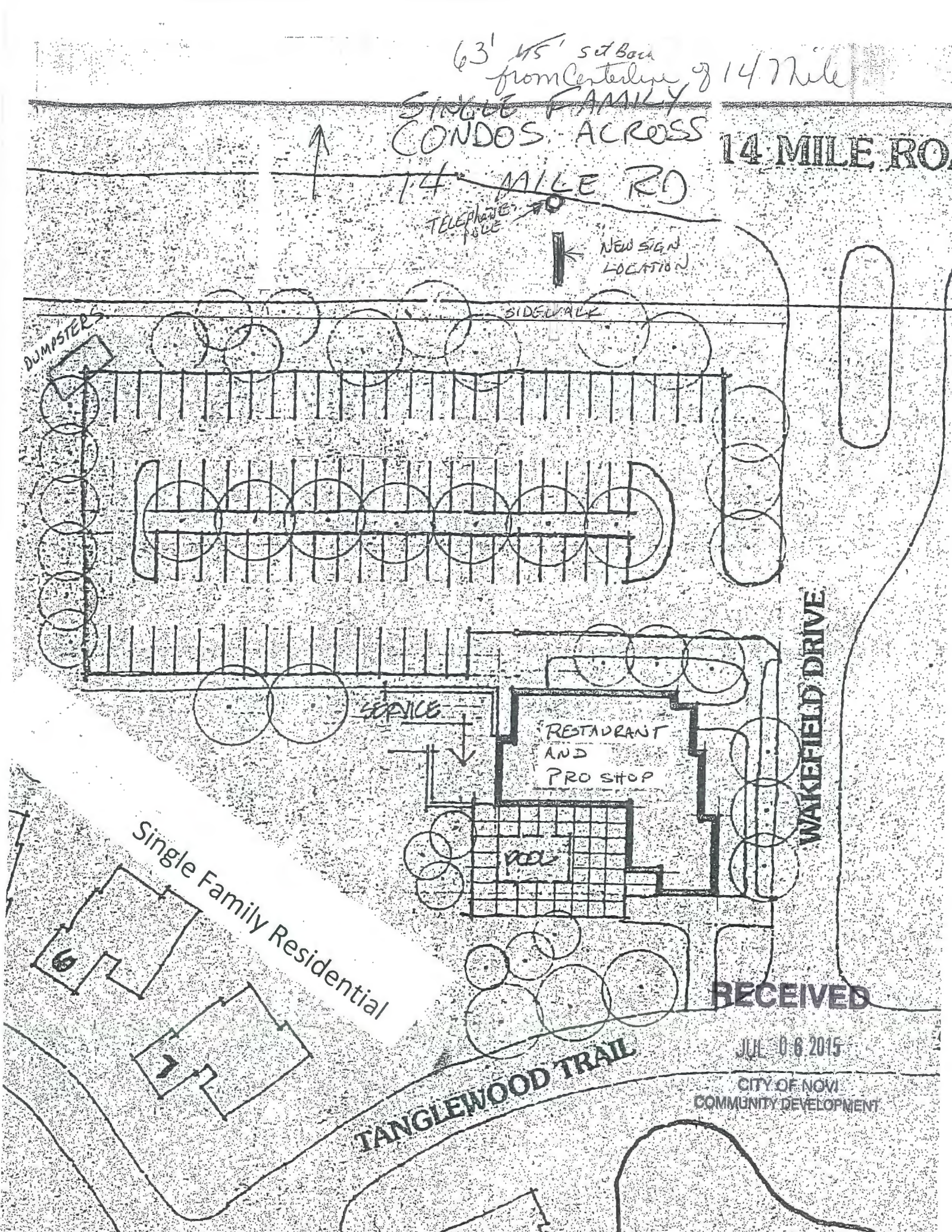
Single Family Residential

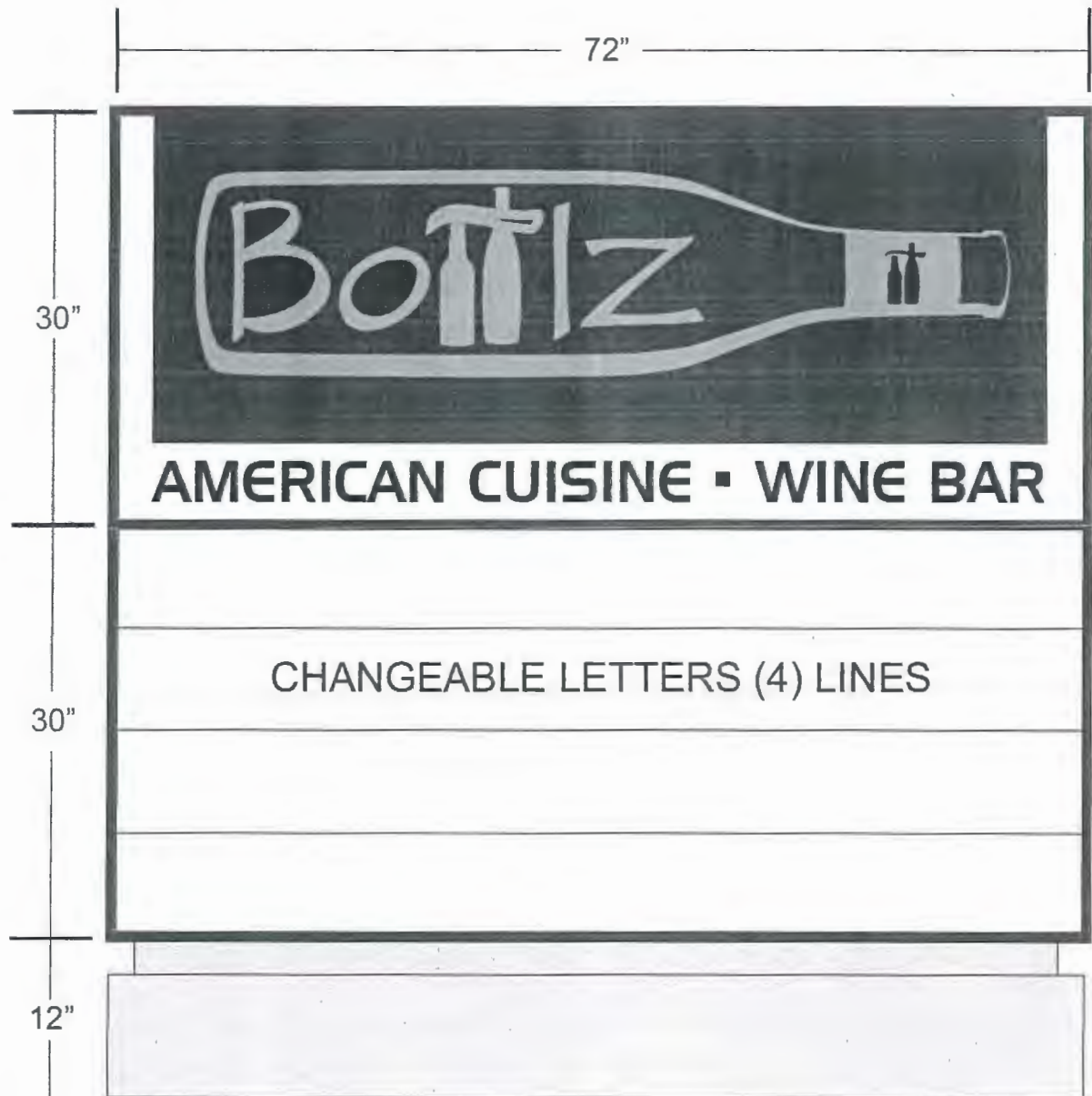
RECEIVED

JUL 06 2015

CITY OF NOVI
COMMUNITY DEVELOPMENT

TANGLEWOOD TRAIL





Scale: 1" = 1'

30 SQ. FT.

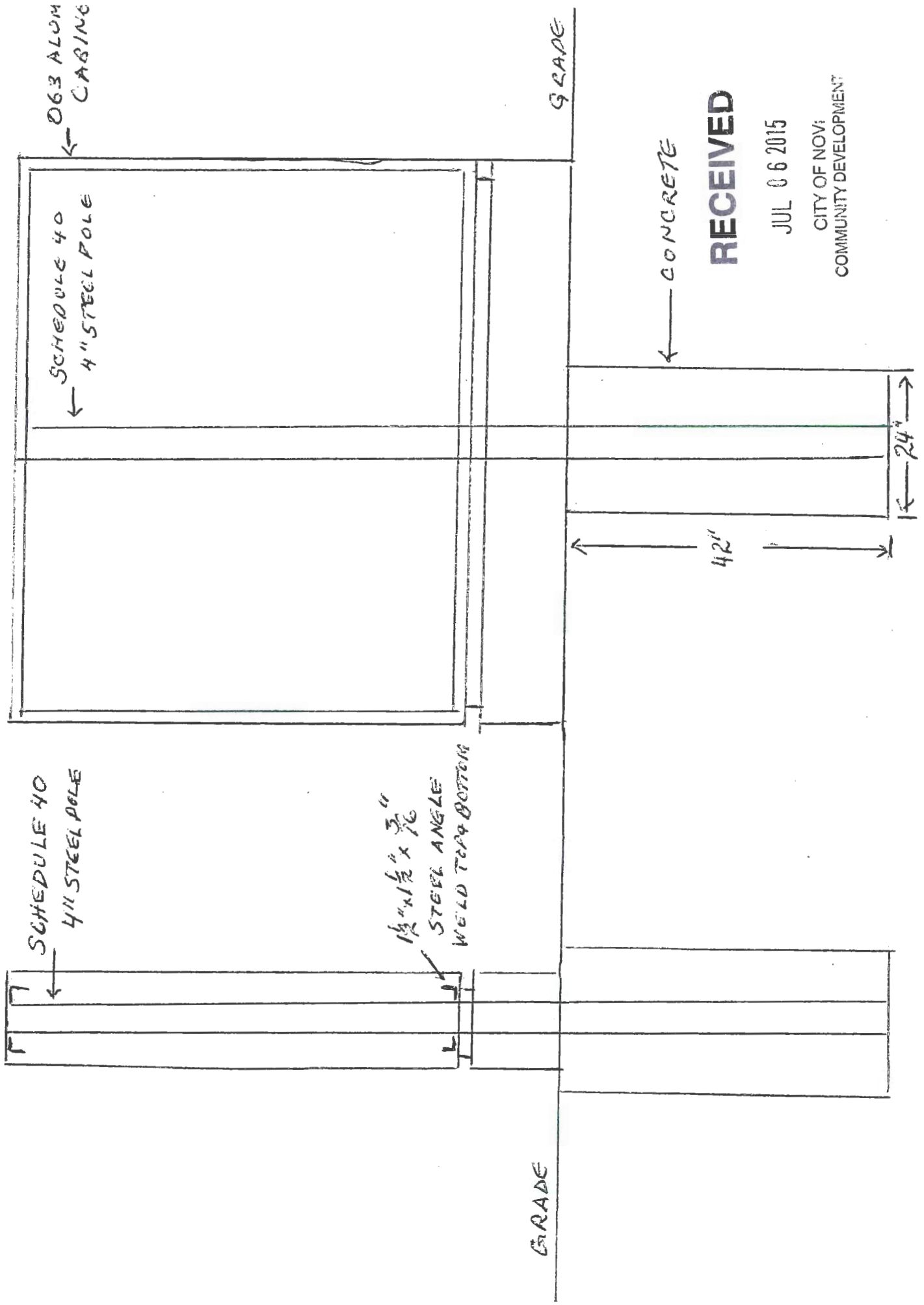
C&J SIGN CO
248-349-3767

RECEIVED

JUL 06 2015

CITY OF NOVI
COMMUNITY DEVELOPMENT

BOTTLEZ 31260 WAKEFIELD NOV MI 48375 C&J SIGN



RECEIVED

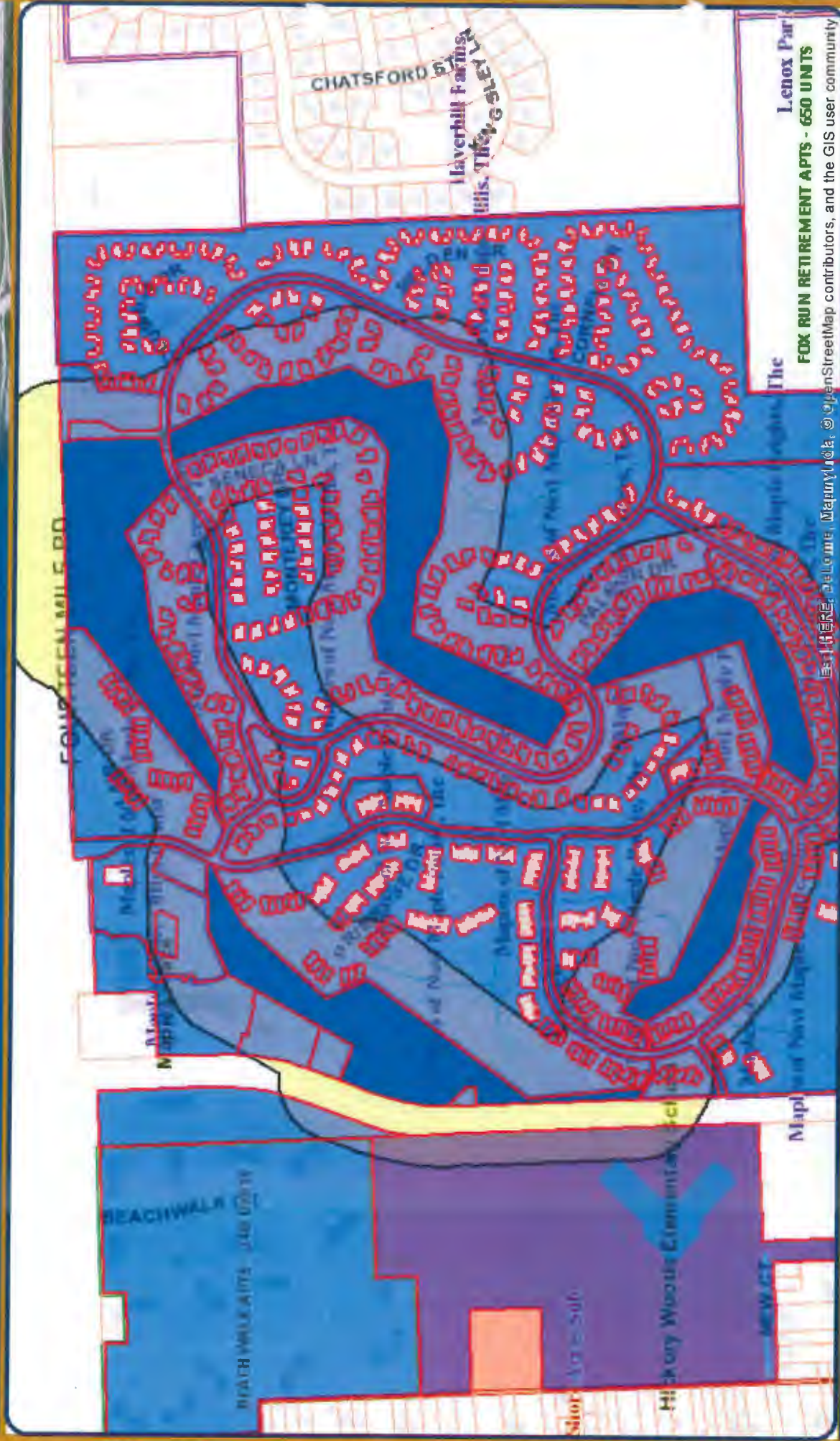
JUL 06 2015

CITY OF NOV
COMMUNITY DEVELOPMENT



31260 Wakefield Drive

PZ15-0022




Lenox Park
FOX RUN RETIREMENT APTS - 650 UNITS

MAP INTERPRETATION NOTICE
 Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet 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/StdUsePolicy.asp>

0 337.5 675 1,350
 Feet
 1 inch = 682 feet

Author:
 Date: 7/14/2015

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



NOVI
 cityofnovi.org